

MINUTES
JENKS CITY COUNCIL
TUESDAY, AUGUST 20, 2024, 6:00 P.M.
JENKS CITY HALL, 211 NORTH ELM

The Agenda for the Jenks City Council was posted on the City's website at 4:01 p.m. on August 16, 2024. The meeting was called to order at 6:00 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

A roll call vote of members was taken as follows:

Matthew Emmons	Present
Donna Ogez	Absent
Craig Murray	Present
John Brown	Absent
Rodney Cline	Present
Kevin Short	Present
Mayor Cory Box	Present

Invocation was given by Pastor Tommy Davis of New Directions International

Pledge of Allegiance was given

Proclamation Mayor Box gave a Proclamation recognizing Sophia Griffin

Animal Welfare Spotlight Cpt. Shouse presented an animal for adoption

Employee Introductions Fire Chief Ostrum and Police Chief Jackson introduced new hires. City Manager Christopher Shrout introduced Finance Director David Sims.

Public Comments Charla Kennedy (322 S 6th St) and Kaye Lynn (208 E Beaver St) gave comments

Business

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on July 02, 2024
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Professional Transportation Service contract with the Metropolitan Tulsa transit Authority for Fiscal Year 2024-2025 at a cost of \$35,235

- E. Approve request to use Jenks Street by Hope is Alive from 6:00 a.m. until 12:00 p.m. on September 07, 2024, for the "Run for Hope" event. [Chandlee]
- F. Approve request to use Jenks Streets by Jennifer Palmer from 10:30 a.m. until 12:30 p.m. on November 02, 2024, for the "Tulsa Metro Out of Darkness Walk." [Chandlee]
- G. Accept the FY 22-23 Audit Report prepared by Elfrink and Associates, PLLC. [Sims]
- H. Approve a Service Agreement with the Metropolitan Environmental Trust (M.E.T.) providing for a public education, household hazardous waste disposal, and related services for the City of Jenks; setting terms of agreement, termination, compliance with applicable Federal, State and local laws; and authorizing the Jenks Public Works Authority to make payment of \$19,534 with within the FY 24-25 Budget to the M.E.T. for the cost of said services through June 30, 2025.
- I. Approve final acceptance of water line, sanitary sewer, stormwater, and street public infrastructure associated with the Tulsa Premium Outlets (Outlet Drive and Lewis Avenue).
- J. Approve a proposal for the professional auditing services from Elfrink & Associates for the Fiscal Year ending June 30, 2024, for the City of Jenks and its related entities in an estimated amount of \$31,100, to be paid from the FY 2025 budgets. [Sims]
- K. Approve a proposal for accounting consulting services from Crawford & Associates for the Fiscal Year ending June 30, 2024, for the City of Jenks and its related entities in an estimated amount of \$60,000, to be paid from the FY 2025 budgets. [Sims]

Kevin Short requested to pull item 1.G. Kevin Short made a motion to approve Item 1, pulling Item 1.G. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda. City Manager Christopher Shrout introduced Item 1.G. Craig Murray made a motion to approve Item 1.G. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

3. Ordinance 1647 is related to JZ 24 PUD 149 – a request by Tanner Consulting for a zone change from AG (Agriculture) to RS-3 (Residential Single Family) with Planned Unit Development 149 Overlay District at the General Location of 131st & Harvard; repealing all ordinance or parts thereof in conflict herewith; providing for severability; and declaring an emergency [Hilton] Planning Director Marcaé Hilton introduced Item 3 and answered questions. Megan Pasco and Zach Roache (applicants) addressed the Council and answered questions.¹ The following individuals from the public spoke on Item 3:

- Russel Cozort (12709 S Harvard)
- Vinny Perez (2614 E 24th Pl)
- Ed Moore (Providence Hills)
- Skylar Robins (4241 E 131st St)
- Angela Cozort (2501 E 136th Ct)
- Jeremy Randell (13022 S Ash St)
- Dave Fienning (4401 E 131st St)
- Brandy Benoit (2323 E 139th St)
- John Harrington (2412 E 136th)
- Catherine Lenhart (777 W 106th St)
- Matt Clag (1357 S 20th St)
- Cheryl Hall
- Rodrigo Soto (2726 E 130th St)
- Carly Head (2029 E 29th)²
- Rony Lutz (13905 S 27th St)
- Julie Soto (2726 E 130th St)
- Paty Garison (2407 E 138th St)
- Robin Rosencutter (16421S Trust)
- Tiffany Huckabee (2804 E 130th Ct)

