

**AGENDA
SPECIAL MEETING
JENKS CITY COUNCIL
TUESDAY, OCTOBER 28, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN 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 September 30, 2025.
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Minor Amendment to the Comprehensive Plan Land Use Map:
 - a. Regional Commercial to Low Intensity Single-family (W of HWY 75, S of 91st St)
 - b. Parks and Open Space to Regional Commercial (W of HWY 75, on Union Ave from S of 91st St to 121st St)
 - c. Parks and Open Space to Regional Commercial (E of railroad tracks and south of Simon Outlet Mall)
 - d. Business Park and High Intensity Single-family to Medium Intensity Single-family (N of 131st St & W of Elm St)
 - e. Local Commercial to High Intensity Single-family (N of 131st St & W of Elm St)
 - f. Medium Intensity Single-family to Low Intensity Single-family (N of 131st St at Lewis & W of Harvard)
 - g. Medium Intensity Single-family to Low Intensity Single-family (S of 131st St and W of Lewis)
 - h. Medium Intensity Single-family to Low Intensity Single-family (N of 141st St and E of Elm)

- E. Approve the purchase and upfitting of Fire Department brush trucks and Resolution 886, a Supplemental Appropriation in the amount \$230,000 in account 14-411-5396 (City - Fire Suppression Capital Fund - Motor Vehicles).
- 2. Consideration and appropriate action relating to items removed from the Consent Agenda
- 3. Ordinance 1675 related to JZ 25 PUD 146.ma2, a Zone Change from CS (Commercial Shopping) to RS-3 (Residential Single Family) and approval of Major Amendment 2 for PUD 146 (Planned Unity Development) Overlay. General Location: N of 131st & W of Elm.
- 4. Emergency Clause for Ordinance 1675, making it effective immediately upon passage, since the immediate operations of the provisions of the Ordinance are necessary for the preservation of public health and safety.
- 5. Potential Executive Session for the purpose of (a) conferring on matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or would violate the confidentiality of the business (25 O.S. §307 (C)(11) discussing incentive for a potential hotel on an outparcel on the Tulsa Premium Outlets campus), and (b) discussing the potential purchase of real property located generally near the intersection of Riverfront Dr. and Aquarium Pl. (25 O.S. §307(B)(3))
- 6. Consideration and appropriate action relating to Resolution No. 887, a Resolution authorizing the Jenks Economic Development Authority (the “Authority”) to assist the City of Jenks, Oklahoma (the “City”) in carrying out and administering the Jenks River District Economic Development Project Plan adopted by the City; approving and authorizing the execution of an Economic Development Agreement by and among the Authority, the City, and Sia Ram Holdings LLC; ratifying and confirming an Economic Development Agreement by and among the Authority, the City, and Tulsa Premium Outlets, LLC; approving and authorizing the execution of a Security Agreement by and between the Authority and the City pertaining to certain tax increment revenues; approving the use of assistance in development financing; and containing other provisions relating thereto; subject to approval of City Attorney as to final form.

OTHER BUSINESS

- 1. City Manager’s Report

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, SEPTEMBER 30, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks City Council was posted on the City's website at 3:55 PM on September 26, 2025. The meeting was called to order at 06:03 PM on the above date with Vice Mayor John Brown presiding at Jenks City Hall.

ROLL CALL

Present

Kevin Short
Matthew Emmons
Donna Ogez
Adam Abel
Craig Murray
Vice Mayor John Brown
Mayor Cory Box (arrived at 6:30 PM)

Absent

INVOCATION

Pastor Tommy Davis of New Direction International gave the invocation.

PLEDGE OF ALLEGIANCE

Pledge was given.

ANIMAL WELFARE SPOTLIGHT

Police Chief Jason Jackson gave an update on puppies that were born at the Jenks Animal Shelter.

CITIZEN COMMENTS

The following citizens made public comments:

- Justin Little (10531 S Koa St)
- Angie Duntz (Jenks Chamber President)

BUSINESS

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 September 16, 2025
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Resolution 884, a Resolution concerning bridge inspection responsibility by local government for compliance with National Bridge Inspection Standards and selecting Garver as the engineer responsible for City bridge inspections as approved by

the Oklahoma Department of Transportation.

- E. Note in the minutes that the City Manager has approved Change Order No. 2 in the amount of \$7,315.50, resulting in a revised contract total amount of \$9,144,073.18 with Paragon Contractors, LLC for traffic signal pole relocation. Funding for this change order is available through the 2020 G.O. Bond funds (Account 27-840-5393).
- F. Approve Resolution 885, a Resolution directing filing and notification of the publication of the 2024 and 2025 printed supplements to the Jenks City Code.
- G. Approve request to use Jenks' alleyway from 12:00 PM until 12:00 AM on November 08, 2025, for the "Stella & Sloan Grand Opening" Event.

Matthew Emmons made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Yes: Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. Resolution 880, a resolution declaring .78 acre real property located generally near Jenks High School and W H Street to be declared surplus and conveyed to Jenks Public Schools; authorizing the City Manager to execute all related contract documents and authorizing the Mayor to execute the deeds. [Carr]
Assistant City Manager Robert Carr introduced Item 3 and answered questions. *Mayor Box arrived at the end of this item at 6:30 PM.* Matthew Emmons made a motion to approve Item 3. Kevin Short seconded the motion. A roll call vote of members was taken as follows:
Yes: Donna Ogez, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Abstain: Cory Box, John Brown
Motion Carried.
4. Ordinance 1671, relating to JZ 25 PUD 154, rezoning a piece of property from AG (Agriculture) to RS-2 (Residential Single-Family) with PUD 154 Overlay at the general location southwest of 131st St S. & Harvard. (Originally heard on August 19, 2025) [Hilton]
Planning Director Marcae Hilton introduced Item 4 and answered questions. *Mayor Cory Box left the room at 6:50 PM.* The following citizens provided comments:

- Brian Boler (2629 E 138th Pl S)
- Jason Clymer (2621 E 138th Pl S)
- Catherine Lenhart (777 W 106th St)

Donna Ogez made a motion to approve Item 4. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Yes: Donna Ogez, John Brown, Matthew Emmons, Adam Abel, Kevin Short
No: Craig Murray
Motion Carried.

5. Emergency Clause for Ordinance 1671, making it effective immediately upon passage, since the immediate operations of the provisions of the Ordinance are necessary for the preservation of public health and safety.

Kevin Short made a motion to approve Item 5. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Yes: Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

6. Ordinance 1674, an Ordinance amending Chapter 13, Article 1, Section 36 of the City of Jenks Code of Ordinances "Removal of Dilapidated Buildings" by amending Section 13-1-36 to align with Oklahoma Statute 11 O.S. § 22-112 as amended; amending section "13-1-6 (C)" to add time for filing an appeal; amending section "13-1-36 (E)" to change "Court" Clerk to "City" Clerk and to otherwise align with State Law; amending section 13-1-36(F)(4) replacing "36 months" with "6 months"; providing for severability; repealing all ordinances or parts thereof in conflict herewith; and declaring an emergency.

City Attorney Teresa Nowlin introduced Item 6 and answered questions. Craig Murray made a motion to approve Item 6. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Yes: Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel

No: None

Motion Carried.

7. Emergency Clause for Ordinance 1674, making it effective immediately upon passage, since the immediate operations of the provisions of the Ordinance are necessary for the preservation of public health and safety.

Donna Ogez made a motion to approve Item 7. Craig Murray seconded the motion. A roll call vote of members was taken as follows:

Yes: Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

8. Change Order No. 3 in the amount of \$463,353.07, resulting in a revised contract total amount of \$9,607,426.25 with Paragon Contractors, LLC for costs resulting in the need for subsurface stabilization. Funding for this change order is available through the 2020 G.O. Bond funds (Account No. 27-840-5393)

City Engineer Anthony Wilkins introduced Item 8 and answered questions. *Mayor Cory Box returned at 7:03 P.M.* Matthew Emmons made a motion to approve Item 8. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

9. Potential Executive Session for the purpose of discussing the potential purchase of real property located generally near the intersection of Riverfront Dr. and Aquarium Pl. (25 O.S. §307(B)(3))

Kevin Short made a motion to enter Executive Session. Cory Box seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried. *Council entered Executive Session was entered at 7:11 PM and returned at 8:18 PM. No other business was discussed and no votes were taken. Mayor Box left at 7:11 PM and did not attend the Executive Session.*

OTHER BUSINESS

1. City Manager's Report

Assistant Manager Robert Carr gave an update on the Low Water Dam and answered questions.

2. Committee Reports

None given.

ADJOURNMENT

Jenks City Council adjourned at 08:28 PM.

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 245 COMMUNITY DEVELOPMENT						
250051	1 -2755	COX BUSINESS	TELEPHONE/INTERNET/TV	9/2025	067761602 SEP 25	649.15
250084	1 -2832	ROGER SCOTT	PEST CONTROL CONTRACT	9/2025	09-22-25 THE RANCH	150.00
DEPARTMENT TOTAL:						799.15
DEPARTMENT: 411 FIRE SUPPRESSION						
251622	1 -2108	KYLE FLORA	PER DIEM-FIRST DUE CONF	9/2025	PER DIEM-FIRST DUE	360.00
250046	1 -2832	ROGER SCOTT	PEST CONTROL CONTRACT	9/2025	09-22-25 FS#1	150.00
251529	1 -4195	KAIL ARAGON	PER DIEM SCBA CLASS	9/2025	SCBA 09-24 PER DIE	125.00
DEPARTMENT TOTAL:						635.00
DEPARTMENT: 521 STREET MAINTENANCE						
250009	1 -1025	EAST CENTRAL ELECTRIC	ELECTRIC SERVICE 25-26	9/2025	3993001 OCT 25	2,667.06
DEPARTMENT TOTAL:						2,667.06
FUND TOTAL:						4,101.21

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
250001	1 -1112	BANCFIRST	LOAN POLICE TAHOE'S	9/2025	490091391 OCT 25 P	4,194.22
250002	1 -1112	BANCFIRST	LOAN PATROL CARS	9/2025	0490091730 OCT 25	4,368.23
DEPARTMENT TOTAL:						8,562.45
FUND TOTAL:						8,562.45

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
250000	1 -1112	BANCFIRST	LOAN-JENKS FIRE TAHOE'S	9/2025	490091402 OCT 25	2,175.36
					DEPARTMENT TOTAL:	2,175.36
					FUND TOTAL:	2,175.36
					GRAND TOTAL:	14,839.02

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10	5-245-5250	CONTRACTUAL SERVICES	150.00	
9/2025	10	5-245-5258	COMMUNICATIONS	649.15	
9/2025	10	5-411-5125	TRAINING & SCHOOLS	485.00	
9/2025	10	5-411-5250	CONTRACTUAL SERVICES	150.00	
9/2025	10	5-521-5260	UTILITIES	2,667.06	4,101.21
9/2025	12	5-311-5396	MOTOR VEHICLES	8,562.45	8,562.45
9/2025	14	5-411-5396	MOTOR VEHICLES	2,175.36	2,175.36
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:				14,839.02	
REPORT TOTAL:				14,839.02	

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
250674	1 -0022	MICHAEL P O'BRIEN	PER DIEM	9/2025	PER DIEM 07-02	360.00
250675	1 -3304	ALEXANDER WATKINS	PER DIEM	9/2025	PER DIEM 09-30	360.00
250676	1 -3438	KYLE ZICKEFOOSE	PER DIEM	9/2025	PER DIEM 09-30	360.00
DEPARTMENT TOTAL:						1,080.00
FUND TOTAL:						1,080.00
GRAND TOTAL:						1,080.00

