
On Thursday, February 26, 2026, at or before 4:59 p.m., agenda was posted at the front doors of City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

AGENDA

BETHANY CITY COUNCIL

TUESDAY, MARCH 3, 2026
6:30 P.M.

BETHANY CITY HALL
6700 NW 36TH ST
BETHANY, OKLAHOMA



With the exception of new business, official action can only occur on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, Council may refer the matter to the City Manager or the Municipal Counselor. The Council may also refer items to standing committees of the Council or to a board or commission for additional study. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely.

1. Call to Order
2. Invocation and Flag Salute
3. Consent Docket:
 - A. Approval of Minutes from the February 17, 2026, Regular Meeting.
 - B. Approval of Claims: These claims have been found to be in order by staff and proper as to form and procedure and are recommended for payment. A copy of the Claims List is included in the agenda packet.
 - C. Approval of Budget Amendment 26-15.
4. Mayoral Proclamation recognizing February 2026 as Black History Month. *(Tabled from the 02/17/2026 Regular Council Meeting.)*
5. Mayoral Certificate of Appreciations recognizing Trent Reid and Keith Wright's service on the Planning and Zoning Commission. *(Tabled from the 02/17/2026 Regular Council Meeting.)*
6. Presentation of award by the Northwest OKC Chamber to City Manager Elizabeth Gray.

7. PUBLIC HEARING ITEM: Consideration and possible approval of Ordinance No. 2088, an ordinance amending the zoning ordinances, map, and comprehensive plan of the City of Bethany, Oklahoma, by including in the PUD, Planned Unit Development district, the property described as a tract of land situated within the southeast quarter (SE/4) of section twenty (20), township twelve north (T12N), range four west (R4W) of the Indian Meridian (I.M), Bethany, Oklahoma county regarding property located 500 feet west of N Rockwell Avenue along NW 27th Street, and preliminary plat request from West Oak Bethany LP, Applicant and Carlson Ventures, Property Owner. *(Ray Jones, City Attorney)*
 - A. Presentation by staff and/or interested party.
 - B. Public comments.
 - C. Consideration and possible action to approve Ordinance No. 2088, on reading by title only.
 - D. Motion to approve Sections 1-3 of Ordinance No. 2088.
 - E. Motion to approve Section 4-5 of Ordinance No. 2088 (Reasons for disapproval or conditional approval shall refer specifically to those parts of the [comprehensive] plan or specific regulations with which the plat does not conform. On conditionally approving a plat, the City Council may require submission of a revised preliminary plat) Section 154.27 (D)(2).
8. Presentation of Fiscal Year 2024 Financial Statements by Crawford and Associates. *(Michael Vaughn, Finance Director)*
9. Preliminary FY2027 Budget Presentation by Michael Vaughn, Finance Director. *(Elizabeth Gray, City Manager)*
10. Citywide public works projects update by TEIM Design. *(Elizabeth Gray, City Manager)*
11. Public Comment - Any person wishing to address the Council during Public Comment shall give their name, address, and city of residence to the City Clerk for the records PRIOR to the start of the meeting. *(Per Chapter 30 of the Bethany Code of Ordinances, there is a five-minute limit, and no action or discussion shall take place. All remarks shall be addressed to the Council as a body, and not to any member thereof.)*
12. Consideration and possible approval of proposed Ordinance No. 2089, an ordinance amending the employee retirement system, defined benefit plan for the City of Bethany, Oklahoma; providing retirement benefits for eligible employees of the City of Bethany, Oklahoma; providing for vesting schedule; providing for employer pickup of mandatory contributions; providing for repealer and severability. *(Michael Vaughn, Finance Director)*
 - A. Presentation by staff and/or interested party.
 - B. Consideration and possible action to approve Ordinance No. 2089, on reading by title only.
 - C. Motion to approve Sections 1-5 of Ordinance No. 2089.

13. **New Business** *(As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”).*
14. **City Attorney’s Report.**
15. **City Manager’s Report.**
16. **Mayor and Council Members Comments and Suggestions.**
17. **Adjourn until March 17, 2026.**

BETHANY PUBLIC WORKS AUTHORITY

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 - B. **Approval of Claims:** These claims have been found to be in order by staff and proper as to form and procedure and are recommended for payment. A copy of the Claims List is included in the agenda packet.
 - C. **Approval of Budget Amendment 26-14.**
2. **New Business** *(As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”).*
3. **Adjourn until March 17, 2026.**

BETHANY HOSPITAL TRUST

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BETHANY DEVELOPMENT AUTHORITY

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- 3. Adjourn until March 17, 2026.

Public Participation Note: The City Council and Staff of the City of Bethany strongly encourages the input and involvement of the citizens to help ensure that the city government provides the highest level of services to meet the public needs and desires. If you have any concerns or comments about an agenda item, or any other issue, please contact the Mayor, your Ward Council Members or City Hall Staff. You may also contact the City Manager's office if you would like to have an item placed on a future agenda to address the Council as a whole. (Guidelines are available in the Council Chambers and in City Hall Lobby.)

NOTICE: On Friday, February 13, 2026, at or before 4:59 p.m., agenda was posted at City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not necessary accommodation.

BETHANY CITY COUNCIL MEETING

BETHANY CITY HALL

TUESDAY, FEBRUARY 17, 2026

6:30 P.M.

MEMBERS PRESENT:	Peter Plank Chris Powell Aja Triana Kathy Larsen Burt Falkner Ken Smart Chandra Ford Brian Magirowsky	Vice-Mayor Council Member Council Member Council Member Council Member Council Member Council Member Council Member
MEMBERS ABSENT:	Amanda Sandoval	Mayor
OTHERS PRESENT:	Elizabeth Gray Ray Jones Michael Vaughn Lesa LaMar Chad Meek (See Roster)	City Manager City Attorney City Clerk/Treasurer Deputy City Clerk Deputy Police Chief

ITEM NO. 1 on the agenda **CALL TO ORDER.**

Vice-Mayor Plank called the Bethany City Council meeting to order at 6:30 P.M.

ITEM NO. 2 on the agenda was **INVOCATION AND FLAG SALUTE.**

The Invocation was given by Council Member Ford.
The Flag Salute was conducted by Council Member Smart.

ITEM NO. 3 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM THE FEBRUARY 3, 2026, REGULAR MEETING.**

- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

- C. APPROVAL OF ENGAGEMENT LETTER WITH ARLEDGE AND ASSOCIATES FOR FY 2025 ENDING JUNE 30, 2025, AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY.**

A motion was made by Council Member Magirowsky, seconded by Council Member Smart to approve the consent docket. Yes votes: Plank, Falkner, Ford, Magirowsky, Triana, Larsen, Smart, Powell. No votes: None. Motion approved.

A motion was made by Vice-Mayor Plank, seconded by Council Member Triana to table Items 4, 4 (a), and 5. Yes votes: Smart, Larsen, Ford, Falkner, Triana, Plank, Powell, Magirowsky. No votes: None. Motion approved.

ITEM NO. 4 MAYORAL PROCLAMATION RECOGNIZING FEBRUARY 2026 AS BLACK HISTORY MONTH.

ITEM NO. 4a MAYORAL CERTIFICATE OF APPRECIATIONS RECOGNIZING TRENT REID AND KEITH WRIGHT'S SERVICE ON THE PLANNING AND ZONING COMMISSION.

ITEM NO. 5 MAYORAL CERTIFICATE OF APPRECIATION RECOGNIZING DUSTIN STEARMAN'S SERVICE ON THE BETHANY ECONOMIC DEVELOPMENT AUTHORITY.

ITEM NO. 6 MAYORAL CERTIFICATE OF ACHIEVEMENT FOR DEPUTY POLICE CHIEF CHAD MEEK.

Vice-Mayor Plank presented a Certificate of Achievement to Deputy Police Chief Meek for his completion of the FBI Academy in Quantico, VA.

ITEM NO. 7 PUBLIC HEARING ITEM: CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1728, A CLOSE-OUT RESOLUTION APPROVING AND ACCEPTING 19495 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) WATER SYSTEM IMPROVEMENTS PROJECT AS COMPLETE. (ELIZABETH GRAY, CITY MANAGER)

- A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.**

City Manager Gray reported the details of the project. She noted that a final inspection was carried out by Robbie Williams, P.E. with Teim Design and deemed complete.

B. PUBLIC COMMENT.

None.

C. ADOPTION OF RESOLUTION NO. 1728, A CLOSE-OUT RESOLUTION APPROVING AND ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT AS COMPLETE.

A motion was made by Council Member Magirowsky, seconded by Council Member Ford to approve Resolution No. 1728 closing out the CDBG Project. Yes votes: Plank, Falkner, Ford, Larsen, Triana, Smart, Powell, Magirowsky. No votes: None. Motion approved.

ITEM NO. 8 on the agenda was **PUBLIC COMMENT - ANY PERSON WISHING TO ADDRESS THE COUNCIL DURING PUBLIC COMMENT SHALL GIVE THEIR NAME, PRIOR TO THE START OF THE MEETING. (PER CHAPTER 30 OF THE BETHANY CODE OF ORDINANCES, THERE IS A FIVE-MINUTE LIMIT, AND NO ACTION OR DISCUSSION SHALL TAKE PLACE. ALL REMARKS SHALL BE . TO THE COUNCIL AS A BODY, AND NOT TO ANY MEMBER THEREOF.)**

None.

ITEM NO. 9 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF A REQUEST FOR PERMISSION TO ADVERTISE FOR BIDS FOR THE NW 35TH STREET PAVEMENT RECONSTRUCTION, SIDEWALK FROM NW 34TH TO NW 35TH ON COLLEGE, AND PAVEMENT RECONSTRUCTION OF MUELLER FROM NW 35TH TO SOUTH OF NW 34TH STREET. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to approve to advertise for bids for the NW 35th Street Pavement Reconstruction, Sidewalk from NW 34th to NW 35th on College, and Pavement Reconstruction of Mueller from NW 35th to south of NW 34th Street . Yes votes: Larsen, Smart, Powell, Plank, Falkner, Magirowsky Triana, Ford. No votes: None. Motion approved.

ITEM NO. 10 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL TO APPOINT KEN SMART AND BRIAN MAGIROWSKY AS ALTERNATE DELEGATES TO THE ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS (ACOG) BOARDS AND COMMITTEES. (MAYOR AMANDA SANDOVAL)**

A motion was made by Council Member Powell, seconded by Council Member Ford to approve appointments of Ken Smart and Brian Magirowsky as Alternate Delegates to the Association of Central Oklahoma Governments (ACOG) Boards and Committees. Yes votes: Triana, Powell, Falkner, Ford, Plank, Smart, Magirowsky, Larsen. No votes: None. Motion approved.

ITEM NO. 11 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL TO ACCEPT THE FISCAL YEAR 2023-2024 AUDIT REPORT BY ARLEDGE AND ASSOCIATES. (MICHAEL VAUGHN, FINANCE DIRECTOR)**

Finance Director Vaughn highlighted key points in the audit and informed the council that Crawford and Associates would be here for the next council meeting to answer any financial questions.

The full audit report is included in the agenda packet.

A motion was made by Council Member Smart, seconded by Council Member Magirowsky to accept the FY2024 audit report by Arledge and Associates. Yes votes: Smart, Larsen, Falkner, Triana, Magirowsky, Ford, Plank, Powell. No votes: None. Motion approved.

ITEM NO. 12 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None.

ITEM NO. 13 on the agenda was the **CITY ATTORNEY’S REPORT.**

City Attorney Jones gave a report of his past two weeks’ work.

ITEM NO. 14 on the agenda was the **CITY MANAGER’S REPORT.**

Finance Director Vaughn presented the past January financial statement. This statement is included in the agenda packet.

City Manager Gray provided updates regarding recent and upcoming events and projects.

ITEM NO. 15 on the agenda was **COUNCIL MEMBERS’ ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.**

Each council member was given the opportunity to comment.

ITEM NO. 16 on the agenda was **ADJOURN UNTIL MARCH 3, 2026.**

Vice-Mayor Plank adjourned the Bethany City Council meeting at 7:11 P.M. until March 3, 2026.

CITYCLERK

MAYOR

BETHANY CITY COUNCIL

From: Michael Vaughn, Finance Director
Date: March 2, 2026
Subject: Amended Claims list for the 03/03/2026 City Council Meeting

GENERAL OPERATIONS FUND

FUND	AMOUNT
General Operations Fund	\$ 76,618.26
Public Safety Fund	\$ 150.00
Capital Improvement Fund	\$ 1,296.00
2016 Library GO Bond	\$ 44,513.50
Federal Grant Fund	\$ 14,508.00
TOTAL	\$ 137,085.76

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 137,085.76
Bethany Public Works Authority	\$ 380,361.08
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 517,446.84

RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01.0 MANAGEMENT						
26-55962	10-005321	AMAZON CAPITAL SERVICES,	INTONER, PAPER, REPORT COVE	2/2026	1RFY-1M1K-L9GJ	611.63
26-56006	10-005321	AMAZON CAPITAL SERVICES,	INFOLDERS, MICHROWAVE, ETC	2/2026	6187411	119.99
26-54336	10-005519	CRAWFORD & ASSOCIATES,	P.C.AUDIT PREP	2/2026	35043	2,580.15
26-55966	10-005802	FIRETROL PROTECTION SYSTEMS	FIRE EXT. INSPECTION	2/2026	101070724	125.00
26-56025	10-1	ENZO AGUILAR	OSBI REIMBURSEMENT-AQUILA	2/2026	26-56025	19.00
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	79.81
26-55991	10-1530	THE TRIBUNE	ORDINANCE PUBLICATIONS	2/2026	20260213	38.88
DEPARTMENT TOTAL:						3,574.46
DEPARTMENT: 02.0 FINANCE						
26-55485	10-004418	CNA SURETY, INC.	EMPLOYEE BOND	2/2026	20260416	328.00
26-56006	10-005321	AMAZON CAPITAL SERVICES,	INFOLDERS, MICHROWAVE, ETC	2/2026	6187411	117.76
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	2/2026	IN1319800	4.39
DEPARTMENT TOTAL:						450.15
DEPARTMENT: 03.0 COURT						
26-55936	10-005321	AMAZON CAPITAL SERVICES,	INOFFICE SUPPLIES	2/2026	5001845	328.39
26-55760	10-006101	ALL HOURS LOCKSMITH	DOOR REPAIRS	2/2026	22691	507.00
26-54102	10-0465	OK DEPT OF PUBLIC SAFETY	JAN 2026 OLETS	2/2026	LET-021956	80.00
26-54089	10-1749	RK BLACK INC.	JAN 2026 COPIER MAINT	2/2026	IN1319799	39.44
26-55754	10-3258	CITY OF YUKON	INMATE HOUSING	2/2026	2601	210.00
26-54050	10-3342	JANI-KING OF OKLAHOMA, INC.	FEB 2026 JANITORIAL SERV	2/2026	OKC02260208	640.66
DEPARTMENT TOTAL:						1,805.49
DEPARTMENT: 04.0 ENGINEERING						
26-55845	10-005900	TEIM DESIGN GROUP, PLLC	ENGINEER CONTRACT	2/2026	13711	16,298.64
DEPARTMENT TOTAL:						16,298.64
DEPARTMENT: 05.0 POLICE						
26-55825	10-005072	DEVILLE LAUNDRY	JAIL LAUNDRY	2/2026	20260210	117.60
26-55905	10-005321	AMAZON CAPITAL SERVICES,	INJANITORIAL SUPPLIES, UNIF	2/2026	8449802	510.47
26-55940	10-006287	TAKE TEN TIRE & SERVICE	245/55R18 TIRES	2/2026	4-GS349351	489.56
26-55948	10-0225	GENUINE PARTS	NAPA PARTS	2/2026	109097	457.86
26-54566	10-0465	OK DEPT OF PUBLIC SAFETY	OLETS ACCESS MONTHLY	2/2026	LET-021865	549.00
26-54354	10-1063	OG&E	MNTHLY SVC.	2/2026	20260213	24.40
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	3,990.50
26-55972	10-2123	HOME DEPOT CREDIT SVCS	BOXES FOR PROP AUCTION	2/2026	017180/8548832	34.20
26-55975	10-3518	CHAD MEEK	FUEL REIMBURSEMENT	2/2026	26-55975	56.41
26-55981	10-4179	BUDGET FLAG & BANNER	FLAG	2/2026	32462	207.00
DEPARTMENT TOTAL:						6,437.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 06.0 FIRE						
26-54453	10-005510	SAMARITAN EMS	AMBULANCE SVC	2/2026	7324	17,989.75
26-56031	10-1	MATTHEW BISWELL	BISWELL TRAINING REIMB.	2/2026	20260223	422.70
26-54354	10-1063	OG&E	MNTHLY SVC.	2/2026	20260213	211.12
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	1,230.55
26-55964	10-1622	WESTLAKE ACE HARDWARE	ROPE AND CLIPS FOR FLAGPO	2/2026	3505406	147.32
26-55990	10-2359	TESCORP INC	SBCA COMPRESSOR REPAIRS	2/2026	9156	709.41
26-55977	10-3415	SPECIAL-OPS UNIFORMS, INC.	NOMEX PANTS REPAIRS	2/2026	363807	45.00
DEPARTMENT TOTAL:						20,755.85
DEPARTMENT: 07.0 COMMUNITY DEV						
26-56032	10-005694	REVIZE, LLC	DOMAIN HOSTING DNS SVC	2/2026	23203	450.00
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	159.62
26-55946	10-1530	THE TRIBUNE	PUBLICATIONS	2/2026	20260213	414.14
26-55967	10-1530	THE TRIBUNE	PUBLICATION	2/2026	20260220	228.30
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	2/2026	IN1319800	17.55
26-54328	10-3196	IMAGNET CONSULTING, LLC	PRINTER UPSTAIRS/DOWN	3/2026	INV1543172	185.09
26-56004	10-3348	COUNTY CLERK OKLA COUNTY	LIEN/RELEASE	2/2026	26-56004	18.00
DEPARTMENT TOTAL:						1,472.70
DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN						
26-56019	10-005321	AMAZON CAPITAL SERVICES,	INPARKING STOP PARKS	2/2026	2740231	18.29
26-55812	10-2442	SUMNERONE, INC.	MONTHLYCOPIERMAINTENANCE	2/2026	4531873	87.76
DEPARTMENT TOTAL:						106.05
DEPARTMENT: 08.2 PUBLIC WORKS - STREETS						
26-56027	10-006180	CENTERLINE SUPPLY INC.	SIGN BRACKETS	2/2026	ORD0167203	61.50
26-55985	10-006287	TAKE TEN TIRE & SERVICE	TIRES FOR TRAILER	2/2026	4-349635	220.10
26-55911	10-0668	HAYES ELECTRIC	CONVERT LIGHTS TO LED	2/2026	84579	250.00
26-55913	10-0694	HASKELL LEMON CONST CO	3 TONS OF ASPHALT	2/2026	19090	242.40
26-55941	10-0694	HASKELL LEMON CONST CO	2 TONS OF ASPHALT	2/2026	19143	120.80
26-55958	10-0694	HASKELL LEMON CONST CO	TWO TONS ASPHALT	2/2026	19169	119.20
26-55970	10-0694	HASKELL LEMON CONST CO	THREE TONS OF ASPHALT	2/2026	19182	229.60
26-55987	10-0694	HASKELL LEMON CONST CO	2 TONS	2/2026	19230	158.40
26-54689	10-1063	OG&E	MONTHLY SVC	2/2026	20260213--	15,243.81
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	2,062.26
26-55960	10-1622	WESTLAKE ACE HARDWARE	drill bit & bulk fastener	2/2026	3505403	26.96
26-56007	10-1622	WESTLAKE ACE HARDWARE	GAS CAN,WASHERS,BOLTS	2/2026	3505422	125.45
26-56023	10-1622	WESTLAKE ACE HARDWARE	PRIMER & CLEANER	2/2026	3505430	23.98
26-55884	10-2702	AMERICAN LOGO & SIGNS	STEEET SIGNS	2/2026	34296	546.00
26-55968	10-3003	VANCE BROTHERS, LLC	TACT FOR PACTHING	2/2026	ZR00023528	275.00
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS,HOODIES,RAINSUITS	2/2026	IN-0084924	162.30
26-55959	10-4010	HARD HAT SAFETY & GLOVE	GLOVES & SAFETY GLASSES	2/2026	IN-0084921	132.00
DEPARTMENT TOTAL:						19,999.76

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 08.4 PUBLIC WORKS - MAINT						
26-55883	10-006193	WINSUPPLY OF OKLAHOMA CITY	TOILET & URINAL	2/2026	334285.02	554.50
26-55705	10-006306	GFL ENVIRONMENTAL SERVICES	WASTE OIL REMOVAL	2/2026	LQ03230909	86.21
26-55911	10-0668	HAYES ELECTRIC	CONVERT LIGHTS TO LED	2/2026	84579	300.00
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	39.90
26-55957	10-2123	HOME DEPOT CREDIT SVCS	CEMENT & HARDWARE	2/2026	012458/3420356	62.95
26-55969	10-2123	HOME DEPOT CREDIT SVCS	PLUMBING PARTS	2/2026	013614/2028964	71.98
26-55898	10-2305	HOIDALE CO INC	DEISEL FUELING PUMP	2/2026	INV28681	264.43
26-55902	10-2305	HOIDALE CO INC	PROKEE ENCODER	2/2026	INV28675	321.60
DEPARTMENT TOTAL:						1,701.57
DEPARTMENT: 08.5 PUBLIC WORKS - PARKS						
26-56019	10-005321	AMAZON CAPITAL SERVICES,	INPARKING STOP PARKS	2/2026	2740231	64.99
26-56001	10-006119	PIONEER EQUIPMENT, INC.	BLADES & BELT	2/2026	139443	489.84
26-55926	10-0324	CENTRAL POWER EQUIP. INC	LEAF BLOWER	2/2026	367899	116.00
26-55827	10-0668	HAYES ELECTRIC	CONVERT WALKING TRAIL LED	2/2026	84543	700.00
26-55994	10-0668	HAYES ELECTRIC	GARRISON PARK LIGHTING	2/2026	26-55994	300.00
26-54354	10-1063	OG&E	MNTHLY SVC.	2/2026	20260213	452.57
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	651.06
26-55949	10-1622	WESTLAKE ACE HARDWARE	BULK FASTNERS	2/2026	3505398	3.72
26-55960	10-1622	WESTLAKE ACE HARDWARE	drill bit & bulk fastener	2/2026	3505405	27.98
26-55982	10-1622	WESTLAKE ACE HARDWARE	LIQUID NAILS	2/2026	3505412	4.99
26-56000	10-1622	WESTLAKE ACE HARDWARE	PLWOOD FOR LOCKERS	2/2026	3505417	31.99
26-55719	10-2369	STAN'S PLUMBING INC	ADMIN RESTROOM REPAIR	2/2026	26870	300.00
26-55952	10-3371	AMERICAN SWING PRODUCTS	THREE BUCKETS SWINGS	2/2026	75902	504.75
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS,HOODIES,RAINSUITS	2/2026	IN-0084913	206.70
26-55959	10-4010	HARD HAT SAFETY & GLOVE	GLOVES & SAFETY GLASSES	2/2026	IN-0084922	162.00
DEPARTMENT TOTAL:						4,016.59
FUND TOTAL:						76,618.26

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-55826	10-3196	IMAGENET CONSULTING, LLC	ONBOARDING DISPATCH COMP	2/2026	INV1519892	150.00
DEPARTMENT TOTAL:						150.00
FUND TOTAL:						150.00

FUND: 031- CAPITAL IMPROVE PROJECTS

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		PROJECTS >\$25,000				
26-55971	10-005900	TEIM DESIGN GROUP, PLLC	CRRSAA MILL OVERLAY	2/2026	13712	1,296.00
DEPARTMENT TOTAL:						1,296.00
FUND TOTAL:						1,296.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
<hr/>						
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-55473	10-005900	TEIM DESIGN GROUP, PLLC	35/MUELLER SIDEWALK/RD	2/2026	13714	44,513.50
DEPARTMENT TOTAL:						44,513.50
FUND TOTAL:						44,513.50

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
<hr/>						
DEPARTMENT: 40.0		Sewer Project				
26-55347	10-005900	TEIM DESIGN GROUP, PLLC	ARPA PENIEL SEWER	2/2026	13713	14,508.00
DEPARTMENT TOTAL:						14,508.00
FUND TOTAL:						14,508.00

CITY OF BETHANY

From: Michael Vaughn, Finance Director
Date: 3/3/2026
Subject: Budget Amendment 26-15

BACKGROUND

The Bethany Police Department received a quote from Axon Enterprise, Inc. for add-ons to the police body cam program (see attached). Axon is the company that the PD currently uses to support their body cam program. The add-on can be funded by the accumulated Court Technology Fees.

The Police Department has also been awarded a SAFE grant from the Oklahoma Attorney General's office. The grant is to be used to purchase ballistic shields for the Police Department.

RECOMMENDATION

1. Approve Budget Amendment 26-15 (attached).



ADDITIONAL COMMENTS

Budget Amendment 26-15 Appropriates funds from the accumulated Court Technology Fees to purchase the quoted Axon body cam add-ons and recognizes the SAFE grant revenue and the appropriates that revenue to purchase ballistic shields for the police department.



Axon Enterprise, Inc.
 17800 N 85th St
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-813816-46072JY

Issued: 02/19/2026

Quote Expiration: 03/20/2026

Estimated Contract Start Date: 05/01/2026

Account Number: 107324

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
Bethany Police Dept. - OK 6714 NW 36th St Bethany, OK 73008-3311 USA	Bethany Police Dept. - OK PO Box 1340 Bethany OK 73008-1340 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Jared Yousef Phone: Email: jousef@axon.com Fax:	Shelby Fitzsimmons Phone: 405-789-2323 Email: sfitzsimmons@bethanypd.org Fax:

Quote Summary

Program Length	51 Months
TOTAL COST	\$15,772.27
ESTIMATED TOTAL W/ TAX	\$15,772.27

Discount Summary

Average Savings Per Year	\$1,533.12
TOTAL SAVINGS	\$6,515.76

Payment Summary

Date	Subtotal	Tax	Total
Apr 2026	\$15,772.27	\$0.00	\$15,772.27
Total	\$15,772.27	\$0.00	\$15,772.27

Quote Unbundled Price:	\$21,238.01
Quote List Price:	\$14,617.70
Quote Subtotal:	\$15,772.27

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
20481	TRUE UP – SINGLE BAY DOCK TAP	18	1		\$9.25	\$9.25	\$166.50	\$0.00	\$166.50
73843	TRUE UP – BWC UNL W/ TAP/MBD DOCK	9	1		\$35.85	\$35.85	\$322.65	\$0.00	\$322.65
HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	1	51			\$1,049.00	\$1,049.00	\$0.00	\$1,049.00
BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	51	\$14.64	\$10.48	\$10.48	\$1,068.96	\$0.00	\$1,068.96
BWCuTAP	BWC Unlimited with TAP	1	51	\$224.40	\$102.91	\$102.91	\$5,248.41	\$0.00	\$5,248.41
A la Carte Hardware									
H00003	AB4 1-Bay Dock Bundle	2			\$229.00	\$229.00	\$458.00	\$0.00	\$458.00
A la Carte Software									
ProLicense	Pro License Bundle	3	51		\$48.06	\$48.75	\$7,458.75	\$0.00	\$7,458.75
Total							\$15,772.27	\$0.00	\$15,772.27

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 1-Bay Dock Bundle	100201	AXON BODY 4 - DOCK - SINGLE BAY	2	1	04/01/2026
AB4 1-Bay Dock Bundle	71104	AXON - DOCK/DATAPORT POWERCORD - NORTH AMERICA	2	1	04/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	1	1	04/01/2026
Body Worn Camera Single-Bay Dock TAP Bundle	73313	AXON BODY - TAP REFRESH 1 - DOCK SINGLE BAY	2	1	10/01/2028
BWC Unlimited with TAP	73309	AXON BODY - TAP REFRESH 1 - CAMERA	1	1	10/01/2028
BWC Unlimited with TAP	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	1	1	10/01/2028
Body Worn Camera Single-Bay Dock TAP Bundle	73314	AXON BODY - TAP REFRESH 2 - DOCK SINGLE BAY	2	1	07/31/2030
BWC Unlimited with TAP	73310	AXON BODY - TAP REFRESH 2 - CAMERA	1	1	07/31/2030
BWC Unlimited with TAP	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	1	1	07/31/2030

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BWC Unlimited with TAP	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	1	05/01/2026	07/31/2030
BWC Unlimited with TAP	73746	AXON EVIDENCE - ECOM LICENSE - PRO	1	05/01/2026	07/31/2030
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	9	05/01/2026	07/31/2030
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	3	05/01/2026	07/31/2030

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Body Worn Camera Single-Bay Dock TAP Bundle	80466	AXON BODY - TAP WARRANTY - SINGLE BAY DOCK	2	04/01/2027	07/31/2030
BWC Unlimited with TAP	80464	AXON BODY - TAP WARRANTY - CAMERA	1	04/01/2027	07/31/2030
BWC Unlimited with TAP	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	1	04/01/2027	07/31/2030

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	6714 NW 36th St	Bethany	OK	73008-3311	USA

Payment Details

Apr 2026						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
aDXRI0000013PJ3	20481	TRUE UP - SINGLE BAY DOCK TAP	18	\$166.50	\$0.00	\$166.50
aDXRI0000013PJ3	73843	TRUE UP - BWC UNL W/ TAP/MBD DOCK	9	\$322.65	\$0.00	\$322.65
aDXRI0000013PJ3	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$1,068.96	\$0.00	\$1,068.96
aDXRI0000013PJ3	BWCUnTAP	BWC Unlimited with TAP	1	\$5,248.41	\$0.00	\$5,248.41
aDXRI0000013PJ3	H00003	AB4 1-Bay Dock Bundle	2	\$458.00	\$0.00	\$458.00
aDXRI0000013PJ3	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	1	\$1,049.00	\$0.00	\$1,049.00
aDXRI0000013PJ3	ProLicense	Pro License Bundle	3	\$7,458.75	\$0.00	\$7,458.75
Total				\$15,772.27	\$0.00	\$15,772.27

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

2/19/2026



BETHANY CITY COUNCIL

From: Brett Crecelius, Community Development Director
Date: February 24, 2026
Subject: Consider a rezoning request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner to rezone 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development.