Council took a break from 7:37 p.m. until 7:46 p.m. Megan Pasco and Zach Roache addressed the Council again and made to offer to adhere to the RS-3 bulk and area requirements at a minimum. Kevin Short made a motion to deny Item 3. Craig Murray seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried; Item Denied. *Council took a break from 9:37 p.m. until 9:46 p.m.*

4. Emergency Clause for Ordinance 1647, making it effective immediately upon passage since the immediate operation of the provision of the Ordinance is necessary for the preservation of public health and safety. Withdrawn

¹ Megan Pasco handed out a packet to Council. Packet is attached to the minutes as Attachment "A".

² Carly Head handed a letter to the Council. The letter is attached to the minutes as Attachment "B".

5. PA 24-30 – Comprehensive Plan Land Use Map Amendment from Medium Intensity Single Family to Local Commercial. General Location: 1123 W Main St *Item 5 was heard after Item 10.* Planning Director Marcaé Hilton introduced Item 5. Craig Murray made a motion to approve Item 5. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried

6. PA 24-33 – Comprehensive Plan Land Use Map Amendment from Medium Intensity Single Family to Local Commercial. General Location: 938 W “C” St Planning Director Marcaé Hilton introduced Item 6 and answered questions. Rodney Cline made a motion to approve Item 6. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

7. PA 24-34 – Comprehensive Plan Land Use Map Amendment from Medium Intensity Single Family to Local Commercial. General Location: 131st & Harvard Planning Director Marcaé Hilton introduced Item 7 and answered questions. Kevin Short made a motion to approve Item 7. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

8. PA 24-35 – Comprehensive Plan Land Use Map Amendment from Local Commercial to Medium Intensity Single Family. General Location: 131st & Kimberly Clark Pl. Planning Director Marcaé Hilton introduced Item 8 and answered questions. Rodney Cline made a motion to approve Item 8. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

9. Consideration and appropriate action relating to Resolution No. 838, a Resolution of the City of Jenks, Oklahoma (the "City") approving the incurrence of indebtedness by The Jenks Public Works Authority (the "Authority") issuing its Promissory Note, Series 2024 (the "Note"); providing that the organizational document creating the Authority is subject to the provisions of the Indenture authorizing the issuance of said Note; waiving competitive bidding with respect to the sale of said Note and approving the proceedings of the Authority pertaining to the sale of said Note; approving and authorizing execution of an Agreement of Support; and containing other provisions relating thereto. Withdrawn
10. Consideration and appropriate action relating to Resolution No. 839, a Resolution of the City of Jenks, Oklahoma (the "City") approving action taken by The Jenks Public Works Authority (the "Authority") authorizing issuance, sale and delivery of a promissory note of the Authority to the Oklahoma Water Resources Board; ratifying and confirming a Lease Agreement, as amended; approving and authorizing execution of a Sales Tax Agreement by and between the City and the Authority pertaining to a year-to-year pledge of certain sales tax revenue; and containing other provisions related thereto. *Item heard after Item 4.* Bond Counsel Nate Ellis from the Public Finance Law Group introduced Item 10. Matthew Emmons made a motion to approve Item 10. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

11. Authorize City Manager to proceed with purchase of Fire Department Apparatus (Vehicle) from Pierce Manufacturing pursuant to quote provided and to execute purchase agreement subject to City Attorney approval and appropriation of funds. City Manager Christopher Shrout introduced Item 11. Fire Chief Greg Ostrum answered questions from the Council. Craig Murray made a motion to approve Item 11. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Matthew Emmons	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Mayor Cory Box	Yes

Motion Carried.

Other Business

1. City Manager's Report City Manager Christopher Shrout gave his update.
2. Committee Reports None
3. Mayor's Report None.