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10 5-411-5125	TRAINING & SCHOOLS	1,080.00	1,080.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				1,080.00
REPORT TOTAL:				1,080.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 211						
251628	1 -2450	CITY MANAGER JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						493.05
DEPARTMENT: 212						
251183	1 -2450	CITY CLERK JPMORGAN CHASE BANK NA	MUN CLERK CERTIFICATION	9/2025	08-21-25 IIMC	75.00
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	986.10
DEPARTMENT TOTAL:						1,061.10
DEPARTMENT: 213						
251628	1 -2450	CITY TREASURER JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	986.10
DEPARTMENT TOTAL:						986.10
DEPARTMENT: 214						
251628	1 -2450	CITY ATTORNEY JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						493.05
DEPARTMENT: 216						
251628	1 -2450	PERSONNEL JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	986.10
DEPARTMENT TOTAL:						986.10
DEPARTMENT: 221						
251355	1 -2450	MUNICIPAL COURT JPMORGAN CHASE BANK NA	RPLCMNT RDR FOR COURT	9/2025	09-04-25 SQUARE	47.99
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						541.04
DEPARTMENT: 231						
250549	1 -2450	GENERAL GOVERNMENT JPMORGAN CHASE BANK NA	JAMF MOBILE DEVICE MGMT	9/2025	09-02-25 JAMF	132.00
DEPARTMENT TOTAL:						132.00

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 241 CITY PLANNER						
251262	1 -2450	JPMORGAN CHASE BANK NA	PUBLIC NOTICES	9/2025	09-02-25 COLUMN	87.11
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						580.16
DEPARTMENT: 245 COMMUNITY DEVELOPMENT						
251261	1 -2450	JPMORGAN CHASE BANK NA	MONITORS-MASTER CONTROL	9/2025	08-20-25 DELL	1,063.98
DEPARTMENT TOTAL:						1,063.98
DEPARTMENT: 311 UNIFORMED PATROL						
251259	1 -2450	JPMORGAN CHASE BANK NA	CSI & FORENSIC TRAINING	9/2025	08-05-25 SIRCHIE	1,390.00
251260	1 -2450	JPMORGAN CHASE BANK NA	DELL PC RPLCMNT-PD	9/2025	09-09-25 DELL	1,160.33
251365	1 -2450	JPMORGAN CHASE BANK NA	TPSM SENSOR	9/2025	08-28-25 6POINT	427.58
251366	1 -2450	JPMORGAN CHASE BANK NA	PIN PUNCH, FLIGHT, BOLT	9/2025	08-26-25 BROWNELLS	1,366.34
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	7,396.08
DEPARTMENT TOTAL:						11,740.33
DEPARTMENT: 321 CENTRAL DISPATCH						
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						493.05
DEPARTMENT: 411 FIRE SUPPRESSION						
251186	1 -2450	JPMORGAN CHASE BANK NA	NETWORK APPLNCS FIRE STN	9/2025	08-19-25 UBIQUITI	2,957.20
251356	1 -2450	JPMORGAN CHASE BANK NA	GEL EAR SEALS	9/2025	09-10-25 MYPILOTST	328.95
251357	1 -2450	JPMORGAN CHASE BANK NA	ADMIN LUNCH/GAS/LABELS	9/2025	09-04-25 STOP & SH	153.79
251358	1 -2450	JPMORGAN CHASE BANK NA	BATTERIES-STATION 2	9/2025	09-06-25 STAPLES	56.28
251359	1 -2450	JPMORGAN CHASE BANK NA	FIRE MARSHAL ASSOC OK	9/2025	08-22-25 SEQUOYAH	305.91
251360	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	9/2025	08-22-25 STAPLES	41.22
251361	1 -2450	JPMORGAN CHASE BANK NA	BUSINESS MEETINGS	9/2025	08-12-25 MASAGO SU	159.09
251362	1 -2450	JPMORGAN CHASE BANK NA	JENKS FIRE TABLE COVER	9/2025	08-14-25 DRY CLEAN	10.99
251363	1 -2450	JPMORGAN CHASE BANK NA	FIRST DUE CONF AIRBNB	9/2025	08-12-25 FIRST DUE	2,499.85
251364	1 -2450	JPMORGAN CHASE BANK NA	CASCADE SYSTEM	9/2025	08-25-25 HAMMETT H	50.67
251367	1 -2450	JPMORGAN CHASE BANK NA	EDISPATCHES SUB	9/2025	09-10-25 PENGUIN	177.00
251596	1 -2450	JPMORGAN CHASE BANK NA	NATIONAL FIRE PREV. BOOK	9/2025	09-15-25 ICC	200.00
251597	1 -2450	JPMORGAN CHASE BANK NA	C SHIFT LUNCH	9/2025	09-11-25 DISTRICT	176.63
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	2,465.25
DEPARTMENT TOTAL:						9,582.83

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 512		PROTECTIVE INSPECTIONS				
251628	1 -2450	JPMORGAN CHASE BANK NA	ADOBE YEARLY RENEWAL	9/2025	09-17-25 ADOBE	493.05
DEPARTMENT TOTAL:						493.05
FUND TOTAL:						28,645.84

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
251595	1 -2450	JPMORGAN CHASE BANK NA	NEW TABLES FOR STATION 1	9/2025	09-15-25 TABLES &	2,700.00
DEPARTMENT TOTAL:						2,700.00
FUND TOTAL:						2,700.00
GRAND TOTAL:						31,345.84

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10	5-211-5254	SUBSCRIPTIONS	493.05	
9/2025	10	5-212-5128	MEMBERSHIP DUES	75.00	
9/2025	10	5-212-5254	SUBSCRIPTIONS	986.10	
9/2025	10	5-213-5254	SUBSCRIPTIONS	986.10	
9/2025	10	5-214-5254	SUBSCRIPTIONS	493.05	
9/2025	10	5-216-5254	SUBSCRIPTIONS	986.10	
9/2025	10	5-221-5244	OFFICE SUPPLIES	47.99	
9/2025	10	5-221-5254	SUBSCRIPTIONS	493.05	
9/2025	10	5-231-5254	SUBSCRIPTIONS	132.00	
9/2025	10	5-241-5254	SUBSCRIPTIONS	493.05	
9/2025	10	5-241-5256	LEGAL NOTICES	87.11	
9/2025	10	5-245-5242	MATERIALS & SUPPLIES	1,063.98	
9/2025	10	5-311-5125	TRAINING & SCHOOLS	2,258.88	
9/2025	10	5-311-5240	VEHICLE PARTS/REPAIRS	427.58	
9/2025	10	5-311-5242	MATERIALS AND SUPPLIES	497.46	
9/2025	10	5-311-5244	OFFICE SUPPLIES	1,160.33	
9/2025	10	5-311-5254	SUBSCRIPTIONS	7,396.08	
9/2025	10	5-321-5254	SUBSCRIPTIONS	493.05	
9/2025	10	5-411-5125	TRAINING & SCHOOLS	2,805.76	
9/2025	10	5-411-5230	BUSINESS	285.91	
9/2025	10	5-411-5238	VEHICLE FUEL	63.01	
9/2025	10	5-411-5242	MATERIALS AND SUPPLIES	3,609.27	
9/2025	10	5-411-5252	PROFESSIONAL SERVICES	353.63	
9/2025	10	5-411-5254	SUBSCRIPTIONS	2,465.25	
9/2025	10	5-512-5254	SUBSCRIPTIONS	493.05	28,645.84
9/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	2,700.00	2,700.00
			GRAND TOTAL ESTIMATE:	0.00	
			GRAND TOTAL ACTUAL:	31,345.84	
			REPORT TOTAL:	31,345.84	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
251132	1 -3676	LOT MAINTENANCE OF OKLAHOMAMONTHLY SWEEPING		9/2025	043232 09-24	1,330.00
DEPARTMENT TOTAL:						1,330.00
FUND TOTAL:						1,330.00
GRAND TOTAL:						1,330.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10 5-521-5250	CONTRACTUAL SERVICES	1,330.00	1,330.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				1,330.00
REPORT TOTAL:				1,330.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
251632	1 -4266	DEBBIE FISHER	BATTERY FOR 603	9/2025	2185 08-25	129.95
DEPARTMENT TOTAL:						129.95
FUND TOTAL:						129.95
GRAND TOTAL:						129.95

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10 5-411-5240	VEHICLE PARTS/REPAIRS	129.95	129.95
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				129.95
REPORT TOTAL:				129.95

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
224770	1 -2642	WARRIORS CONCRETE LLC	Q:CONCRET WK 3710 W 113	9/2025	0704 05-30	3,400.00
DEPARTMENT TOTAL:						3,400.00
FUND TOTAL:						3,400.00
GRAND TOTAL:						3,400.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10 5-521-5248	REPAIR AND MAINTENANCE	3,400.00	3,400.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				3,400.00
REPORT TOTAL:				3,400.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
251166	1 -2642	WARRIORS CONCRETE LLC	HAUL OFF ASPHALT	9/2025	0041 08-08	3,200.00
DEPARTMENT TOTAL:						3,200.00
FUND TOTAL:						3,200.00
GRAND TOTAL:						3,200.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2025	10 5-521-5248	REPAIR AND MAINTENANCE	3,200.00	3,200.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				3,200.00
REPORT TOTAL:				3,200.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
240206	1 -2642	WARRIORS CONCRETE LLC	SDWLK RPR 3803 N 106TH ST	10/2025	0418 05-02	2,100.00
241543	1 -2642	WARRIORS CONCRETE LLC	CONC WRK-KFC&MAIN,BANC&MA	10/2025	0260 10-02	6,050.00
241836	1 -2642	WARRIORS CONCRETE LLC	CONC WRK-919 N HOLLY ST	10/2025	0282 10-18	1,250.00
243443	1 -2642	WARRIORS CONCRETE LLC	CONC WRK-DRIVEW REPLCMNT	10/2025	0254 02-26	9,950.00
DEPARTMENT TOTAL:						19,350.00
FUND TOTAL:						19,350.00
GRAND TOTAL:						19,350.00

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-521-5248	REPAIR AND MAINTENANCE	2,100.00	
10/2025	10	5-521-5250	CONTRACTUAL SERVICES	17,250.00	19,350.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					19,350.00
REPORT TOTAL:					19,350.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 216						
250022	1 -2013	PERSONNEL BENEFIT RESOURCES INC	25-26 FSA PARTICIPANT FEE	10/2025	18-35627 10-01	238.34
DEPARTMENT TOTAL:						238.34
DEPARTMENT: 231						
250025	1 -1596	GENERAL GOVERNMENT COMMUNITY CARE HMO INC	COMMUNITY CARE EAP	10/2025	09-25 MONTHLY EAP	58.75
DEPARTMENT TOTAL:						58.75
DEPARTMENT: 311						
251634	1 -2031	UNIFORMED PATROL TEDFORD & ASSOCIATES LLC	AUTO INS PREM TAHOES	10/2025	1120347 09-18	3,448.00
251636	1 -3312	WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	6,908.13
251637	1 -3312	WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107835544 09-30	74.26
DEPARTMENT TOTAL:						10,430.39
DEPARTMENT: 315						
251636	1 -3312	POLICE RESERVE WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	476.78
DEPARTMENT TOTAL:						476.78
DEPARTMENT: 411						
251636	1 -3312	FIRE SUPPRESSION WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	2,521.93
DEPARTMENT TOTAL:						2,521.93
DEPARTMENT: 512						
251636	1 -3312	PROTECTIVE INSPECTIONS WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	77.88
DEPARTMENT TOTAL:						77.88
DEPARTMENT: 521						
251636	1 -3312	STREET MAINTENANCE WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	808.98
DEPARTMENT TOTAL:						808.98

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 522						
251636	1 -3312	GENERAL MAINTENANCE WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	555.23
DEPARTMENT TOTAL:						555.23
DEPARTMENT: 561						
251635	1 -2031	PARKS & GROUNDS TEDFORD & ASSOCIATES LLC	INS PREMIUM MAVERICK	10/2025	1106286 07-01	356.00
251636	1 -3312	WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	445.90
DEPARTMENT TOTAL:						801.90
DEPARTMENT: 562						
251636	1 -3312	ANIMAL CONTROL WEX BANK-QUIKTRIP	FUEL FOR FLEET	10/2025	107505976 09-23	165.96
DEPARTMENT TOTAL:						165.96
FUND TOTAL:						16,136.14

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321		CENTRAL DISPATCH				
250028	1 -1039	INCOG	E-911 ADMINSTRATIVE SERV	10/2025	E-002416 10-01	5,920.74
DEPARTMENT TOTAL:						5,920.74
FUND TOTAL:						5,920.74
GRAND TOTAL:						22,056.88