BACKGROUND

Attached are the minutes and the staff report from the February 19, 2026 Planning and Zoning Commission meeting. Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Steve Marx. NAY- Robert Helton, Arvel Williams. ABSTAIN- None. The motion carried 5-2-0.

RECOMMENDATION

1. As develops during the meeting.

ADDITIONAL COMMENTS



Planning and Zoning Commission, and City Council with setbacks, drainage, and water studies information.

Brett Crecelius, Comm. Dev. Director said any development that comes forward regardless of I-L, commercial or housing plans will have to be submitted and reviewed by Community Development Dept. and City Engineer.

ITEM 2: PC 26-03

2-19-26
p. 2
minutes

Consider a rezoning request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner to rezone 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00°03'20" E along the east line of said SE/4 a distance of a 620.00 feet; Thence S89°29'48" W a distance of 345.00 feet to the point of beginning, Thence continuing S89°29'48" W a distance of 565.20 feet; Thence N00°06'31" W a distance of 702.90 feet; Thence N89°27'47" E a distance of 462.22 feet; Thence S00°03'20" E a distance of 250.00 feet; Thence N89°29'48" E (N89°14'40" E measured) a distance of 105.00 feet; Thence S00°03'20" W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026).**

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. He presented the surrounding zoning characteristics. The average lot on a PUD is 4800 square feet which is over the minimum lot size in R-2. There will be only nine lots in this development that will not meet the 4800 square feet. So, they are asking for a little PUD flexibility.

Mr. Eric with Silva Development representing West Oak Bethany LP spoke to the Planning Commission. He said property is zoned R-2 and we can build duplexes however during our do diligence process, we came across a fuel tank, so it really limited the space that we can develop and shrunk the number of lots we can build. We are asking for a variance for eight of the lots to be a little smaller than the minimum lot size that is required. The smallest lot will be about 7,500 sq. ft.

Commissioner Helton mentioned a battery had exploded on oil rig next to tonight's property. He noticed the only exit from property is close to that spot. How will you be able to exit property?

Mr. Eric with Silva Development representing West Oak Bethany LP explained the exit will be to the north of that area. Each unit will be sprinkler protected.

Justin Peck, Chair asked where is the detention pond located.

Mr. Eric with Silva Development representing West Oak Bethany LP stated detention pond will be on the southwest corner of the site.

Commissioner Williams asked about drainage

Unknown, Engineer for Applicant stated there is an existing pond that drains directly onto our property which goes into the proposed detention pond in southwest corner of our property. There is an outfall pipe on the southside that dumps on our property. We are collecting that and passing it on through.

Brett Crecelius, Comm. Dev. Director stated this item is for rezoning the property. The next action item will be the preliminary plat.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Steve Marx. NAY- Robert Helton, Arvel Williams. ABSTAIN- None. The motion carried 5-2-0.

ITEM 3:

PC 26-04

Consider a preliminary plat request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner 500 feet west of N. Rockwell along NW 27th Street.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00°03'20" E along the east line of said SE/4 a distance of 620.00 feet; Thence S89°29'48"W a distance of 345.00 feet to the point of beginning, Thence continuing S89°29. "W a distance of 565.20 feet; Thence N00°06'31"W a distance of 702.90 feet; Thence N89°27'47E a distance of 462.22 feet; Thence S00°03'20"E a distance of 250.00 feet; Thence N89°29'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026.)**

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. Teim Engineering and the Bethany Fire Marshall have approved the preliminary plat. Water and sewer is available to the site. The site plan has been approved by both the City Inspector and Bethany Fire Marshall.

Commissioner Marx asked about a traffic study.

Brett Crecelius, Comm. Dev. Director said no traffic study was done.

City of Bethany
 Planning & Zoning Staff Report
 February 19th, 2026

Case Number: PC 26-03

Request: Consider a request from West Oak Bethany LP, Applicant, and Mike Bass, Property Owner to rezone 500 FT West of Rockwell Along NW 27th. From R-2, Residential Two-family to PUD, Planned Unit Development.

Legal Description: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record

Current Zoning: R-2 (Two Family Residential)

Proposed Zoning: PUD (Planned Unit Development)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	PUD (Planned Unit Development)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agricultural) & I-L (Industrial Light)

Table 1

Zoning Characteristics

	R-2	PUD
Use	Two Family Residential	Two Family Residential
Minimum Lot Area	9,000 square feet	Avg lot size 9,636 square feet Minimum lot size 7,500 sqft.
Lot area (minimum) per dwelling unit	4,500 square feet	Avg lot area per dwelling unit 4,818 square feet Minimum lot area 3,750 square feet
Lot Coverage (Maximum)	30%	28%
Intensity of lot	1 dwelling per lot	1 dwelling per lot
Total area	8.54 acres	

Table 2

Background:

The applicant seeks to rezone the property to a PUD to develop the site into a duplex development. The proposed duplex development would consist of 22 one-story duplex buildings, containing 43 dwelling units. The 43 dwelling units will consist of three-to-four-bedroom units, approximately 1,200 sqft and 1,300 sqft in size. There will be residential amenities of a basketball court, playground, and a dog park. All internal streets within the planned unit development shall be dedicated to the public upon completion and shall be designed, constructed, and improved to meet the City's current engineering standards for public streets.

Analysis:

The site encompasses a total area of 8.54 acres and is currently undeveloped. The applicant is requesting approval of modified development standards to accommodate the proposed layout, including a minimum lot size of 7,500 square feet, an average lot size of 9,636 square feet, and a maximum lot size of 14,355 square feet. Under §158.020.02, the R-2 Bulk and Yard Standards require a minimum lot area of 9,000 square feet. The applicant's request for reduced lot-size standards is intended to accommodate site constraints while still maintaining a development pattern consistent with the overall intent of the R-2 district.

The applicant noted a fuel tank located in close proximity, which reduces the buildable area of the site. Therefore, certain lots need to be smaller. These design standards will enable the site to be developed with greater flexibility than the R-2, Two Family Residential Zoning permits. However, the design of this PUD will stay closely resembling R-2, Two Family Residential District Regulations. The lot coverage for this development would be under the 30% maximum under R-2 district regulations. As well the maximum height for any building will be 20 feet, which falls under 35 feet maximum.

Additionally, out of the 22 duplex buildings only 8 lots are under the 9,000 sq ft minimum lot area. All other lots are compliant with the R-2 requirements. Out of the 8.54 acres of the site, approximately 3.6 acres (42% of the total site) will be dedicated to common areas. These include a basketball court, playground, a dog park, and a detention pond.

Water and Sewer

All utility services are currently available to serve this site and will be extended to as needed. The nearest water line is an existing 8" water line along NW 27th Street and will be tapped into from a public water main extension and will connect both ends of the main with 8" and 6" water lines servicing the site.

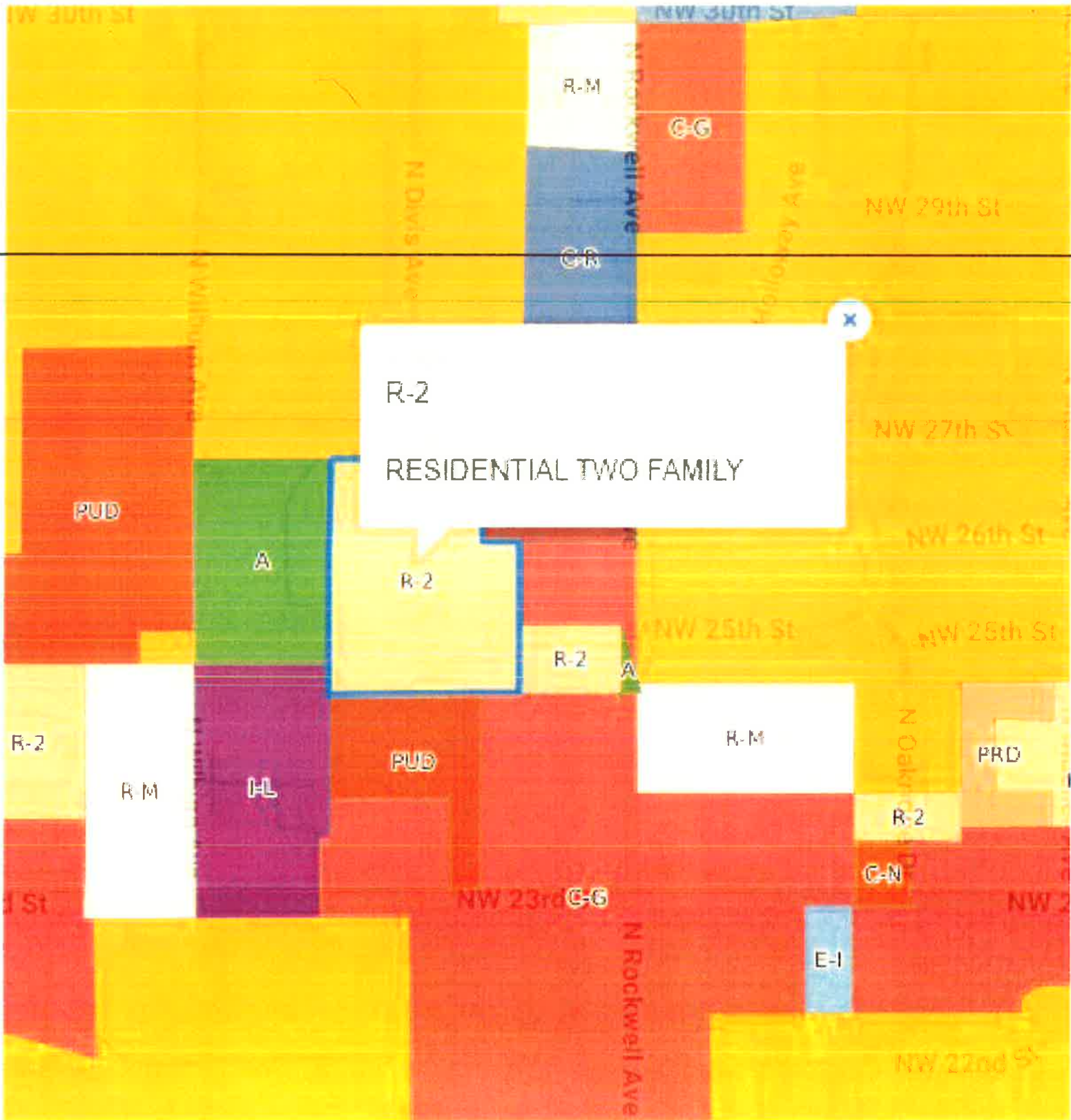
The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main. The extension will be constructed within a dedicated public utility easement from the adjacent Carlson Ventures Property.

The proposed action aligns with the goals outlined in the Comprehensive Plan, which identifies a lack of diverse housing options as a barrier to Bethany's broader appeal. According to the Comprehensive Plan, the city has an abundance of single-family homes and multi-family apartments but lacks a range of "Missing Middle" housing types, such as duplexes. Addressing this gap supports Bethany's efforts to meet the needs and preferences of its target market by introducing more middle-scale housing options.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on March 3, 2026, and a decision whether to approve or deny this change will be made.

Attachments:

- Zoning Map
- Aerial Photograph
- Application & Certified Owners List
- Public Notification



R-2
RESIDENTIAL TWO FAMILY

R-2

RESIDENTIAL TWO FAMILY

R-2

R-2

R-2

R-M

HL

PUD

R-M

PRD

R-2

G-N

NW 23rd St
G-G

E-I

NW 22nd St

N Rockwell Ave

N Divis Ave

N Rockwell Ave

Holloway Ave

R-M

G-G

CR

NW 29th St

NW 27th St

NW 26th St

NW 25th St

NW 25th St

NW 30th St

NW 30th St

St

NW 2



R-2

RESIDENTIAL TWO FAMILY



City of Bethany

A great place to live, work, shop, and grow a business!

PACKET A

REZONING PROCEDURE

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - \$150.00. Agricultural rezoning - \$438.00; R-1 rezoning - \$625.00 + \$13/ac; R-2 rezoning - \$813.00 + \$13/ac; R-M rezoning - \$1,000.00 + \$13/ac; C-O and C-R rezoning - \$625.00 + \$13/ac; C-G, C-H, E-I and I-L rezoning - \$875.00 + \$13/ac; I-H rezoning - \$1,250.00 + \$13/ac; PUD rezoning - \$1,500.00 + \$19/ac.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.



APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested

(PLEASE PRINT OR TYPE)

1. Applicant: West Oak Bethany, LP Phone#: (405) 9193159
Address: 122 E. Main St First Floor

2. Record Property Owner(s): Carlson Ventures Phone# _____
Address: P.O. Box 18852
3. Request rezoning from: R-2 Two Family Residential
To: PUD
4. Street address or location: 500 ft West of N Rockwell along NW 17th
5. Legal description (attach if necessary): Attached "Exhibit A"

6. Area of property (sq. ft.): 8.52 Acres
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: 
Signature of Property Owner: 

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY**

Location and Extent of Requested Amendment (attached map if possible):

Legal description Attached

Present Designation: R-2 Residential Two Family

Requested to be changed to: PUD

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

Hardship of Fuel tank, reduced buildable area. Need certain
lots smaller, and variance on setbacks on certain
lots

(attach additional sheets, maps, etc., if necessary)

Applicant: West Oak Bethany, LP

Address: 222 E. Main St. First Floor

Phone: (405) 919 3139

Signature: 

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;

2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;

3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;

4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;

5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.
6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;
7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

PUD No.
DESIGN STATEMENT
FOR
THE PLANNED UNIT DEVELOPMENT
OF
West Oak Village

Owner:
Carlson Ventures LLC
P.O. Box 18852
Oklahoma City, OK 73154

Applicant:
West Oak Bethany, LP
Attn: Shawn Smith & Erick Silva
222 E. Main St. First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 919-3139 Cell

Developer:
Belmont Development Company & Silva Development, LLC
222 E. Main St. First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405-)919-3139. Cell

Architect: Blackledge & Associates
7416 N. Broadway, Suite L
Oklahoma City, OK 73116
Phone: (405) 848-2855
Fax: (405) 848-2862

Engineer:
Cedar Creek Consulting
(405)-650-5207
11912 N. Pennsylvania Ave, STE D4
Oklahoma City, OK 73120

1. INTRODUCTION

The Planned Unit Development of West Oak Village consists of 22 one-story duplex buildings containing a total of 43 dwelling units, comprising a mixture of three-bedroom and four-bedroom configurations, along with one on-site leasing office. The project encompasses approximately 8.52 acres of contiguous land under unified control, located approximately 500 feet west of N. Rockwell Avenue along NW 27th Street in Bethany, Oklahoma (as illustrated on the PUD Master Development Plan Exhibit B C1.00 and Preliminary Plat, Exhibit C).

This PUD is proposed as an overlay district pursuant to § 158.024(B) of the Bethany Code of Ordinances to facilitate a coordinated mixture of residential uses—specifically two-family duplex structures—with greater design flexibility than available under conventional zoning regulations. The development promotes a superior built environment through creative site planning, flexible placement and orientation of structures, and efficient clustering to maximize open space.

The PUD is designed to closely align with the density standards of the underlying R-2 Two-Family Residential District, achieving a proposed gross density of 5.2 dwelling units per acre—well below the typical maximum of 12 units per acre. Average lot sizes (9,636 square feet approximately) exceed minimum R-2 requirements of 9,000 square feet, and the average lot coverage ratio (28% approximately building footprint only) remains consistent with R-2 standards, supporting efficient land use while minimizing impacts on public facilities.

The only deviation from standard R-2 District regulations is limited to certain individual lots having an area less than the 9,000 square foot minimum. This deviation applies to eight lots. This limited adjustment enables optimization of the cul-de-sac layout, a central common area including resident amenities such as a basketball court, playground, dog park, and on-site detention pond for effective stormwater control.

In accordance with the intent of § 158.024(B)(1), this PUD advances the public health, safety, and general welfare by delivering high-quality, family-oriented housing; preserving natural drainage features; providing enhanced recreational open space; and ensuring the timely extension of utilities and infrastructure. The project aligns with the Bethany Comprehensive Plan 2030's priorities for strong homes and neighborhoods, efficient infrastructure utilization, placemaking through community amenities, and sustainable infill development in appropriate residential areas.

2. LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of West Oak Village is attached hereto and made a part hereof and marked Exhibit “ A ”.

3. THE DEVELOPER/THE APPLICANT

The developers and applicant on the project are Belmont Development Company and Silva Development, LLC. The Developers have a contract to purchase the property from the current owners, Carlson Ventures LLC.

4. SITE AND SURROUNDING LAND USE

4.1 Current site zoning

This site is currently zoned R-2 Residential Two-Family.

4.2 Site Topography

The site totals approximately 8.54 acres. This site is relatively flat and is currently unimproved. There is no significant vegetation, wetlands, flood zones, or historical features.

4.3 Surrounding site

West:
Agriculture, PUD, R-M Residential Multifamily

North:
Residential One Family

East:
Commercial, R-2 Two Family Residential, R-1 One Family Residential, R-M Residential Multi-Family

South:
PUD, Commercial General

In summary, the proposed PUD is compatible with the surrounding character, providing a transition between single-family residential to the west/north and multi-family/commercial to the east/south.

5. MASTER CONCEPTUAL PLAN

The development concept for the Planned Unit Development is to create 22 two-family duplex structures, providing 43 residential units and one unit used as a leasing office and community center area. The 43 units will consist of three and four-bedroom units. Approximately 1,200 SF and 1,300 SF in size.

The Planned Unit Development (PUD) is designed to closely comply with the density standards of the Current R-2 Two-Family Residential District. The only deviation from the dimensional and bulk regulations of the R-2 Two-Family Residential District (as set forth in

§ 158.020.01 and related tables in Chapter 158 of the Bethany Code of Ordinances) are as follows:

- Certain individual lots will have a lot area less than the standard minimum of 9,000 square feet required for two-family dwellings in the R-2 District. This minor reduction is justified under the PUD overlay's flexibility provisions (§ 158.024(B)) to accommodate efficient site layout, clustering of structures, enhanced open space, and superior overall design while maintaining an overall project density of 5.2 dwelling units per gross acre—well below typical R-2 allowances and consistent with the City's goals for compatible residential infill.

This deviation is requested pursuant to the PUD overlay district's purpose (§ 158.024(B)(1)) to permit greater flexibility, creative site planning, and a superior built environment than possible under conventional zoning, while still achieving the intent of the R-2 District and aligning with the Bethany Comprehensive Plan.

The buildings within the Planned Unit Development will be arranged in a cul-de-sac configuration, featuring a central common area dedicated to open space and passive/active recreation. To enhance resident quality of life and community amenities, the development will include public facilities such as a basketball court, playground, and dog park, as illustrated on the Master Development Plan (Exhibit B C1.00) and Preliminary Plat (Exhibit C). Stormwater management will be addressed through an on-site detention pond designed to effectively control runoff and comply with Bethany's drainage and stormwater regulations.

Maintenance of all common areas, including recreational amenities and open space, shall be the ongoing responsibility of the PUD applicant.

6. UTILITY SERVICE AVAILABILITY

All utility services are currently available to serve this site and will be extended as needed.

6.1 Sanitary Sewer

Sanitary sewer facilities are readily available to serve the Planned Unit Development via existing public lines along Rockwell Avenue. The proposed sanitary sewer system for the development will extend eastward to connect to an existing 8-inch sanitary sewer main, as depicted on the Master Development Plan and Preliminary Plat (Exhibits B C.001 and C). This extension will be constructed within a dedicated public utility easement traversing the eastern portion of the adjacent Carlson Ventures property along the southern boundary of the subject parcel, ensuring proper alignment, access, and future maintenance in accordance with City standards.

6.2 Water.

An existing 8" water main runs along NW 27th Street and ends just east and west of the site. An 8" public water main extension will connect both ends of the main. 8" & 6"

Water lines, including fire hydrants, will be extended internally to serve the site and meet City standards for fire protection

6.3 Fire Protection

Fire protection services are readily available to the Planned Unit Development from the Bethany Fire Department, with existing infrastructure and response capabilities adequate to serve the site. To enhance life safety and property protection, each residential dwelling unit within the development shall be equipped with an automatic residential fire sprinkler system designed and installed in full compliance with the requirements of the adopted International Fire Code (2018 edition, as amended by the Oklahoma Uniform Building Code Commission and any applicable local modifications), including relevant provisions of NFPA 13D (Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes) where applicable.

The development, including all buildings, site improvements, access roads, and fire hydrant placements (as shown on The Master Development Plan, Exhibit B C.100 and Exhibit C), shall conform to all fire protection standards, regulations, and review requirements established by the Bethany Fire Department and the International Fire Code. All installations, inspections, testing, and maintenance of fire protection systems shall be subject to approval and oversight by the Bethany Fire Chief or designated fire code official, ensuring compliance with the City's adopted Fire Code (§ 150.001 of the Bethany Code of Ordinances) and promoting the public health, safety, and welfare consistent with the intent of the Planned Unit Development Overlay District under § 158.024(B).

6.4 Parking

The Development Plan ensures the timely provision of necessary public facilities through coordinated extensions of existing infrastructure, with all improvements funded by the developer to minimize any cost to the community. Existing water, sanitary sewer, stormwater management, fire protection, and utility services (including gas, electricity, and telecommunications) are adequate and readily available adjacent to the site along NW 27th Street. The developer will extend these facilities internally as detailed in the Improvement Plan.

7. ACCESS TO PUBLIC THOROUGHFARES

The ingress and egress for the PUD will be at the north-west corner of the site. The entrance is to be located along NW 27th Street with immediate access to Rockwell Ave to the east. Additionally, there will be access to NW 30th Street from N Divis Ave and N Wilburn Ave.

All internal streets within the Planned Unit Development shall be dedicated to the public upon completion and acceptance by the City of Bethany, in accordance with the applicable provisions of the Bethany Code of Ordinances (including Chapters 154 on subdivisions and

related public dedication requirements), and shall be designed, constructed, and improved to meet the City's current engineering standards for public streets, including but not limited to right-of-way widths, pavement specifications, curb and gutter, drainage, and other infrastructure elements required for public dedication and maintenance.

This configuration ensures safe, efficient vehicular and pedestrian circulation, protects the integrity of the City's thoroughfare system, and complies with the access and circulation standards outlined in § 158.024(B)(4)(8) of the Bethany Code of Ordinances for Planned Unit Development Overlay Districts.

8. BULK, AREA, AND HEIGHT / STATISTICAL SUMMARY

The Planned Unit Development encompasses a total gross acreage of 8.52 acres, providing a cohesive site for residential development under unified control. Key density and intensity metrics are as follows:

9.1 Minimum and Maximum Lot Size:

Approximately 7,500 square feet per lot, ensuring adequate space for two-family duplex structures while promoting efficient land use. The Maximum lot size is approximately 14,355 SF.

9.2 Average Lot Size:

Approximately 9,636 square feet per lot, which exceeds the minimum of 9,000 square feet and allows for flexible building placement, orientation, and integration of open space. Only eight of the lots will be under the 9,000 SF requirements for R-2.

9.3 Average Lot Coverage Ratio (Building Footprint Only):

Approximately 28%, well within standard residential zoning allowances and reflective of a low-intensity design that prioritizes landscaped areas and amenities.

9.4 Residential Density:

The residential density is 5.2 dwelling units per gross acre, based on 44 total dwelling units (including the office suite as a functional residential equivalent for density calculation purposes). This density is appropriately scaled for the site, providing a compatible transition between adjacent single-family and multi-family zones while maximizing housing opportunities without overburdening public facilities.

9.5 Open Space Allocation:

Approximately 3.6 acres (42% of the total site), dedicated to common areas, recreation, landscaping, and a detention pond for drainage requirements. This exceeds typical requirements and enhances livability, environmental integration, and neighborhood compatibility.

9.6 Height:

The Planned Unit Development shall consist of three building types, designated as Type 1, Type 2, and Type 3, as depicted on the Master Development Plan (Exhibit B C1.00). The maximum height for any building shall not exceed twenty (20) feet, measured from the finished floor elevation to the highest point of the structure.

These metrics demonstrate compliance with the intensity regulations outlined in § 158.024(B)(4)(f) and (5) of the Bethany Code of Ordinances, offering a balanced development that aligns with the underlying zoning intent while utilizing PUD flexibility for superior design. The proposed density is conservative relative to potential allowances in comparable districts (e.g., below typical R-2 thresholds), minimizing impacts on infrastructure and supporting the City's goals for sustainable residential growth as per the Comprehensive Plan 2030.

10. ENVIRONMENTAL IMPACT STATEMENT

Key environmental features include a drainage easement along the southern boundary, which currently facilitates stormwater flow. No wetlands, floodplains, protected species, or historical resources have been identified on the site.

Potential problem areas include:

- Stormwater runoff and soil erosion: Construction activities may increase sedimentation and erosion, potentially affecting downstream water quality.
- Temporary construction impacts: Dust, noise, and vibrations may occur during site preparation and building phases.

Proposed solutions:

- Implement stormwater management per Bethany Code requirements, including on-site detention facilities and preservation of the drainage easement to control runoff.
- Use best management practices (BMPs) such as silt fences, sediment basins, and vegetative stabilization to mitigate erosion.
- Minimize temporary impacts through phased construction, dust suppression, and adherence to noise ordinances.

Overall, the development poses minimal long-term environmental risks and will enhance the site through landscaping and open space integration, aligning with sustainable urban infill practices.

11. PERIMETER TREATMENT

The proposed PUD development is meeting city ordinance 151.12 to mitigate proximity risk to fuel tanks to the west of the property. There will be no dwellings built within this 300 FT radius.

“No storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. (Prior Code, § 5-712) (Am. Ord. 1426, passed 8-16-88; Am. Ord. 1974, passed 8-6-19) Penalty, see § 10.99”

12. SIGN REGULATION

The proposed development entrance sign for the Bethany Duplexes Planned Unit Development complies with the regulations set forth in § 153.16(A)(2)(f) of the Bethany Code of Ordinances governing signs in residential districts. Specifically, the sign is an entry feature signage identifying a platted residential subdivision or multi-family residential complex. It will be located at the primary entrance from NW 27th Street, constructed as a freestanding monument-based ground sign to denote the development name and provide identification only. The sign shall not exceed 24 square feet in area, with a maximum height of six feet, and will adhere to the applicable offset and setback requirements of the ordinance.

The design will include durable materials such as brick or stone at the base with appropriate landscaping to ensure aesthetic integration and compatibility with surrounding residential uses. This configuration satisfies the permitted standards for entry feature signage in residential districts without invoking commercial or prohibited sign provisions.

13. EXHIBITS

The following exhibits are hereby attached and incorporated in this PUD. These exhibits are:

Exhibit A: Legal Description

Exhibit B: Master Development Plan For West Oak Village C1.000

Exhibit C: Preliminary Plat of West Oak Village

“Exhibit A”

West Oak Village Legal Description

A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the southeast corner of the SE/4; Thence $N00^{\circ}03'20''E$ along the east line of said SE/4 a distance of 620.00 feet;

Thence $S89^{\circ}29'48''W$ a distance of 345.00 feet to the point of beginning; Thence continuing $S89^{\circ}29'48''W$ a distance of 565.20 feet;

Thence $N00^{\circ}06'31''W$ a distance of 702.90 feet; Thence $N89^{\circ}27'47''E$ a distance of 462.22 feet; Thence $S00^{\circ}03'20''E$ a distance of 250.00 feet; Thence $N89^{\circ}29'48''E$ ($N89^{\circ}14'40''E$ measured) a distance of 105.00 feet; Thence $S00^{\circ}03'20''W$ a distance of 454.00 feet (453.65 feet measured) to the point of beginning.

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

**OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE
VACANT LOT/LAND**

CONTRACT DOCUMENTS. The Contract is defined as this document with the following attachment(s):
(check as applicable)

- Conventional Loan
- Seller Financing
- Assumption
- Single Family Mandatory Homeowners' Association
- Condominium Association
- Townhouse Association
- Supplement
- Sale of Buyer's Property - Presently Under Contract
- Sale of Buyer's Property - Not Under Contract

PARTIES. THE CONTRACT is entered into between:

Carlson Ventures LLC "Seller"

and Silva Development, LLC and/ or assigns "Buyer"

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. All prior verbal or written negotiations, representations and agreements are superseded by the Contract, which may only be modified or assigned by a further written agreement of Buyer and Seller.

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective Brokers, if applicable. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept the deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Oklahoma County, Oklahoma.

1. LEGAL DESCRIPTION. See exhibit A or ALTA survey

<u>TBD</u>	<u>Bethany</u>	<u>73008</u>
Property Address	City	Zip

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, including all mineral rights owned by Seller, which may be subject to lease, unless expressly reserved by Seller in the Contract and excluding mineral rights previously reserved or conveyed of record (collectively referred to as "the Property")

2. PURCHASE PRICE, EARNEST MONEY, AND SOURCE OF FUNDS. This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$ 535,000 payable by Buyer as follows: Within three (3) days of the execution of the Contract, Buyer must deliver \$ 5,000.00 as Earnest Money, which shall be deposited in the trust account of First American Title, or if left blank, the Listing Broker's trust account, as partial payment of the purchase price and/or closing costs. Buyer shall pay the balance of the purchase price and Buyer's Closing costs at Closing. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

3. CLOSING, FUNDING AND POSSESSION. The Closing process includes execution of documents, delivery of deed, and receipt of funds by Seller and shall be completed on or before January 19th, 2026, ("Closing Date") or such later date as may be necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be either cash, cashier's check or wire transfer.

4. **ACCESSORIES, EQUIPMENT AND SYSTEMS.** The following items, if existing on the Property, unless otherwise excluded, shall remain with the Property at no additional cost to Buyer:

- Key(s) to the property
- Fences (includes sub-surface electric & components)
- Mailboxes/Flag poles
- Propane tank(s) if owned
- Sprinkler systems & control(s)
- Exterior landscaping and lighting
- Entry gate control(s)
- Water meter, sewer/trash membership, if owned
- All remote controls, if applicable

A. **Additional Inclusions.** The following items shall also remain with the Property at no additional cost to Buyer:

B. **Exclusions.** The following items shall not remain with the Property: _____

5. **TIME PERIODS SPECIFIED IN CONTRACT.** Time periods for Investigations, Inspections and Reviews and Financing Supplement shall commence on May 28th, 2025 (Time Reference Date), regardless of the date the Contract is signed by Buyer and Seller. The day after the Time Reference Date shall be counted as day one (1). If left blank, the Time Reference Date shall be the third day after the last date of signatures of the Parties.