Adjournment. The Jenks City Council adjourned at 10:17 p.m.


Cory Box, MAYOR
CITY CLERK

**65 Years
Experience**

30,000 Homes

Attachement "A"



coverage that gives confidence.

Defining the 2-10 Home Buyers Warranty® Structural Home Warranty.

1 YEAR WORKMANSHIP WARRANTY

The 1 year workmanship warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in materials and workmanship for the first year. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:

- 1 Roof Covering
- 2 Cabinets
- 3 Countertops
- 4 Door Panels
- 5 Exterior Siding
- 6 Hardwood Floor
- 7 Ceramic Tile
- 8 Drywall
- 9 Interior Trim
- 10 Carpet
- 11 Paint
- 12 Fireplace

2 YEAR SYSTEMS WARRANTY

The 2 year systems warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in the distribution of electrical, plumbing and mechanical systems for a full two years. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:

- 13 Supply Piping
- 14 Waste Piping
- 15 Ductwork
- 16 Electrical Wiring



10 YEAR STRUCTURAL WARRANTY

The 10 year insurance-backed structural warranty provides 10 full years of coverage for qualified structural defects from the day of closing. It protects designated load-bearing elements of the home caused by failure that affects their load-bearing function to the extent that the home becomes unsafe, unsanitary or otherwise uninhabitable.

What is covered:

- 17 Roof Framing
- 18 Load-bearing Walls
- 19 Beams
- 20 Columns
- 21 Foundation
- 22 Floor Framing

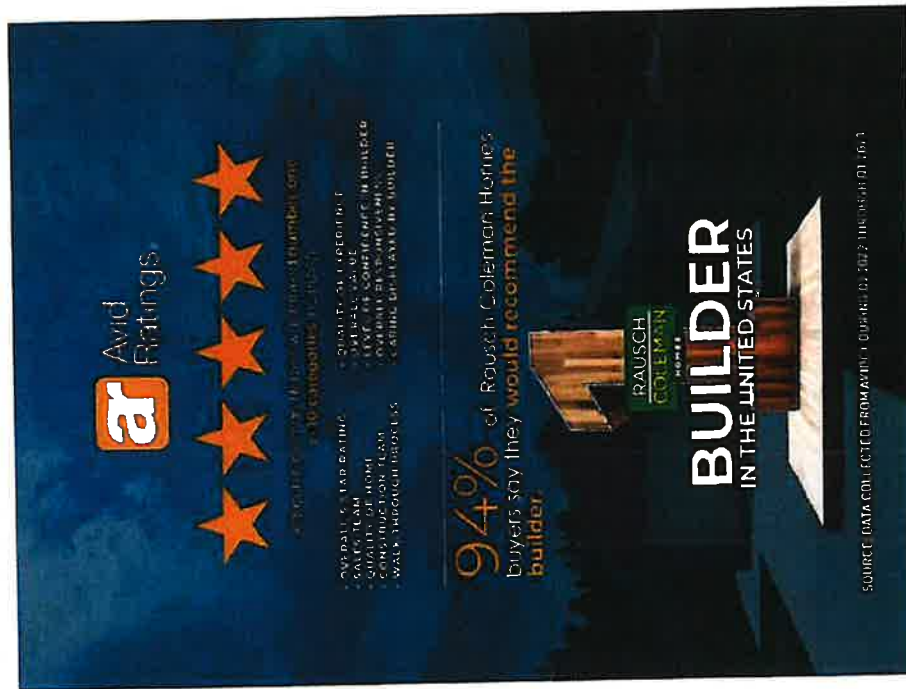


LONG LIVE HAPPY HOMES

2-10.COM

*The service coverage is governed by the warranty booklet provided to the homeowner after closing.