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-216-5252	PROFESSIONAL SERVICES	238.34	
10/2025	10	5-231-5262	INSURANCE	58.75	
10/2025	10	5-311-5238	VEHICLE FUEL	6,982.39	
10/2025	10	5-311-5262	INSURANCE	3,448.00	
10/2025	10	5-315-5238	VEHICLE FUEL	476.78	
10/2025	10	5-411-5238	VEHICLE FUEL	2,521.93	
10/2025	10	5-512-5238	VEHICLE FUEL	77.88	
10/2025	10	5-521-5238	VEHICLE FUEL	808.98	
10/2025	10	5-522-5238	VEHICLE FUEL	555.23	
10/2025	10	5-561-5238	VEHICLE FUEL	445.90	
10/2025	10	5-561-5262	INSURANCE	356.00	
10/2025	10	5-562-5238	VEHICLE FUEL	165.96	16,136.14
10/2025	16	5-321-5254	SUBSCRIPTIONS	5,920.74	5,920.74
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:				22,056.88	
REPORT TOTAL:				22,056.88	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 211						
250083	1 -1338	CITY MANAGER	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	26.04
DEPARTMENT TOTAL:						26.04
DEPARTMENT: 212						
250083	1 -1338	CITY CLERK	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	28.39
DEPARTMENT TOTAL:						28.39
DEPARTMENT: 213						
250083	1 -1338	CITY TREASURER	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	18.31
DEPARTMENT TOTAL:						18.31
DEPARTMENT: 214						
250209	1 -1228	CITY ATTORNEY	WEST PUBLISHING CORPORATIONHIGHQ SUBSCRIPTION	10/2025	852605642 10-01	869.00
250083	1 -1338		COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	2.39
DEPARTMENT TOTAL:						871.39
DEPARTMENT: 216						
250083	1 -1338	PERSONNEL	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	19.32
DEPARTMENT TOTAL:						19.32
DEPARTMENT: 218						
250083	1 -1338	ADMIN SUPPORT/RECORDS	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	8.32
DEPARTMENT TOTAL:						8.32
DEPARTMENT: 221						
250083	1 -1338	MUNICIPAL COURT	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREM	10/2025	1023941556 10-01	7.19
DEPARTMENT TOTAL:						7.19

PAID UNAPPROVED

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 231 GENERAL GOVERNMENT						
250550	1 -3433	ETHERFLOW	CH/AQ BITWARDEN USER	10/2025	1631 10-01	51.34
250551	1 -3433	ETHERFLOW	CLOUD BACKUP SERVICE	10/2025	1630 10-01	1,037.50
250552	1 -3433	ETHERFLOW	DNS FILTER MONTHLY	10/2025	1633 10-01	123.75
DEPARTMENT TOTAL:						1,212.59
DEPARTMENT: 311 UNIFORMED PATROL						
250665	1 -1228	WEST PUBLISHING CORPORATION	INVESTIGATION SOFTWARE	10/2025	852598414 10-01	274.00
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	6,981.77
DEPARTMENT TOTAL:						7,255.77
DEPARTMENT: 315 POLICE RESERVE						
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	413.28
DEPARTMENT TOTAL:						413.28
DEPARTMENT: 321 CENTRAL DISPATCH						
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	42.10
DEPARTMENT TOTAL:						42.10
DEPARTMENT: 331 CODE ENFORCEMENT						
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	6.17
DEPARTMENT TOTAL:						6.17
DEPARTMENT: 411 FIRE SUPPRESSION						
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	7,721.88
251821	1 -2025	FLEET FUELS	FUEL FOR FLEET	10/2025	SI-28567 09-26	1,140.62
DEPARTMENT TOTAL:						8,862.50
DEPARTMENT: 512 PROTECTIVE INSPECTIONS						
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	238.14
DEPARTMENT TOTAL:						238.14

PAID UNAPPROVED

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	464.00
251821	1 -2025	FLEET FUELS	FUEL FOR FLEET	10/2025	SI-28567 09-26	342.18
DEPARTMENT TOTAL:						806.18
DEPARTMENT: 561		PARKS & GROUNDS				
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	483.77
251821	1 -2025	FLEET FUELS	FUEL FOR FLEET	10/2025	SI-28567 09-26	342.18
250038	1 -4152	BTC BROADBAND	INTERNET SERVICE	10/2025	999-001-0479 10-25	920.00
DEPARTMENT TOTAL:						1,745.95
DEPARTMENT: 562		ANIMAL CONTROL				
250083	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREM	10/2025	1023941556 10-01	48.64
DEPARTMENT TOTAL:						48.64
FUND TOTAL:						21,610.28
GRAND TOTAL:						21,610.28

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G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-211-5121	WORKERS' COMPENSATION	26.04	
10/2025	10	5-212-5121	WORKERS' COMPENSATION	28.39	
10/2025	10	5-213-5121	WORKERS' COMPENSATION	18.31	
10/2025	10	5-214-5121	WORKERS' COMPENSATION	2.39	
10/2025	10	5-214-5254	SUBSCRIPTIONS	869.00	
10/2025	10	5-216-5121	WORKERS' COMPENSATION	19.32	
10/2025	10	5-218-5121	WORKERS COMPENSATION	8.32	
10/2025	10	5-221-5121	WORKERS' COMPENSATION	7.19	
10/2025	10	5-231-5250	CONTRACTUAL SERVICES	1,037.50	
10/2025	10	5-231-5254	SUBSCRIPTIONS	51.34	
10/2025	10	5-231-5258	COMMUNICATIONS	123.75	
10/2025	10	5-311-5121	WORKERS' COMPENSATION	6,981.77	
10/2025	10	5-311-5254	SUBSCRIPTIONS	274.00	
10/2025	10	5-315-5121	WORKERS COMPENSATION	413.28	
10/2025	10	5-321-5121	WORKERS' COMPENSATION	42.10	
10/2025	10	5-331-5121	WORKERS' COMPENSATION	6.17	
10/2025	10	5-411-5121	WORKERS' COMPENSATION	7,721.88	
10/2025	10	5-411-5238	VEHICLE FUEL	1,140.62	
10/2025	10	5-512-5121	WORKERS' COMPENSATION	238.14	
10/2025	10	5-521-5121	WORKERS' COMPENSATION	464.00	
10/2025	10	5-521-5238	VEHICLE FUEL	342.18	
10/2025	10	5-561-5121	WORKERS' COMPENSATION	483.77	
10/2025	10	5-561-5238	VEHICLE FUEL	342.18	
10/2025	10	5-561-5258	COMMUNICATIONS	920.00	
10/2025	10	5-562-5121	WORKERS' COMPENSATION	48.64	21,610.28
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:				21,610.28	
REPORT TOTAL:				21,610.28	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 214						
250291	1 -4228	CITY ATTORNEY RELX INC.	LEGAL RESEARCH SUB	10/2025	3096053538 09-30	253.00
DEPARTMENT TOTAL:						253.00
DEPARTMENT: 221						
250053	1 -2586	MUNICIPAL COURT A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	61.84
DEPARTMENT TOTAL:						61.84
DEPARTMENT: 231						
250053	1 -2586	GENERAL GOVERNMENT A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	200.20
DEPARTMENT TOTAL:						200.20
DEPARTMENT: 245						
250011	1 -1073	COMMUNITY DEVELOPMENT OKLAHOMA NATURAL GAS	25-26 GAS SERVICE	10/2025	113503945 OCT 25	258.65
251822	1 -1701	PUBLIC SERVICE CO. OF OKL	OCT 2025 ELEC SERVICES	10/2025	95094298213 OCT 25	3,005.49
DEPARTMENT TOTAL:						3,264.14
DEPARTMENT: 311						
251822	1 -1701	UNIFORMED PATROL PUBLIC SERVICE CO. OF OKL	OCT 2025 ELEC SERVICES	10/2025	95471419218 OCT 25	705.12
250053	1 -2586	A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	40.04
DEPARTMENT TOTAL:						745.16
DEPARTMENT: 411						
250011	1 -1073	FIRE SUPPRESSION OKLAHOMA NATURAL GAS	25-26 GAS SERVICE	10/2025	109782864 OCT 25	261.78
251822	1 -1701	PUBLIC SERVICE CO. OF OKL	OCT 2025 ELEC SERVICES	10/2025	95483091716 OCT 25	3,015.62
250053	1 -2586	A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	480.48
DEPARTMENT TOTAL:						3,757.88
DEPARTMENT: 512						
250053	1 -2586	PROTECTIVE INSPECTIONS A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	120.12
DEPARTMENT TOTAL:						120.12

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521 STREET MAINTENANCE						
251823	1 -1082	PUBLIC SERVICE COMPANY OF	OCT 25 ELEC SERVICES	10/2025	95013387303 OCT 25	10,779.64
250010	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERVICE 25-26	10/2025	128515769-7 OCT 25	52.40
DEPARTMENT TOTAL:						10,832.04
DEPARTMENT: 561 PARKS & GROUNDS						
251823	1 -1082	PUBLIC SERVICE COMPANY OF	OCT 25 ELEC SERVICES	10/2025	95116418005 OCT 25	778.35
250053	1 -2586	A T & T MOBILITY	FY 25-26 AIRCARDS, IPADS	10/2025	287291914369 OCT25	240.24
DEPARTMENT TOTAL:						1,018.59
DEPARTMENT: 562 ANIMAL CONTROL						
250011	1 -1073	OKLAHOMA NATURAL GAS	25-26 GAS SERVICE	10/2025	251827736 OCT 25	46.18
251822	1 -1701	PUBLIC SERVICE CO. OF OKL	OCT 2025 ELEC SERVICES	10/2025	95323119305 OCT 25	535.86
DEPARTMENT TOTAL:						582.04
FUND TOTAL:						20,835.01
GRAND TOTAL:						20,835.01

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-214-5254	SUBSCRIPTIONS	253.00	
10/2025	10	5-221-5258	COMMUNICATIONS	61.84	
10/2025	10	5-231-5258	COMMUNICATIONS	200.20	
10/2025	10	5-245-5260	UTILITIES	3,264.14	
10/2025	10	5-311-5258	COMMUNICATIONS	40.04	
10/2025	10	5-311-5260	UTILITIES	705.12	
10/2025	10	5-411-5258	COMMUNICATIONS	480.48	
10/2025	10	5-411-5260	UTILITIES	3,277.40	
10/2025	10	5-512-5258	COMMUNICATIONS	120.12	
10/2025	10	5-521-5260	UTILITIES	10,832.04	
10/2025	10	5-561-5258	COMMUNICATIONS	240.24	
10/2025	10	5-561-5260	UTILITIES	778.35	
10/2025	10	5-562-5260	UTILITIES	582.04	20,835.01
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:				20,835.01	
REPORT TOTAL:				20,835.01	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311						
251859	1 -1047	JENKS PUBLIC WORKS	AUTHOR OCT WATER BILLS	10/2025	05-0230-01 OCT 25	527.58
DEPARTMENT TOTAL:						527.58
DEPARTMENT: 411						
251859	1 -1047	JENKS PUBLIC WORKS	AUTHOR OCT WATER BILLS	10/2025	05-0160-01 OCT 25	504.09
DEPARTMENT TOTAL:						504.09
DEPARTMENT: 561						
251859	1 -1047	JENKS PUBLIC WORKS	AUTHOR OCT WATER BILLS	10/2025	01-0355-00 OCT 25	34,462.46
DEPARTMENT TOTAL:						34,462.46
DEPARTMENT: 562						
251859	1 -1047	JENKS PUBLIC WORKS	AUTHOR OCT WATER BILLS	10/2025	05-2105-00 OCT 25	113.36
DEPARTMENT TOTAL:						113.36
FUND TOTAL:						35,607.49

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
251874	1 -1685	BANK OF OKLAHOMA	10-25 JENKSPWAPROMNT24	10/2025	10-25 JENKSPWAPROM	22,916.67
DEPARTMENT TOTAL:						22,916.67
FUND TOTAL:						22,916.67
GRAND TOTAL:						58,524.16