6. **INVESTIGATIONS, INSPECTIONS and REVIEWS.**

A. Buyer shall have _____ days (10 days if left blank) after the Time Reference Date to complete any investigations, inspections, and reviews. Seller shall have water, gas and electricity turned on and serving the Property for Buyer's inspections, and through the date possession is made available to Buyer. If required by ordinance, Seller shall deliver to Buyer within five (5) days after the Time Reference Date any written notices affecting the Property.

B. Buyer, together with persons deemed qualified by Buyer and at Buyer's expense, shall have the right to enter upon the Property to conduct any and all investigations, inspections, and reviews of the Property. Buyer's right to enter upon the Property shall extend to Oklahoma-licensed Home Inspectors and licensed architects for purposes of performing a home inspection. Buyer's right to enter upon the Property shall also extend to registered professional engineers, professional craftsman and/or other individuals retained by Buyer to perform a limited or specialized investigation, inspection or review of the Property pursuant to a license or registration from the appropriate State licensing board, commission or department. Finally, Buyer's right to enter upon the Property shall extend to any other person representing Buyer to conduct an investigation, inspection and/or review which is lawful but otherwise unregulated or unlicensed under Oklahoma Law. Buyer's investigations, inspections, and reviews may include, but not be limited to, the following:

- 1) **Flood, Storm Run off Water, Storm Sewer Backup or Water History.**
- 2) **Psychologically Impacted Property and Megan's Law.**
- 3) **Environmental Risks.** including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas, lead-based paint.
- 4) **Use of Property.** Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations, mandatory Homeowner Associations, dues and special assessments.
- 5) **Square Footage/Acreage.** Buyer shall not rely on any quoted square footage/acreage and shall have the right to measure or survey the Property.
- 6) _____

C. If, in the sole opinion of the Buyer, result of investigations, inspections or reviews are unsatisfactory, the Buyer may cancel the Contract by delivering written notice of cancellation to Seller, in care of Seller's Broker, if applicable, and receive refund of earnest money.

D. **EXPIRATION OF BUYER'S RIGHT TO CANCEL CONTRACT:**

- 1) Failure of Buyer to perform any investigations, inspections and reviews or to cancel the contract within the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision shall constitute acceptance of the Property regardless of its condition.
- 2) After expiration of the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision, any square footage/acreage calculation of the Property, including but not limited to appraisal or survey, indicating more or less than quoted, shall not relieve the Buyer of the obligation to close this transaction.

7. **DELIVERY OF PROPERTY INSPECTION REPORTS AND TEST RESULTS.** Upon receipt by Buyer, in care of Buyer's Broker, if applicable, Buyer, or Buyer's Broker, if applicable, shall deliver to Seller, in care of the Seller's Broker, if applicable, a copy of any and all written inspection reports obtained by the Buyer pertaining to all portions of the Property which are subject to Buyer's right of inspections.

8. **COST OF INSPECTIONS/REINSPECTIONS.** The cost of any and all inspections and reinspections shall be paid by the Buyer, unless prohibited by mortgage lender.
9. **RISK OF LOSS.** Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer.
10. **ACCEPTANCE OF PROPERTY.** Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, Brokers and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.
11. **TITLE EVIDENCE.**
- A. **Buyer's Expense. Buyer, at Buyer's expense, shall obtain:**
(check one)
- Commitment for Issuance of a Title Insurance Policy** based on an Attorney's Title Opinion which is rendered for Title Insurance purposes for the Owner's and Lender's Title Insurance Policy.
- OR
- Attorney's Title Opinion** which is not rendered for Title Insurance purposes
- B. **SELLER'S EXPENSE.** Seller, at Seller's expense, within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following (collectively referred to as "the Title Evidence"):
- 1) A complete and current surface-rights only Abstract of Title, certified by an Oklahoma-licensed and bonded abstract company,
- OR
- A copy of Seller's existing owner's title insurance policy issued by a title insurer licensed in the State of Oklahoma together with a supplemental and current surface-rights-only abstract certified by an Oklahoma-licensed and bonded abstract company;
- 2) A current Uniform Commercial Code Search.
- C. **LAND OR BOUNDARY SURVEY OR REPORT.** Seller agrees that Buyer, at Buyer's expense, may have a licensed surveyor enter upon the Property to perform:
(Check One)
- A Land or Boundary (Pin Stake) Survey, or
- A Mortgage Inspection Report that shall then be considered as part of the Title Evidence.
- Seller shall furnish Seller's existing survey of the Property to Buyer and the Title Company, along with Seller's affidavit acceptable to the Title Company for approval of the survey. The existing Survey (check one): will will not be re-certified to a date subsequent to the Time Reference Date of this Contract at the expense of (check one): Buyer Seller. If the existing survey is not approved by the Title Company or Buyer's Lender, a new survey will be obtained at the expense of (check one): Buyer Seller no later than _____ days (three (3) days if left blank) prior to the Closing Date.
- Survey Not Required
- D. **BUYER TO EXAMINE TITLE EVIDENCE.**
- 1) Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections to Title to Seller, or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer, in care of Buyer's Broker, if applicable, within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence.
- 2) Buyer agrees to accept title subject to: (i) utility easements serving the property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Title.
- E. **SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE), POSSIBLE CLOSING DELAY.** Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standard of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:
- 1) At Seller's option and expense, Seller may cure title requirements identified by Buyer; and.
- 2) Delay Closing Date for _____ days [thirty (30) days if blank], or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of the cure. In the event that title requirements are not cured within the time specified in this Paragraph, the Buyer may cancel the Contract and receive a refund of earnest money
- F. Upon Closing, any existing Abstract(s) of Title, owned by Seller, shall become the property of Buyer.

12. TAXES, ASSESSMENTS AND PRORATIONS.

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of the taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; (iv) labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. Matters pertaining to commercial leases or agricultural leases or production, if applicable, shall be addressed in an attached addendum.
- F. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- G. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

13. ADDITIONAL PROVISIONS

See Exhibit B

Subject to Oklahoma Housing Finance Agency Approval

14. MEDIATION. Any dispute arising with respect to the Contract, shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

15. BREACH AND FAILURE TO CLOSE. Seller or Buyer shall be in Breach of Contract if either fails to comply with any material covenant, agreement, or obligations within the time limits required by the Contract. **TIME IS OF THE ESSENCE IN THIS CONTRACT.** Following a breach by either Seller or Buyer of the Contract, and after an unsuccessful mediation, as set out in MEDIATION Provision, the other Party shall have the following remedies:

A. UPON BREACH BY SELLER. If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3 of the Contract, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.

B. UPON BREACH BY BUYER. If at any time prior to closing the Buyer's Earnest Money should fail for lack of delivery or lack of collection pursuant to Paragraph 2, then Seller may, at Seller's option, elect to do one of the following: (i) cancel and terminate this Contract upon delivery of notice of termination to Buyer, (ii) pursue any other remedy available at law or in equity, or (iii) enter into a written agreement between Buyer and Seller modifying the terms of Paragraph 2 to cure the lack of delivery or lack of collection of the Earnest Money. If, after the Seller has performed Seller's obligation under this Contract, and Buyer fails to provide funding, or fails to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price, as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

16. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.

A. Incurred Expenses. Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring the expenses and shall not be paid from earnest money.

B. Release of Earnest Money. In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:

- 1) A written release is executed by Buyer and Seller agreeing to its disbursement;
- 2) Agreement of disbursement is reached through Mediation;
- 3) Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
- 4) The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above have not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. The disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.

17. DELIVERY OF ACCEPTED OFFER OR COUNTEROFFER. The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer, and any related addenda or documents.

18. **NON-FOREIGN SELLER.** Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as it is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."

19. **TERMINATION OF OFFER.** The above Offer shall automatically terminate on January 15th 2026 unless withdrawn prior to acceptance or termination.

20. **EXECUTION BY PARTIES.**

AGREED TO BY BUYER:

Erick Silva Jun 6, 2025

Buyer's Printed Name Date

Erick Silva

Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

AGREED TO BY SELLER:

Mike Bass Jun 6, 2025

Seller's Printed Name Date

Mike Bass

Seller's Signature

Sam Gresham Jun 7, 2025

Seller's Printed Name Date

Sam Gresham

Seller's Signature

Seller's Printed Name Date

Seller's Signature

Seller's Printed Name Date

Seller's Signature

OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER _____, 20____

Seller's Signature

Seller's Signature

ASSOCIATE INFORMATION

SELLING BROKER/ASSOCIATE:

Erick Silva 207815

Name and **OREC** Associate License Number

Salt Real Estate

OREC Company Name

183074

OREC Company License Number

1508 W Edmond RD Edmond OK 73003

Company Address

4058397070

Company Phone Number

erick@silvaholdingsllc.com

Associate Email

5/28/2025

Date

LISTING BROKER/ASSOCIATE:

AJ Tolbert 179422

Name and **OREC** Associate License Number

Creek CRE

OREC Company Name

178837

OREC Company License Number

600 NE 4th St, Suite 100, OKC

Company Address

405-973-8435

Company Phone Number

aj@creekcre.com

Associate Email

Date

Exhibit "B" Additional Provisions

Buyer acknowledges and agrees that the five- thousand- dollar (\$5,000.00) deposit made upon execution of this Contract is non-refundable.

Buyer and Seller agree that closing is contingent upon approval of a Tax Credit award by the Oklahoma Housing Finance Agency, to be determined on November 19, 2025.

Buyer agrees to make an additional deposit of \$5,000.00 within five (5) business days in the event that the buyers application has passed the Preliminary Threshold Review by OHFA. The Preliminary review date is determined by OHFA, however, it is currently estimated to occur around the end of September 2025. In the event that the Buyers application does not pass the Preliminary Threshold Review, either Buyer or Seller may terminate this Contract upon written notice.

The additional deposit shall also be non-refundable, except in the event that the final Tax Credit award is not approved.

The Title company shall be First American Title, Attention: Amy Jones, 3000 W. Memorial Road Suite 216, Oklahoma City, OK 73120 (amjones@firstam.com).

Seller shall retain the right to continue marketing the Property until the Closing Date. If Seller receives a bona fide, written offer ("Back-Up Offer") from another buyer that includes a closing date at least sixty (60) days after the effective date of the Back-Up Offer and is acceptable to the Seller, Seller shall provide written notice of such Back-Up Offer to Buyer. Upon receipt of this notice, Buyer shall have ten (10) days to elect whether to proceed with closing on the Property in accordance with the terms of this Contract. If Buyer elects not to proceed within the ten (10) day period, or elects to proceed but fails to close within sixty (60) days after receiving notice of the Back-Up Offer, Seller may elect to terminate this Contract by providing written notice to Buyer. In such event, the Second Earnest Money Deposit shall be refunded to Buyer. Notwithstanding the foregoing, Seller shall not have the right to unilaterally cancel or terminate this Contract unless the conditions described herein are satisfied or as otherwise provided in the Contract.

Buyer may assign the contract without Seller's approval.

Buyer and Seller acknowledge that Erick Silva is the principal and agent in this transaction.

Seller shall pay Creek CRE a commission equal to 6% of the total sale price

Buyer agrees to be solely responsible for all costs associated with the Tax Credit award approval process through OHFA. Buyer further agrees to provide Seller with copies of

all surveys, engineering documents, site plans, and any documents submitted to the City of Bethany.



Mike Bass [Jun 6, 2025 17:19 GMT+1]



Sam Gresham [Jun 7, 2025 05:31 CDT]

Erick Silva

Erick Silva [Jun 6, 2025 11:11 CDT]

Signature: 

Email: aj@creekcre.com







Vacant Lot - Land- silva Final 6.6.25


Final Audit Report


2025-06-07


Created:	2025-06-06
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMPWF6f3Lb6z3Se65jmUPxEWFrkjQRemU

"Vacant Lot - Land- silva Final 6.6.25" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2025-06-06 - 3:45:35 PM GMT
-  Document emailed to AJ Tolbert (aj@creekcre.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Sam Gresham (sam@samgreshamarchitect.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Erick Silva (erick@silvaholdingsllc.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Email viewed by AJ Tolbert (aj@creekcre.com)
2025-06-06 - 3:46:03 PM GMT
-  Email viewed by Erick Silva (erick@silvaholdingsllc.com)
2025-06-06 - 3:46:28 PM GMT
-  Document e-signed by AJ Tolbert (aj@creekcre.com)
Signature Date: 2025-06-06 - 3:49:06 PM GMT - Time Source: server
-  Document e-signed by Erick Silva (erick@silvaholdingsllc.com)
Signature Date: 2025-06-06 - 4:11:31 PM GMT - Time Source: server
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2025-06-06 - 4:18:08 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2025-06-06 - 4:19:58 PM GMT - Time Source: server

 Email viewed by Sam Gresham (sam@samgreshamarchitect.com)
2025-06-07 - 10:31:04 AM GMT

 Document e-signed by Sam Gresham (sam@samgreshamarchitect.com)
Signature Date: 2025-06-07 - 10:31:51 AM GMT - Time Source: server

 Agreement completed.
2025-06-07 - 10:31:51 AM GMT

APPLICATION FOR REZONING

Final Audit Report

2026-01-21

Created:	2026-01-21
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgVJkdVDDVGS8i9Jx1WLkHVCvNN7bW7Ys

"APPLICATION FOR REZONING" History

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2026-01-21 - 4:44:24 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2026-01-21 - 4:46:31 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
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2026-01-21 - 4:47:07 PM GMT

NOTICE OF PUBLIC HEARING

On February 19th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request from West Oak Bethany LP, Applicant, and Mike Bass, Property Owner to rezone 500 FT West of Rockwell Along NW 27th. From R-2, Residential Two-family to PUD, Planned Unit Development.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record



BETHANY *Oklahoma*

Department of Planning & Community Development

January 26, 2026

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: 26-03
2. Location of Property: 500 ft west N Rockwell along NW 27th
3. Legal Description: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of

SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts
& R/ WS of Record

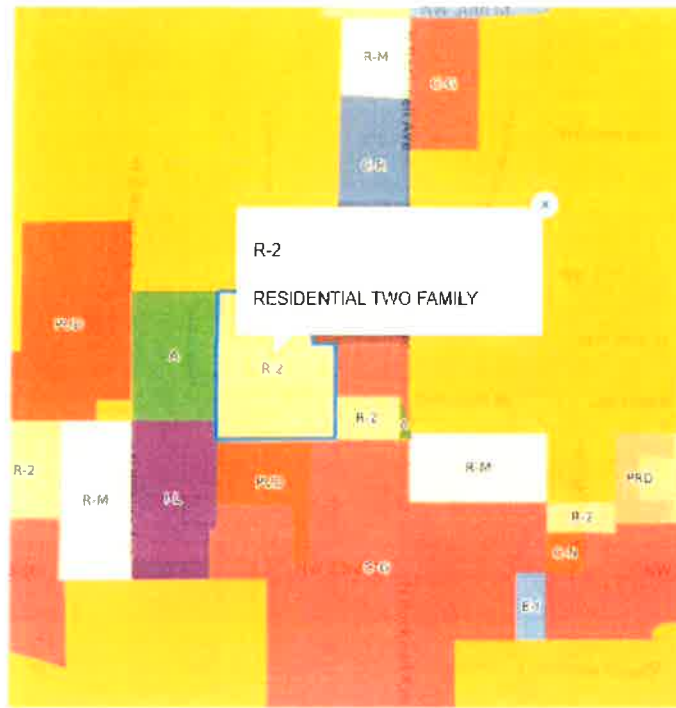
4. Present Zoning: R-2 (Residential Two-family)
5. Proposed Zoning: PUD (Planned Unit Development)

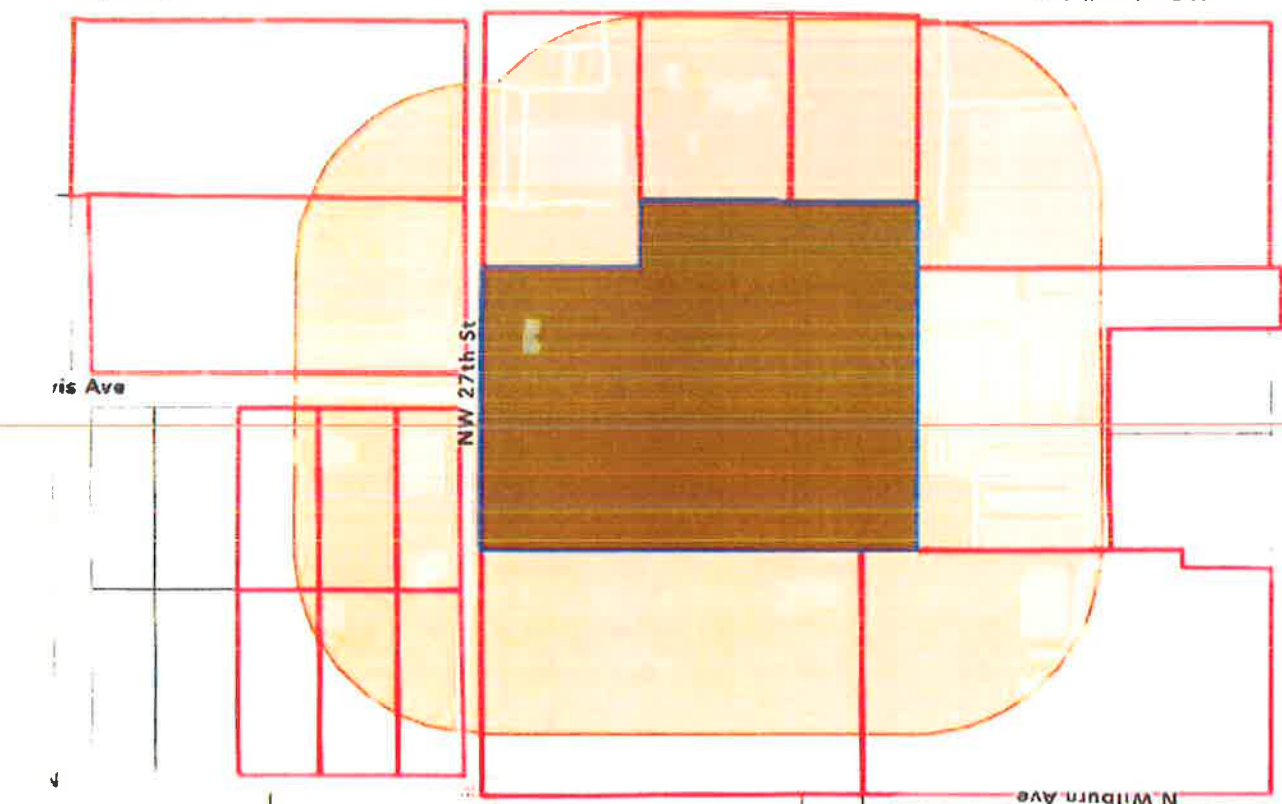
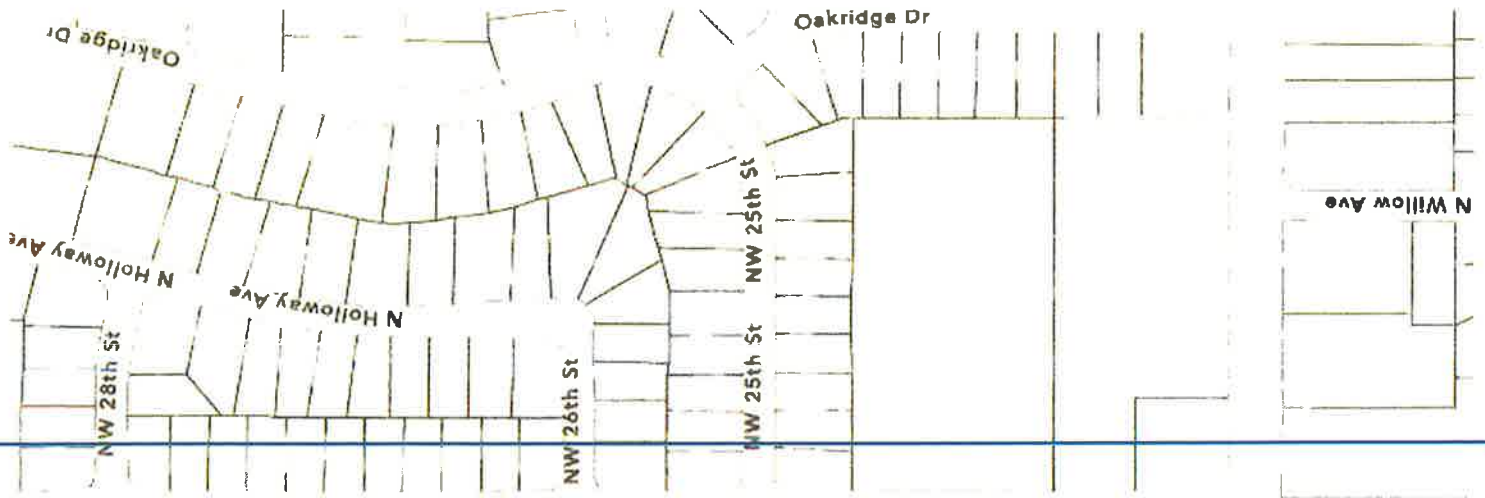
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on February 19th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on March 3rd, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.





Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Non-Official Report is for Account Number [R173781865](#) and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. [Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.](#)

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

R173781875	FALAWN TARELL NORWOOD				1245 WELINGTON DR	FALMDALE	CA			UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEING SE4 OF SE4 EX BEG SE/C SE4 TH W450FT N620FT E450FT S820FT TO BEG & EX A TR BEG 610FT N OF SE/C SE4 TH W450FT N10FT E450FT S10FT TO BEG & EX A TR BEG NE/C SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG & EX 1.368ACRS PLTD INTO A. BERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG 546FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S320FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC II) SUBJ TO ESMTS & RWS OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC				PO BOX 13852	OKLAHOMA CITY	OK			UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & RWS OF RECORD	0 UNKNOWN
R175031165	MARANATHA BAPTIST CHURCH INC				2800 N DIVIS AVE	BETHANY	OK	73008-4518	S A JONES		002	000	S A JONES 002 000 LOTS 8 THRU 14 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP				3601 NW 17TH ST	BETHANY	OK	73008	S A JONES		001	005	S A JONES 001 005	7209 NW 27TH ST BETHANY
R175031055	MONTE SINAI CORP				7201 NW 27TH ST	BETHANY	OK	73008-4536	S A JONES		001	006	S A JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC				2801 N ROCKWELL AVE	BETHANY	OK	73008-4631	S A JONES		002	000	S A JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA				2809 N DIVIS AVE	BETHANY	OK	73008	S A JONES		001	004	S A JONES 001 004	2809 N DIVIS AVE BETHANY
R175031085	MAZARIEGOS ESTEBAN N PEREZ				2800 N WILBURN AVE	BETHANY	OK	73008-4524	S A JONES		001	007	S A JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO				4123 NW 15TH ST	OKLAHOMA CITY	OK	73107	S A JONES		001	003	S A JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & LILIANA S				2805 N WILBURN	BETHANY	OK	73008	S A JONES		001	008	S A JONES 001 008	2806 N WILBURN AVE BETHANY

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAZATA BLVD	MINNETONKA	MN	55305	CARLSON FARMS SEC 1	001	000	CARLSON FARMS SEC 1001 000 PT OF LOT 2 BEG 546FT W & 308FT N OF SEC 24 SEC 20 12N 4W TH N312FT W363.74FT S311.79FT E363.72FT TO BEG PLUS BLK 1 IN ALBERTSONS BUSINESS PARK	7133 NW 23RD ST BETHANY
R173786700	DOLPHIN ASSOCIATES OK FL LLC			12150 SW BENNINGTON CIR	PORT SAINT LUCIE	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG SEC 5E4 TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES	7101 NW 23RD ST BETHANY
R173781895	OGP LLC			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 1309.70FT W & 713.38FT N OF SEC SE4 TH N610FT E400FT S610FT W400FT TO BEG CONT 5.60ACRS MORE OR LESS	UNKNOWN
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE Unit 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG AT NE/C OF SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG CONT 2.58ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD AKA LT 1 BLK 1 MERCY HEALTH BETHANY CLINIC (WHEN PLATS FILED)	2701 N ROCKWELL AVE BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	001	001	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SEC 1 LOT 2 TH W218.7FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	7271 NW 23RD ST BETHANY
R173781865	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N & 345FT W OF SEC 5E4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG SUBJ TO ESMTS & RWMS OF RECORD	0 UNKNOWN

***** R E P R I N T R E C E I P T*****

REC#: 01401850 1/21/2026 3:55 PM
OPER: ad TERM: 003
REF#: 1611

TRAN: 540.0000 COMM DEV RECEIPTS
REZONE PUD
500FT W OF ROCKWELL NW 27TH
010-39010
MISCELLANEOUS REVEN 1,821.00CR

TENDERED: 1,821.00 CHECK
APPLIED: 1,821.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

ORDINANCE NO. 2088

AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, THE PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE NORTH (T12N), RANGE FOUR WEST (R4W) OF THE INDIAN MERIDIAN (I.M), BETHANY, OKLAHOMA COUNTY AS MORE PARTICULARLY DESCRIBED HEREINAFTER.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY:

Section 1. The following-described real estate situated in the City of Bethany, to wit:

Commencing at the southeast corner of the SE/4; Thence N00°03'20: E along the east line of said SE/4 a distance of 620 feet; Thence S89°29'48"W a distance of 345.00 feet to the point of beginning, thence continuing S89°29'48"W a distance of 565.20 feet; Thence N00°06'31" a distance of 702.90 feet; Thence N89°27'47"E a distance of 462.22 feet; Thence S00°03'20"E a distance 250.00 feet; Thence N89°28'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning.

is hereby included in, added to, and made part of the district set aside for PUD, Planned Use Development District, and the Clerk of the City of Bethany is hereby authorized and directed to correct the official zoning map and comprehensive plan map of the City of Bethany, Oklahoma, to conform thereto.

Section 2. The Planned Unit Development Design Statement and Graphic Master Plan ("Master Plan") is attached hereto as Exhibit 1 is approved. The approved use for the PUD zoning is R-2, Residential, in the structure shown on the Master Plan.

Section 3. Development of the subject property shall be as provided in Section 158.020 of the Bethany Code of Ordinances and in accordance with the Master Plan.

Section 4. The preliminary plat is attached hereto as Exhibit 2 is approved.

Section 5. All ordinances in conflict herewith are hereby repealed.

END

The undersigned hereby certify that the foregoing ordinance was approved by the Bethany Planning and Zoning Commission on February 19, 2026, and introduced before the Bethany City Council on the 2nd day of March, 2026, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 2nd day of March, 2026, after public hearing, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.).

MAYOR

ATTEST:

CITY CLERK

Approved as to form and legality on _____,
2026.

CITY ATTORNEY

Note: Attach Planned Unit Development Design Statement and Graphic Master Plan to this Ordinance and mark as Exhibit 1.

Attach the Preliminary Plat to this Ordinance and mark as Exhibit 2.

BETHANY CITY COUNCIL

From: Brett Crecelius, Community Development Director
Date: February 24, 2026
Subject: Consider a preliminary plat request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner 500 feet west of N. Rockwell along NW 27th Street.

BACKGROUND

Attached are the minutes and the staff report from the February 19, 2026 Planning and Zoning Commission meeting. Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- Arvel Williams. The motion carried 5-1-1.

RECOMMENDATION

1. As develops during the meeting.

ADDITIONAL COMMENTS

A circular stamp containing the handwritten initials "dg" in blue ink.

Mr. Eric with Silva Development representing West Oak Bethany LP stated detention pond will be on the southwest corner of the site.

Commissioner Williams asked about drainage

Unknown, Engineer for Applicant stated there is an existing pond that drains directly onto our property which goes into the proposed detention pond in southwest corner of our property. There is an outfall pipe on the southside that dumps on our property. We are collecting that and passing it on through.

Brett Crecelius, Comm. Dev. Director stated this item is for rezoning the property. The next action item will be the preliminary plat.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Steve Marx. NAY- Robert Helton, Arvel Williams. ABSTAIN- None. The motion carried 5-2-0.

ITEM 3: PC 26-04

2/19/26
p. 2
minutes

Consider a preliminary plat request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner 500 feet west of N. Rockwell along NW 27th Street.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00°03'20" E along the east line of said SE/4 a distance of 620.00 feet; Thence S89°29'48" W a distance of 345.00 feet to the point of beginning, Thence continuing S89°29. "W a distance of 565.20 feet; Thence N00°06'31" W a distance of 702.90 feet; Thence N89°27'47E a distance of 462.22 feet; Thence S00°03'20" E a distance of 250.00 feet; Thence N89°29'48" E (N89°14'40" E measured) a distance of 105.00 feet; Thence S00°03'20" W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026.)**

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. Teim Engineering and the Bethany Fire Marshall have approved the preliminary plat. Water and sewer is available to the site. The site plan has been approved by both the City Inspector and Bethany Fire Marshall.

Commissioner Marx asked about a traffic study.

Brett Crecelius, Comm. Dev. Director said no traffic study was done.

After some questions about widening NW 27th Street, the applicant representative said they will be doing a half-street improvement on NW 27th St.

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- Arvel Williams. The motion carried 5-1-1.

ITEM 4: **PC 26-10**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave., (Lots 17, 18, and 32).

LEGAL DESCRIPTION: Unpltd. Pt. Sec. 9, 12N, 4W, NW4, SW4, SE4.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider three house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 17,18, and 32). They are going to be moving a lot of these homes, so applicant asked that we approve a blanket permit application.

Ray Jones, City Attorney said he does not recommend approving a blanket permit until applicant gives a definite date of completion because this can go on indefinitely. When applicant gives a completion date, then we can look at a blanket permit.

Motion was made by Ron Crouch, seconded by James Clemmer to recommend approving the house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave., (Lots 17, 18, and 32). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

NEW BUSINESS

Commissioner Helton asked about reviewing permitted uses in the tables.