Attachement "A"



Avid Ratings is the only national home
rating agency that rates homes in 10 categories including:

- Overall Value Rating
- Sales Team
- Construction Team
- Walk Through Process
- Quality of Work
- Customer Service
- Construction Process
- Construction Quality
- Construction Safety
- Construction Timeline

94% of Rausch Coleman Homes
buyers say they would **recommend the
builder.**

BUILDER
IN THE UNITED STATES

SOURCE: DATA COLLECTED FROM AVID RATING COMPANY, 10/2012 THROUGH 01/2013

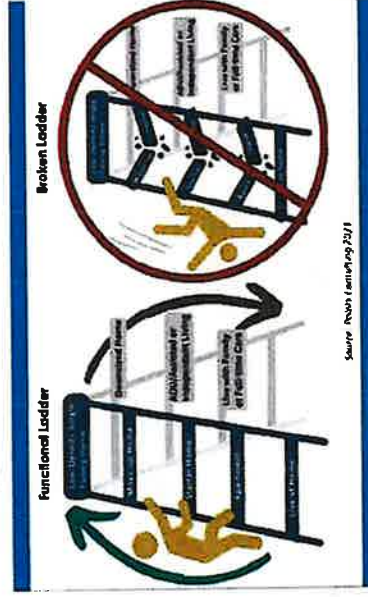


The Housing Ladder

Lack of housing is not just a housing problem.

Other downsides:

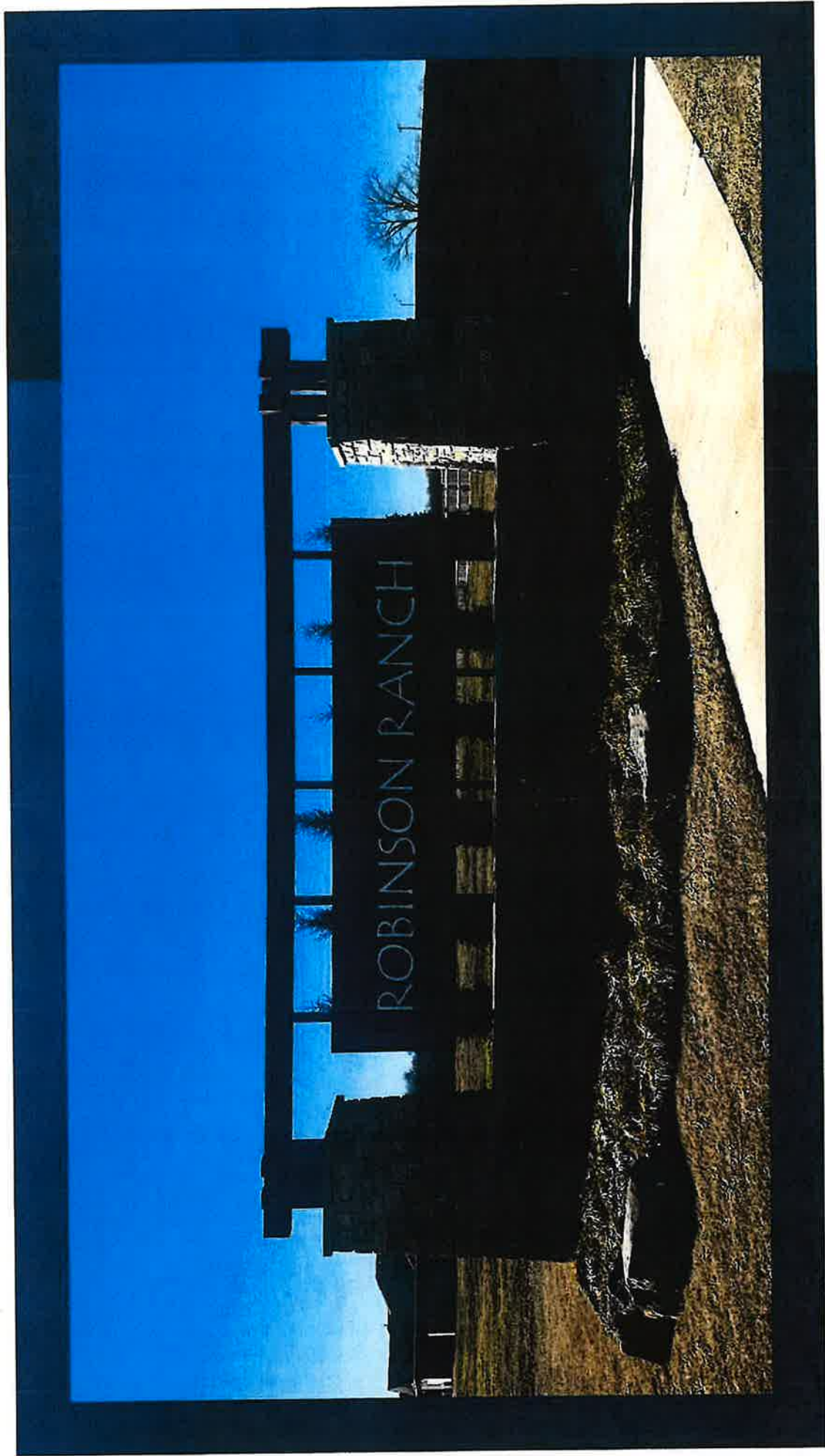
- outmigration,
- "brain drain" of youth
- Abundance of traffic (in/out commuters)
- Lack of identity
- Difficulty attracting services/amenities
- Economic stagnation (eventually)