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-311-5260	UTILITIES	527.58	
10/2025	10	5-411-5260	UTILITIES	504.09	
10/2025	10	5-561-5260	UTILITIES	34,462.46	
10/2025	10	5-562-5260	UTILITIES	113.36	35,607.49
10/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	22,916.67	22,916.67
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		58,524.16
			REPORT TOTAL:		58,524.16

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
250082	1 -2586	A T & T MOBILITY	FY 25-26 PD/ANIMAL CONTRO	10/2025	287343065373 OCT25	1,542.45
					DEPARTMENT TOTAL:	1,542.45
DEPARTMENT: 411		FIRE SUPPRESSION				
250048	1 -1726	OTA PIKEPASS CUSTOMER SVC	FY 25-26 PIKEPASS SERVICE	10/2025	20250995096 10-01	28.94
					DEPARTMENT TOTAL:	28.94
DEPARTMENT: 512		PROTECTIVE INSPECTIONS				
250048	1 -1726	OTA PIKEPASS CUSTOMER SVC	FY 25-26 PIKEPASS SERVICE	10/2025	20250995096 10-01	1.23
					DEPARTMENT TOTAL:	1.23
DEPARTMENT: 521		STREET MAINTENANCE				
250048	1 -1726	OTA PIKEPASS CUSTOMER SVC	FY 25-26 PIKEPASS SERVICE	10/2025	20250995096 10-01	1.39
					DEPARTMENT TOTAL:	1.39
DEPARTMENT: 561		PARKS & GROUNDS				
250048	1 -1726	OTA PIKEPASS CUSTOMER SVC	FY 25-26 PIKEPASS SERVICE	10/2025	20250995096 10-01	0.87
					DEPARTMENT TOTAL:	0.87
DEPARTMENT: 562		ANIMAL CONTROL				
250082	1 -2586	A T & T MOBILITY	FY 25-26 PD/ANIMAL CONTRO	10/2025	287343065373 OCT25	80.08
					DEPARTMENT TOTAL:	80.08
					FUND TOTAL:	1,654.96
					GRAND TOTAL:	1,654.96

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-311-5258	COMMUNICATIONS	1,542.45	
10/2025	10	5-411-5250	CONTRACTUAL SERVICES	28.94	
10/2025	10	5-512-5234	TRAVEL	1.23	
10/2025	10	5-521-5234	TRAVEL	1.39	
10/2025	10	5-561-5234	TRAVEL	0.87	
10/2025	10	5-562-5258	COMMUNICATIONS	80.08	1,654.96

GRAND TOTAL ESTIMATE: 0.00

GRAND TOTAL ACTUAL: 1,654.96

REPORT TOTAL: 1,654.96

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
251803	1 -0022	MICHAEL P O'BRIEN	ARSON INVESTIGATION CONF	10/2025	INVESTIGATION CONF	238.00
251802	1 -2978	RICHARD MARTINEZ	ARSON INVESTIGATION CONF	10/2025	ARSON CONFERENCE	238.00
DEPARTMENT TOTAL:						476.00
FUND TOTAL:						476.00
GRAND TOTAL:						476.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10 5-411-5125	TRAINING & SCHOOLS	476.00	476.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				476.00
REPORT TOTAL:				476.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A						
251833	1 -4273	NON-DEPARTMENTAL YORKTOWN BUILDERS	PERMIT REFUND	10/2025	4354 09-09	75.00
DEPARTMENT TOTAL:						75.00
DEPARTMENT: 212						
251794	1 -3396	CITY CLERK BRANDON MACY	TULSA AREA CLERK LUNCH	10/2025	CLERK LUNCH 09-24	17.64
DEPARTMENT TOTAL:						17.64
DEPARTMENT: 231						
251811	1 -2053	GENERAL GOVERNMENT DAVID WEATHERFORD	COUNCIL TRAINING	10/2025	10-01 COUNCIL TRAI	375.00
DEPARTMENT TOTAL:						375.00
DEPARTMENT: 241						
251804	1 -2160	CITY PLANNER MCAFFEE & TAFT A PROFESSIONAIAFF NEGOTIATIONS		10/2025	796977 09-08	120.00
DEPARTMENT TOTAL:						120.00
DEPARTMENT: 252						
251840	1 -3330	CITY HALL AT YOUR SERVICE RENTALS	PORT A POTTIES	10/2025	297212 08-08	945.00
251849	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR CITY HALL	10/2025	18100881 09-08	47.66
DEPARTMENT TOTAL:						992.66
DEPARTMENT: 311						
251841	1 -1443	UNIFORMED PATROL GRIMSLEYS INC	PAPER TOWELS	10/2025	530807-1 06-10	83.12
251845	1 -1762	OKLAHOMA POLICE SUPPLY LLC	UNIFORM SHIRTS	10/2025	20 7-31	4,377.90
251842	1 -2228	ACCURATE FIRE EQUIPMENT CO.	REFILLED EXTINGUISHERS	10/2025	7-124411 07-25	133.00
251792	1 -2368	CENTRAL TECHNOLOGY CENTER	CLEET TRAINING	10/2025	160870 07-25	3,500.00
251831	1 -2481	UNITED FORD SOUTH, LLC	CAR REPAIRS	10/2025	7816155 09-11	3,295.87
251791	1 -3804	JOSH SEMKE	NTOA CNT CONFERENCE	10/2025	NTOA CNT CONFERENC	473.00
251795	1 -4176	WILLIAMS MEDICAL GROUP	PRACPHYSICAL AND DRUG SCREEN	10/2025	3048602 06-16	50.00
251790	1 -4200	CODY COLE	PER DIEM FOR CONFERENCE	10/2025	CNT CONFERENCE 10-	473.00
251839	1 -4209	CANTER BUYER PARENT, LP	NEW TIRES UNIT	10/2025	4212-7062038 08-13	770.15
251843	1 -4275	CALEB FOSTER	GAS REIMBUREMENT	10/2025	QT 08-22	35.68
DEPARTMENT TOTAL:						13,191.72

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321						
251845	1 -1762	OKLAHOMA POLICE SUPPLY LLC	UNIFORM SHIRTS	10/2025	33 08-01	86.99
251795	1 -4176	WILLIAMS MEDICAL GROUP	PRACPHYSICAL AND DRUG SCREEN	10/2025	3124307 07-29	200.00
DEPARTMENT TOTAL:						286.99
DEPARTMENT: 411						
251782	1 -1027	DAIOHS FIRST CHOICE	COFFEE	10/2025	TU-724635 09-30	216.84
251838	1 -1101	BROOKSHIRE GROCERY COMPANY	WATER FOR STATIONS	10/2025	1426 09-16	250.00
251781	1 -1750	LOWE'S COMPANIES, INC	FORCIBLE ENTRY WOOD	10/2025	76683 10-01	95.49
251837	1 -1750	LOWE'S COMPANIES, INC	STATION 2 SUPPLIES	10/2025	80544 09-16	196.95
251805	1 -2286	CONRAD FIRE EQUIPMENT INC	TRUCK CHARGER	10/2025	586865 09-16	569.15
251858	1 -2286	CONRAD FIRE EQUIPMENT INC	WIRE ROPE INSPECTION	10/2025	587177 09-26	1,320.03
251854	1 -2484	JERRY GORDON DEVELOPMENT	INMEDIC TEST APP STUDY	10/2025	AEMT CLASS 02-26	1,644.85
251836	1 -2503	ALL MAINTENANCE SUPPLY INC	CLEANING SUPPLIES	10/2025	00148632-01 09-16	212.40
251853	1 -2503	ALL MAINTENANCE SUPPLY INC	KITCHEN TOWEL ROLL	10/2025	147016-02 07-14	103.80
251784	1 -3397	PAM CONWAY	FF EXAM	10/2025	UPS 09-29	108.01
251779	1 -3995	ALPHA PLUMBING LLC	VALVE REPLACEMENT	10/2025	703 09-24	600.00
251808	1 -4025	CHARLES IRELAND	CLASS TUITION	10/2025	CITY OF MANFORD 03	1,659.00
251809	1 -4119	WESTLAKE HARDWARE, INC	CAR WASHING BRUSHES	10/2025	18100897 09-18	80.06
251832	1 -4119	WESTLAKE HARDWARE, INC	TOILET SEAT	10/2025	18100894 09-16	43.99
251776	1 -4195	KAIL ARAGON	INTO THE STORM	10/2025	MILEAGE 09-26	156.59
251783	1 -4196	TRIBAL RESOURCES, LLC	MAGNETIC LOCKER PLATES	10/2025	10633 09-30	110.00
251834	1 -4274	GLASS MAN WADE, LLC	GARAGE DOOR WINDOW	10/2025	251197 09-11	300.00
DEPARTMENT TOTAL:						7,667.16
DEPARTMENT: 412						
251835	1 -3762	OKLAHOMA FIREFIGHTERS	PENSIPENSION APPLICATION	10/2025	06-12 CHASE GILLUM	60.00
DEPARTMENT TOTAL:						60.00
DEPARTMENT: 521						
251785	1 -1054	LOCKE SUPPLY CO.	SUPPLIES FOR STREET LIGHT	10/2025	56544409-00 09-22	70.22
251786	1 -1054	LOCKE SUPPLY CO.	SUPPLIES FOR STREET LIGHT	10/2025	56578163-00 09-25	315.72
251787	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4243012317A 09-10	29.15
251850	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEE	10/2025	424439001A 09-24	30.00
251847	1 -1750	LOWE'S COMPANIES, INC	SUPPLIES FOR MAINTENANCE	10/2025	93154 09-12	198.41
251852	1 -2642	WARRIORS CONCRETE LLC	CONCRETE WORK	10/2025	0771 08-29	1,050.00
251855	1 -3186	JEFFERY SCOTT HEAD	ELECTRIC WORK	10/2025	2228 09-26	1,440.00
250983	1 -3381	TULSA-SAPULPA UNION RAILWAY	REG MAINT/INSPECT RR	10/2025	JK-92025 09-30	763.40
251807	1 -3424	TRAFFIC AND PARKING CONTROL	CROSSWALK SIGNS	10/2025	1799150 03-31	267.50
251856	1 -3927	J & A TRAFFIC PRODUCTS	SUPPLIES FOR STREET SIGN	10/2025	40541 09-05	646.50
251848	1 -4119	WESTLAKE HARDWARE, INC	SHOP SUPPLIES	10/2025	18100886 09-10	35.95
251795	1 -4176	WILLIAMS MEDICAL GROUP	PRACPHYSICAL AND DRUG SCREEN	10/2025	3039013 06-10	100.00
251789	1 -4184	CAMO FARMS INC.	ASPHALT FOR STREET REPAIR	10/2025	1626 09-08	142.10
DEPARTMENT TOTAL:						5,088.95

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 522 GENERAL MAINTENANCE						
251780	1 -3327	ALLIED HOLDING LLC	VEHICLE TOWED	10/2025	233890 09-17	261.00
DEPARTMENT TOTAL:						261.00
DEPARTMENT: 561 PARKS & GROUNDS						
251846	1 -1081	STOUT LAWN EQUIPMENT LLC	SUPPLIES FOR PARK	10/2025	174673 09-12	198.53
251787	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4243012317A 09-10	28.57
251806	1 -1542	CINTAS CORPORATION	EMPLOYEE UNIFORMS	10/2025	4243710495A 09-18	59.47
251850	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEE	10/2025	424439001A 09-24	44.11
251800	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	10/2025	2227 09-22	240.00
251857	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	10/2025	2222 09-04	320.00
250948	1 -3924	MOWTOWN OUTDOORS LLC	25-26 MOWING ENCUMBRANCE	10/2025	27060 09-02	4,350.00
250949	1 -3924	MOWTOWN OUTDOORS LLC	25-26 FB MAINT ENCUMBRANC	10/2025	27036 08-18	6,438.00
251788	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR PARKS	10/2025	18100885 09-09	36.30
DEPARTMENT TOTAL:						11,714.98
DEPARTMENT: 562 ANIMAL CONTROL						
251844	1 -1095	MULLIN PLUMBING INC	SERVICE CALL	10/2025	513340876 08-04	1,303.00
251775	1 -6819	JORDAM SIMMONS	PERSONAL REIMBURSMENT	10/2025	MILEAGE 08-17	588.95
DEPARTMENT TOTAL:						1,891.95
FUND TOTAL:						41,743.05