Brett Crecelius, Comm. Dev. Director we can put that item on a future agenda.

Motion was made by Ron Crouch, seconded by James Clemmer to adjourn. The motion carried unanimously 7 0.

City of Bethany
 Planning & Zoning Staff Report
 February 19th, 2026

Case Number: PC 26-04

Request: Consider a preliminary plat request from Erick Silva West Oak Village LP, Applicant and Carlson Ventures LLC, Property Owner for the property containing 8.54 acres located approximately 500 ft West of N. Rockwell along NW 27th St.

Legal Description: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record

Current Zoning: R-2 (Two Family Residential)

Proposed Zoning: PUD (Planned Unit Development)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	PUD (Planned Unit Development)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agriculture) & I-L (Industrial Light)

Table 1

Background:

The applicant is requesting approval of their preliminary plat request from the property located approximately 500 ft West of N. Rockwell along NW 27th St. to subdivide the property into 22 lots. The site encompasses a total area of 8.54 acres and is currently undeveloped.

Analysis:

<i>Characteristics</i>	
<i>Total Area</i>	8.54
<i>Number of lots</i>	22
<i>Lot size</i>	Average lot size 9,636
<i>Water</i>	Existing 8-inch and 6- inch
<i>Sewer</i>	Existing 8-inch

Table 2

The applicant is requesting preliminary plat approval to subdivide the property into 22 duplex lots. Plans have been submitted for review, and feedback has been provided by city staff and engineers.

Water and Sewer

All utility services are currently available to serve this site and will be extended to as needed. The nearest water line is an existing 8" water line along NW 27th Street and will be tapped into from a public water main extension and will connect both ends of the main with 8" and 6" water lines servicing the site.

The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main. The extension will be constructed within a dedicated public utility easement from the adjacent Carlson Ventures Property.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for their preliminary plat.

Attachments:

- TEIM Letter
- Zoning Map
- Aerial Photographs
- Water and Sewer Atlases
- Application Documents
- Certified Owners List
- Public Notification



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

February 12, 2026

To: Brett Crecelius

From: Robbie Williams

A handwritten signature in black ink, appearing to read 'RW', positioned to the right of the 'From:' field.

Subject: West Oak Village
Preliminary Plat
Submittal No. 2

We have reviewed the preliminary plat and our comments are as follows:

Preliminary Plat

1. We have reviewed the preliminary plat and all of our comments have been addressed.

Drainage Report

1. We have reviewed the Drainage and Detention Study dated February 12, 2026 and recommend its approval.

Let me know if you need additional information.



Fire and Life Safety Plan Review

Building Address: West Oak Village

Review Date: 02/13/2026

Applicant: Shawn Smith, West Oak Bethany, LP

Project Status: **APPROVED FOR CONSTRUCTION**

The submitted plans have been reviewed for fire and life safety code compliance as it pertains to the City of Bethany's adopted building and fire codes. Fire suppression, fire alarm, or any other special building or system features requiring third party review and/or inspections are not within the scope of this plan review. This plan review does not relieve the applicant of the responsibility to comply with the City of Bethany's adopted codes and ordinances and is subject to field inspection by the Bethany Fire Department.

Review Comments:

1 ITEM: Project Description

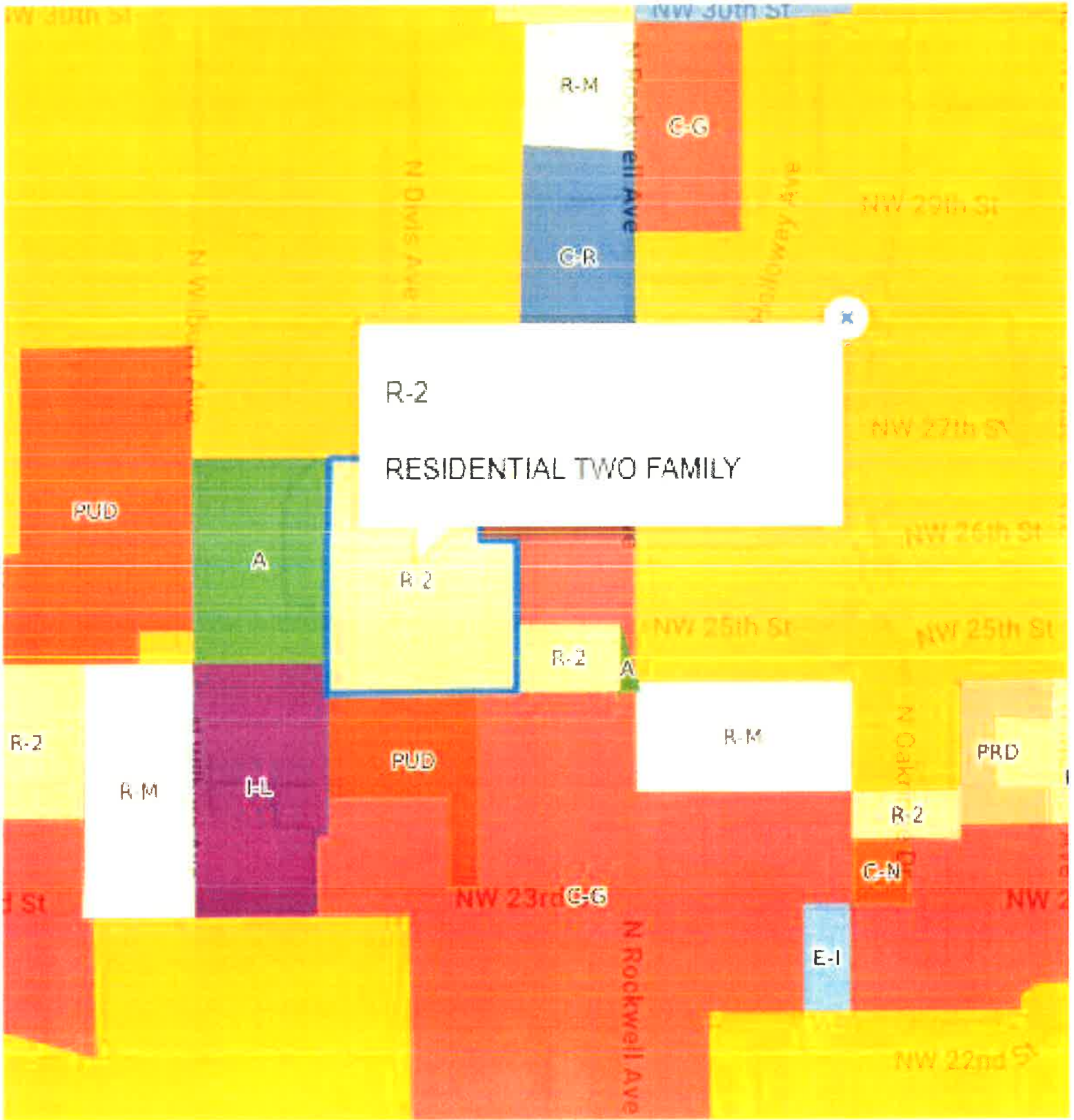
RESULT: 22 Lot residential subdivision preliminary plat review.

2 ITEM: General Comments

RESULT: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road all dwelling units shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the 2018 IFC. Suppression system design shall be reviewed and approved by the City of Bethany's third-party plan reviewer prior to rough in inspection. All required inspections and acceptance testing shall be completed prior to CO issuance.

2. During construction approved vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.





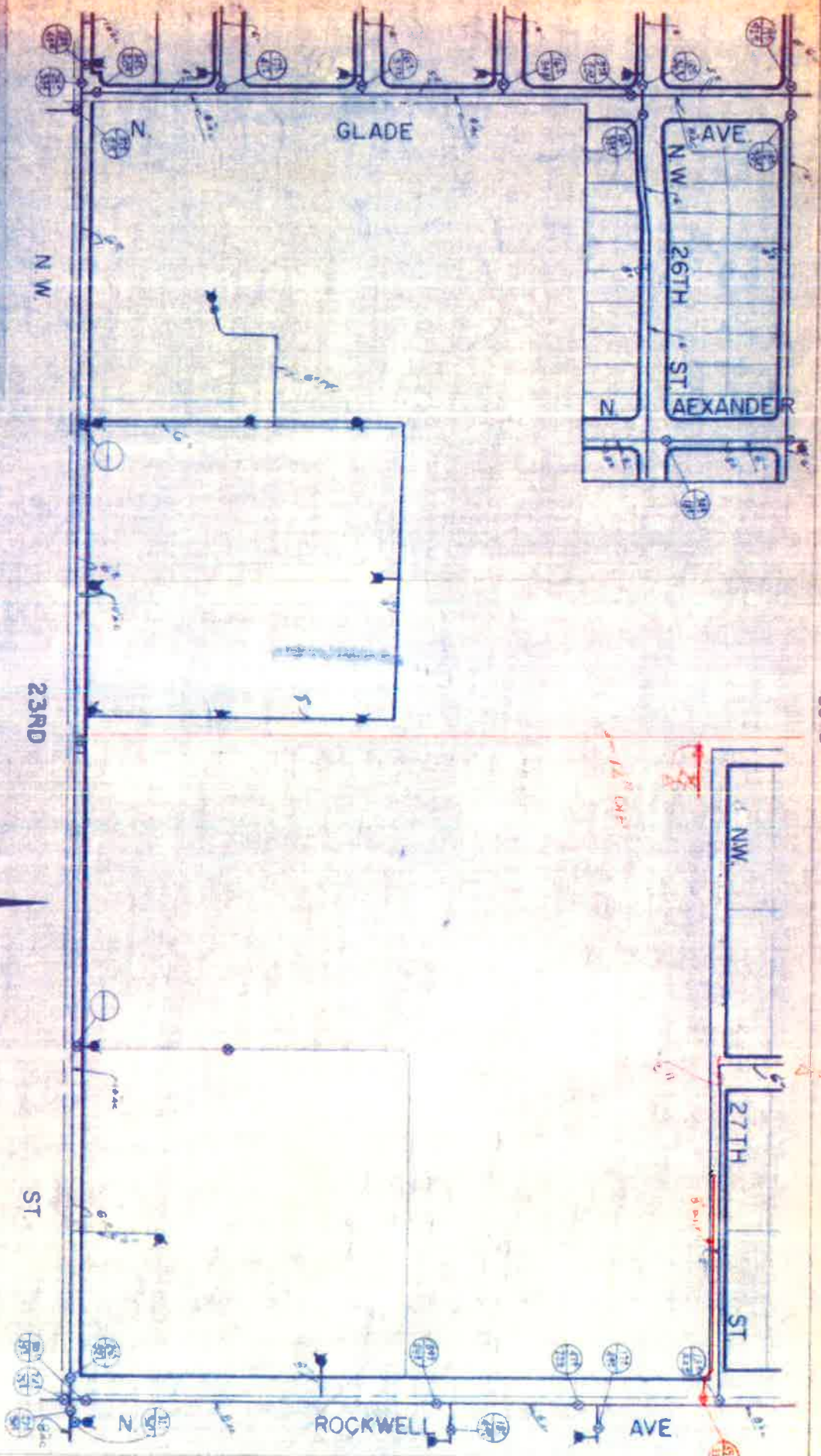
R-2

RESIDENTIAL TWO FAMILY

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SCALE 1" = 200'

20-5



20-4

20-6

21-4

DAN 2 1 2016

PACKET C SUBDIVISION PROCEDURE

STEP ONE

Pre-application meeting with Community Development staff. Obtain a copy of Subdivision Ordinance (Section 154.01 – 154.79). Commence the preparation of a preliminary plat.

STEP TWO

A. Submission of a preliminary plat application including:

1. Application form filled out.
2. Payment of an application fee and Notice of Hearing fee.

less than 10 acres	\$1,000.00
10-40 acres	\$1,250.00
more than 40 acres	\$1,563.00
Notice of Hearing Fee	\$ 150.00

3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of the property. This must be a current list and must be prepared and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. Attach ten (10) copies of the preliminary plat.

B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.

C. The Planning and Zoning Commission will review the preliminary plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.

D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

STEP THREE

- A. Submission of a final plat application includes:
 - a. Payment of an application fee of **\$625.00**.
 - b. Attach five (5) copies of the final plat.
 - c. Attach seven (7) sets of construction plans for public improvements.
 - d. Attach a transmittal letter indicating any proposed off-site improvements.
 - e. Attach an engineer's itemized estimate of the cost of each public improvement.
 - f. Attach a construction program detailing the timing of the installation of each public improvement.

- B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.

- C. The Planning and Zoning Commission will review the final plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.

- D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

SUBDIVISION APPLICATION

Name of proposed subdivision: West Oak Village.

Location: Approximately 500 ft west of N Rockwell along NW 27th St.

Legal Description (type here or attach to application):

Attached "Exhibit A"

Total area of property: 8.5d

Number of lot(s) created: 22

Current Zoning: R-2 Two Family Residential

Current Comprehensive Plan designation: R-2 to PD

Name/Address/Phone/Fax of Engineer:
Jon Doyle
Cedar Creek Inc. 405 6505207

Name/Address/Phone/Fax of Surveyor:
Jon Doyle
Cedar Creek Inc. (405) 6505207.

Applicant(s) Name (print name):
Frick Silva West Oak Village LP

Address: 10 NE eighth St.

Phone # (daytime): (405) 919 8139

Fax #:

Applicant(s) Signature:



Property Owner(s) Name (print name):

Carlson Ventures LLC

Property Owner(s) Signature:

Address:

P.O. Box 18852 Oklahoma City, OK 73154

Phone # (daytime):

Fax #:



Signature for Bethany Subdivision

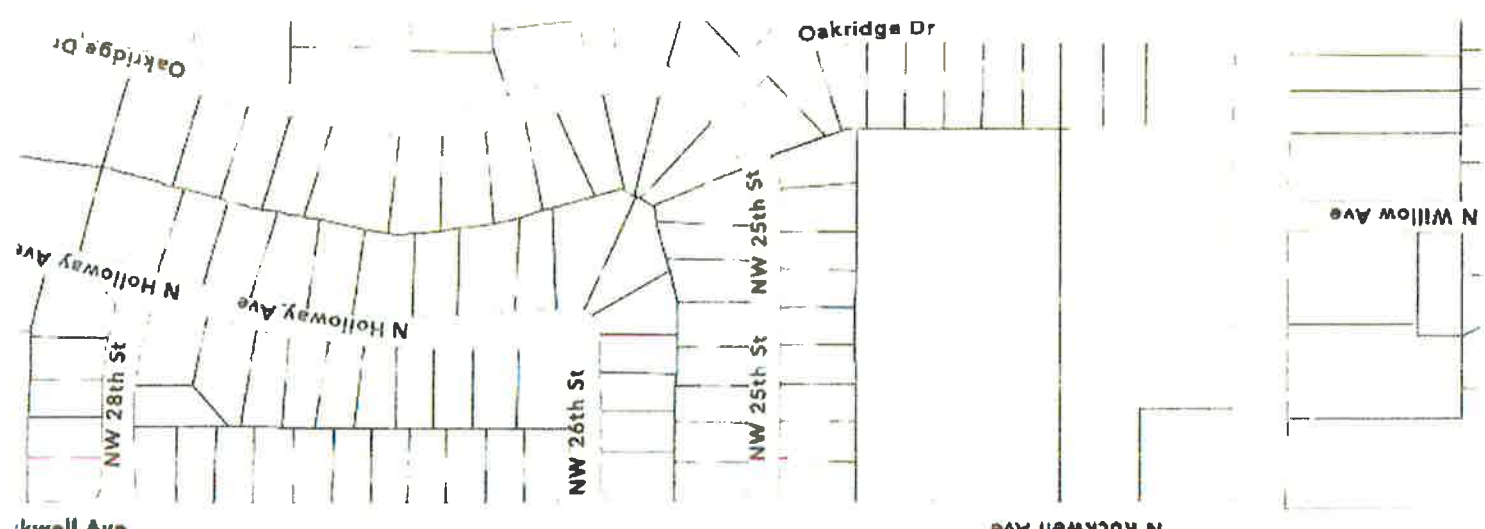
Final Audit Report

2026-01-21

Created:	2026-01-21
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAva_uSkYeg9hqvAhlp39nwb-RjuEf0xgq

"Signature for Bethany Subdivision" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2026-01-21 - 5:40:44 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2026-01-21 - 5:40:48 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2026-01-21 - 5:41:38 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2026-01-21 - 5:41:55 PM GMT - Time Source: server
-  Agreement completed.
2026-01-21 - 5:41:55 PM GMT



Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Non-Official Report is for Account Number [R173781865](#) and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. [Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.](#)

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAZYATA BLVD	MINNETOYKA	MN	55305	CARLSON FARMS SEC 1	001	000	CARLSON FARMS SEC 1 001 000 PT OF LOT 2 BEG 546FT W & 308FT N OF SE/C SE4 SEC 20 12N 4W TH N312FT W363.74FT S311.79FT E363.72FT TO BEG PLUS BLK 1 IN ALBERTSONS BUSINESS PARK	7133 NW 23RD ST BETHANY
R173786700	DOLPHIN ASSOCIATES OK FL LLC			12150 SW BENNINGTON CIR	PORT SAINT LUCIE FL	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES	7101 NW 23RD ST BETHANY
R173781895	OGP LLC			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG AT NE/C OF SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG CONT 2.59ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD AKA LT 1 BLK 1 MERCY HEALTH BETHANY CLINIC (WHEN PLATS FILED)	UNKNOWN
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE, UNF 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	000	000	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.7FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	2701 N ROCKWELL AVE BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	001	001	UNPLTD PT SEC 20 12N 4W BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG SUBJ TO ESMTS & RWMS OF RECORD	7271 NW 23RD ST BETHANY
R173781885	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	000	000	UNKNOWN	UNKNOWN

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

R173781875	FALAWN TARELL NORWOOD				1249 WELLINGTON DR	PALMDALE CA	93551 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEING SE4 OF SE4 EX BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG & EX A TR BEG 610FT N OF SE/C SE4 TH W450FT N10FT E450FT S10FT TO BEG & EX A TR BEG NE/C SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG & EX 1.366ACRS PLTD INTO ALBERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG S46FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S620FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC I) SUBJ TO ESMTS & R/W'S OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC				PO BOX 18852	OKLAHOMA CITY OK	73154 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & R/W'S OF RECORD	0 UNKNOWN
R175031165	MARANATHA BAPTIST CHURCH INC				2800 N DIVIS AVE	BETHANY OK	73008-4518	SA JONES	002	000	SA JONES 002 000 LOTS 8 THRU 14 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP				3601 NW 17TH ST	BETHANY OK	73008	SA JONES	001	005	SA JONES 001 005	7209 NW 27TH ST BETHANY
R175031055	MONTE SINAI CORP				7201 NW 27TH ST	BETHANY OK	73008-4536	SA JONES	001	006	SA JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC				2801 N ROCKWELL AVE	BETHANY OK	73008-4631	SA JONES	002	000	SA JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA				2809 N DIVIS AVE	BETHANY OK	73008	SA JONES	001	004	SA JONES 001 004	2809 N DIVIS AVE BETHANY
R175031065	MAZARIEGOS ESTEBAN N PEREZ				2800 N WILBURN AVE	BETHANY OK	73008-4524	SA JONES	001	007	SA JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO GUTIERREZ				4129 NW 15TH ST	OKLAHOMA CITY OK	73107	SA JONES	001	003	SA JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & ULIANA S				2806 N WILBURN	BETHANY OK	73008	SA JONES	001	008	SA JONES 001 008	2806 N WILBURN AVE BETHANY

BETHANY

Oklahoma

Department of Planning & Community Development

NOTICE OF HEARING

PLANNING & ZONING COMMISSION

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development Department to subdivide their property. All subdivision applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

If you have any questions regarding this notice, please contact the Community Development Director at (405) 789-6005.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BETHANY

PLAT APPROVAL INFORMATION

A. Platting Proposal

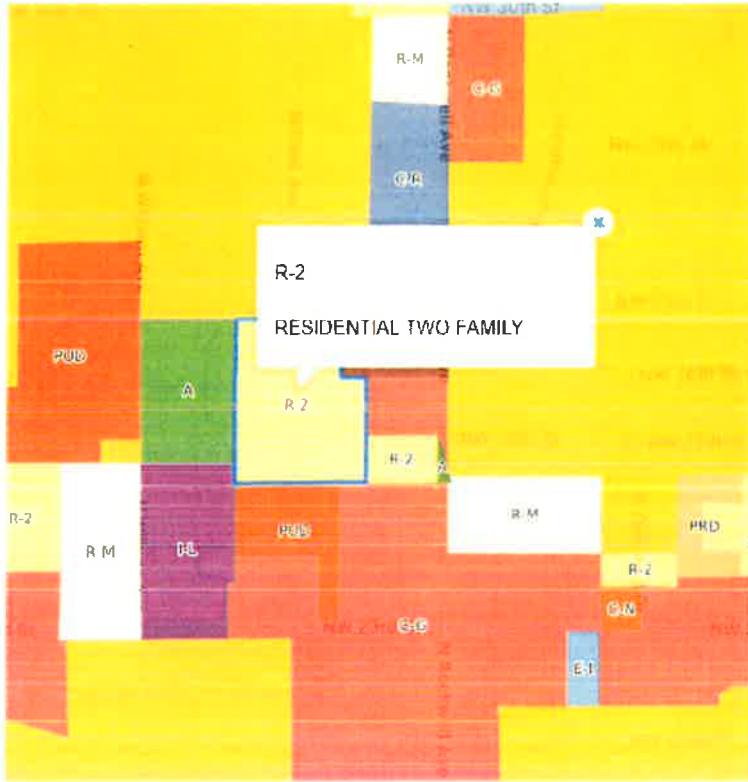
1. Case No. 26-04
2. Location of Property: 500 ft west N Rockwell along NW 27th
3. Legal Description: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record
4. Name of Applicant: Erick Silva West Oak Village LP
5. Name of Subdivision: West Oak Village
6. Number of lots proposed: 22
7. Present Zoning: R-2 (Residential Two-family)
8. Preliminary or Final Plat? : Preliminary Plat

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on February 19th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.
2. The City Council hearing on the proposed plat will be held on March 3rd, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.



NOTICE OF PUBLIC HEARING

On February 19th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a preliminary plat request from Erick Silva West Oak Village LP, Applicant and Carlson Ventures LLC, Property Owner for the property containing 8.54 acres located approximately 500 ft West of N. Rockwell along NW 27th St.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record



***** R E P R I N T R E C E I P T*****

REC#: 01401853 1/21/2026 3:56 PM
OPER: ad TERM: 003
REF#: 1612

TRAN: 540.0000 COMM DEV RECEIPTS
SUB DIV 500FT W OF N ROCKWELL
NW 27TH ST
010-39010
MISCELLANEOUS REVEN 1,150.00CR

TENDERED: 1,150.00 CHECK
APPLIED: 1,150.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

CITY OF BETHANY

From: Elizabeth A. Gray, City Manager
Date: February 26, 2026
Subject: FY 2027 Budget 1st **Draft**

BACKGROUND

To begin the budgeting process, in December, budget worksheets were distributed to the City's Department Directors and 2026 revenue estimated were prepared. The directors submitted their budget requests which were compiled by the Finance Director. The result of these efforts is the enclosed **draft** budget.

The next steps in the budget process are continued revisions to the draft, proposed expense amounts, meetings with directors and individual councilmembers, a budget fair in April, presentation of the budget for a public hearing, and finally presentation of the budget for adoption.

RECOMMENDATION

No action necessary.

A circular stamp containing the handwritten initials 'dg' in blue ink.

ADDITIONAL COMMENTS

GENERAL FUND
FY 2027 FINANCIAL SUMMARY

	Actual FY 25	Budget FY26B	Estimate FY26E	Budget FY27
Revenue				
Carryover From Previous Year	\$ 5,263,237	\$ 5,214,198	\$ 5,283,513	\$ 5,136,615
Total Operating Revenue	10,678,527	10,485,552	10,669,340	10,669,290
Operating Transfer From Public Works	2,350,000	2,600,000	2,600,000	2,850,000
Transfers From Other Funds	<u>5,242,403</u>	<u>5,119,156</u>	<u>5,206,196</u>	<u>5,266,913</u>
Revenue Available for Appropriation	\$ 23,534,167	\$ 23,418,906	\$ 23,759,049	\$ 23,922,818
Expenditures				
Maintenance and Operations	\$ 11,909,329	\$ 12,627,695	\$ 12,254,856	\$ 13,418,219
Capital Expenditures	143,799	360,019	93,199	157,750
Contingency	-	418,395	-	-
Transfer CIP Pledged Sales Tax				
Transfer to PWA - Pledged Sales Tax	6,131,526	5,932,310	6,208,379	6,208,379
Transfer to Fed Grant Fund				
Transfer To Other Funds	<u>66,000</u>	<u>66,000</u>	<u>66,000</u>	<u>-</u>
Total Expenditures and Transfers	\$ 18,250,654	\$ 19,404,419	\$ 18,622,434	\$ 19,784,348
FB Carryover to Next Fiscal Year	\$ 5,283,513	\$ 4,014,487	\$ 5,136,615	\$ 4,138,470
Restricted Funds	\$ (1,456,835)	\$ (1,456,835)	\$ (1,456,835)	\$ (1,456,835)
Capital Reserve	\$ -	\$ -	\$ (1,122,128)	\$ (123,983)
Stabilization Reserve	\$ (3,757,363)	\$ (2,557,652)	\$ (2,557,652)	\$ (2,557,652)
Unreserved Unrestricted Fund Balance	\$ 69,315	\$ -	\$ 0	\$ 0

FINANCIAL SUMMARY

PRELIMINARY DRAFT

GENERAL FUND
FY 2025 SUMMARY OF REVENUES

	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
Operating Revenue				
Sales Tax	\$ 6,131,526	6,011,975.00	\$ 6,208,379	6,208,379.00
Franchise-ONG/OG&E	657,022	686,207.00	788,725	788,725.00
Ordinance-Telephone	53,154	7,820.00	6,299	6,299.00
Franchise-Cable	94,005	94,472.00	87,984	87,984.00
Hotel tax	59,363	57,113.00	19,323	19,323.00
Use Tax	1,592,862	1,599,353.00	1,599,921	1,599,921.00
Subtotal Taxes	<u>\$ 8,587,932</u>	<u>\$ 8,456,940</u>	<u>\$ 8,710,631</u>	<u>\$ 8,710,631</u>
Occupation	\$ 47,621	37,821.00	\$ 43,456	43,456.00
Building Permits	32,489	30,559.00	35,983	35,983.00
Inspection Fees & Permits	31,503	35,581.00	27,909	27,909.00
Zoning Permits	782	1,043	-	-
Subtotal Licenses & Permits	<u>\$ 112,395</u>	<u>\$ 105,004</u>	<u>\$ 107,348</u>	<u>\$ 107,348</u>
Alcohol Beverage Tax	\$ 55,100	50,669.00	\$ 58,343	58,343.00
Tobacco Tax	20,489	14,508.00	38,240	38,240.00
Gasoline Tax	60,301	48,065.00	25,523	25,523.00
Motor Vehicle Tax	118,537	131,772.00	107,379	107,379.00
Subtotal Intergovernmental Revenue	<u>\$ 254,427</u>	<u>\$ 245,014</u>	<u>\$ 229,485</u>	<u>\$ 229,485.00</u>
Accounting Dept Revenues	\$ 24,200	39,600.00	\$ 26,400	26,400.00
Emergency Medical call services fee	283,719	280,831.00	283,918	283,918.00
Stormwater compliance fee	327,645	324,218.00	328,702	328,702.00
Swimming Pool				
Subtotal Charges for Services	<u>\$ 635,564</u>	<u>\$ 644,649</u>	<u>\$ 639,020</u>	<u>\$ 639,020</u>
Police Fines and Court Costs	685,323	683,155.00	560,195	560,195.00
Total Police Fines & Court Costs	<u>\$ 685,323</u>	<u>\$ 683,155</u>	<u>\$ 560,195</u>	<u>\$ 560,195</u>
Cemetery Lot Sales	\$ -			-
Economic Dev Promo and Event Revenue	-		50	-
Interest on Investments	51,973	42,403.00	24,513	24,513.00
Mineral Rights & Royalties	13,008	12,732.00	21,164	21,164.00
Grant Revenue	18,660.00	4,000.00	-	-
State on Behalf Payments				
Reimbursements	3,154	2,491.00	4,323	4,323.00
OMAG Reimbursements	29,517	20,096.00	68,115	68,115.00
Credit Card Fees	108,870	108,352.00	112,923	112,923.00
Misc. - Other	177,704	160,716.00	191,573	191,573.00
Subtotal Miscellaneous Revenue	<u>\$ 402,886</u>	<u>\$ 350,790</u>	<u>\$ 422,661</u>	<u>\$ 422,611</u>
Total Operating Revenue	<u>\$ 10,678,527</u>	<u>\$ 10,485,552</u>	<u>\$ 10,669,340</u>	<u>\$ 10,669,290</u>
Transfers From Other Sources				
Transfer from Public Safety Fund	183,894	215,000	84,283	145,000
Transfer from E-911 Fund		10,000		-
Transfer from Juvenile Justice Fund				-
Transfer From PWA 82.5% Sales Tax	5,058,509	4,894,156	5,121,913	5,121,913
Total Transfers	<u>\$ 5,242,403</u>	<u>\$ 5,119,156</u>	<u>\$ 5,206,196</u>	<u>\$ 5,266,913</u>
Total General Fund Revenue	<u>\$ 15,920,930</u>	<u>\$ 15,604,708</u>	<u>\$ 15,875,536</u>	<u>\$ 15,936,203</u>
Fund Balance Appropriated		(2,405,780)	(11,321,796)	(10,487,146)
Total Funds Appropriated	<u>\$ 15,920,930</u>	<u>\$ 13,198,928</u>	<u>\$ 4,553,740</u>	<u>\$ 5,449,057</u>