Attachement "A"

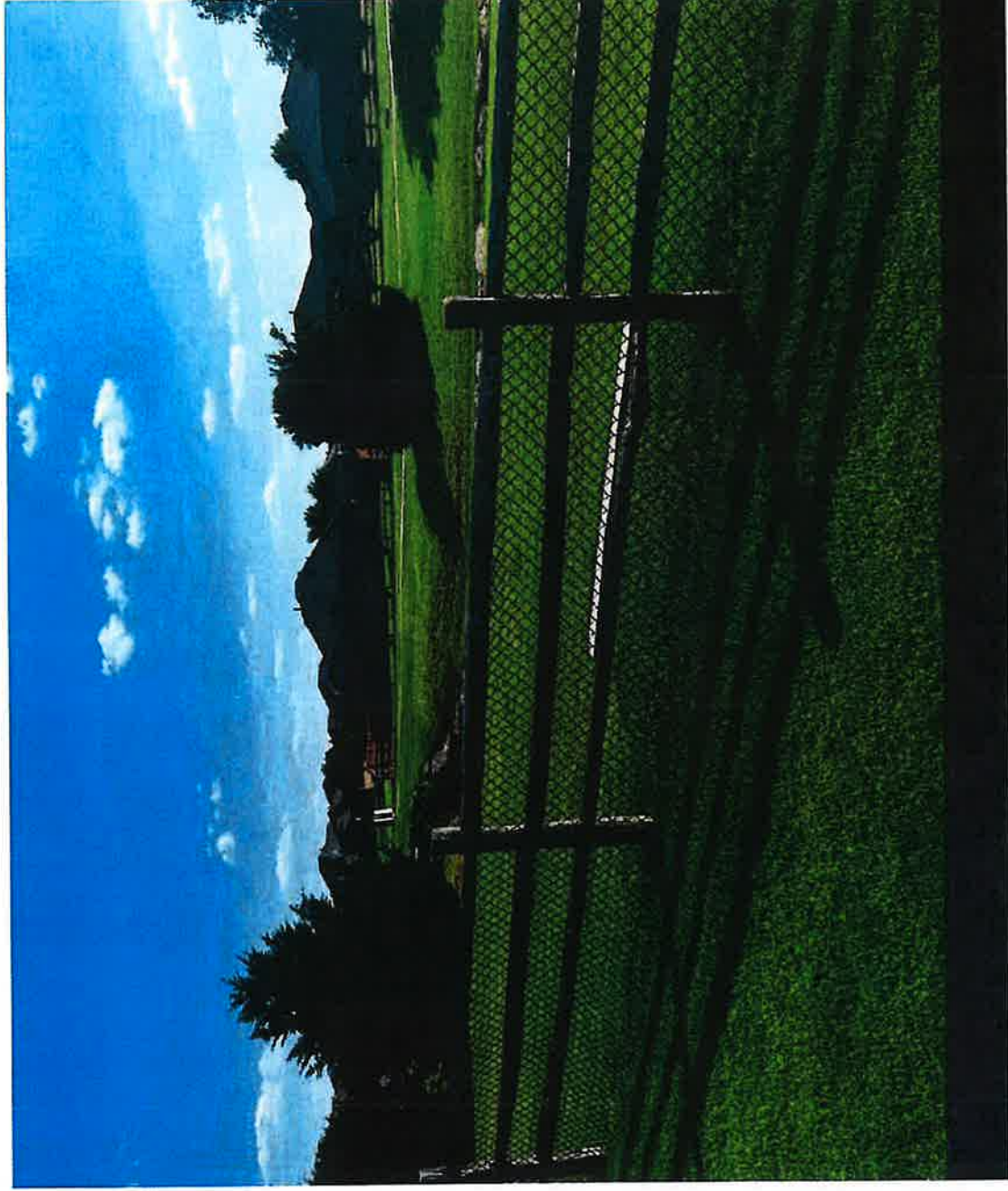


Attachement "A"



4' Social Fence

- Promote site lines
- Increase safety
- Enhanced sense of community
- Increase walkability



River Falls

EXHIBIT B

CONCEPTUAL AMENITY PLAN
CONCEPTUAL LAYOUT SHOWN AS OF MAY 2, 2024



*Site plan is conceptual and subject to change during planning and engineering process

SITE PLAN KEY NOTES

1. SITTING AREA/TRAIL
2. TRAIL
3. DETENTION POND
4. COMMUNITY MAILBOX
5. PLAYGROUND AND SHADE STRUCTURE
6. PRESERVED VEGETATION



Example of Playground Equipment Quality

Concessions

- Reduced Maximum Lot Count from 385 to 335
- Removed all 30' lots
- Added two covered bus stop
- Stipulated 2 car garage requirement
- Added social fence
- Added 5' sidewalk along Kimberly Clark Place



Attachement "B"

Carlie Head
Providence Hills HOA President
2029 E 134th St S
Bixby, OK 74008
Jenks Resident
I would like this in the official record

I am writing to express my concerns with several issues with the proposed River Falls neighborhood, one in particular is regarding the current situation with amenities or lack thereof particularly in comparison to surrounding areas such as Providence Hills, Torrey Lakes, Dutchers Crossing and Frazier Meadows. Attached behind this letter is a list of all the other neighborhoods with their amenities, so you are aware of the vast variances.

One of the primary issues Providence Hills has with the proposed neighborhood that we are facing, is the lack of adequate amenities within the River Falls neighborhood itself. Having the thought as the Rausch Coleman Representative mentioned at the Jenks City Planning Commission meeting a couple weeks back, that kids ages 11-16 want to get back to nature and play in the green spaces