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411 FIRE SUPPRESSION						
251777	1 -1750	LOWE'S COMPANIES, INC	APPLIANCES FOR STATION 1	10/2025	83226 09-25	15,425.56
251734	1 -4248	BRET LAMBERT	ALERT SYSTEM FOR BAY FS 1	10/2025	6707 10-09	8,377.50
251735	1 -4248	BRET LAMBERT	WEATHER ALERT SYSTEM	10/2025	6708 10-09	3,292.50
DEPARTMENT TOTAL:						27,095.56
FUND TOTAL:						27,095.56

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 801 INS & CASH REIMB.						
251797	1 -2064	MELISSA BROWN	DEDUCTIBLE	10/2025	DEDUCTIBLE	1,000.00
251778	1 -3396	BRANDON MACY	DEDUCTIBLE REIMBURSMENT	10/2025	FY25-26 DEDUCTIBLE	141.58
251796	1 -3396	BRANDON MACY	DEDUCTIBLE	10/2025	DEDUCTIBLE	679.42
251810	1 -4250	LODO MASSAGE LLC	YOGA CLASS	10/2025	2025100110238 10-0	480.00
DEPARTMENT TOTAL:						2,301.00
FUND TOTAL:						2,301.00
GRAND TOTAL:						71,139.61

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	4010-001	OTHER LICENSES & PERMITS	75.00	
10/2025	10	5-212-5230	BUSINESS	17.64	
10/2025	10	5-231-5125	TRAINING & SCHOOLS	375.00	
10/2025	10	5-241-5252	PROFESSIONAL SERVICES	120.00	
10/2025	10	5-252-5242	MATERIALS AND SUPPLIES	992.66	
10/2025	10	5-311-5125	TRAINING & SCHOOLS	4,446.00	
10/2025	10	5-311-5232	CLOTHING AND UNIFORMS	4,377.90	
10/2025	10	5-311-5238	VEHICLE FUEL	35.68	
10/2025	10	5-311-5240	VEHICLE PARTS/REPAIRS	4,066.02	
10/2025	10	5-311-5244	OFFICE SUPPLIES	83.12	
10/2025	10	5-311-5248	REPAIR AND MAINTENANCE	133.00	
10/2025	10	5-311-5252	PROFESSIONAL SERVICES	50.00	
10/2025	10	5-321-5232	CLOTHING AND UNIFORMS	86.99	
10/2025	10	5-321-5252	PROFESSIONAL SERVICES	200.00	
10/2025	10	5-411-5125	TRAINING & SCHOOLS	3,301.44	
10/2025	10	5-411-5128	MEMBERSHIP DUES	159.00	
10/2025	10	5-411-5240	VEHICLE PARTS/REPAIRS	1,889.18	
10/2025	10	5-411-5242	MATERIALS AND SUPPLIES	1,309.53	
10/2025	10	5-411-5248	REPAIR AND MAINTENANCE	900.00	
10/2025	10	5-411-5252	PROFESSIONAL SERVICES	108.01	
10/2025	10	5-412-5270	VOLUNTEER EXPENSE	60.00	
10/2025	10	5-521-5232	CLOTHING AND UNIFORMS	59.15	
10/2025	10	5-521-5242	MATERIALS AND SUPPLIES	1,676.40	
10/2025	10	5-521-5250	CONTRACTUAL SERVICES	3,253.40	
10/2025	10	5-521-5252	PROFESSIONAL SERVICES	100.00	
10/2025	10	5-522-5240	VEHICLE PARTS/REPAIRS	261.00	
10/2025	10	5-561-5232	CLOTHING AND UNIFORMS	132.15	
10/2025	10	5-561-5240	VEHICLE PARTS/REPAIRS	198.53	
10/2025	10	5-561-5242	MATERIALS AND SUPPLIES	36.30	
10/2025	10	5-561-5250	CONTRACTUAL SERVICES	11,348.00	
10/2025	10	5-562-5125	TRAINING & SCHOOLS	588.95	
10/2025	10	5-562-5248	REPAIR AND MAINTENANCE	1,303.00	41,743.05
10/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	27,095.56	27,095.56
10/2025	61	5-801-5250	CONTRACTUAL SERVICES	2,301.00	2,301.00
			GRAND TOTAL ESTIMATE:	0.00	
			GRAND TOTAL ACTUAL:	71,139.61	
			REPORT TOTAL:	71,139.61	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 840		ELM STREET WIDENING				
242177	1 -2963	PARAGON CONTRACTORS	S ELM ST WIDENING PHASE 1	10/2025	9 09-30-25	211,404.27
DEPARTMENT TOTAL:						211,404.27
FUND TOTAL:						211,404.27
GRAND TOTAL:						211,404.27

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	27 5-840-5393	ROADS AND BRIDGES	211,404.27	211,404.27
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				211,404.27
REPORT TOTAL:				211,404.27

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
243617	1 -2747	WITMER PUBLIC SAFETY GROUP FIRE-DEX GLOVES		10/2025	INV754395 09-26	189.62
DEPARTMENT TOTAL:						189.62
FUND TOTAL:						189.62
GRAND TOTAL:						189.62

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10 5-411-5242	MATERIALS AND SUPPLIES	189.62	189.62
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				189.62
REPORT TOTAL:				189.62

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
251798	1 -4044	FAAC INCORPORATED	YEARLY COVERAGE	10/2025	007773 07-09	1,727.00
DEPARTMENT TOTAL:						1,727.00
DEPARTMENT: 561		PARKS & GROUNDS				
251746	1 -1054	LOCKE SUPPLY CO.	SUPPLIES FOR PARK	10/2025	56521397-00 09-18	318.59
DEPARTMENT TOTAL:						318.59
FUND TOTAL:						2,045.59
GRAND TOTAL:						2,045.59

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-311-5254	SUBSCRIPTIONS	1,727.00	
10/2025	10	5-561-5242	MATERIALS AND SUPPLIES	318.59	2,045.59
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					2,045.59
REPORT TOTAL:					2,045.59

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A						
251916	1 -2653	NON-DEPARTMENTAL OKLAHOMA UNIFORM BUILDING	C09-25 BLDG PERMIT FEES	10/2025	09-25 BLDG PERMIT	468.00
DEPARTMENT TOTAL:						468.00
DEPARTMENT: 213						
251915	1 -3763	CITY TREASURER CRAWFORD & ASSOCIATES PC	FY 25 PREP FNCL STMTS	10/2025	34471 09-15	9,995.78
DEPARTMENT TOTAL:						9,995.78
DEPARTMENT: 221						
250052	1 -1033	MUNICIPAL COURT PHIL FRAZIER	MUNICIPAL JUDGE SALARY	10/2025	MUNCPL JUDGE 10-25	2,097.39
DEPARTMENT TOTAL:						2,097.39
DEPARTMENT: 245						
250018	1 -2101	COMMUNITY DEVELOPMENT AMERICAN WASTE CONTROL INC	25-26 TRASH SERVICE	10/2025	59915 09-30	249.49
DEPARTMENT TOTAL:						249.49
DEPARTMENT: 311						
250011	1 -1073	UNIFORMED PATROL OKLAHOMA NATURAL GAS	25-26 GAS SERVICE	10/2025	182557209 OCT 25	53.56
DEPARTMENT TOTAL:						53.56
DEPARTMENT: 411						
250011	1 -1073	FIRE SUPPRESSION OKLAHOMA NATURAL GAS	25-26 GAS SERVICE	10/2025	113564527 OCT 25	227.49
250018	1 -2101	AMERICAN WASTE CONTROL INC	25-26 TRASH SERVICE	10/2025	56062 09-30	257.95
DEPARTMENT TOTAL:						485.44
DEPARTMENT: 521						
250009	1 -1025	STREET MAINTENANCE EAST CENTRAL ELECTRIC	ELECTRIC SERVICE 25-26	10/2025	3993011 OCT 25	249.00
DEPARTMENT TOTAL:						249.00
FUND TOTAL:						13,598.66
GRAND TOTAL:						13,598.66

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	2100-024	DUE TO STATE OF OKLAHOMA	468.00	
10/2025	10	5-213-5250	CONTRACTUAL SERVICES	9,995.78	
10/2025	10	5-221-5252	PROFESSIONAL SERVICES	2,097.39	
10/2025	10	5-245-5250	CONTRACTUAL SERVICES	249.49	
10/2025	10	5-311-5260	UTILITIES	53.56	
10/2025	10	5-411-5250	CONTRACTUAL SERVICES	257.95	
10/2025	10	5-411-5260	UTILITIES	227.49	
10/2025	10	5-521-5260	UTILITIES	249.00	13,598.66
			GRAND TOTAL ESTIMATE:	0.00	
			GRAND TOTAL ACTUAL:	13,598.66	
			REPORT TOTAL:	13,598.66	

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521		STREET MAINTENANCE				
250010	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERVICE 25-26	10/2025	131804321-1 NOV 25	528.01
DEPARTMENT TOTAL:						528.01
FUND TOTAL:						528.01
GRAND TOTAL:						528.01

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10 5-521-5260	UTILITIES	528.01	528.01
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				528.01
REPORT TOTAL:				528.01

FUND: 12 - UNIFORMED PATROL CAPITAL

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
252154	1 -1112	BANCFIRST	4 POLICE TAHOES	10/2025	0490091902 OCT 25	4,196.54
DEPARTMENT TOTAL:						4,196.54
FUND TOTAL:						4,196.54
GRAND TOTAL:						4,196.54

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	12	5-311-5396	MOTOR VEHICLES	4,196.54	4,196.54
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					4,196.54
REPORT TOTAL:					4,196.54

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 245		COMMUNITY DEVELOPMENT				
250946	1 -3234	ROBIN WINTER	25-26 MOWING ENCUMBRANCE	10/2025	2025092602	2,880.00
DEPARTMENT TOTAL:						2,880.00
DEPARTMENT: 561		PARKS & GROUNDS				
250945	1 -3234	ROBIN WINTER	25-26 MOWING ENCUMBRANCE	10/2025	2025092601	10,540.00
DEPARTMENT TOTAL:						10,540.00
FUND TOTAL:						13,420.00
GRAND TOTAL:						13,420.00

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-245-5248	REPAIR & MAINTENANCE	2,880.00	
10/2025	10	5-561-5250	CONTRACTUAL SERVICES	10,540.00	13,420.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					13,420.00
REPORT TOTAL:					13,420.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 561		PARKS & GROUNDS				
250947	1 -3346	RANDY HAZELWOOD	25-26 MOWING ENCUMBRANCE	10/2025	249 08-31	3,720.00
DEPARTMENT TOTAL:						3,720.00
FUND TOTAL:						3,720.00
GRAND TOTAL:						3,720.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10 5-561-5250	CONTRACTUAL SERVICES	3,720.00	3,720.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				3,720.00
REPORT TOTAL:				3,720.00

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval October 1, 2025 through October 15, 2025

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$130,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bank of Oklahoma	Federal Tax Deposit	\$11,500.00	\$3,500.00
Bank of Oklahoma	State Tax Deposit	\$4,500.00	\$1,500.00
Bank of Oklahoma	FICA/Medicare Taxes	\$5,900.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$34,425.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bank of Oklahoma	FICA/Medicare	\$5,000.00	\$600.00
Community Care	Medical Insurance	\$18,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$300.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,000.00	\$0.00
Police Pension	13% Police Retirement	\$8,000.00	\$0.00
	TOTAL	\$35,300.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval October 16, 2025 through October 31, 2025

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$134,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bank of Oklahoma	Federal Tax Deposit	\$11,750.00	\$3,500.00
Bank of Oklahoma	State Tax Deposit	\$4,750.00	\$1,500.00
Bank of Oklahoma	FICA/Medicare Taxes	\$6,000.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$35,025.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bank of Oklahoma	FICA/Medicare	\$5,500.00	\$600.00
Community Care	Medical Insurance	\$20,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$500.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,500.00	\$0.00
Police Pension	13% Police Retirement	\$8,500.00	\$0.00
	TOTAL	\$39,000.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.