SUMMARY OF REVENUES AND TRANSFERS IN

**GENERAL FUND
DEPARTMENTAL SUMMARY OF EXPENDITURES AND TRANSFERS**

DEPARTMENTAL SUMMARY OF EXPENDITURES AND TRANSFERS

Department	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
Management	\$ 952,150	\$ 989,798	\$ 920,115	\$ 974,502
Finance	442,214	438,258	395,813	573,822
Municipal Court	521,709	575,617	506,827	625,335
Engineering	177,541	190,000	97,328	160,000
Police	4,824,509	5,309,879	5,105,114	5,675,582
Fire	2,959,501	3,150,030	3,139,051	3,196,615
Community Development	586,407	672,200	659,560	714,471
Public Works	1,077,449	1,121,738	999,764	1,086,484
Parks	514,904	540,194	546,363	569,158
Contingency	-	418,395	-	-
Total Gen Fund Expenditures	\$ 12,056,384	\$ 13,406,109	\$ 12,369,935	\$ 13,575,969
Transfers In				
Transfer In- PWA 82.5% Sales Tax	\$ 5,058,509	\$ 4,894,156	\$ 5,121,912	\$ 5,121,912
Transfer In- BPWA Operating	2,350,000	2,600,000	2,600,000	9,058,379
Transfer In- Public Safety Fund	-	215,000	84,283	145,000
Transfer In- E911 Fund	-	10,000	10,000	10,000
Transfer In- Juvenile Justice Fund	-	-	-	-
Total Transfers In	\$ 7,408,509	\$ 7,719,156	\$ 7,816,195	\$ 14,335,291
Transfers Out				
Transfer Out- Pledged Sales Tax PWA	\$ 6,131,526	\$ 6,011,975	-	6,208,379.00
Transfer Out - Capital Improvement Fund	\$ -	\$ -	-	-
Transfer Out- BEDA Hotel Tax	-	-	-	-
Transfer Out- Federal Grant Fund	-	1,500,000	-	-
Transfer Out - 2022A GO Bond	-	-	-	-
Transfer Out- BDA	-	-	-	-
Total Transfers Out	6,131,526	7,511,975	-	6,208,379
Total Transfers In/Out	\$ (1,276,983)	\$ (207,181)	\$ (7,816,195)	\$ (8,126,912)
Total Expenditures and Transfers	\$ 10,779,401	\$ 13,198,928	\$ 4,553,740	\$ 5,449,057

**GENERAL FUND
SUMMARY OF EXPENDITURES BY OBJECT CODE**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 6,766,526	\$ 7,048,861	\$ 7,041,901	\$ 7,473,386
101 Allowances	159,046	204,309	166,687	179,471
102 FICA & Medicare	404,698	426,294	425,674	457,231
103 Retirement	791,177	831,135	840,700	859,342
104 Insurance - Employee	1,001,031	1,144,645	1,244,567	1,053,881
105 Membership, Travel & Training	104,804	118,800	121,315	122,700
106 Overtime	252,120	219,617	266,788	222,273
Total 100 Personal Service	\$ 9,479,402	\$ 9,993,661	\$ 10,107,632	\$ 10,368,284
200 Materials & Supplies				
210 Office Supplies	\$ 34,965	\$ 41,180	\$ 31,824	\$ 37,693
211 Janitor Supplies	7,785	9,474	5,698	8,992
212 Maintenance Supplies	167,751	181,431	137,038	179,263
213 Fuel & Lubricants	109,606	128,736	90,317	143,637
214 Small Tools	3,442	9,211	-	8,000.00
215 Chemicals	9,334	8,612	8,539	6,612
216 Fees and Materials	4,577	6,000	269	146,500
Total 200 Materials & Supplies	\$ 337,460	\$ 384,644	\$ 273,685	\$ 530,697
300 Other Services & Charges				
340 Professional Services	\$ 549,784	\$ 577,831	\$ 540,822	\$ 623,539
341 Utilities	301,392	287,042	251,182	359,748
342 Maintenance Contractual	312,023	323,517	246,476	329,746
342.1 Vehicle Repair	38,622	43,000	34,286	43,000
343 Insurance - Property	99,896	131,978	104,723	151,648
345 911 Service Charges	8,545	15,000	4,956	15,000
345 Abatement Costs	17,543	20,000	14,753	20,000
347 Economic Development	61,290	66,000	-	66,000
349 Youth Council Programs	-	-	-	2,000
350 Advertising and Promotions	6,500	8,000	756	7,000
351 IT and Technology Expenses	277,732	377,645	403,041	469,707
Animal Control	27,146	30,000	20,026	32,500
352 Dues and Fees	254,067	246,877	194,518	257,877
353 Software License and Support	137,927	122,000	58,000	141,473
376 Parks Committee Projects	-	500	-	-
Total 300 Services & Charges	\$ 2,092,467	\$ 2,249,390	\$ 1,873,539	\$ 2,519,238
Subtotal Maintenance and Operations	\$ 11,909,329	\$ 12,627,695	\$ 12,254,856	\$ 13,418,219

SUMMARY OF EXPENDITURES BY OBJECT CODE

PRELIMINARY
DRAFT

**GENERAL FUND
SUMMARY OF EXPENDITURES BY OBJECT CODE**

400 Capital Expenditures

401 Office Equipment	\$	7,198	\$	22,250	\$	4,589	\$	10,250
402 Motor Vehicles & Machinery		100,775		170,000		84,283		145,000
403 Other Equipment		-		59,500		-		-
404 Projects		30,000		102,269		3,775		-
405 Council Chambers		<u>5,826</u>		<u>6,000</u>		<u>552</u>		<u>2,500</u>

Total 400 Capital Expenditures	\$	<u>143,799</u>	\$	<u>360,019</u>	\$	<u>93,199</u>	\$	<u>157,750</u>
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500 Contingency

501 Operating Contingency	\$	-	\$	288,395	\$	-	\$	-
502 Capital Contingency		-		-		-		-
503 Disaster/Emergency Contingency		-		-		-		-
504 Employee Severance Contingency		-		-		-		-
505 Compensated Absence Contingency		-		80,000		-		-
506 Litigation Contingency		-		50,000		-		-
507 Restricted Capital Contingency		-		-		-		-
508 Restricted Emergency Contingency		-		-		-		-
509 Restricted OPEB Contingency		-		-		-		-

Total 500 Contingency	\$	<u>-</u>	\$	<u>418,395</u>	\$	<u>-</u>	\$	<u>-</u>
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Total Expenditures	\$	<u>12,053,128</u>	\$	<u>13,406,109</u>	\$	<u>12,348,055</u>	\$	<u>13,575,969</u>
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SUMMARY OF EXPENDITURES BY OBJECT CODE

PRELIMINARY

DRAFT

1.0 Management - General Fund

Departmental Summary

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 367,940	384,204.00	\$ 383,779	399,130.00
101 Allowances	11,660	12,100.00	11,707	12,000.00
102 FICA & Medicare	27,304	29,392.00	28,466	30,533.00
103 Retirement	38,324	40,635.00	39,977	25,504.00
104 Insurance - Employee	38,619	39,467.00	40,541	38,335.00
105 Membership, Travel & Training	39,400	37,200.00	39,200	37,200.00
106 Overtime				
Total 100 Personal Service	<u>\$ 523,247</u>	<u>\$ 542,998</u>	<u>\$ 543,670</u>	<u>\$ 542,702</u>
200 Materials & Supplies				
210 Office Supplies	\$ 13,902	17,000.00	\$ 7,231	10,000.00
211 Janitor Supplies	1,690	1,200.00	744	1,200.00
212 Maintenance Supplies	463	1,000.00	1,294	1,000.00
213 Fuel & Lubricants	1,064	1,600.00	917	1,100.00
214 Small Tools	-		-	
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 17,119</u>	<u>\$ 20,800</u>	<u>\$ 10,186</u>	<u>\$ 13,300</u>
300 Other Services & Charges				
340 Professional Services	\$ 207,427	197,000.00	\$ 181,020	190,000.00
341 Utilities	24,584	26,000.00	13,481	26,000.00
342 Maintenance Contractual	24,692	23,000.00	20,038	23,000.00
343 Insurance - Property	12,779	11,000.00	15,958	16,000.00
344 Refunds			-	
350 Advertising & Promotion	6,500	8,000.00	756	7,000.00
351 IT and Technology Expenses	125,262	134,000.00	124,070	134,000.00
352 Dues and Fees	-	-	10,000	10,000.00
353 Software Licenses and Support	3,936	7,000.00	-	5,000.00
Total 300 Services & Charges	<u>\$ 405,180</u>	<u>\$ 406,000</u>	<u>\$ 365,323</u>	<u>\$ 411,000.00</u>
Subtotal Maintenance & Operations	<u>\$ 945,546</u>	<u>\$ 969,798</u>	<u>\$ 919,179</u>	<u>\$ 967,002</u>
400 Capital Expenditures				
401 Office Equipment	\$ 778	14,000.00	\$ 384	5,000.00
403 Other Equipment	-			
404 Projects	-			
405 Council Chambers	5,826	6,000.00	552	2,500.00
Total 400 Capital Expenditures	<u>\$ 6,604</u>	<u>\$ 20,000</u>	<u>\$ 936</u>	<u>\$ 7,500</u>
500 Contingency				
501 Operating Contingency				
502 Capital Contingency				
Total 500 Contingency	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 952,150</u>	<u>\$ 989,798</u>	<u>\$ 920,115</u>	<u>\$ 974,502</u>

1.0 Management and General Government

PRELIMINARY
DRAFT

**2.0 Finance - General Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 249,745	260,100.00	\$ 257,544	261,490.00
101 Allowances	1,934	2,000.00	2,292	2,400.00
102 FICA & Medicare	18,325	21,000.00	19,649	21,000.00
103 Retirement	21,002	22,158.00	22,188	16,709.00
104 Insurance - Employee	29,813	35,000.00	22,990	28,050.00
105 Membership, Travel & Training	228	500.00	450	500.00
106 Overtime	-	-	4,610	4,700.00
Total 100 Personal Service	<u>\$ 321,047</u>	<u>\$ 340,758</u>	<u>\$ 329,723</u>	<u>\$ 334,849</u>
200 Materials & Supplies				
210 Office Supplies	\$ 2,077	2,000.00	\$ 1,997	2,000.00
211 Janitor Supplies				
212 Maintenance Supplies				
213 Fuel & Lubricants				
214 Small Tools				
216 Financial Fees	2,241	2,000.00	235	145,000.00
Total 200 Materials & Supplies	<u>\$ 4,318</u>	<u>\$ 4,000</u>	<u>\$ 2,232</u>	<u>\$ 147,000</u>
300 Other Services & Charges				
340 Professional Services	\$ 32,766	30,000.00	\$ 2,489	32,000.00
341 Utilities				
342 Maintenance Contractual	1,679	1,500.00	1,958	1,500.00
342.1 Vehicle Repair				
343 Insurance - Property				
344 Refunds				
353 Software Licenses and Support	79,245	58,000	58,000	58,473.00
Total 300 Services & Charges	<u>\$ 113,690</u>	<u>\$ 89,500</u>	<u>\$ 62,447</u>	<u>\$ 91,973</u>
Subtotal Maintenance & Operations	<u>\$ 439,055</u>	<u>\$ 434,258</u>	<u>\$ 394,402</u>	<u>\$ 573,822</u>
400 Capital Expenditures				
401 Office Equipment	\$ 3,159	\$ 4,000	\$ 1,411	
402 Motor Vehicles & Machinery				
403 Other Equipment				
404 Projects				
Total 400 Capital Expenditures	<u>\$ 3,159</u>	<u>\$ 4,000</u>	<u>\$ 1,411</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 442,214</u>	<u>\$ 438,258</u>	<u>\$ 395,813</u>	<u>\$ 573,822</u>

2.0 Finance - General Fund

PRELIMINARY
DRAFT

3.0 Municipal Court - General Fund

Departmental Summary

Expenditure Classification	Actual	Approved	Year-End	Budget
	FY 25	Budget FY26B	Estimate FY26E	FY27
100 Personal Service				
100 Salaries	\$ 326,841	342,000.00	\$ 339,662	347,000.00
101 Allowances	5,248	6,560.00	5,654	7,910.00
102 FICA & Medicare	24,241	26,163.00	25,210	26,000.00
103 Retirement	27,862	28,694.00	29,021	22,173.00
104 Insurance - Employee	31,814	39,200.00	33,898	36,652.00
105 Membership, Travel & Training	2,811	5,900.00	1,123	7,000.00
106 Overtime	-	-	576	3,000
Total 100 Personal Service	\$ 418,817	\$ 448,517	\$ 435,144	\$ 449,735
200 Materials & Supplies				
210 Office Supplies	\$ 2,726	5,700.00	\$ 3,245	5,700.00
211 Janitor Supplies	43	900.00		900.00
212 Maintenance Supplies	598	1,500.00		1,500.00
213 Fuel & Lubricants	245	1,700.00	456	1,700.00
214 Small Tools				
215 Chemicals				
Total 200 Materials & Supplies	\$ 3,612	\$ 9,800	\$ 3,701	\$ 9,800
300 Other Services & Charges				
340 Professional Services	\$ 45,834	50,000.00	\$ 34,841	74,500.00
341 Utilities	7,783	10,000.00	4,884	12,000.00
342 Maintenance Contractual	25,524	31,300.00	13,682	51,300.00
342.1 Vehicle Repair	-	3,000.00	-	3,000.00
343 Insurance - Property	9,555	10,000.00	14,575	15,000.00
344 Refunds				
353 Software Licenses and Support	10,584	13,000	-	10,000
Total 300 Services & Charges	\$ 99,280	\$ 117,300	\$ 67,982	\$ 165,800
Subtotal Maintenance & Operations	\$ 521,709	\$ 575,617	\$ 506,827	\$ 625,335
400 Capital Expenditures				
401 Office Equipment	\$ -		\$ -	-
402 Motor Vehicles & Machinery	-			-
403 Other Equipment	-			
404 Projects	-			
Total 400 Capital Expenditures	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 521,709	\$ 575,617	\$ 506,827	\$ 625,335

3.0 Legal and Municipal Court - General Fund

PRELIMINARY
DRAFT

**4.0 Engineering - General Fund
Departmental Summary**

4.0 Engineering Service - General Fund

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ -			
101 Allowances	-			
102 FICA & Medicare	-			
103 Retirement	-			
104 Insurance - Employee	-			
105 Membership, Travel & Training	-			
106 Overtime	-			
Total 100 Personal Service	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
200 Materials & Supplies				
210 Office Supplies	\$ -			
211 Janitor Supplies	-			
212 Maintenance Supplies	-			
213 Fuel & Lubricants	-			
214 Small Tools	-			
215 Chemicals	-			
Total 200 Materials & Supplies	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
300 Other Services & Charges				
340 Professional Services	\$ 177,541	189,000.00	\$ 97,328	160,000.00
341 Utilities	-			
342 Maintenance Contractual	-	1,000.00		
342.1 Vehicle Repair	-			
343 Insurance - Property	-			
344 Refunds	-			
Total 300 Services & Charges	<u>\$ 177,541</u>	<u>\$ 190,000</u>	<u>\$ 97,328</u>	<u>\$ 160,000</u>
Subtotal Maintenance & Operations	<u>\$ 177,541</u>	<u>\$ 190,000</u>	<u>\$ 97,328</u>	<u>\$ 160,000</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				-
403 Other Equipment				-
404 Projects				-
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 177,541</u>	<u>\$ 190,000</u>	<u>\$ 97,328</u>	<u>\$ 160,000</u>

**5.0 Police - General Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 2,896,034	3,010,202.00	\$ 2,995,486	3,217,368.00
101 Allowances	84,175	122,720.00	91,447	80,740.00
102 FICA & Medicare	221,019	231,787.00	229,279	244,897.00
103 Retirement	347,906	381,275.00	377,359	436,820.00
104 Insurance - Employee	467,774	580,000.00	588,132	542,300.00
105 Membership, Travel & Training	40,111	47,000.00	58,656	50,000.00
106 Overtime	119,520	100,000.00	134,918	100,000.00
Total 100 Personal Service	<u>\$ 4,176,539</u>	<u>\$ 4,472,984</u>	<u>\$ 4,475,277</u>	<u>4,672,125.00</u>
200 Materials & Supplies				
210 Office Supplies	\$ 6,663	7,000.00	\$ 6,048	7,000.00
211 Janitor Supplies	2,063	2,500.00	1,356	2,500.00
212 Maintenance Supplies	45,711	47,000.00	17,340	50,000.00
213 Fuel & Lubricants	55,957	60,000.00	46,284	80,000.00
214 Small Tools	-	-	-	-
215 Chemicals	-	-	-	-
Total 200 Materials & Supplies	<u>\$ 110,394</u>	<u>\$ 116,500</u>	<u>\$ 71,028</u>	<u>\$ 139,500</u>
300 Other Services & Charges				
340 Professional Services	\$ 16,493	16,000.00	\$ 18,322	20,000.00
341 Utilities	43,678	40,000.00	32,117	70,000.00
342 Maintenance Contractual	39,932	37,750.00	26,774	37,750.00
342.1 Vehicle Repair	38,622	40,000.00	34,286	40,000.00
343 Insurance - Property	45,553	75,000.00	37,258	75,000.00
345 911 Service Charges	8,545	15,000.00	4,956	15,000.00
351 IT and Technology Exp	152,470	243,645.00	278,971	335,707.00
352 Dues and Fees	20,200	24,000.00	21,816	25,000.00
353 Software Licenses and Support	44,162	44,000.00	-	68,000.00
Animal Control	27,146	30,000.00	20,026	32,500.00
Total 300 Services & Charges	<u>\$ 436,801</u>	<u>\$ 565,395</u>	<u>\$ 474,526</u>	<u>718,957.00</u>
Subtotal Maintenance & Operations	<u>\$ 4,723,734</u>	<u>\$ 5,154,879</u>	<u>\$ 5,020,831</u>	<u>\$ 5,530,582</u>
400 Capital Expenditures				
401 Office Equipment	\$ -	-	-	-
402 Motor Vehicles & Machinery	100,775	155,000.00	84,283	145,000.00
403 Other Equipment	-	-	-	-
404 Projects	-	-	-	-
Total 400 Capital Expenditures	<u>100,775</u>	<u>155,000</u>	<u>84,283</u>	<u>145,000</u>
Total Expenditures	<u>\$ 4,824,509</u>	<u>\$ 5,309,879</u>	<u>\$ 5,105,114</u>	<u>\$ 5,675,582</u>

5.0 Police Department - General Fund

PRELIMINARY
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**6.0 Fire - General Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 1,806,413	1,876,799.00	\$ 1,890,437	1,978,484.00
101 Allowances	35,328	40,000.00	36,348	56,243.00
102 FICA & Medicare	26,853	27,817.00	34,272	35,961.00
103 Retirement	261,059	259,702.00	276,146	276,988.00
104 Insurance - Employee	286,934	278,460.00	361,643	219,351.00
105 Membership, Travel & Training	19,324	21,000.00	20,724	25,000.00
106 Overtime	86,369	98,000.00	111,139	98,000.00
Total 100 Personal Service	\$ 2,522,280	\$ 2,601,778	\$ 2,730,709	2,690,027.00
200 Materials & Supplies				
210 Office Supplies	\$ 1,384	2,380.00	\$ 1,049	2,475.00
211 Operating Supplies	2,341	2,704.00	2,794	2,812.00
212 Maintenance Supplies	17,830	20,742.00	10,966	21,572.00
213 Fuel & Lubricants	14,523	17,632.00	12,017	18,337.00
214 Small Tools	3,071	8,000	-	8,000
215 Chemicals				
Total 200 Materials & Supplies	\$ 39,149	\$ 51,458	\$ 26,826	\$ 53,196
300 Other Services & Charges				
340 Professional Services	\$ 39,462	45,248.00	72,643	72,643.00
341 Utilities	22,768	21,000.00	20,112	32,448.00
342 Maintenance Contractual	75,485	99,800.00	85,538	103,792.00
342.1 Vehicle Repair				
343 Insurance - Property	20,993	20,000.00	26,746	21,632.00
352 Dues and Fees	233,867	222,877.00	172,702	222,877.00
Total 300 Services & Charges	\$ 392,575	\$ 408,925	\$ 377,741	453,392.00
Subtotal Maintenance & Operations	\$ 2,954,004	\$ 3,062,161	\$ 3,135,276	\$ 3,196,615
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				
403 Other Equipment				
404 Projects	5,497	0	3,775	
4045 AFG Grant Exp	-	87,869	-	-
Total 400 Capital Expenditures	\$ 5,497	\$ 87,869	\$ 3,775	\$ -
Total Expenditures	\$ 2,959,501	\$ 3,150,030	\$ 3,139,051	\$ 3,196,615

6.0 Fire Department - General Fund

PRELIMINARY
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**7.0 Community Development
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 362,599	400,000	\$ 402,552	435,000
101 Allowances	5,842	6,000	6,125	6,000
102 FICA & Medicare	26,680	30,600	29,640	34,800
103 Retirement	26,875	33,600	31,255	27,797
104 Insurance - Employee	41,887	40,000	51,568	52,874
105 Membership, Travel & Training	1,943	7,000	1,162	3,000
106 Overtime	-	-	809	-
Total 100 Personal Service	<u>\$ 465,826</u>	<u>\$ 517,200</u>	<u>\$ 523,111</u>	<u>\$ 559,471</u>
200 Materials & Supplies				
210 Office Supplies	\$ 7,319	6,000	\$ 10,382	8,500
211 Janitor Supplies			-	
212 Maintenance Supplies			-	
213 Fuel & Lubricants	3,458	7,000	1,834	3,000
214 Small Tools	109			
215 Chemicals				
216 Stormwater Education materials	2,336	4,000	34	1,500
Total 200 Materials & Supplies	<u>\$ 13,222</u>	<u>\$ 17,000</u>	<u>\$ 12,250</u>	<u>\$ 13,000</u>
300 Other Services & Charges				
340 Professional Services	\$ 16,166	30,000	\$ 101,988	42,000
341 Prof Svc-Code ReWrite		-	-	
342 Maintenance Contractual	5,244	10,000	1,126	3,000
343 Insurance - Property	3,855	5,000	2,998	4,000
345 Abatement Costs	17,543	20,000	14,753	20,000
349 Youth Council Program Exp		-	540	2,000
347 Econ Dev Promotions & Events	61,290	66,000	-	66,000
Total 300 Services & Charges	<u>\$ 104,098</u>	<u>\$ 131,000</u>	<u>\$ 121,405</u>	<u>\$ 137,000</u>
Subtotal Maintenance & Operations	<u>\$ 583,146</u>	<u>\$ 665,200</u>	<u>\$ 656,766</u>	<u>\$ 709,471</u>
400 Capital Expenditures				
401 Office Equipment	\$ 3,261	\$ 4,000	\$ 2,794	\$ 5,000
402 Motor Vehicles & Machinery				
403 Other Equipment				-
404 Projects		3,000	-	-
Total 400 Capital Expenditures	<u>\$ 3,261</u>	<u>\$ 7,000</u>	<u>\$ 2,794</u>	<u>\$ 5,000</u>
Total Expenditures	<u>\$ 586,407</u>	<u>\$ 672,200</u>	<u>\$ 659,560</u>	<u>\$ 714,471</u>

7.0 Community Development - General Fund

PRELIMINARY
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97.0 Contingency-General Fund

**97.0 Contingency-General Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Salaries				
101 Allowances				
102 FICA & Medicare				
103 Retirement				
104 Insurance - Employee				
105 Membership, Travel & Training				
Total 100 Personal Service	\$ -	\$ -	\$ -	\$ -
Total 200 Materials & Supplies	\$ -	\$ -	\$ -	\$ -
Total 300 Services & Charges	\$ -	\$ -	\$ -	\$ -
Subtotal Maintenance and Operations	\$ -	\$ -	\$ -	\$ -
400 Capital Expenditures				
Total 400 Capital Expenditures	\$ -	\$ -	\$ -	\$ -
500 Contingency				
501 Operating Contingency		\$ 288,395		
502 Capital Contingency				
503 Disaster/Emergency Contingency				
504 Employee Severance Contingency				
505 Compensated Absence Contingency		80,000		
506 Medical Contingency		50,000		
507 Restricted Capital Contingency				
508 Restricted Emergency Contingency				
509 Restricted OPEB Contingency				
Total 500 Contingency	\$ -	\$ 418,395	\$ -	\$ -

PRELIMINARY

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8.1 Public Works - Administration- General Fund

Departmental Summary

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 103,944	108,434	\$ 109,457	109,457
101 Allowances	1,151	1,142	931	931
102 FICA & Medicare	8,422	8,500	8,525	8,525
103 Retirement	9,728	9,100	9,780	6,994
104 Insurance - Employee	15,976	17,816	17,509	16,371
105 Membership, Travel & Training	449			
106 Overtime	10,849	10,428	6,173	6,173
Total 100 Personal Service	<u>\$ 150,519</u>	<u>\$ 155,420</u>	<u>\$ 152,375</u>	<u>\$ 148,451</u>
200 Materials & Supplies				
210 Office Supplies	\$ 571	750.00	\$ 1,668	1,668.00
211 Janitor Supplies	149	170.00	41	80.00
212 Maintenance Supplies	474	500.00	722	722.00
213 Fuel & Lubricants				
214 Small Tools				
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 1,194</u>	<u>\$ 1,420</u>	<u>\$ 2,431</u>	<u>\$ 2,470</u>
300 Other Services & Charges				
340 Professional Services	\$ 746	700	\$ 11,585	11,000
341 Utilities	10,741	15,000	6,144	14,300
342 Maintenance Contractual	786	1,000	1,039	1,039
342.1 Vehicle Repair				
343 Insurance - Property	1,060	2,900	1,030	1,030
346 Well & Legal	-	-	-	-
Total 300 Services & Charges	<u>\$ 13,333</u>	<u>\$ 19,600</u>	<u>\$ 19,798</u>	<u>\$ 27,369</u>
Subtotal Maintenance & Operations	<u>\$ 165,046</u>	<u>\$ 176,440</u>	<u>\$ 174,604</u>	<u>\$ 178,290</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery		-		
403 Other Equipment				
404 Projects				
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 165,046</u>	<u>\$ 176,440</u>	<u>\$ 174,604</u>	<u>\$ 178,290</u>

8.1 Public Works - Administration- General Fund

PRELIMINARY
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**8.2 Streets - General Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 315,057	\$ 331,740	\$ 297,168	\$ 345,009
101 Allowances	6,183	6,187	5,134	6,187
102 FICA & Medicare	24,254	25,378	22,454	26,393
103 Retirement	27,184	27,833	24,636	22,046
104 Insurance - Employee	47,964	70,658	81,603	76,299
105 Membership, Travel & Training				
106 Overtime	<u>7,560</u>	<u>6,189</u>	<u>5,107</u>	<u>6,000</u>
Total 100 Personal Service	<u>\$ 428,202</u>	<u>\$ 467,985</u>	<u>\$ 436,102</u>	<u>\$ 481,934</u>
200 Materials & Supplies				
210 Office Supplies	\$ 83	\$ 150	\$ -	\$ 150
211 Janitor Supplies		-	-	-
212 Maintenance Supplies	57,619	68,000	61,469	61,469
213 Fuel & Lubricants	24,000	21,297	21,439	25,000
214 Small Tools	-	-	-	-
215 Chemicals	-	-	-	-
Total 200 Materials & Supplies	<u>\$ 81,702</u>	<u>\$ 89,447</u>	<u>\$ 82,908</u>	<u>\$ 86,619</u>
300 Other Services & Charges				
340 Professional Services	\$ 2,120	\$ 10,000	\$ 2,210	\$ 3,000
341 Utilities	183,791	160,042	162,785	180,000
342 Maintenance Contractual	79,742	76,000	56,654	67,000
342.1 Vehicle Repair			-	-
343 Insurance - Property and Liability	6,101	7,078	4,747	6,000
345 Public Transportation	-	-	-	-
Total 300 Services & Charges	<u>\$ 271,754</u>	<u>\$ 253,120</u>	<u>\$ 226,396</u>	<u>\$ 256,000</u>
Subtotal Maintenance & Operations	<u>\$ 781,658</u>	<u>\$ 810,552</u>	<u>\$ 745,406</u>	<u>\$ 824,553</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery		26,000	-	
403 Other Equipment		6,400	-	
404 Projects	<u>30,000</u>	<u>6,400</u>	<u>-</u>	<u>-</u>
Total 400 Capital Expenditures	<u>\$ 30,000</u>	<u>\$ 32,400</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 811,658</u>	<u>\$ 842,952</u>	<u>\$ 745,406</u>	<u>\$ 824,553</u>

8.2 Streets - General Fund

PRELIMINARY
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8.4 Fleet and Maintenance - General Fund

Departmental Summary

Expenditure Classification	Actual	Approved	Year-End	Budget
	FY 25	Budget FY26B	Estimate FY26E	FY27
100 Personal Service				
100 Salaries	\$ 67,286	\$ 50,514	\$ 53,086	\$ 55,209
101 Allowances	185	110	209	220
102 FICA & Medicare	4,951	3,865	4,241	4,241
103 Retirement	5,595	4,238	4,843	3,528
104 Insurance - Employee	9,361	7,558	9,126	8,533
105 Membership, Travel & Training				
106 Overtime			480	800
Total 100 Personal Service	<u>\$ 87,378</u>	<u>\$ 66,285</u>	<u>\$ 71,985</u>	<u>\$ 72,531</u>
200 Materials & Supplies				
210 Office Supplies				
211 Janitor Supplies				
212 Maintenance Supplies	3,268	3,689	2,383	3,000
213 Fuel & Lubricants	3,072	4,507	1,438	2,500
214 Small Tools	371	211		
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 6,711</u>	<u>\$ 8,407</u>	<u>\$ 3,821</u>	<u>\$ 5,500</u>
300 Other Services & Charges				
340 Professional Services	\$ 620	\$ 602	\$ 449	\$ 449
341 Utilities			-	
342 Maintenance Contractual	6,036	4,302	2,088	3,500
342.1 Vehicle Repair			-	
343 Insurance - Property		1,000	1,411	1,411
344 Refunds				
Total 300 Services & Charges	<u>\$ 6,656</u>	<u>\$ 5,904</u>	<u>\$ 3,948</u>	<u>\$ 5,360</u>
Subtotal Maintenance & Operations	<u>\$ 100,745</u>	<u>\$ 80,596</u>	<u>\$ 79,754</u>	<u>\$ 83,391</u>
400 Capital Expenditures				
401 Office Equipment		\$ 250		\$ 250
402 Motor Vehicles & Machinery		15,000		
403 Other Equipment		1,500		
404 Projects		5,000		
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ 21,750</u>	<u>\$ -</u>	<u>\$ 250</u>
Total Expenditures	<u>\$ 100,745</u>	<u>\$ 102,346</u>	<u>\$ 79,754</u>	<u>\$ 83,641</u>