and creeks they will be leaving when developing the neighborhood is very far reaching. Yes, getting back to nature would be most ideal, as electronics have ruled these children's brains, but let's get real, most kids ages 8-18, when outside want to play with their friends on a basketball court, a splash pad or even at the neighborhood pool, but unfortunately, due to the absence of any such amenities I have listed in River Falls, these children have a significant risk of injury by either playing in the streets of their own neighborhood and they also pose a even more significant risk of injury by potentially crossing a dangerous street like Harvrad to access such amenities in Providence Hills. This is a big safety risk to our children, as they navigate traffic to reach recreational options that suit their wishes.

Moreover, It is crucial to provide opportunities for these youth to engage in positive activities within their own neighborhood, fostering a sense of community and belonging. The notion that they will be playing in creeks with crawdads and frogs is very foolish.

During my research into Rasuch Coleman homes, I found out that they highly rely on adjacent city facilities & close by subdivisions for their residents to use. Their lack of even very basic amenities in most of their neighborhoods is a tactic, while I know it is to save money, it puts an unnecessary extra strain on nearby neighborhood finances and also city finances for upkeep on our amenities. The city of Jenks has not yet provided parks and recreational facilities within walking distance and should rely on the developer for internal amenities to be put in to help the financial burden of both the city of Jenks Parks Department and of the adjacent neighborhoods HOA.