City of Jenks
Fund 10
Financial Position
As of 09/30/2025

	Actual FY 25-26 Jul 1 - Sep 30	Budget Year 2 FY 25-26	Actual FY 24-25 Jul 1 - Sep 30
Gross Revenues:			
Sales Tax Collections	\$ 4,059,163.84	\$ 14,116,302.00	\$ 2,903,559.85
Use Tax Collections	840,753.57	3,606,572.00	862,293.48
Other Licenses & Permits	1,231.50	10,000.00	1,965.00
Electrical Licenses	3,750.00	10,500.00	5,700.00
Plumbing Licenses	4,325.00	10,850.00	6,500.00
Mechanical Licenses	4,250.00	10,250.00	5,700.00
Beverage Licenses	6,595.00	41,500.00	16,290.00
Solicitors Licenses	-	2,000.00	100.00
Sign Permits	522.87	2,000.00	2,447.00
Electrical Permits	8,498.66	26,500.00	7,125.00
Plumbing Permits	4,582.76	31,000.00	7,725.00
Mechanical Permits	6,148.66	27,500.00	8,100.00
Building Permits	23,534.09	200,000.00	27,329.49
Fire Permits	10,598.66	15,000.00	7,275.00
Solid Waste Revenue	14,851.79	58,000.00	14,355.31
Fireworks Permits	6,620.00	7,000.00	8,070.00
Inspection/Reinspection Fees	1,410.00	7,000.00	1,270.50
Engineering Fees	6,450.00	25,000.00	5,100.00
Building Permits Admin Fee	174.58	1,000.00	321.00
Zoning Applications	2,400.00	15,000.00	1,480.00
Alcoholic Beverage Tax	20,846.53	80,000.00	20,311.00
Franchise Fees	345,368.54	1,350,000.00	337,957.45
Rental Income	3,585.75	14,900.00	66.83
McDonald's Rental Income	14,675.51	53,000.00	13,320.00
Assessment Letter	350.00	1,000.00	200.00
Miscellaneous Revenue	134,502.15	110,000.00	85,938.16
Municipal Court Fine	68,286.61	165,000.00	52,541.96
Miscellaneous Zoning Fees	9,670.00	40,000.00	9,605.00
SAFER Grant	377,406.15	421,696.00	-
Gross Receipts	38,704.26	205,000.00	21,933.59
Community Room Rental	260.00	1,000.00	560.00
Auction Sales	12,720.00	10,000.00	-
Interest	15,962.63	45,000.00	13,386.46
Interest on Investment	8,040.64	25,000.00	3,614.66
Total Gross Revenues:	\$ 6,056,239.75	\$ 20,744,570.00	\$ 4,452,141.74

Expenditures:			
City Manager	\$ 51,019.76	\$ 332,450.00	\$ 69,199.48
City Clerk	64,488.18	342,000.00	87,846.27
City Treasurer	43,288.01	254,700.00	58,572.71
City Attorney	20,898.59	97,600.00	20,453.50
Personnel	51,832.78	246,900.00	37,886.93
Admin Support / Records	22,833.44	101,100.00	19,409.99
Municipal Court	42,281.58	125,200.00	45,618.24
General Government	171,502.63	244,000.00	154,478.85
City Planner	9,480.79	114,350.00	4,386.02
Community Development	86,145.90	135,500.00	83,923.71
Uniformed Patrol	936,952.24	3,938,090.00	904,985.14
Police Reserves	35,362.62	284,400.00	52,631.21
Central Dispatch	100,424.02	679,425.00	119,375.70
Code Enforcement	13,914.36	98,700.00	15,808.32
Fire Suppression	1,344,151.10	4,203,113.00	1,278,289.30
Fire Volunteers	4,437.00	77,500.00	4,857.49
Protective Inspections	59,602.12	333,800.00	67,871.31
Street Maintenance	205,249.11	674,273.00	286,008.55
General Maintenance	14,494.81	32,500.00	5,221.10
Parks & Grounds	354,608.50	1,001,400.00	457,284.99
Animal Control	42,925.13	205,740.00	32,575.89
Total Operating Expenditures:	\$ 3,675,892.67	\$ 13,522,741.00	\$ 3,806,684.70
Capital Expenditures:			
Fire Volunteers	\$ -	\$ 35,000.00	\$ -
Small Capital Projects	-	-	-
Total Capital Expenditures:	\$ -	\$ 35,000.00	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 2,380,347.08	\$ 7,186,829.00	\$ 645,457.04
Transfers (In/Out)			
Transfers In	2,760,516.83	\$ 10,725,067.00	\$ 2,121,607.50
Transfers Out	(5,249,745.14)	(18,878,774.00)	(3,786,224.91)
Total Transfers:	\$ (2,489,228.31)	\$ (8,153,707.00)	\$ (1,664,617.41)
Net Change in Fund Balance:	\$ (108,881.23)	\$ (966,878.00)	\$ (1,019,160.37)

To	Mayor Cory Box, Vice Mayor John Brown and City Council Christopher Shrout, City Manager
Hearing Date	October 28, 2025
Case Number	PA 25-43
Location	City Initiated Minor Amendments to the Comprehensive Land Use Plan
Request	<i>Approval of multiple minor amendments across the City of Jenks.</i>

Staff Report	Preparer Marcaé Hilton
Attachments	Preparer
Land Use Map	Houseal Lavigne
Amended Land Use Map	Jenks GIS
Proposed Amendment Exhibits	Jenks GIS

Background Information

PC Summary | Approved October 9, 2025

STAFF COMMENTARY

These amendments were first heard at the October 14, 2024 Planning Commission hearing. There were several questions from the public and staff pulled the item from the agenda for further clarification. The Comprehensive Plan “Horizon Jenks was adopted in 2020. Staff has brought amendments to City Council leadership for various purposes in the past 5 years. This request if for several minor amendments as well as text amendments.

REQUEST	Amend the Comprehensive Land Use Plan
COMMENT	No Public Comment at the time of this report, Minor Amendments are not advertised

LOCATION(S) REQUESTS

Page 1 of 6	West of HWY 75 and South of 91 st to Creek Turnpike W. ➤ Regional Commercial to <u>Low Intensity Single-family</u> ➤ Parks and Open Space to <u>Regional Commercial</u>
Page 2 of 6	East of Railroad tracks and south of Simon Outlet Mall ➤ Parks and Open Space to <u>Regional Commercial</u>
Page 3 of 6	North of 131 st St. S and west of Elm/Peoria Avenue

- Business Park & High Intensity Single family to Medium Intensity Single Family
- Local Commercial to High Intensity Single-family