8.4 Fleet and Maintenance - General Fund

PRELIMINARY
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**8.5 Parks & Culture Department
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 270,667	\$ 284,868	\$ 312,730	\$ 325,239
101 Allowances	7,340	7,490	6,840	6,840
102 FICA & Medicare	22,649	21,792	23,938	24,881
103 Retirement	25,642	23,900	25,495	20,783
104 Insurance - Employee	30,889	36,486	37,557	35,116
105 Membership, Travel & Training	538	200	-	
106 Overtime	27,822	5,000	2,976	3,600
Total 100 Personal Service	<u>\$ 385,547</u>	<u>\$ 379,736</u>	<u>\$ 409,536</u>	<u>\$ 416,459</u>
200 Materials & Supplies				
210 Office Supplies	\$ 240	\$ 200	\$ 204	\$ 200
211 Janitor Supplies	1,499	2,000	763	1,500
212 Maintenance Supplies	38,330	32,000	41,030	40,000
213 Fuel & Lubricants	10,636	15,000	7,766	12,000
214 Small Tools		1,000	-	
215 Chemicals	7,093	6,612	8,304	6,612
Total 200 Materials & Supplies	<u>\$ 57,798</u>	<u>\$ 56,812</u>	<u>\$ 58,067</u>	<u>\$ 60,312</u>
300 Other Services & Charges				
340 Professional Services	\$ 10,609	\$ 9,281	\$ 17,947	\$ 17,947
341 Utilities	8,047	15,000	11,659	25,000
342 Maintenance Contractual	52,903	37,865	37,579	37,865
342.1 Vehicle Repair				
343 Property and Liability Insurance		9,000	11,575	11,575
344 Refunds		-		
376 Parks Committee Projects		500	-	-
Total 300 Services & Charges	<u>\$ 71,559</u>	<u>\$ 71,646</u>	<u>\$ 78,760</u>	<u>\$ 92,387</u>
Subtotal Maintenance & Operations	<u>\$ 514,904</u>	<u>\$ 508,194</u>	<u>\$ 546,363</u>	<u>\$ 569,158</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				
403 Other Equipment		32,000		
404 Projects				
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ 32,000</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 514,904</u>	<u>\$ 540,194</u>	<u>\$ 546,363</u>	<u>\$ 569,158</u>

8.5 Parks & Culture Department

PRELIMINARY
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PRELIMINARY DRAFT

**PUBLIC WORKS FUND
FINANCIAL SUMMARY**

	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
Revenue	\$ 12,433,806	\$ 13,212,967	\$ 12,667,810	\$ 13,901,576
Carryover From Previous Year*	19,914,874	11,517,996	20,992,423	21,913,848
Total Operating Revenue	12,433,806	13,212,967	12,667,810	13,901,576
Other Capital Transfers				
Transfer In - Pledged Sales Tax	-	5,932,310	-	6,208,379
Revenue Available for Appropriation	<u>\$ 32,348,680</u>	<u>\$ 30,663,273</u>	<u>\$ 33,660,233</u>	<u>\$ 42,023,803</u>
Maintenance and Operations Expenditures	\$ 7,274,058	\$ 8,263,135	\$ 7,641,843	\$ 8,692,470
Capital Expenditures	468,143	378,675	210,352	1,655,000
Contingency	-	250,000	-	300,000
Debt Service on OWRB FAP Loan		5,000	5,000	5,000
Debt Service on OWRB Series 2013	965,000	995,000	995,000	1,025,000
Debt Service on OWRB SRF CW Loan	299,056	294,190	294,190	303,510
Interest Expense on Debt	551,773	587,520	587,520	568,452
Operating Transfer To General Fund	2,350,000	2,600,000	2,600,000	2,850,000
As a percent of Total Revenue	18.90%	19.68%	20.52%	20.50%
Transfer to CIP 17.5% Sales Tax	-	1,038,154	-	5,121,913
Transfer to Fed Grant Fund	-	-	1,500,000	-
Transfer to GF 82.5% Sales Tax	-	4,894,156	-	1,086,466
Total Expenditures and Transfers	<u>\$ 11,356,257</u>	<u>\$ 19,305,830</u>	<u>\$ 11,746,385</u>	<u>\$ 21,607,811</u>
FB Carryover to Next Fiscal Year	<u>\$ 20,992,423</u>	<u>\$ 11,357,443</u>	<u>\$ 21,913,848</u>	<u>\$ 20,415,992</u>
Transfer to Stabilization Fund	<u>\$ (2,699,828)</u>	<u>\$ (3,027,313)</u>	<u>\$ (3,027,313)</u>	
Transfer to Capital Reserve Fund	<u>\$ (3,470,691)</u>	<u>\$ (2,373,041)</u>	<u>\$ (2,373,041)</u>	
Reserve for Debt Service	<u>\$ (1,742,526)</u>	<u>\$ (2,352,138)</u>	<u>\$ (2,352,138)</u>	TBD
Water System Improvements	<u>\$ (3,730,386)</u>	<u>\$ (3,604,951)</u>	<u>\$ (3,604,951)</u>	
Unreserved	<u>\$ 9,348,992</u>	<u>\$ -</u>	<u>\$ 10,556,405</u>	<u>\$ 20,415,992</u>

* Amount from FY 24 Audit under review

PUBLIC WORKS FUND FINANCIAL SUMMARY

PRELIMINARY
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**PUBLIC WORKS FUND
SUMMARY OF REVENUES, TRANSFERS AND EXPENDITURES**

SUMMARY OF REVENUES, TRANSFERS AND EXPENDITURES

	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
Revenue and Transfers In				
Water Service	\$ 4,637,218	5,337,197	\$ 4,491,045	4,491,045
Sewer Service	4,118,200	4,109,765	4,180,004	4,180,004
Penalties	203,632	212,616	224,793	224,793
Water Taps	3,725	5,472	2,550	2,550
Sewer Taps	200	360	300	300
Misc. Income	3,294	3,660	296,234	250,000
Lease Income	133,549	199,231	187,088	187,088
Sanitation Service	3,040,656	3,004,190	3,142,067	3,142,067
Grant Revenue		-		1,280,000
Wellfield Settlement		-		
Interest Income	293,332	340,476	143,729	143,729
Total Revenue	\$ 12,433,806	\$ 13,212,967	\$ 12,667,810	\$ 13,901,576
Transfers In				
Transfer In - Pledged Sales Tax		\$ -	\$ -	\$ 6,208,379
Transfer In - PD/WP Debt Service CIP			-	-
Transfer In - Sanitation Conversion CIP			-	-
Total Transfers In	\$ -	\$ -	\$ -	\$ 6,208,379
Total Revenue and Transfers In	\$ 12,433,806	\$ 13,212,967	\$ 12,667,810	\$ 20,109,955
Expenditures and Transfers Out				
Public Works - Admin	\$ 181,975	\$ 194,012	\$ 189,027	\$ 202,423
Finance - Utility Billing	614,493	658,933	650,849	601,999
Public Works - Fleet Maint	53,548	82,821	74,290	79,120
Solid Waste	1,666,738	1,802,882	1,545,481	1,904,818
Water Plant	1,776,071	2,226,883	2,282,301	2,152,025
Water Line	928,263	882,005	390,483	882,085
Sewer Line & Treatment	2,521,113	2,794,274	2,715,455	4,525,000
Contingency	-	250,000	-	300,000
Debt Service Interest Expense	551,773	587,250	587,250	568,452
Debt Service on OWRB SRF CW Loan	299,056	294,190	294,190	303,510
Debt Service on OWRB Series 2013	965,000	995,000	995,000	1,025,000
Debt Service on OWRB FAP Loan	-	5,000	5,000	5,000
Total Operating Expenses	\$ 9,558,030	\$ 10,773,250	\$ 9,729,326	\$ 12,549,432
Transfers Out				
Transfer Out- General Fund	\$ 2,350,000	\$ 2,600,000	\$ 2,600,000	\$ 2,850,000
Transfer Out- Fed Grant Fund			1,500,000	
Transfer Out- GF 82.5% Sales Tax		-	-	5,121,913
Transfer Out- CIP 17.5% Sales Tax		-	-	1,086,466
Total Transfers Out	\$ 2,350,000	\$ 2,600,000	\$ 4,100,000	\$ 9,058,379
Total Expenditures and Transfers Out	\$ 11,908,030	\$ 13,373,250	\$ 13,829,326	\$ 21,607,811

**PUBLIC WORKS FUND
SUMMARY OF EXPENDITURES BY OBJECT CODE**

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PUBLIC WORKS FUND - SUMMARY OF EXPENDITURES BY OBJECT CODE

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 1,542,527	\$ 1,678,419	\$ 1,627,051	\$ 1,716,095
101 Allowances	13,850	14,606	17,861	14,538
102 FICA & Medicare	121,916	133,198	128,836	131,533
103 Retirement	137,126	146,684	142,987	144,138
104 Insurance - Employee	234,536	281,965	295,375	301,401
105 Membership, Travel & Training	4,816	8,401	3,272	2,570
106 Overtime	112,047	89,778	114,998	115,193
Total 100 Personal Service	\$ 2,166,818	\$ 2,353,051	\$ 2,330,380	\$ 2,425,468
200 Materials & Supplies				
210 Office Supplies	\$ 4,710	\$ 3,500	\$ 2,952	\$ 3,800
211 Janitor Supplies	1,913	2,711	690	1,329
212 Maintenance Supplies	266,096	332,087	265,104	326,339
213 Fuel & Lubricants	94,289	67,193	84,914	87,948
214 Small Tools	1,705	3,950	890	3,950
215 Chemicals	623,587	639,089	802,270	700,500
Total 200 Materials & Supplies	\$ 992,300	\$ 1,048,530	\$ 1,156,820	\$ 1,123,866
300 Other Services & Charges				
340 Professional Services	\$ 123,913	\$ 145,125	\$ 234,003	\$ 304,408
341 Utilities	263,572	350,000	287,614	315,067
342 Maintenance Contractual	970,977	1,379,746	551,511	1,330,692
342.1 Vehicle Repair	9,052	1,000	3,394	3,500
343 Insurance - Property	82,500	93,001	104,317	100,912
344 Scrap Metal, Storm Damage, Refunds	-	-	-	-
345 Sewer Treatment/OKC Water Ties	2,018,994	2,170,000	2,293,126	2,400,000
346 Well & Legal Exp/Landfill Costs	335,958	338,547	288,127	349,584
347 Big Trash Pickup	76,899	112,588	148,154	125,000
348 Roll Off Costs	61,459	80,000	57,684	87,000
349 Free Landfill Day Costs	3,014	4,000	-	5,000
350 Hazardous Waste Costs	12,008	15,547	13,462	16,500
352 Dues and Fees	46,033	45,000	46,251	47,000
353 Software Licenses and Support	110,561	127,000	127,000	58,473
Total 300 Services & Charges	\$ 4,114,940	\$ 4,861,554	\$ 4,154,643	\$ 5,143,136
Subtotal Maintenance and Operations	\$ 7,274,058	\$ 8,263,135	\$ 7,641,843	\$ 8,692,470

**PUBLIC WORKS FUND
SUMMARY OF EXPENDITURES BY OBJECT CODE**

Page 2 of 2

PUBLIC WORKS FUND - SUMMARY OF EXPENDITURES BY OBJECT CODE

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
400 Capital Expenditures				
401 Office Equipment	\$ 365	\$ 4,000	\$ 11,774	\$ -
402 Motor Vehicles & Machinery	57,610	110,000	-	-
403 Other Equipment	125,544	189,675	133,044	-
404 Projects	284,624	75,000	65,534	1,655,000
Total 400 Capital Expenditures	\$ 468,143	\$ 378,675	\$ 210,352	\$ 1,655,000
500 Contingency				
501 Operating Contingency	\$ -			\$ 250,000
502 Capital Contingency	-	-	-	-
503 Disaster/Emergency Contingency	-	-	-	50,000
504 Employee Severance Contingency	-	-	-	-
505 Compensated Absence Contingency	-	-	-	-
506 Litigation Contingency	-	-	-	-
507 Emergency Line repair contingency	-	-	-	-
Total 500 Contingency	\$ -	\$ -	\$ -	\$ 300,000
600 Debt Service				
601 Interest Expense	\$ -	\$ -	\$ -	\$ 568,452
Retirement of Debt	0	0	0	1,333,510
602 Fiscal Agent Fees	-	-	-	-
Total 600 Debt Service	\$ -	\$ -	\$ -	\$ 1,901,962
800 Transfers In				
810 Transfer In - Pledged Sales Tax	\$ -	\$ -	\$ -	\$ -
832 Transfer In - PD/WP Debt Service CIP	-	-	-	-
831 Transfer In - Sanitation Conversion CIP	-	-	-	-
Total 800 Transfers In	\$ -	\$ -	\$ -	\$ -
900 Transfers Out				
900 Transfer Out- General Fund	\$ 2,350,000	\$ 2,600,000	\$ 2,600,000	\$ 2,850,000
905 Transfer Out-Federal Grant Fund	-	-	1,500,000	-
910 Transfer Out- GF 82.5% Sales Tax	-	-	-	5,121,913
931 Transfer Out- CIP 17.5% Sales Tax	-	-	-	1,086,466
Total 900 Transfers Out	\$ 2,350,000	\$ 2,600,000	\$ 4,100,000	\$ 9,058,379
Subtotal Capital, Contingency, Debt, and Transfers	\$ 2,818,143	\$ 2,978,675	\$ 4,310,352	\$ 12,915,341
Total Expenditures	\$ 10,092,201	\$ 11,241,810	\$ 11,952,195	\$ 21,607,811

8.1 Public Works - Administration - Public Works Fund

Departmental Summary

Expenditure Classification	Departmental Summary			
	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 103,945	\$ 108,434	\$ 109,457	\$ 113,835
101 Allowances	1,152	1,142	1,445	1,445
102 FICA & Medicare	8,421	8,500	8,563	8,708
103 Retirement	9,728	10,100	9,823	9,551
104 Insurance - Employee	14,726	17,816	15,046	15,046
105 Membership, Travel & Training			-	
106 Overtime	10,849	10,428	6,173	6,173
Total 100 Personal Service	<u>\$ 148,821</u>	<u>\$ 156,420</u>	<u>\$ 150,507</u>	<u>\$ 154,758</u>
200 Materials & Supplies				
210 Office Supplies	\$ 10			\$ 150
211 Janitor Supplies				175
212 Maintenance Supplies	25	439	576	939
213 Fuel & Lubricants				
214 Small Tools				
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 35</u>	<u>\$ 439</u>	<u>\$ 576</u>	<u>\$ 1,264</u>
300 Other Services & Charges				
340 Professional Services	\$ 814	\$ 768	\$ 11,146	\$ 11,000
341 Utilities	10,932	15,000	6,144	14,150
342 Maintenance Contractual	466	597	-	597
342.1 Vehicle Repair			-	
343 Insurance - Property	1,095	2,241	1,070	1,070
344 Scrap Metal			-	
346 Well & Legal Expenses	19,812	18,547	19,584	19,584
Total 300 Services & Charges	<u>\$ 33,119</u>	<u>\$ 37,153</u>	<u>\$ 37,944</u>	<u>\$ 46,401</u>
Subtotal Maintenance & Operations	<u>\$ 181,975</u>	<u>\$ 194,012</u>	<u>\$ 189,027</u>	<u>\$ 202,423</u>
400 Capital Expenditures				
401 Office Equipment			\$ -	
402 Motor Vehicles & Machinery			-	
403 Other Equipment			-	
404 Projects			-	
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
500 Contingency				
501 Operating Contingency				
502 Capital Contingency				
Total 500 Contingency	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 181,975</u>	<u>\$ 194,012</u>	<u>\$ 189,027</u>	<u>\$ 202,423</u>

8.1 Public Works - Administration - Public Works Fund

PRELIMINARY
DRAFT

2.0 Finance - Public Works Fund

Departmental Summary

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 286,485	\$ 303,975	\$ 289,291	\$ 308,011
101 Allowances	2,331	3,100	2,287	2,400
102 FICA & Medicare	20,044	23,637	20,359	23,815
103 Retirement	23,740	25,923	24,538	26,000
104 Insurance - Employee	57,398	60,698	54,091	60,000
105 Membership, Travel & Training	305		1,510	800
106 Overtime	245	500	876	900
Total 100 Personal Service	<u>\$ 390,548</u>	<u>\$ 417,833</u>	<u>\$ 392,952</u>	<u>\$ 421,926</u>
200 Materials & Supplies				
210 Office Supplies	\$ 2,000	\$ 1,100	\$ 2,153	\$ 2,100
211 Janitor Supplies				
212 Maintenance Supplies		500	151	500
213 Fuel & Lubricants				
214 Small Tools				
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 2,000</u>	<u>\$ 1,600</u>	<u>\$ 2,304</u>	<u>\$ 2,600</u>
300 Other Services & Charges				
340 Professional Services	\$ 62,157	\$ 60,000	\$ 63,905	\$ 65,500
341 Utilities				
342 Maintenance Contractual	2,829	2,500	3,269	3,000
342.1 Vehicle Repair		1,000	3,394	3,500
343 Insurance - Property				
344 Refunds				
352 Dues and Fees	46,033	45,000	46,251	47,000
353 Software Licenses and Support	110,561	127,000	127,000	58,473
Total 300 Services & Charges	<u>\$ 221,580</u>	<u>\$ 235,500</u>	<u>\$ 243,819</u>	<u>\$ 177,473</u>
Subtotal Maintenance & Operations	<u>\$ 614,128</u>	<u>\$ 654,933</u>	<u>\$ 639,075</u>	<u>\$ 601,999</u>
400 Capital Expenditures				
401 Office Equipment	\$ 365	\$ 4,000	\$ 11,774	
402 Motor Vehicles & Machinery				
403 Other Equipment				
404 Projects				
Total 400 Capital Expenditures	<u>\$ 365</u>	<u>\$ 4,000</u>	<u>\$ 11,774</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 614,493</u>	<u>\$ 658,933</u>	<u>\$ 650,849</u>	<u>\$ 601,999</u>

2.0 Finance - Public Works Fund

PRELIMINARY
DRAFT

8.4 Public Works - Fleet Maintenance - Public Works Fund

Departmental Summary

Expenditure Classification	Departmental Summary			
	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 31,472	\$ 50,514	\$ 51,574	\$ 53,637
101 Allowances	81	110	96	96
102 FICA & Medicare	2,308	3,865	3,545	4,103
103 Retirement	2,647	4,238	4,044	4,500
104 Insurance - Employee	5,723	7,558	7,976	7,976
105 Membership, Travel & Training				
106 Overtime	371		480	800
Total 100 Personal Service	<u>\$ 42,602</u>	<u>\$ 66,285</u>	<u>\$ 67,715</u>	<u>\$ 71,112</u>
200 Materials & Supplies				
210 Office Supplies	\$ 32		\$ -	
211 Operating Supplies	-		-	
212 Maintenance Supplies	2,058	1,920	1,814	1,920
213 Fuel & Lubricants	2,866	4,116	1,006	1,500
214 Small Tools	157	1,000	516	1,000
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 5,113</u>	<u>\$ 7,036</u>	<u>\$ 3,336</u>	<u>\$ 4,420</u>
300 Other Services & Charges				
340 Professional Services	\$ 75.0		\$ 158.0	\$ 158.0
341 Utilities				
342 Maintenance Contractual	5,758	7,000	1,651	2,000
342.1 Vehicle Repair				
343 Insurance - Property		1,000	1,430	1,430
344 Refunds				
Total 300 Services & Charges	<u>\$ 5,833</u>	<u>\$ 8,000</u>	<u>\$ 3,239</u>	<u>\$ 3,588</u>
Subtotal Maintenance & Operations	<u>\$ 53,548</u>	<u>\$ 81,321</u>	<u>\$ 74,290</u>	<u>\$ 79,120</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				
403 Other Equipment		1,500	-	
404 Projects				
Total 400 Capital Expenditures	<u>\$ -</u>	<u>\$ 1,500</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 53,548</u>	<u>\$ 82,821</u>	<u>\$ 74,290</u>	<u>\$ 79,120</u>

8.4 Public Works - Fleet Maintenance - Public Works Fund

PRELIMINARY
DRAFT

8.3 Public Works - Solid Waste - Public Works Fund

Departmental Summary

Expenditure Classification	Departmental Summary			
	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Total Salaries	\$ 566,303	\$ 564,952	\$ 538,644	\$ 560,190
101 Allowances	7,282	7,195	7,044	7,044
102 FICA & Medicare	44,163	43,218	43,198	42,855
103 Retirement	49,149	47,399	47,978	47,000
104 Insurance - Employee	75,560	99,701	94,343	94,343
105 Membership, Travel & Training				
106 Overtime	24,863	16,288	36,754	36,754
Total 100 Personal Service	<u>\$ 767,320</u>	<u>\$ 778,753</u>	<u>\$ 767,961</u>	<u>\$ 788,186</u>
200 Materials & Supplies				
210 Office Supplies	\$ 192	\$ 200	\$ 204	\$ 300
211 Janitor Supplies	299	254	314	254
212 Maintenance Supplies	48,759	92,228	35,513	77,000
213 Fuel & Lubricants	78,154	51,696	71,448	71,448
214 Small Tools				
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 127,404</u>	<u>\$ 144,378</u>	<u>\$ 107,479</u>	<u>\$ 149,002</u>
300 Other Services & Charges				
340 Professional Services	\$ 43,104	\$ 48,732	\$ 121,668	\$ 190,000
Financial Fees			\$ -	\$ -
341 Utilities			-	1,800
342 Maintenance Contractual	186,682	218,054	22,927	198,000
342.1 Vehicle Repair				
343 Insurance - Property	21,340	14,330	10,483	14,330
345 Storm Debris Clean Up				
346 Landfill Costs	316,146	320,000	268,543	330,000
347 Big Trash Pickup Costs	76,899	112,588	148,154	125,000
348 Roll Off Costs	61,459	80,000	57,684	87,000
349 Free Landfill Days	3,014	4,000	-	5,000
350 Hazardous Waste Fees	12,008	15,547	13,462	16,500
Total 300 Services & Charges	<u>\$ 720,652</u>	<u>\$ 813,251</u>	<u>\$ 642,921</u>	<u>\$ 967,630</u>
Subtotal Maintenance & Operations	<u>\$ 1,615,376</u>	<u>\$ 1,736,382</u>	<u>\$ 1,518,361</u>	<u>\$ 1,904,818</u>
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				
403 Other Equipment	51,362	66,500	27,120	
404 Projects				
Total 400 Capital Expenditures	<u>\$ 51,362</u>	<u>\$ 66,500</u>	<u>\$ 27,120</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 1,666,738</u>	<u>\$ 1,802,882</u>	<u>\$ 1,545,481</u>	<u>\$ 1,904,818</u>

8.3 Public Works - Solid Waste - Public Works Fund

PRELIMINARY
DRAFT

12.0 Utility - Water Plant - Public Works Fund

Departmental Summary

Expenditure Classification	Departmental Summary			
	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 384,750	\$ 428,816	\$ 458,273	\$ 476,604
101 Allowances	2,306	2,092	3,053	3,053
102 FICA & Medicare	31,058	34,408	36,355	36,460
103 Retirement	34,644	37,562	41,522	39,987
104 Insurance - Employee	51,398	65,210	88,636	88,636
105 Membership, Travel & Training	3,014	6,000	370	370
106 Overtime	32,527	28,483	33,566	33,566
Total 100 Personal Service	\$ 539,697	\$ 602,571	\$ 661,775	\$ 678,676
200 Materials & Supplies				
210 Office Supplies	\$ 1,180	\$ 1,500	\$ 595	\$ 1,000
211 Janitor Supplies	929	1,257	218	700
212 Maintenance Supplies	44,291	53,000	35,100	10,000
213 Fuel & Lubricants	3,490	3,516	2,630	3,000
214 Small Tools	215	700	-	700
215 Chemicals	623,587	638,589	802,270	700,000
Total 200 Materials & Supplies	\$ 673,692	\$ 698,562	\$ 840,813	\$ 715,400
300 Other Services & Charges				
340 Professional Services	\$ 11,553	\$ 23,750	\$ 25,822	\$ 23,750
341 Utilities	214,433	270,000	233,117	233,117
342 Maintenance Contractual	11,934	172,500	88,234	240,000
342.1 Vehicle Repair				
345 OKC Water Tie and Purch				
343 Insurance - Property	44,498	20,500	61,082	61,082
345 OKC Water Tie and Purch	247,267	250,000	200,000	200,000
Total 300 Services & Charges	\$ 529,685	\$ 736,750	\$ 608,255	\$ 757,949
Subtotal Maintenance & Operations	\$ 1,743,074	\$ 2,037,883	\$ 2,110,843	\$ 2,152,025
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery				
403 Other Equipment	13,489	114,000	105,924	
404 Projects	19,508	75,000	65,534	
Total 400 Capital Expenditures	\$ 32,997	\$ 189,000	\$ 171,458	\$ -
Total Expenditures	\$ 1,776,071	\$ 2,226,883	\$ 2,282,301	\$ 2,152,025

12.0 Utility - Water Plant - Public Works Fund

PRELIMINARY
DRAFT

12.1 Utility - Water Line - Public Works Fund

Departmental Summary

Expenditure Classification	Departmental Summary			
	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
100 Personal Service				
100 Salaries	\$ 111,012	\$ 118,976	\$ 115,766	\$ 101,909
101 Allowances	598	727	487	250
102 FICA & Medicare	10,557	10,944	10,610	7,796
103 Retirement	11,590	12,002	11,628	8,550
104 Insurance - Employee	21,326	22,511	25,090	17,700
105 Membership, Travel & Training	963	1,401	1,392	700
106 Overtime	30,401	24,079	24,583	18,500
Total 100 Personal Service	<u>\$ 186,447</u>	<u>\$ 190,640</u>	<u>\$ 189,556</u>	<u>\$ 155,405</u>
200 Materials & Supplies				
210 Office Supplies	\$ 540	\$ 500	\$ -	\$ 250
211 Janitor Supplies	195	200	158	200
212 Maintenance Supplies	100,444	144,000	160,980	160,980
213 Fuel & Lubricants	7,775	5,865	7,910	10,000
214 Small Tools	755	1,250	374	1,250
215 Chemicals				
Total 200 Materials & Supplies	<u>\$ 109,709</u>	<u>\$ 151,815</u>	<u>\$ 169,422</u>	<u>\$ 172,680</u>
300 Other Services & Charges				
340 Professional Services	\$ 5,612	\$ 6,875	\$ 9,559	\$ 10,000
341 Utilities	3,392	5,000	3,883	6,000
342 Maintenance Contractual	256,045	485,000	5,146	483,000
342.1 Vehicle Repair	9,052			
343 Insurance - Property		35,000	12,917	
344 Refunds				
Total 300 Services & Charges	<u>\$ 274,101</u>	<u>\$ 531,875</u>	<u>\$ 31,505</u>	<u>\$ 499,000</u>
Subtotal Maintenance & Operations	<u>\$ 570,257</u>	<u>\$ 874,330</u>	<u>\$ 390,483</u>	<u>\$ 827,085</u>
400 Capital Expenditures				
401 Office Equipment	\$ -			
402 Motor Vehicles & Machinery	51,311			
403 Other Equipment	60,693	7,675	-	
404 Projects	246,002			55,000
Total 400 Capital Expenditures	<u>\$ 358,006</u>	<u>\$ 7,675</u>	<u>\$ -</u>	<u>\$ 55,000</u>
Total Expenditures	<u>\$ 928,263</u>	<u>\$ 882,005</u>	<u>\$ 390,483</u>	<u>\$ 882,085</u>

12.1 Utility - Water Line - Public Works Fund

PRELIMINARY
DRAFT

12.2 Utility - Sewer - Public Works Fund

Departmental Summary

Expenditure Classification	Actual	Approved	Year-End	Budget
	FY 25	Budget FY26B	Estimate FY26E	FY27
100 Personal Service				
100 Salaries	\$ 58,560	\$ 102,752	\$ 64,046	\$ 101,909
101 Allowances	100	240	-	250
102 FICA & Medicare	5,365	8,626	5,707	7,796
103 Retirement	5,628	9,460	6,362	8,550
104 Insurance - Employee	8,405	8,471	10,193	17,700
105 Membership, Travel & Training	534	1,000	-	700
106 Overtime	12,791	10,000	12,566	18,500
Total 100 Personal Service	\$ 91,383	\$ 140,549	\$ 98,874	\$ 155,405
200 Materials & Supplies				
210 Office Supplies	\$ 756.00	\$ 200.00	\$ -	\$ -
211 Janitor Supplies	490	1,000	-	-
212 Maintenance Supplies	70,519	40,000	30,970	75,000
213 Fuel & Lubricants	2,004	2,000	1,920	2,000
214 Small Tools	578	1,000	-	1,000
215 Chemicals	-	500	-	500
Total 200 Materials & Supplies	\$ 74,347.00	\$ 44,700.00	\$ 32,890.00	\$ 78,500.00
300 Other Services & Charges				
340 Professional Services	\$ 598	\$ 5,000	\$ 1,745	\$ 4,000
341 Utilities	34,815	60,000	41,201	60,000
342 Maintenance Contractual	507,263	494,095	430,284	404,095
342.1 Vehicle Repair				
343 Insurance - Property	15,567	19,930	17,335	23,000
344 Refunds				
345 Sewer Treatment Expense	1,771,727	1,920,000	2,093,126	2,200,000
Total 300 Services & Charges	\$ 2,329,970	\$ 2,499,025	\$ 2,583,691	\$ 2,691,095
Subtotal Maintenance & Operations	\$ 2,495,700	\$ 2,684,274	\$ 2,715,455	\$ 2,925,000
400 Capital Expenditures				
401 Office Equipment				
402 Motor Vehicles & Machinery	6,299.00	110,000	-	
403 Other Equipment				
404 Projects	19,114			1,600,000
Total 400 Capital Expenditures	\$ 25,413	\$ 110,000	\$ -	\$ 1,600,000
Total Expenditures	\$ 2,521,113	\$ 2,794,274	\$ 2,715,455	\$ 4,525,000