Furthermore, this situation has big financial implications for Providence Hills residents. The increased conflict with unauthorized users coming to our already overcrowded pool, basketball court, and splash pads will cause an additional burden on the Providence Hills community. The wear and tear on these amenities will undoubtedly increase with more users, necessitating more frequent maintenance and repair, which ultimately translates to higher costs for our HOA members. It is unfair for Providence Hills residents to bear the financial responsibility for amenities that were designed to serve our specific community size. While we value community engagement and understand the desire for children from River Falls to have access to quality recreational facilities, we believe it is the developer who should make this possible for his residents.

Now let's move onto the topic about public safety, there are concerns regarding the proposed development of approximately 370 additional homes in our community. This expansion raises significant issues related to public safety, particularly in light of the strain it will place on our already stretched-thin Jenks Police and Fire Department.

As a resident of Jenks, I value the safety and security of our neighborhoods. However, with the influx of new homes, there comes an increased demand for police and fire services to ensure the safety of residents, manage traffic flow, and respond to emergencies effectively. Our Jenks Police Department is already facing challenges in meeting these demands, and with the opening of the new Simon outlet mall it will further stretch their resources even with the increased staffing. Adding hundreds of new homes without a proportional increase in police resources jeopardizes our community's safety. It could lead to longer response times to emergencies, reduced patrol presence in residential areas, and challenges in maintaining public order during peak times.

Therefore, I urge the City Council to carefully consider the impact of this proposed development on public safety. It is also crucial to ensure that any new residential developments include adequate provisions for public safety, including potential increases in police personnel and resources. By doing so, we can mitigate risks, maintain effective emergency response capabilities, and ensure a safe environment for all residents of Jenks. I respectfully request that the City Council prioritize public safety in their deliberations on this matter and take proactive measures to address the potential strain on our police and fire resources. Our community's well-being depends on your thoughtful consideration and proactive planning.

Therefore I strongly urge the City Council to prioritize these issues in their decision-making process. It is crucial to ensure that any new residential developments include adequate provisions for public safety, including potential increases in police personnel and resources. By doing so, we can mitigate risks, maintain effective emergency response capabilities, and ensure a safe environment for all residents of Jenks.

In conclusion, I ask the Jenks City Council to address the critical issues highlighted regarding the proposed River Falls neighborhood and the expansion of residential amenities. The disparity in amenities between River Falls and neighboring communities like Providence Hills is concerning, particularly for the safety of children who may need to cross Harvard Street to

access recreational facilities that suit their needs. This situation not only poses significant safety risks but also places an unfair financial burden on Providence Hills residents who already contend with overcrowded amenities.

Thank you for your attention to these pressing matters. I trust that the City Council will take proactive steps to address these concerns and safeguard the well-being of our community. I look forward to your support in advocating for the necessary improvements to ensure the well-being and development of all residents, especially the children, in River Falls. I request that this application should be deferred until the increase of **significant** neighborhood amenities are required.

Sincerely,

Carlie Head
Providence Hills HOA President
2029 E 134th St S

Attachement "B"

Carlie Head
2029 E 134th St S
Bixby, OK 74008
Providence Hills HOA President

Amenities Request

Can we request adding another amenity that aligns with the current neighborhood in this area? I have included several surrounding Jenks neighborhoods that will surround this neighborhood. Their amenities do not match the consistency we see in the neighborhoods in the area.

Providence Hills - 1300 sq ft Clubhouse for events

Swimming pool

Wading pool for little kids

Two splash pads (one appropriate for older kids and one for younger)

Two play structures (same as above)

Three fully stocked ponds with water fountains

Covered picnic areas with grilling stations

Torrey Lakes - Play structure

Swimming pool

Clubhouse

Dutchers - Swimming pool

Pool House

Two playgrounds

Four stocked ponds with fountains

Community Fire Pit

Attachement "B"

Frazier Meadows -	Swimming pool Play Structure PickleBall Courts Fully stocked pond Jogging trails
Harvard Oaks -	One mile walking trail Clubhouse Swimming Pool
YorkTown -	Two Swimming Pool with water park features Soccer Field PickleBall courts Playgrounds Two Ponds Jogging Trail Covered Picnic areas with grilling stations License plate cameras
River Falls -	Play Structure Walking Trail pond

Amenities like the one named above can increase property values and attract long-term residents.

Investing in community-focused amenities now will ensure the neighborhood's appeal and sustainability over time.