Page 4 of 6

North of 131st at Lewis & west of Harvard

- Medium Intensity Single-family to Low Intensity Single-family

Page 5 of 6

South of 131st and west of Lewis

- Medium Intensity Single-family to Low Intensity Single-family

Page 6 of 6

North of 141st and east of Elm/Peoria

- Medium Intensity Single-family to Low Intensity Single-family

Staff Evaluation & Recommendation

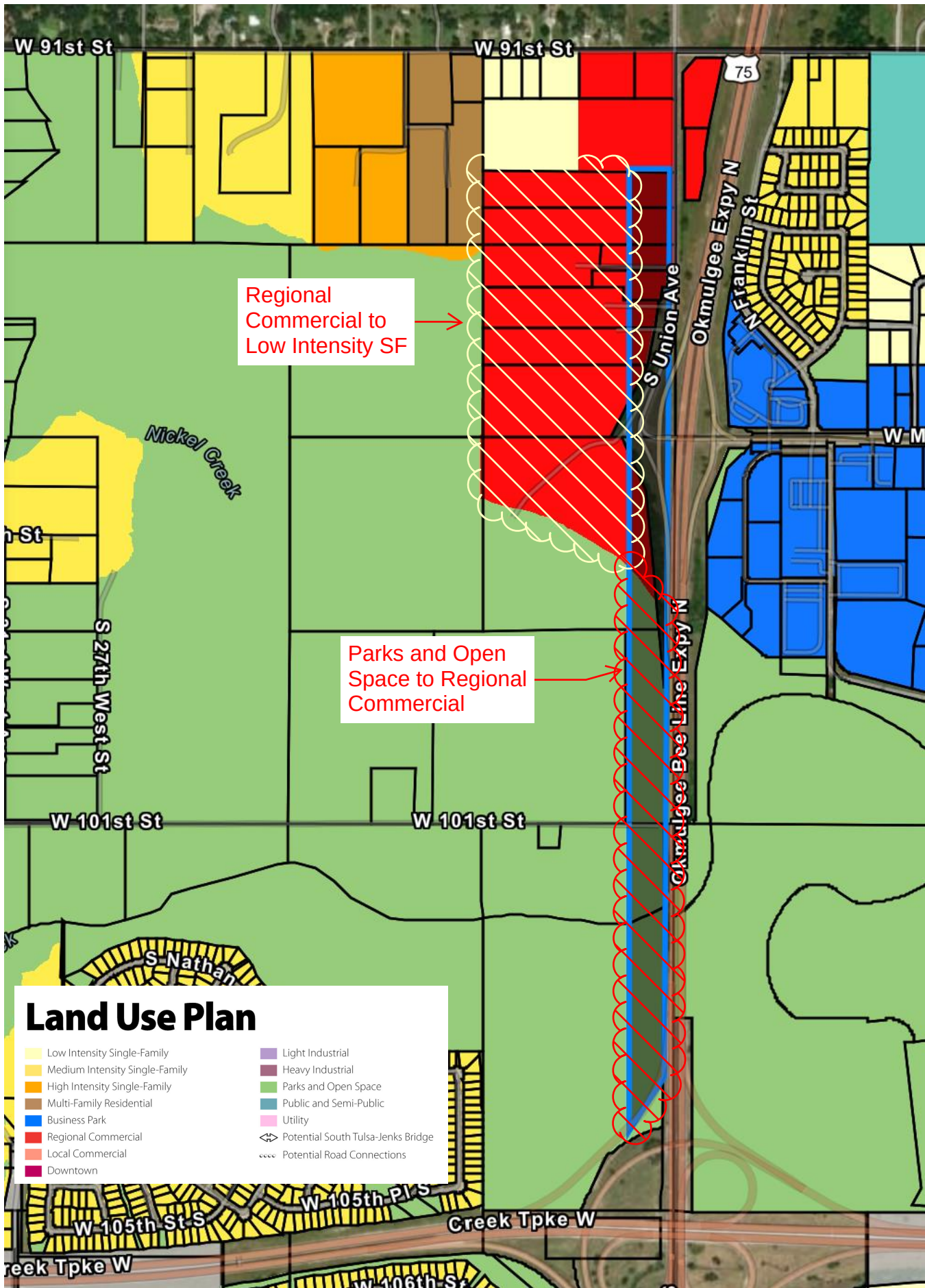
Land Use Plan

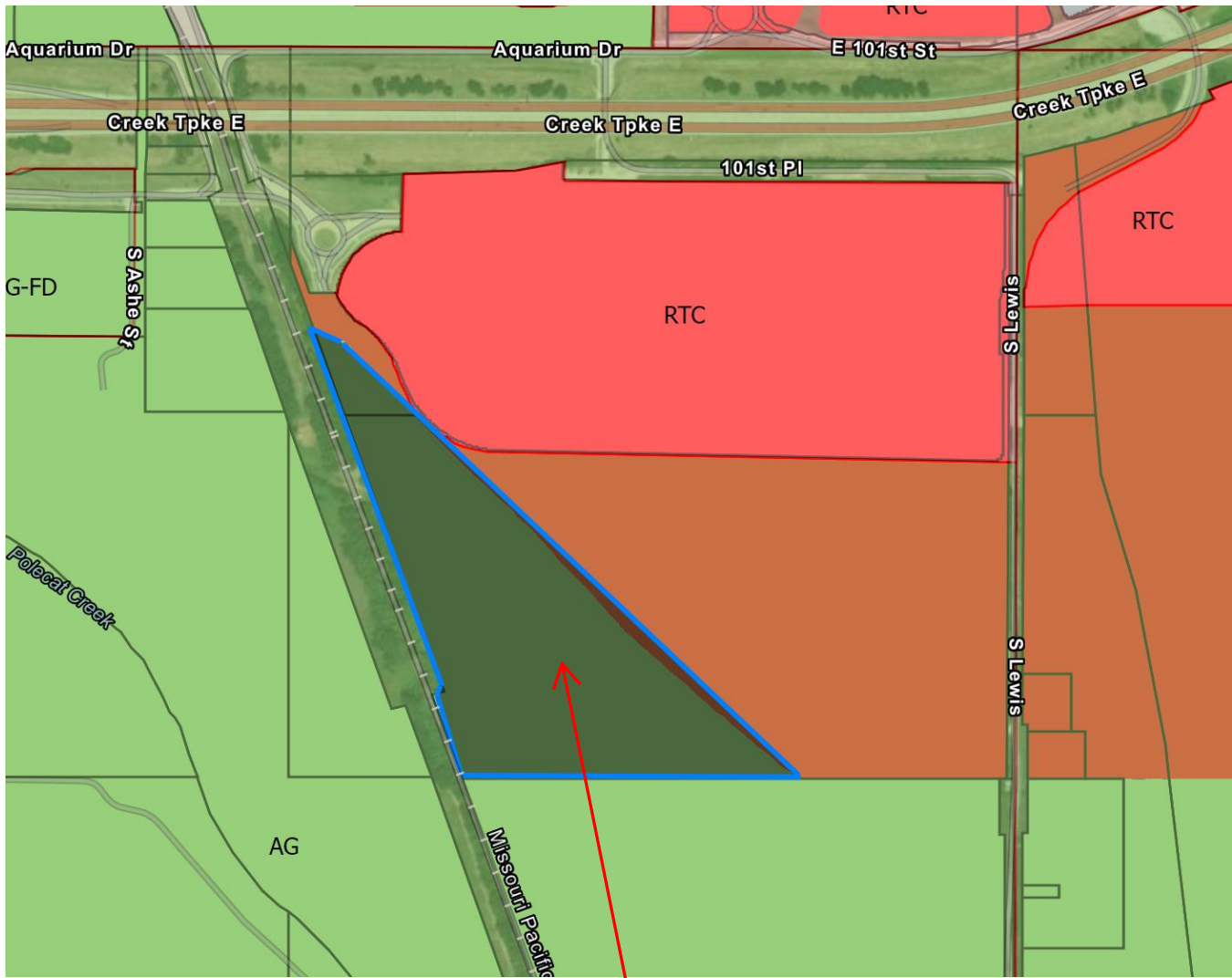


Figure 1: Jenks Land Use Plan Zoning Districts

Evaluation

RECOMMENDATION | Staff and Planning Commission recommend approval of the minor amendments to the Land Use Plan.





Parks and Open Space to Regional Commercial request is in line with (Owner: River District) plans.

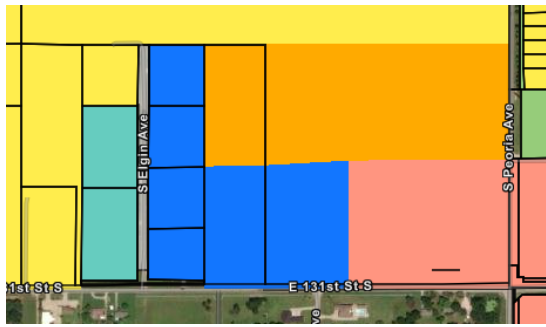
Land Use Plan

- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | Potential South Tulsa-Jenks Bridge |
| Local Commercial | Potential Road Connections |
| Downtown | |

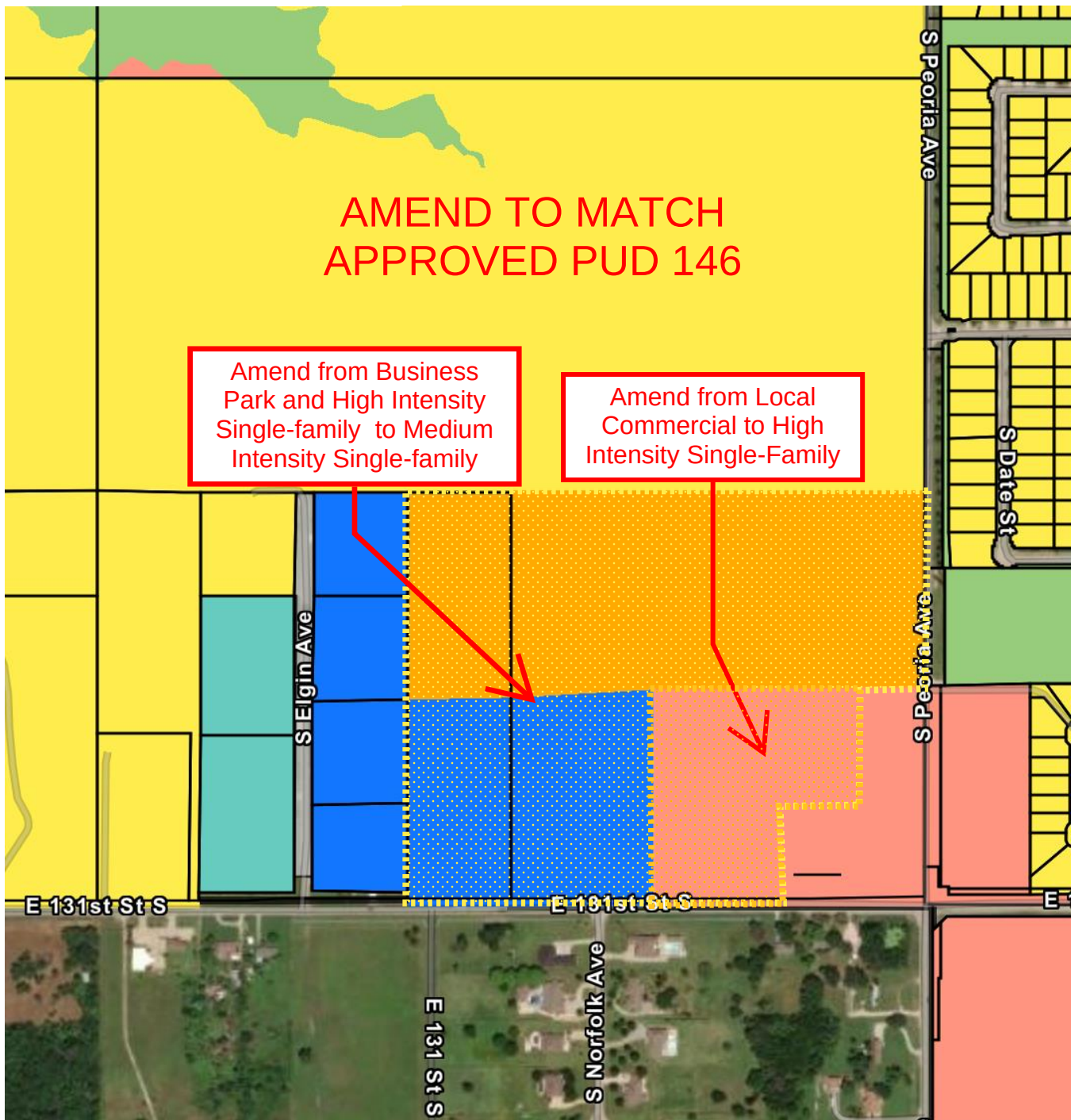
Land Use Plan

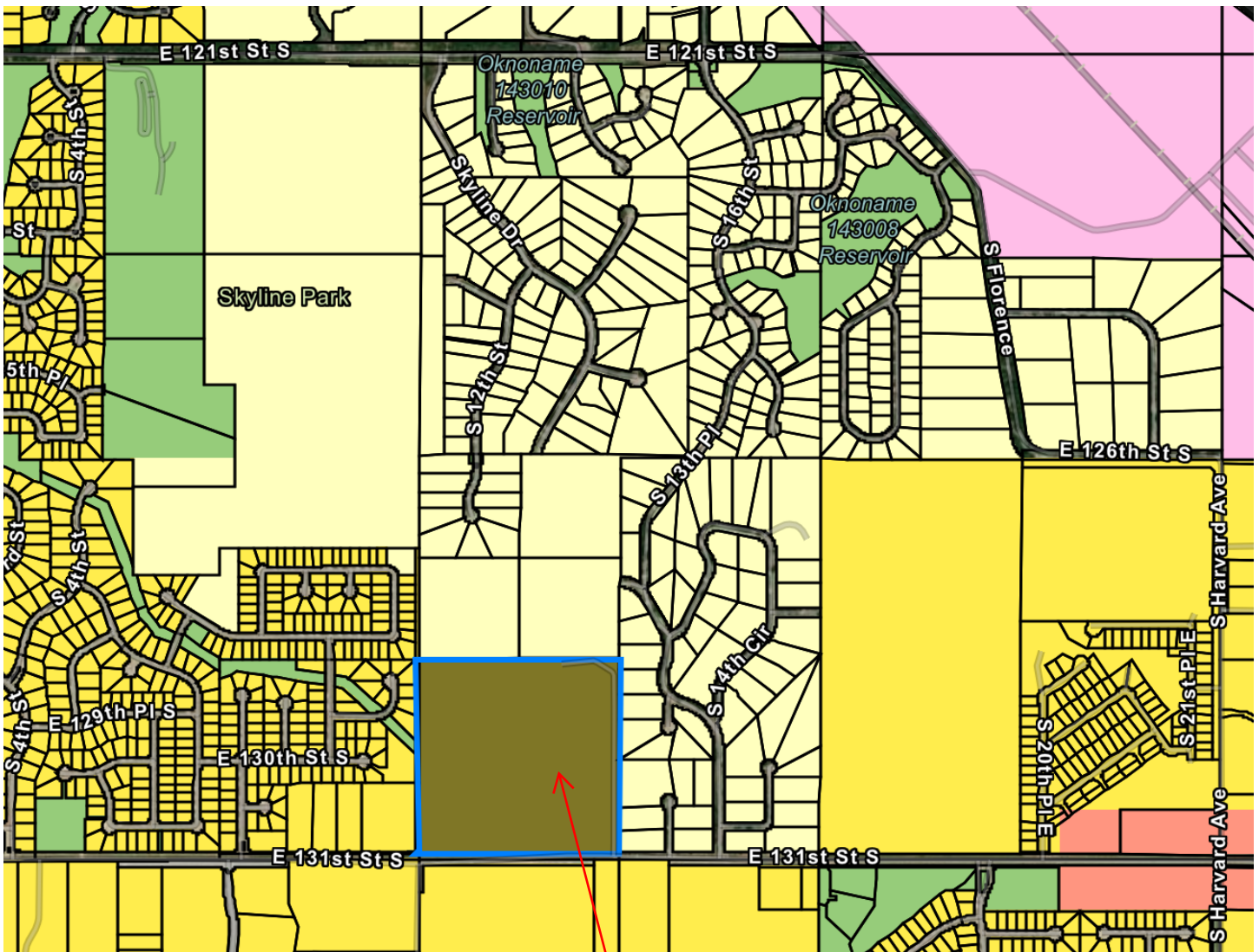
- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential South Tulsa-Jenks Bridge |
|  Local Commercial |  Potential Road Connections |
|  Downtown | |

Legend



Existing Comp Plan





Amend from Medium Intensity Single-family to Low Intensity Single-family.