12.2 Utility - Sewer Line - Public Works Fund

PRELIMINARY
DRAFT

97.0 Contingency, 98.0 Debt Svc - Public Works Fund

Departmental Summary

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
97.0 Dept - 500 Contingency				
501 Operating Contingency		\$ 250,000		\$ 250,000
502 Capital Contingency				
503 Engineering Contingency				50,000
504 Employee Severance Contingency				
505 Compensated Absence Contingency				
506 Litigation Contingency				
507 Emergency Line repair contingency				
508 Capital Assets Contingency				
509 Restricted OPEB Contingency				
510 Restricted Debt Contingency				
511 Restricted Capital Contingency				
512 Restricted Debt Service Contingency				
513 Restricted Emergency Contingency				
Total 97.0 Dept - 500 Contingency		<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 300,000</u>
98.0 Dept - 600 Debt Service				
601 Interest Expense				\$ 568,452
Retirement of Debt				1,333,510
602 Fiscal Agent Fees				
Total 98.0 Dept - 600 Debt Service	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,901,962</u>
Total 97.0 & 98.0 Expenditures	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 2,201,962</u>

97.0 Contingency, 98.0 Debt Svc - Public Works Fund

PRELIMINARY

DRAFT

99.0 Transfers - Public Works Fund

**99.0 Transfers - Public Works Fund
Departmental Summary**

Expenditure Classification	Actual FY 25	Approved Budget FY26B	Year-End Estimate FY26E	Budget FY27
99.0 Dept - 800 Transfers In				
810 Transfer In - Pledged Sales Tax				
832 Transfer In - PD/WP Debt Service CIP				
831 Transfer In - Sanitation Conversion CIP				
Total 800 Transfers In	\$ -	\$ -	\$ -	\$ -
99.0 Dept - 900 Transfers Out				
900 Transfer Out - General Fund		\$ 2,600,000	\$ 2,600,000	\$ 2,850,000
905 Transfer Out -Fed. Grant Fund			1,500,000	
910 Transfer Out - GF 82.5% Sales Tax				
931 Transfer Out - CIP 17.5% Sales Tax				
Total 900 Transfers Out	\$ -	\$ 2,600,000	\$ 4,100,000	\$ 2,850,000
Total Transfers	\$ -	\$ (2,600,000)	\$ (4,100,000)	\$ (2,850,000)

PRELIMINARY
DRAFT

**CAPITAL IMPROVEMENT FUND
SUMMARY OF REVENUES, TRANSFERS AND EXPENDITURES**

	<u>Actual FY 25</u>	<u>Approved Budget FY26B</u>	<u>Year-End Estimate FY26E</u>	<u>Budget FY27</u>
Funding Sources				
Interest Income	\$ 11,485		\$ 8,289	\$ 8,289
CIP 17.5% Sales Tax	1,063,294	1,057,987	1,086,466	1,086,466
Transfer Out - PD/WP DebMiscellaneous Income	50,001			60,000
Transfer In- PWA				
Transfer In - GF				
Grant Revenue	<u>143,244</u>	<u>571,000</u>	<u>321,250</u>	<u>1,360,000</u>
Total Funding Sources	<u>\$ 1,268,024</u>	<u>\$ 1,628,987</u>	<u>\$ 1,416,005</u>	<u>\$ 2,514,755</u>
CDBG Grant Match	\$ 40,201	\$ 275,000	\$ 345,105	
ODOt/SNU Project				
CRRSAA Rockwell Ave Project	1,432	-	-	
Sewer Pop-off Valve Replacement Program		50,000	-	50,000
NW 36th Trail Rockwell to Council Mueller Water Line Replacement				1,380,000
Ripper Park Improvements	89,182			
Ron Clark Dog Park	32,290			
Sidewalk Partnership Program Project		-	138,862	
PD Flock Cameras	22,050			
City Hall HVAC Replacements	33,338	25,000	20,439	
PW 1/2 Ton Truck / Tommy Lift				
25th and Shannon Lift Station	17,415	-	61,645	
Ripper Pool Rehab	99,897	-	-	
Fire Truck Lease Payment	84,084	84,084	84,084	84,084
Fire Training Center		300,000	300,000	300,000
Streets One Ton Truck				
Streets Salt/Sand Spreader				
Streets Snow Plow				
Traffic Signage				
Street Dept. Overhead Door				
Streets One ton Truck w/ Dump Bed		-	155,000	
Dispatch Console				
PW Mini Trac Loader				
SCADA Project		357,143	-	357,143
Replacement Dumpsters				
PD HVAC		20,000	20,000	
Cemetery Fence		68,000		
Parks Overhead Door	13,400			
Streets 1/2 Ton Truck		35,000		
Comm. Dev. Truck				
Municipal Court HVAC Replacement		20,000	17,891	
Animal Control Truck		45,000	44,728	
PW Flail Mower				
PW ZTR Mower	18,195			
Unleaded Fuel Pump				
Sanitation Truck				
Total Estimated Project Costs	<u>\$ 451,484</u>	<u>\$ 1,279,227</u>	<u>\$ 1,187,754</u>	<u>\$ 2,171,227</u>
Beginning Fund Balance	<u>759,915</u>	<u>1,576,455</u>	<u>1,576,455</u>	<u>1,806,440</u>
Ending Fund Balance	<u>\$ 1,576,455</u>	<u>\$ 1,927,949</u>	<u>\$ 1,806,440</u>	<u>\$ 2,149,968</u>
Reserved For Streets, Sidewalks and Drainage	-950780	(1,215,277)	(1,348,031)	(1,199,648)
Unreserved Fund Balance	\$ 625,675	712,672	458,409	950,320

CAPITAL IMPROVEMENT FUND

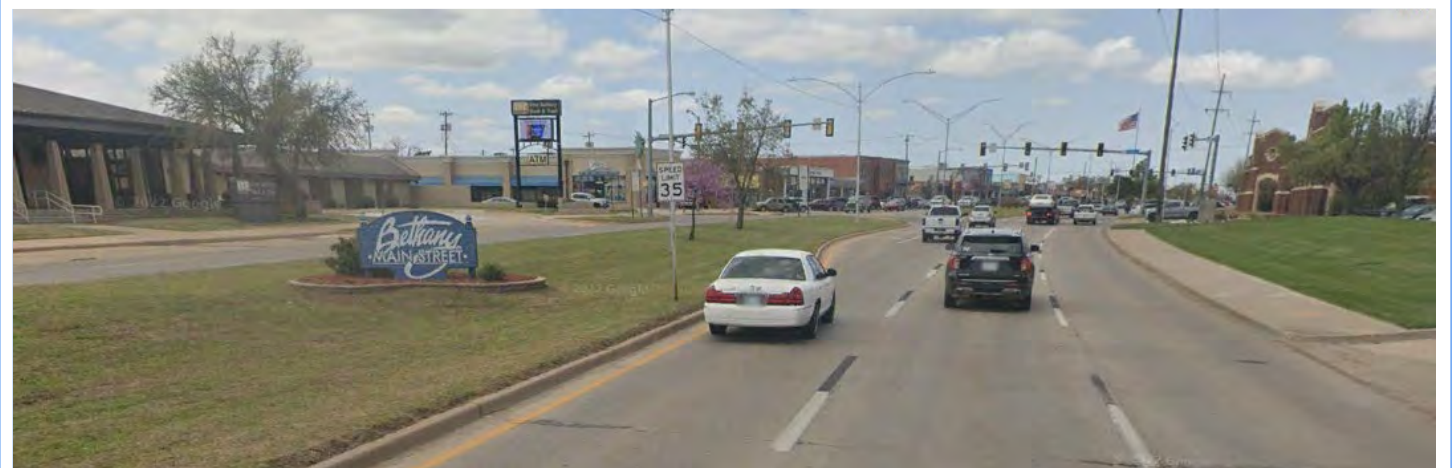
PRELIMINARY
DRAFT



CITY OF BETHANY

OKLAHOMA

AGENDA: 03/03/2026
ITEM: 10



PROJECT UPDATES

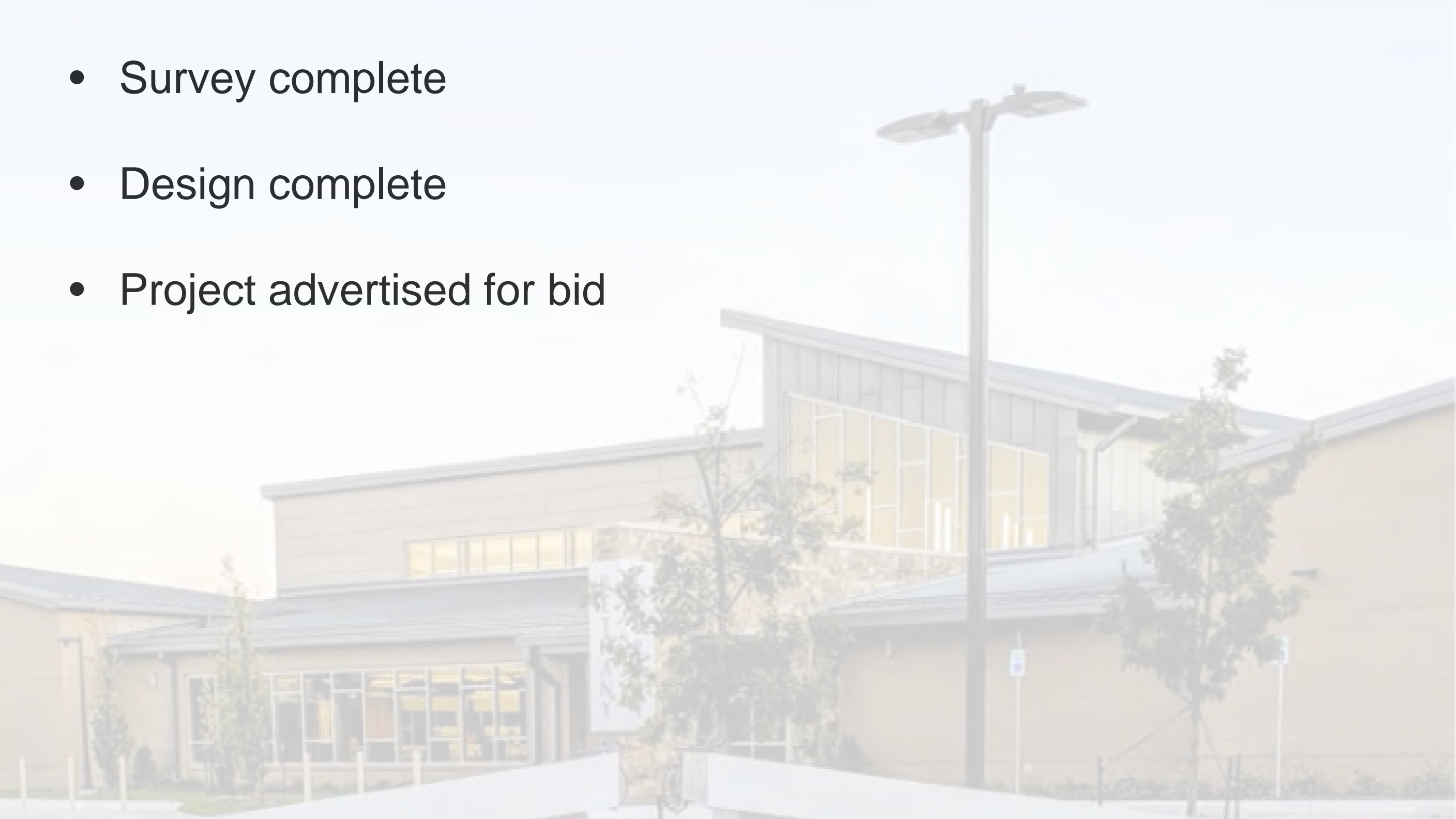
March 2026





NW 35th Pavement reconstruction, NW 34th to NW 35th sidewalk, Mueller from NW 35th to south of NW 34th.

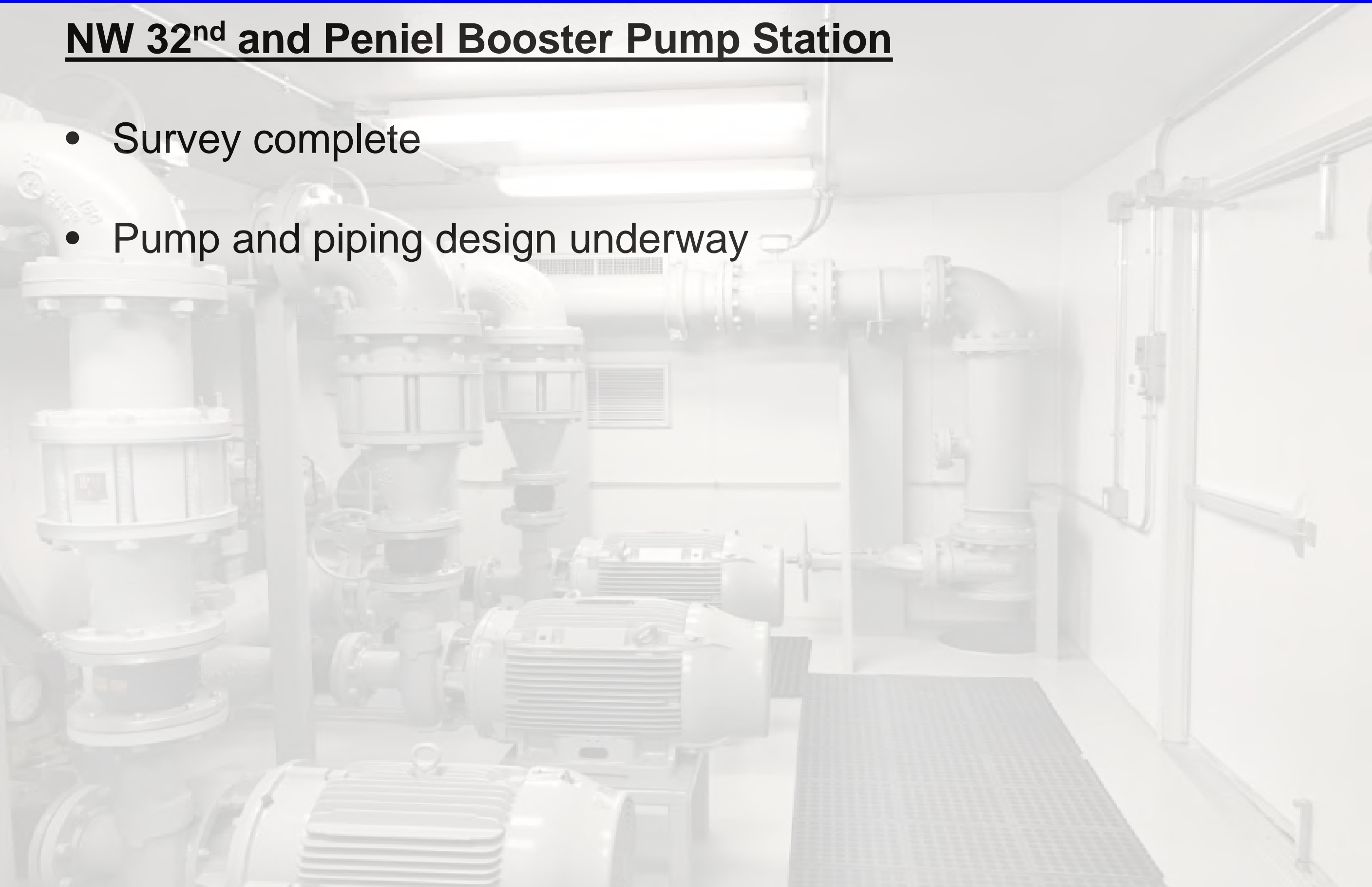
- Survey complete
- Design complete
- Project advertised for bid





NW 32nd and Peniel Booster Pump Station

- Survey complete
- Pump and piping design underway



PROPOSITION 4-A DRAINAGE

CITY OF BETHANY



Constructing, improving, enlarging, engineering, equipping, and repairing storm drainage facilities within the City of Bethany. These projects may be completed in phases and funds provided by other governmental agencies and other sources may be used to complete these projects.

- Identifying and inspecting CMP's under pavement at 6 locations
- Prioritizing repairs of CMP's
- Evaluating drainage basins, pipe conditions, and capacity at city outfall locations

ARPA FUNDED PROJECTS

SANITARY SEWER REPLACEMENT

CITY OF BETHANY



American Rescue Plan Act funded Sanitary Sewer Replacement on Peniel, in the amount of \$3,372,692

- Project includes lift station and sanitary sewer line replacement
- Lift Station at NW 31st and Peniel and associated gravity main design complete and permit received from ODEQ. Project awarded to Urban Contractors - \$1,801,015.00
- Lift station project substantially complete
- Pipe bursting sanitary sewer from NW 32nd to NW 33rd with remaining ARPA funds



- Existing wellfield production 3.01 MGD
- Re-drilling water wells to increase production by 1.1 MGD
- Rehabilitating wells to increase production by 0.3 MGD
- Increase capacity in wellfield transmission lines to transport increased production to the water treatment plant
- Project awarded to Diversified Construction – \$3,811,511.34
- Construction substantially complete
 - Add new pump and motor to well 5 with remaining ARPA funds
 - Minor electrical work on well 8 and 212



Water Treatment Plant Granular Activated Carbon (GAC) Filter Upgrades

- Evaluating plant operations
- Full scale pilot study to confirm plant can meet future water quality standards with stand alone GAC filters
- Testing raw water for chemical composition for design of GAC filters
- Apply for possible loan forgiveness for the project from the Oklahoma Department of Environmental Quality (ODEQ) at the appropriate time



NW 25th and Shannon Lift Station Replacement

- Survey complete
- Environmental Categorical Exclusion Application – complete and submitted to EPA
- Design complete
- Preliminary workplan submitted to the Environmental Protection Agency (EPA). National Environmental Policy Act (NEPA) coordination underway
- Oklahoma Historical Society and Oklahoma State Archeologists approved the project
- Project submitted for funding by the EPA through Grants.Gov
- Awaiting final environmental approval from EPA
- Grant award anticipated in March 2026



NW 50th and McMillan Lift Station Rehabilitation and Upgrade

- New chopper pumps
- Upgraded electrical system
- New valves and piping
- 2026 Community Project Funding awarded through Congresswoman Stephanie Bice's office

2026 COMMUNITY PROJECT FUNDING CONGRESSWOMAN STEPHANIE BICE

CITY OF BETHANY



NW 25th and Peniel Lift Station Rehabilitation and Upgrade

- New chopper pumps
- Upgraded electrical system
- New valves and piping
- 2026 Community Project Funding awarded through Congresswoman Stephanie Bice's office



The city has applied for a grant to upgrade their SCADA (Supervisory Control and Data Acquisition) facilities for the water treatment plant transmission and storage facilities.

- State and Local Cybersecurity Grant Program (SLCGP) application approved by Oklahoma Office of Homeland Security
- SCADA upgrades grant \$175,000.00 local match \$75,000.00 for a total of \$250,000.00
- Project on hold pending FEMA release

COMPLETED PROJECTS

CITY OF BETHANY



G.O. BOND PROJECTS

Proposition 1-A	NW 23 rd & Rockwell	\$384,745.14
Proposition 1-B	NW 36 th & Rockwell	\$434,655.74
Proposition 1-C	NW 36 th & Council	\$322,088.93
Proposition 1-D	Peniel – NW 39 th to NW 42 nd	\$456,132.55
Proposition 1-E	NW 30 th - Rockwell to Peniel	\$551,966.38
Proposition 1-F	Mueller – NW 44 th to NW 50 th	\$802,755.28
Proposition 1-G	N. Divis – NW 36 th to NW 39 th Expressway	\$474,043.33
Proposition 1-H	Peniel – NW 25 th to NW 30 th	\$329,177.74
Proposition 2-A	Eldon Lyon Park	\$437,767.25
Proposition 2-B	Ripper Park	\$77,492.00
Proposition 2-B	Ripper Park Pickleball Courts – TSET Funded	\$89,000.00
Proposition 2-C	Garrison Park	\$229,806.75
Proposition 2-D	Macrory Park	\$77,492.00
Proposition 2-E	Ron Clark Park – TSET Funded	\$40,000.00
Proposition 2-F	Cecil Mendenall Park	\$239,300.00
Proposition 3-A	Fire Station	\$1,356,611.00
Proposition 3-B	Police Headquarters Addition	\$360,780.00
Proposition 3-B	Police HQ Roof Replacement	\$442,439.00
Proposition 3-C	Animal Welfare	\$203,910.30

COMPLETED PROJECTS

CITY OF BETHANY



ARPA PROJECTS

Sanitary Sewer Replacement-Force Main (Peniel – NW 25 th to NW 32 nd)	\$827,503.66
Oklahoma County Funded Water Meter Project (260 meters)	\$250,000.00
Smart Water Meters	\$2,462,999.96
NW 34 th Street Healthy Living	\$100,000.00

ODOT PROJECTS

CRSSA Mill & Overlay – 23 rd & Rockwell	\$609,161.00
SH-66 Pedestrian Improvement Project	\$2,266,000.00
NW 23 rd Street Sidewalk Project	\$396,779.35

CITY FUNDED

Ripper Park Swimming Pool Phase 1	\$135,000.00
Ripper Park Swimming Pool Phase 2	\$89,489.00
Ripper Park Swimming Pool Phase 2B	\$99,897.00
Public Art Library (Owl)	\$4,000.00
NW 30 th Street and Wilburn Sewer Line Project – 220 Linear Feet	\$23,113.72
Route 66 Monument Signs	\$75,000.00
Utility Box Wraps	\$5,000.00
Sidewalk Partnership Program Project NW 43 rd – Asbury to College, N. Mueller – NW 43 rd to NW 44 th , N. Mueller – South of NW 42 nd	\$130,209.00

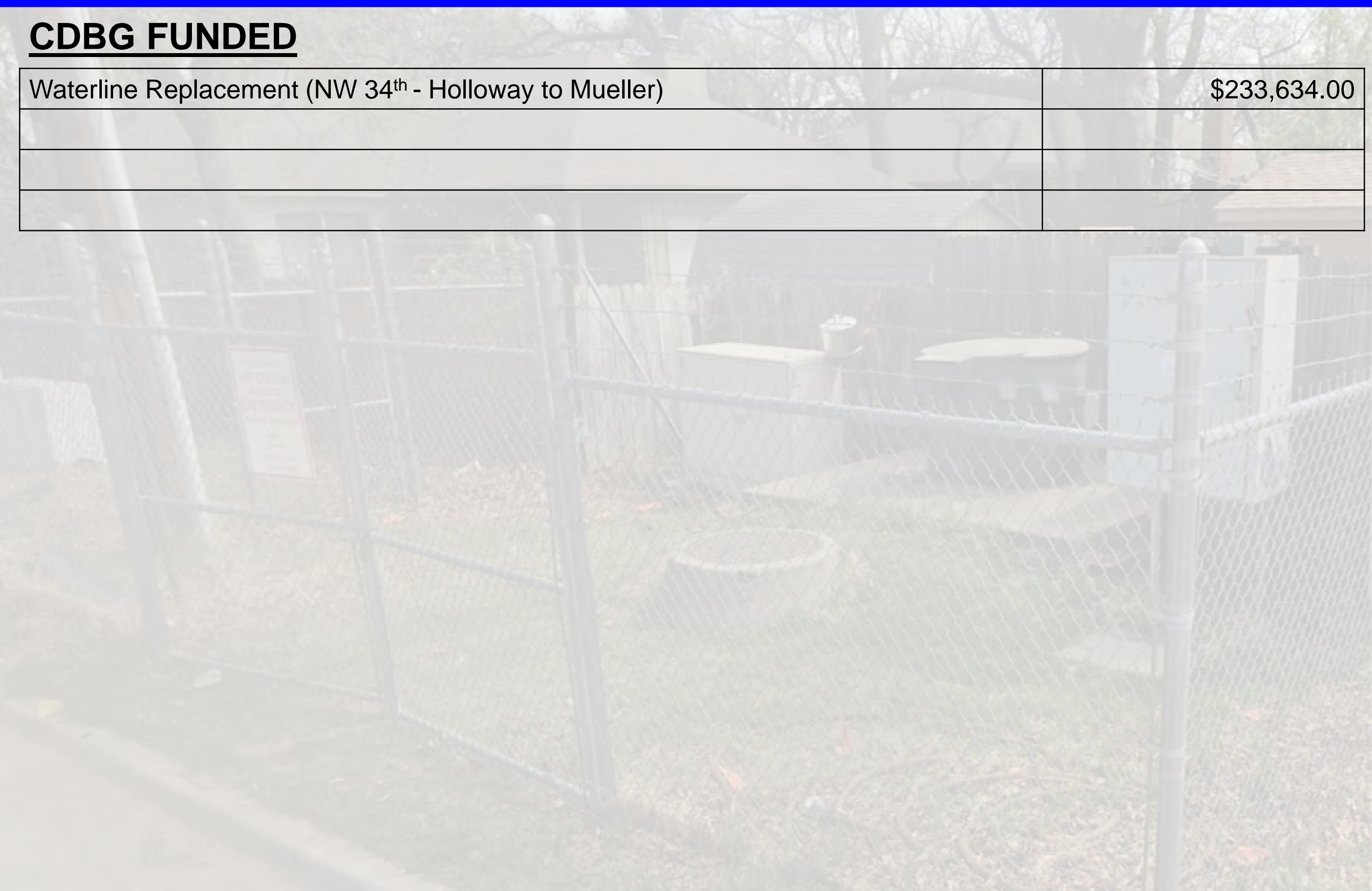
COMPLETED PROJECTS

CITY OF BETHANY



CDBG FUNDED

Waterline Replacement (NW 34 th - Holloway to Mueller)	\$233,634.00



CITY OF BETHANY

From: Michael Vaughn, Finance Director
Date: 3/03/2026
Subject: Amendment To OkMRF Retirement Plan To Change Employee Vesting Period From 10 Years To 7 Years.

BACKGROUND

The City of Bethany has offered a defined benefit pension plan to its employees operated by the Oklahoma Municipal Retirement Fund (OkMRF). Currently the plan has a ten-year vesting period before an employee is entitled to full retirement contributions. This plan has been a valuable tool in recruiting employees, however many of the municipalities in Oklahoma have adopted shorter vesting periods which has proven to be an advantage in retaining existing employees.

An actuarial study was conducted by Dean Actuaries to determine the effect of shortening the vesting period of Bethany's current plan from 10 to 7 years. The study determined that the new combined rate (City contribution plus Employee Contribution) for the 7-year vesting period would be 12.39% of employees' salary. Currently, the city contributes 8.39% of salary and the employees contribute 6% of salary for a combined contribution of 14.39%. This amount was determined in prior years and when combined with good investment returns has created a surplus in the fund that will cover this change.

The overall 2% decrease in the city's contribution rate will provide the city cost savings, while at the same time provide a shorter vesting period for city employees.

RECOMMENDATION

1. Approve the proposed ordinance amendment to the Oklahoma Municipal Retirement Fund retirement plan (attached).

ADDITIONAL COMMENTS

Vesting defined: the conveying to an employee entitlement to a share in a pension fund.

1. The employee will be entitled to their personal contributions upon leaving city employment.
2. The employee will only be entitled to the city contribution after being employed 7 years if approved. (Currently, 10 years). If they leave prior to full vesting, no portion of the employer contribution will be received by the employee.



AN ORDINANCE OF THE CITY OF BETHANY, OKLAHOMA

ORDINANCE NO. 2089

AN ORDINANCE AMENDING THE EMPLOYEE RETIREMENT SYSTEM, **DEFINED BENEFIT PLAN FOR THE CITY OF BETHANY, OKLAHOMA**; PROVIDING RETIREMENT BENEFITS FOR ELIGIBLE EMPLOYEES OF THE **CITY OF BETHANY, OKLAHOMA**; **PROVIDING FOR VESTING SCHEDULE**; PROVIDING FOR EMPLOYER PICKUP OF MANDATORY CONTRIBUTIONS; PROVIDING FOR REPEALER AND SEVERABILITY.

BE IT ORDAINED BY CITY COUNCIL OF THE **CITY OF BETHANY, OKLAHOMA**.

Section 1. AMENDATORY. The Employee Retirement System, **Defined Benefit Plan, of the City of Bethany**, Oklahoma, is hereby amended as reflected on the attached Exhibit "A", which is incorporated herein and adopted by reference. These amendments shall become effective on **April 1, 2026**.

Section 2. EXECUTION AUTHORIZATION. The City Clerk and Mayor be and they are hereby authorized and directed to execute the amended Retirement System Plan documents and to do all the other acts necessary to put said amendment into effect and to maintain IRS qualification of the Plan. The executed amended document attached hereto as Exhibit "A" is hereby ratified and confirmed in all respects.

Section 3. SPECIAL INCOME TAX TREATMENT FOR CONTRIBUTIONS UNDER IRC414. The Plan contains provisions which are intended to constitute a pick-up program by the Employer which satisfies the requirements of section 414(h)(2) of the Internal Revenue Code of 1986 (the "Code"); and the Plan, be, and it is, approved and adopted as of the date therein stated; and Mandatory Contributions (as defined in the Plan) are designated "picked-up" by the employer so as to not be included in Plan Participants' gross income for Federal income tax purposes as provided in Section 414(h)(2) of the Code. All Mandatory Contributions are to be paid by the employer in lieu of contributions by the Plan Participant. No Participant in the Plan shall have the option of choosing to receive the amounts of Mandatory Contributions directly in lieu of having such amounts paid by the employer to the Trustees of the Plan.

Section 4. SEVERABILITY. If, regardless of cause, any section, subsection, paragraph, sentence, or clause of this ordinance, including the System as set forth in Exhibit "A" is held invalid or to be unconstitutional, the remaining sections, subsections, paragraphs, sentences, or clauses shall continue in full force and effect and shall be construed thereafter as being the entire provisions of this ordinance.

Section 5. REPEALER. Any ordinance inconsistent with the terms and provisions of this ordinance is hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

END

The foregoing ordinance was introduced before the City of Bethany on the _____ day of _____, _____, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, _____, after compliance with notice requirements of the Open Meeting Law (25 OSA, Section 301, et seq.).

City of Bethany

ATTEST:

MAYOR

CITY CLERK

Approved as to form and legality on _____, _____.

CITY ATTORNEY

**OKLAHOMA MUNICIPAL RETIREMENT FUND
 MASTER DEFINED BENEFIT PLAN
 JOINDER AGREEMENT**

City of Bethany [a municipality chartered, incorporated or formed under the laws of Oklahoma], a city, town, agency, instrumentality, or public trust located in the State of Oklahoma, with its principal office at Bethany, Oklahoma, hereby establishes a Defined Benefit Plan to be known as City of Bethany Plan (the “Plan”) in the form of The Oklahoma Municipal Retirement Fund Master Defined Benefit Plan.

Except as otherwise provided herein, the definitions in Article II of the Plan apply.

1. Dates.

- This instrument is a new Plan effective ___ (the “Effective Date”) [such date may not be earlier than the first day of the Plan Year in which it is executed].
- This instrument is an amendment, restatement and continuation of the Previous Plan, which was originally July 1, 1966. The effective date of this Joinder Agreement is **April 1, 2026** (the “Effective Date”) [such date may not be prior to the first day of the Plan Year of the date of adoption], except as otherwise stated in the Plan and the Joinder Agreement.

2. Employee.

The word “Employee” shall mean:

- Any person other than a Leased Employee who, on or after the Effective Date, is considered to be a regular full-time employee in accordance with the Employer’s standard personnel policies and practices, and is receiving remuneration for such services rendered to the Employer (including any elected official and any appointed officer or employee of any department of the Employer, whether governmental or proprietary in nature), including persons on Authorized Leave of Absence. Employees shall not include independent contractors or volunteer firefighters. Elected members of the City Council shall not be considered to be Employees solely by reason of their holding such office.
- Any person other than a Leased Employee who, on or after the Effective Date, is considered to be a regular employee in accordance with the Employer’s standard personnel policies and practices (including part-time, seasonal and temporary employees), and is receiving remuneration for such services rendered to the Employer (including any elected official and any appointed officer or employee of any department of the Employer, whether governmental or proprietary in nature), including persons on Authorized Leave of Absence. Employees shall not include independent contractors. Elected members of the City Council shall not be considered to be Employees solely by reason of their holding such office.
- Any person who, on or after the Effective Date, is an employee of the Employer and holds the position of:
 - City Manager, City or Town Administrator, President, Chief Executive Officer, General Manager, or District Manager, as applicable.
 - Assistant City Manager
 - Department Head or Department Manager
 - General Counsel or Municipal Attorney
 - Chief of Police
 - Finance Director or Chief Financial Officer
 - Fire Chief
 - Municipal Judge
 - in the position of Municipal Judge on or after April 1, 2006.** (specify position) [do not specify the name of the individual or a finite group unless the Plan otherwise provides continuing eligibility to a specified position or group]

The word “Employee” shall **not** include:

- Any person who is currently accruing benefits under any other state or local retirement system.
- Any person in the following position and who is covered under another retirement program of system approved by the City:
 - City Manager, City or Town Administrator, President, Chief Executive Officer, General Manager, or District Manager, as applicable.
 - Assistant City Manager
 - Department Head or Department Manager
 - General Counsel or Municipal Attorney
 - Chief of Police
 - Finance Director or Chief Financial Officer
 - Fire Chief
 - Municipal Judge
 - (specify position) [do not specify the name of the individual or a finite group unless the Plan otherwise provides continuing eligibility to a specified position or group]
- Any person who is **in the position of City Attorney on or after October 1, 2019** [must be definitely determinable]

3. Eligibility.

Eligible Employees shall commence participation in the Plan: (Select only one)

- month(s) (any number of months up to twelve consecutive) after the Employee's Employment Commencement Date or the date the individual meets the definition of Employee in Section 2 hereof, provided that the individual has met the definition of Employee in Section 2 hereof throughout such period.
- On the Employee's Employment Commencement Date.

4. Definition of Compensation.

Compensation shall exclude the item(s) listed below:

- No exclusions.
- Overtime pay. Bonuses.
- Commissions. Longevity pay. Severance pay.
- Accrued vacation or sick leave paid upon termination of employment and moving expenses.
- Fringe benefits, expense reimbursements, deferred compensation and welfare benefits.
- Other: [must be definitely determinable]

5. Average Monthly Compensation.

The considered period for purposes of the definition of "Average Monthly Compensation" in Section 2.1 of the Plan is:

- sixty (60) consecutive months.
- thirty-six (36) consecutive months.

6. The Employer hereby elects the following Plan design:

Mandatory Contribution Option. A Participant shall be required to contribute to the Plan for each Plan Year the percentage of his Compensation ("Mandatory Contributions") required by the Plan in Section 8 of this Joinder Agreement. Mandatory Contributions shall be made by payroll deductions. A Participant shall authorize such deductions in writing on forms approved by, and filed with, the Committee.

If the Participant's Mandatory Contributions pursuant to the preceding paragraph are to be taxed deferred:

Pick Up Option. The Employer hereby elects to have the provisions of Section 3.4 of the Plan apply. The Employer shall pick up and pay the percentage of each Participant's Compensation required to be contributed as of **October 1, 1989** [insert date] in lieu of contributions by the Participant. No Participant shall have the option of receiving the contributed amounts directly as Compensation.

Non-Contributory Option. Participants shall not be required nor permitted to contribute to the Plan.

7. A. Payment Options. The Employer hereby elects the following minimum number of payments for employees eligible to receive benefits under Article IV of the Plan:

- Sixty (60) monthly payments.
- One hundred and twenty (120) monthly payments.

B. Plan Options. The Employer hereby elects the following plan designation and percentage used in calculating benefits under Section 5.1 of the Plan.

- Plan AAA – 3.00% with no maximum Years of Service
- Plan AAA – 3.00% recognizing a maximum of 22 Years of Service
- Plan AA 2.625% Plan BB 2.25% Plan CC 1.875%
- Plan A 1.50% Plan B 1.125% Plan C .75%

C. Normal Retirement Age. Normal retirement age shall be:

- age 65 with completion of five (5) Years of Service
- The earlier of (i) and (ii) as follows:
 - (i) age 65 with completion of five (5) Years of Service
 - (ii) the later of (a) or (b), where (a) and (b) are as follows:
 - (a) age 62 _____
 - (b) the age at which the Participant has completed 30 Years of Service.
 - the age at which the Participant has completed _____ Years of Service

Examples: An employee hired at age 20 who worked for 30 years and terminated at age 50 would be entitled to unreduced payments at age 62.
An employee hired at age 30 who worked for 25 years and terminated at age 55 would be entitled to unreduced payments at age 65.

- Modified Rule of 80:**
 The earlier of (i) and (ii) as follows:
 (i) age 65 with completion of five (5) Years of Service
 (ii) the later of age 55 and the age at which the sum of the Participant's age in completed years and the participant's number of completed Years of Service in the Fund total 80 or greater. To be eligible, the Participant's age plus Years of Service in the Fund must be at least 80 prior to termination of employment (or, after termination of employment in the case of a Participant who transfers to another Municipality in accordance with Section 8.1(b) of the Plan).

- Examples:**
1. An employee hired at age 30 who worked for 25 years and terminated at age 55 would be entitled to unreduced payments immediately. Age 55 plus 25 years equals 80.
 2. An employee hired at age 20 who worked for 30 years and terminated at age 50 would be entitled to unreduced payments at age 55. The employee has age plus Years of Service points at age 50 but the minimum age for payment is 55.
 3. An employee hired at age 25 who worked for 25 years and terminated at age 50 would be entitled to unreduced payments at age 65. Age 50 plus 25 years is less than 80, so the Normal Retirement Age is 65.

[Note: The Normal Retirement Age of an employer's plan must comply with the final NRA regulations under Treas. Reg § 1.401(a)-1(b) applicable to governmental pension plans effective for employees hired during plan years beginning on or after the close of the first regular legislative session of the legislative body with the authority to amend the plan that begins on or after the date that is three (3) months after the final regulations are published in the Federal Register.]

- D. Vesting Options.** The Employer hereby elects the following vesting option to determine an Employee's eligibility to receive retirement benefits.
- Ten Year Cliff Vesting Schedule
 - Seven Year Cliff Vesting Schedule**
 - Five Year Cliff Vesting Schedule
- E. Service Credit Prior to Effective Date.** The Employer hereby elects to include the following limitation of service prior to the effective date.
- No limitation
 - For all purposes under the Plan
 - With respect to Service for purposes of vesting and attainment of Normal Retirement Age
 - Service credit prior to the effective date shall not exceed years
 - For all purposes under the Plan
 - With respect to Service for purposes of benefit accruals.
- F. Service Buyback.** The Employer hereby elects
- No service buyback pursuant to Section 10.10 of the Plan
 - The service buyback provisions of Section 10.10 of the Plan.
- G. Service for Worker's Compensation Period.** If a Participant is on an Authorized Leave of Absence and is receiving worker's compensation during such Authorized Leave of Absence, such Participant
- shall be credited with Service for such period for purposes of vesting only and not for purposes of benefits, but no Employee contributions shall be made with respect to the Participant for such period.
 - shall not be credited with Service for such period.
- H. Determination of Service for City Inspector.** Any Participant in the position of City Inspector for the City of Bethany as of February 1, 2010 shall be 100% immediate vested for purposes of calculating benefits under Section 5.1 of the Plan.
- I. Determination of Service for City Manger.** Any Participant in the position of City Manager for the City of Bethany as of December 5, 2023 for the purposes of calculating benefits under Section 5.1 of the Plan, no early retirement reduction shall apply.

8. Contributions by Participants.

If Participants are required to contribute to the cost of providing benefits under this Plan, such contributions shall be based on the plan designation selected in Section 7B above and shall apply to pay periods commencing on and after **July 1, 2020**.

a. The Participant contribution formula in Section 3.3 of the Plan shall use the following percentage for the Plan Option selected in Section 7B of this Joinder Agreement:

Plan AAA – 6.00%

Plan AA - 5.25% Plan BB - 4.50% Plan CC - 3.75%

Plan A – 3.00% Plan B - 2.25% Plan C - 1.50%

b. The contribution formula shall be % [insert number between 0 and twelve] of compensation.

c. The contribution as annually determined each year shall be shared by the Participant and Employer as follows: Employee portion % Employer portion %
(Participant plus Employer percentages must total 100%.)

The contribution will be actuarially determined based on Plan assets and liabilities as of January 1 of each year as a percent of payroll, which will then be shared between the Employer and Participant as noted above. These contribution rates will be in effect from July 1 of that year until June 30 of the subsequent year.

9. Cost-of-Living Option.

For purposes of adjusting retiree and beneficiary pensions, the Employer hereby elects the following:

No Cost-of-Living Option on Future Service Benefits effective June 30, 2013.

"Future Service Benefits" refer to pension benefits accruals after June 30, 2013.

Cost-of-Living Option. This election applies to Sections 5.1 (Normal Pension), 5.2 (Early Pension), 5.3 (Disability Pension), 5.4 (Deferred Vested Pension), 6.2 (Death Prior to Commencement of Pension), 6.3(a) and 6.3(b) (Death After Commencement of Pension), and 6.4 (Spouse's Pension) and provides annual benefit increases or decreases of the smaller of three percent (3%) or the percentage change in the Consumer Price Index.

The effective date of the Cost-Of-Living Option shall be **July 1, 1973 (the original date that the Employer elected the Cost-of-Living Option) through June 30, 2013 and shall apply for benefit accruals earned through June 30, 2013.**, the original date that the Employer elected the Cost-Of-Living Option.

10. Retiree Plan Improvement Option.

Benefits payable to or on behalf of a former Employee under Article V, Article VI, or Article VII of the Plan, which are due or in the course of payment on or after the Effective Date of this Joinder Agreement, shall

be increased according to the Plan Option elected herein. Such increased benefits shall be reflected in any periodic payments due or paid on or after the Effective Date of the Joinder Agreement. It is not intended for this change to be retroactive and any periodic payments due prior to such date shall not be affected.

be increased by % effective . Such increased benefits shall be reflected in any periodic payments due or paid after such date. It is not intended for this change to be retroactive and any periodic payments due prior to such date shall not be affected.

not be increased unless such former Employee is subject to Section 10.8 or 10.9 of the Plan, but shall continue to be paid under the terms of the Previous Plan.

11. Limitations on Optional Benefit Forms.

Section 7.2 of the Plan provides for a lump sum payment form, an installment payment form that would be payable over a fixed number of years (at which time all payments would cease), or the purchase of an insured annuity. The Employer hereby elects the following:

Optional benefit forms under Section 7.2 of the Plan will not be permitted.

Optional benefit forms under Section 7.2 of the Plan will be permitted, subject to Retirement Committee approval for any such elections by a Participant, subject to the following limitation(s):

None

(The above election has no effect on the joint and survivor optional benefit forms under Section 7.1).

12. Defined Contribution Option.

Not applicable as of July 1, 2020.

(All prior balances under the Defined Contribution Option will remain in place as described below, but no additional employee contributions will be added as of July 1, 2020.)

Participant shall be entitled to the benefit under this option as described in Sections 3.6 and 6.8 of the Oklahoma Municipal Retirement Fund Master Defined Benefit Plan, in addition to the benefit determined according to Section 7B. Each Participant shall be required to contribute to the Plan 1.40% of his or her Compensation. Those contributions shall be picked up and assumed by the Employer and paid to the Fund in lieu of contributions by the Participant. No Participant shall have the option of receiving the contributed amounts directly as Compensation.

This option shall be effective July 1, 1994 through June 30, 2020 [include the earlier of the date this Option was originally adopted in a Joinder Agreement or the date of adoption in the current Plan Year].

13. The Employer has consulted with and been advised by its attorney concerning the meaning of the provisions of the Plan and the effect of entry into the Plan.

IN WITNESS WHEREOF the City of Bethany has caused its corporate seal to be affixed hereto and this instrument to be duly executed in its name and behalf by its duly authorized officers this _____ day of _____, _____.

City of Bethany

By: _____

Title: _____

Attest:

Title: _____

(SEAL)

The foregoing Joinder Agreement is hereby approved by the Oklahoma Municipal Retirement Fund this

_____ day of _____, _____.

OKLAHOMA MUNICIPAL RETIREMENT FUND

By: _____

Title: _____

Attest:

Secretary

(SEAL)

Required Disclosures. This Joinder Agreement is to be used only with the Oklahoma Municipal Retirement Fund Master Defined Benefit Plan. Failure to properly complete this Joinder Agreement may result in failure of the Plan to qualify under Code Section 401(a). In accordance with IRS Rev. Proc. 2017-41, the Provider (as defined in Rev. Proc. 2017-41) who has obtained Internal Revenue Service approval of the Oklahoma Municipal Retirement Fund Master Defined Benefit Plan has authority under the Plan document to amend the Plan on behalf of adopting employers for certain changes in the Code, regulations, revenue rulings, other statements published by the Internal Revenue Service, including model, sample or other required good faith amendments. The Provider will inform adopting employers of any such amendments or of the discontinuance or abandonment of the Pre-Approved Plan document. The name, address and telephone number of the Provider are: McAfee & Taft A Professional Corporation, 8th Floor, Two Leadership Square, 211 N. Robinson, Oklahoma City, OK 73102, telephone (405) 552-2231. Any inquiries by the adopting employer regarding the adoption of the Plan, the meaning of Plan provisions, or the effect of the Internal Revenue Service advisory letter on the Pre-Approved Plan may be directed to the Provider.

Reliance on Sponsor Opinion Letter. The Provider has obtained from the IRS an Opinion Letter (as defined in Rev. Proc. 2017-41) specifying the form of this Joinder Agreement and the basic plan document satisfy, as of the date of the Opinion Letter, Code §401. An adopting Employer may rely on the Preapproved Plan Sponsor's IRS Opinion Letter only to the extent provided in Rev. Proc. 2017-41. The Employer may not rely on the Opinion Letter in certain other circumstances or with respect to certain qualification requirements, which are specified in the Opinion Letter and in Rev. Proc. 2017-41 or subsequent guidance. In order to have reliance in such circumstances or with respect to such qualification requirements, the Employer must apply for a determination letter to Employee Plans Determinations of the IRS.

NOTICE: On Friday, February 13, 2026 or before 4:59 p.m., agenda was posted at City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

BETHANY PUBLIC WORKS AUTHORITY MEETING

BETHANY CITY HALL

TUESDAY, FEBRUARY 17, 2026

6:30 P.M.

MEMBERS PRESENT:	Peter Plank	Vice-Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Amanda Sandoval	Chairman
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Chad Meek	Deputy Police Chief
	(See Roster)	

Vice-Chairman Plank called the Bethany Public Works Authority meeting to order at 7:11 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM FEBRUARY 3, 2025, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Magirowsky, seconded by Trustee Triana to approve the Consent Docket. Yes votes: Falkner, Plank, Larsen, Magirowsky, Triana, Powell, Smart, Ford. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL TO AWARD BID FOR WATER TREATMENT PLANT LIME SLUDGE EXTRACTION, HAULING AND DISPOSAL TO JACOB FARMS, LLC FOR A TOTAL BID PRICE OF \$229,475.00. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Larsen, seconded by Trustee Triana to award the bid for Water Treatment Plant Lime Sludge Extraction, Hauling and Disposal to Jacob Farms for a total bid price of \$229,475.00. Yes votes: Powell, Smart, Falkner, Larsen, Ford, Magirowsky, Plank, Triana. No votes: None. Motion approved.

ITEM NO. 3 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None

ITEM NO. 4 on the agenda was **ADJOURN UNTIL MARCH 3, 2026.**

Vice-Chairman Plank adjourned the Bethany Public Works Authority meeting at 7:12 P.M. until March 3, 2026.

CHAIRMAN

SECRETARY

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: March 2, 2026
Subject: Amended Claims list for the 03/03/2025 Bethany Public Works Authority Meeting

BETHANY PUBLIC WORKS AUTHORITY

FUND	AMOUNT
Bethany Public Works Authority	\$ 380,361.08
TOTAL	\$ 380,361.08

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 137,329.76
Bethany Public Works Authority	\$ 380,361.08
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 517,690.84

RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A NON-DEPARTMENTAL						
26-55925	10-3788	OKLAHOMA WATER RESOURCES	BOORF-05-0011-CW SEWER	3/2026	MARCH ORF-05-0011	155,362.81
DEPARTMENT TOTAL:						155,362.81
DEPARTMENT: 02.0 FINANCE						
26-56006	10-005321	AMAZON CAPITAL SERVICES,	INFOLDERS, MICHROWAVE, ETC	2/2026	6187411	23.10
26-54229	10-005702	TPS TECHNICAL PROGRAMMING	UTILITY BILL PRINTING	2/2026	123282	2,501.31
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	2/2026	IN1319800	21.92
26-55654	10-2557	CORE & MAIN LP	(3)VALVE LOCK AND (1)KEY	2/2026	CNV1000023830	123.00
DEPARTMENT TOTAL:						2,669.33
DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN						
26-55683	10-3042	ACCURATE ENVIRONMENTAL	ODEQ REQUIRED MONTHLY TES	2/2026	IB09032	816.00
DEPARTMENT TOTAL:						816.00
DEPARTMENT: 08.3 PUBLIC WORKS - SANIT						
26-55944	10-005321	AMAZON CAPITAL SERVICES,	INCLIPBOARD, CHARGINGSTATION	2/2026	2064238	56.05
26-55707	10-005350	FORCE PERSONNEL	TEMP HELP	2/2026	86472	2,797.30
26-55923	10-006164	METRO EMERGENCY UPFITTERS,	INSTALL LOGO ON UNIT #97	2/2026	7802	600.00
26-55920	10-0485	INLAND TRUCK PARTS CO	REPAIR UNIT#98	2/2026	IN-1946721	1,625.56
26-55850	10-1118	FLEETPRIDE	REPLACES PO 26-55829	2/2026	OC20115420.02	15,542.36
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	7,739.82
26-55830	10-1551	UNITED ENGINES, LLC	REPLACE HYDRO PUMP #95	2/2026	4146366	3,493.77
26-55954	10-3081	PREMIER TRUCK/ATC FREIGHTLIAIR	TANK FOR UNIT #98	2/2026	120888025	1,259.05
26-55986	10-3081	PREMIER TRUCK/ATC FREIGHTLI#98	AIR TANK SUPPLIES	2/2026	120889042	28.43
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS, HOODIES, RAINSUITS	2/2026	IN-0084912	487.10
26-55959	10-4010	HARD HAT SAFETY & GLOVE	GLOVES & SAFETY GLASSES	2/2026	IN-0084910	186.00
26-55639	10-4090	AT&T MOBILITY	SANITATION PHONE SERVICE	2/2026	20260219-	55.83
DEPARTMENT TOTAL:						33,871.27
DEPARTMENT: 08.4 PUBLIC WORKS - MAINT						
26-55705	10-006306	GFL ENVIRONMENTAL SERVICES	WASTE OIL REMOVAL	2/2026	LQ03230909	86.22
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	39.90
26-55898	10-2305	HOIDALE CO INC	DEISEL FUELING PUMP	2/2026	INV28681	264.43
26-55902	10-2305	HOIDALE CO INC	PROKEE ENCODER	2/2026	INV28675	321.60
DEPARTMENT TOTAL:						712.15

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12.0 UTILITY - WATER PLANT						
26-55984	10-004725	RUCKER ELECTRIC INCORPORATE	WIRE PUMP RECOVERY POND	2/2026	016071	170.00
26-56015	10-005321	AMAZON CAPITAL SERVICES,	INPIPE PLUGS FOR LIME PIT	2/2026	9280235	267.02
26-56019	10-005321	AMAZON CAPITAL SERVICES,	INPARKING STOP PARKS	2/2026	2740231	310.90
26-56021	10-005321	AMAZON CAPITAL SERVICES,	IN3 INCH SUCTION HOSE	2/2026	9629844	274.75
26-54243	10-005900	TEIM DESIGN GROUP, PLLC	GAC FILTER	2/2026	13710	851.38
26-55598	10-005900	TEIM DESIGN GROUP, PLLC	BOOSTER PUMP STATION	2/2026	13709	6,832.76
26-55548	10-0091	BRENNTAG SOUTHWEST	4BBL5/55GALS/POLYPHOSPATE	2/2026	BSW679081	1,627.40
26-55937	10-0883	LOCKE SUPPLY CO.	WELL 5 FUSES	2/2026	57569555-00	69.07
26-54354	10-1063	OG&E	MNTHLY SVC.	2/2026	20260213	19,753.71
26-55505	10-1128	OK CITY WATER UTILITIES	TROK CROSSTIES	2/2026	20260209	16,426.55
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	252.01
26-55939	10-1622	WESTLAKE ACE HARDWARE	WELL 17	2/2026	3505395	20.78
26-56003	10-1622	WESTLAKE ACE HARDWARE	WELL 17 &18	2/2026	3505420	70.85
26-55973	10-3434	W & W ELECTRIC MOTOR SVC	RECOVERY POND PUMP	2/2026	3920	1,420.00
26-55922	10-3919	MISSISSIPPI LIME	25 TONS OF LIME	2/2026	CD176211	10,414.13
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS,HOODIES,RAINSUITS	2/2026	IN-0084923	164.20
DEPARTMENT TOTAL:						58,925.51
DEPARTMENT: 12.1 UTILITY - WATER LINE						
26-55895	10-1066	OKLAHOMA CONTRACTOR'S	SUPPLCLAMPS	2/2026	0387869-IN	375.00
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	756.03
26-55938	10-2557	CORE & MAIN LP	CURBSTOPS	2/2026	CNV1000024016	748.00
26-55997	10-2557	CORE & MAIN LP	SMART METERS LIDS BOXES	2/2026	V000024936	9,173.10
26-55794	10-3245	KRAPFF REYNOLDS CONST CO	ONCALL FIRE VALVE/HYDRANT	2/2026	26022	101,876.73
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS,HOODIES,RAINSUITS	2/2026	IN-0084925	183.95
26-55959	10-4010	HARD HAT SAFETY & GLOVE	GLOVES & SAFETY GLASSES	2/2026	IN-0084909	93.00
26-54301	10-4090	AT&T MOBILITY	METER READERS	2/2026	20260219	270.68
DEPARTMENT TOTAL:						113,476.49
DEPARTMENT: 12.2 UTILITY - SEWER						
26-55511	10-006228	NATIONAL TANK & EQUIPMENT	LBYPASS PUMP RENTAL	2/2026	450012-0003	1,691.25
26-54321	10-1068	ONG	MONTHLY SVC	2/2026	20260306	121.20
26-55998	10-1261	RED ROCK PETRO	3800 DIESEL & 4200 UNLEAD	2/2026	1630219	218.39
26-55839	10-4010	HARD HAT SAFETY & GLOVE	JACKETS,HOODIES,RAINSUITS	2/2026	IN-0084925-	183.95
26-55959	10-4010	HARD HAT SAFETY & GLOVE	GLOVES & SAFETY GLASSES	2/2026	IN-0084909-	93.00
26-54301	10-4090	AT&T MOBILITY	METER READERS	2/2026	20260219	52.45
DEPARTMENT TOTAL:						2,360.24

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 97.0		DEBT SERVICE				
26-55925	10-3788	OKLAHOMA WATER RESOURCES	BOORF-05-0011-CW SEWER	3/2026	MARCH ORF-05-0011	12,167.28
					DEPARTMENT TOTAL:	12,167.28
					FUND TOTAL:	380,361.08
					GRAND TOTAL:	517,446.84

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: 3/3/2026
Subject: Budget Amendment 26-14

BACKGROUND

The Oklahoma Department of Environmental Quality (ODEQ) will be adopting new standards for the amount of per- and polyfluoroalkyl substances (PFAS) in drinking water. Bethany will need to design and implement a system for meeting those standards.

The Oklahoma Water Resources Board (OWRB) has a forgivable loan program that could potentially fund the construction of such a system, but it requires a pilot study to be completed prior to applying. The pilot study would consist of designing and building a Granulated Activated Carbon (GAC) filter at the city's water treatment plant and monitoring the effectiveness of that filter for eliminating PFAS. The expected cost of the pilot project would be \$450,000- \$500,000.

The Bethany Public Works Authority has \$487,428.86 remaining in the construction account for the 2013 Revenue Bond. Our Bond Council has opined that the pilot study would be an acceptable use for these funds.

RECOMMENDATION

1. Approve Budget Amendment 26-14 (attached).



ADDITIONAL COMMENTS

Budget Amendment 26-14 Appropriates the funds for the GAC filter pilot project, which will be provided by the remainder of the 2013 Revenue Bond. Funding for the construction of the ultimate implementation of the filtration system is expected to come from a forgivable loan from OWRB.

Approval of and authorization to execute Budget Amendment Number BA# 26-14

BUDGET AMENDMENT FORM

Funds: Public Works Authority
Amendment #: BA# 26-14
Fiscal Year: FY 2026

<u>Account #</u>	<u>Account Name</u>	<u>Estimated Revenue</u>		<u>Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
Public Works Authority					
056-512.0-404	Projects			487,429	
056-25390	Retained Earnings Unreserved	487,429			
TOTALS		<u>487,429</u>	<u>-</u>	<u>487,429</u>	<u>-</u>

EXPLANATION:

Budget Amendment 26-14 Appropriates funds for the GAC Filter design project for the water plant. Funding will come from the 2013 revenue bond.

Date & Signature of Mayor: _____ x _____ Date

Date & Signature of City Manager: _____ x _____ Date

Date Approved by the City of Bethany: March 3rd, 2026 _____

Public Works Authority

Unappropriated Fund Balance Remaining After Amendement: 21,426,419.00

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BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, FEBRUARY 17, 2026

6:30 P.M.

MEMBERS PRESENT:	Peter Plank	Vice-Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Amanda Sandoval	Chairman
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Chad Meek	Deputy Police Chief
	(See Roster)	

Vice-Chairman Plank called the Bethany Hospital Trust meeting to order at 7:12 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM FEBRUARY 3, 2026, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Ford, seconded by Trustee Triana to approve the consent docket. Yes votes: Smart, Falkner, Plank, Larsen, Triana, Ford, Magirowsky, Powell. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None.

ITEM NO. 3 on the agenda was **ADJOURN UNTIL MARCH 3, 2026.**

Vice-Chairman Plank adjourned the Bethany Hospital Trust meeting at 7:13 P.M. until March 3, 2026.

CHAIRMAN

SECRETARY

BETHANY HOSPITAL TRUST

From: Michael Vaughn, Finance Director
Date: February 26, 2026
Subject: Claims list for the 03/03/2026 Bethany Hospital Trust Meeting

BETHANY HOSPITAL TRUST

FUND	AMOUNT
Bethany Hospital Trust	\$ -
TOTAL	\$ -

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 137,085.76
Bethany Public Works Authority	\$ 380,361.08
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 517,446.84

RECOMMENDATION

1. Approve claims as presented.



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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, FEBRUARY 17, 2026

6:30 P.M.

MEMBERS PRESENT:	Peter Plank	Vice-Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Amanda Sandoval	Chairman
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Chad Meek	Deputy Police Chief
	(See Roster)	

Vice-Chairman Plank called the Bethany Development Authority meeting to order at 7:13 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM FEBRUARY 3, 2026, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Smart, seconded by Trustee Falkner to approve the consent docket. Yes votes: Ford, Plank, Magirowsky, Larsen, Smart, Falkner, Powell, Triana. No votes: None. Motion passed.

ITEM NO. 2 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS "MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA")**.

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL MARCH 3, 2026**.

Vice-Chairman Plank adjourned the Bethany Development Authority meeting at 7:14 P.M. until March 3, 2026.

CHAIRMAN

SECRETARY

BETHANY DEVELOPMENT AUTHORITY

From: Michael Vaughn, Finance Director
Date: February 26, 2026
Subject: Claims list for the 03/03/2026 Bethany Development Authority Meeting

BETHANY DEVELOPMENT AUTHORITY

FUND	AMOUNT
Bethany Development Authority	\$ -
TOTAL	\$ -

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 137,085.76
Bethany Public Works Authority	\$ 380,361.08
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 517,446.84

RECOMMENDATION

1. Approve claims as presented.