Land Use Plan

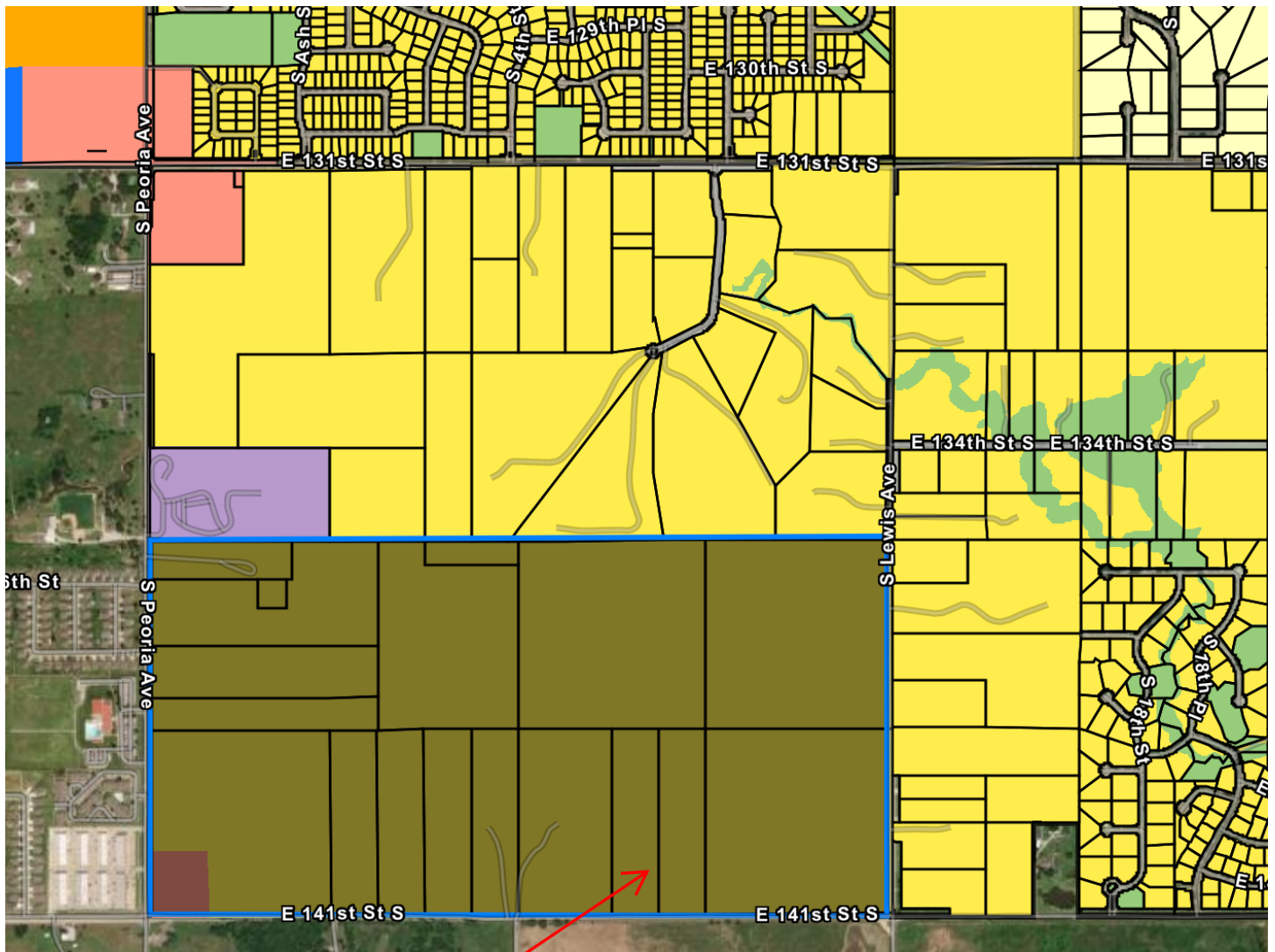
- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public and Semi-Public
- Utility
- Potential South Tulsa-Jenks Bridge
- Potential Road Connections



Amend from Medium Intensity Single-family
to Low Intensity Single-family.

Land Use Plan

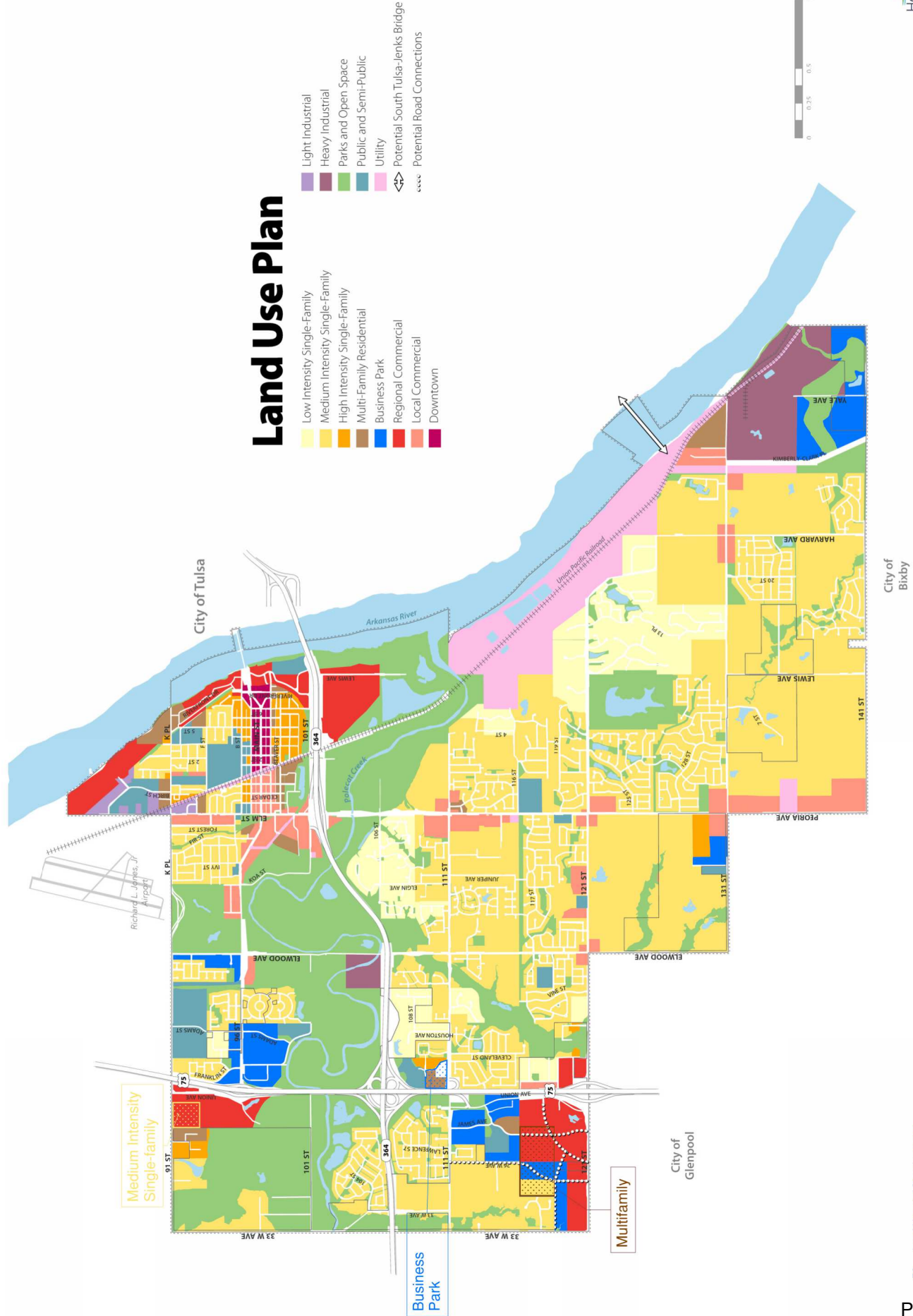
- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential South Tulsa-Jenks Bridge |
|  Local Commercial |  Potential Road Connections |
|  Downtown | |



Amend from Medium Intensity Single-family
to Low Intensity Single-family.

Land Use Plan

- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | Potential South Tulsa-Jenks Bridge |
| Local Commercial | Potential Road Connections |
| Downtown | |





CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

Memorandum

To: Mayor & Members of Council

From: Micheal Sanchez, Deputy Finance Director

Date: October 28, 2025

Re: **Approval and Budget Amendment for the Upfitting of the Brush Truck for the Jenks Fire Department**

City Resolution No. 886

On June 17, 2025, City Council approved the purchase of a 2025 Chevrolet 3500 4WD truck to be upfitted to be used by the Jenks Fire Department as one of its brush truck vehicles. At that time, staff commented that approval and budget appropriation for the purchase of a second truck and the upfitting of both trucks would be requested during the FY25-26 period. This memo serves as a request for approval of the second truck purchase and upfitting and the supplemental budget amendment. I am including Chief Ostrum's original memo for your reference on this matter.

The budget appropriation will be funded through the fund balance of the Fire Suppression Vehicle Capital Fund (14).

Staff recommends approval.



JENKS FIRE & RESCUE

P.O. Box 2007
Jenks, OK 74037-2007
918-298-1491

To: Christopher Shrout, City Manager
David Sims, Finance Director
From: Greg Ostrum, Fire Chief
Date: June 13th, 2025
Re: Brush Trucks

As we discussed during our meeting on April 4th, 2025, and our follow-up meeting today, we have an emergency need to replace our brush trucks.

As a reminder, this is our current fleet:

Brush 1:

2007 Ford F-250 Crew Cab

This truck has purchased new in 2007. It has served as a utility vehicle to transport hose and personnel, a command vehicle for daily operations and most recently repurposed as a brush truck. The pump and tank unit were constructed with a combination of new and used parts by the firefighters. Status, OUT OF SERVICE.

Brush 2:

2007 Ford F-550 Regular Cab

This truck was purchased as a used chassis in 2015. It was built out as a brush truck by the firefighters on a used flatbed body with new and used parts. It was also upfitted with larger wheels for enhanced off road capabilities. Status, LIMITED USE-No out of town response.

Our current brush trucks were built out by our firefighters and have served the city well during their lifespan. We anticipated the need to replace these vehicles and planned to request them in the FY 2027 budget process as well as asking again to add a UTV that is capable of fighting brush fires and transporting patients (denied during the last two budget processes). Unfortunately, extreme and prolonged operation at the Gem Dirt fire stressed them past the breaking point, and both are in dire need of immediate replacement.

Chief Zickefoose secured quotes from several brush truck manufactures that ranged from \$250,000-\$350,000+ each. Understanding that replacing these

vehicles is not currently budgeted, we decided to look at a more affordable option of purchasing the vehicles through the state bid and then coordinating with another vendor to "upfit" the vehicles with pumps, tanks, lights, and sirens. By choosing this option, we would be able to purchase two fully outfitted and functional units for a total of \$280,000.

Price breakdown for each truck:

2025 Chevy 3500 4WD Cab and Chassis \$50,000

Flatbed with pump and tank, lights, sirens and controls, winch, etc \$85,000

Paint and graphics \$5000

I am asking for the City to fund the replacement of our current brush trucks with two new units as priced above. In addition, I ask that the UTV brush truck and patient transport be considered during the next budget process.

Resolution No. 886

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR
THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE
30, 2026.**

WHEREAS, the City of Jenks has unexpected expenditures which have not been appropriated in the budget for fiscal year 2025-2026; and

WHEREAS, the City of Jenks has unexpended unencumbered cash balances on hand for the fiscal year 2025-2026; and

WHEREAS, the City of Jenks is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City of Jenks that the following supplemental appropriations be made:

City – Fire Suppression Capital Fund (Fund 14)

Revenue: Fund Balance	\$230,000
Expenditure: 14-411-5396 – Fire Suppression – Motor Vehicles	\$230,000

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKS, Oklahoma, and signed by the Chairman this 28th day of October 2025.

Mayor

Attest:

Brandon Macy, City Clerk

Approved as to form:

Teresa Nowlin, City Attorney

To	Mayor Cory Box, Vice Mayor John Brown and City Council City Manager Christopher Shrout
Hearing Date	October 28, 2025
Case Number	JZ 24-PUD 146 Major Amendment No. 2 “Glenwood Plaza”
Request	Approval of Major Amendment II to PUD 146 (Planned Unit Development) overlay and a partial rezoning request from CS to RS3 (Single-family Residential)
Applicant	Robert Bell, Bell Land Use
Location	North of 131 st Street and west of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Documents

Preparer

Robert Bell, Bell Land Use

Background Information

PC SUMMARY

October 09, 2025 | Approved with conditions.

September 04, 2025 | This item was continued at the September 04, 2025 Planning Commission meeting to allow the developer time to finalize the amenities plan.

SITE SUMMARY | PUD 146 overlay was approved with three phases for a 120-acre parcel located within the Jenks fence line in south Jenks. This parcel was previously part of a land allotment with many descendants. The property was annexed on December 05, 2023, by City Council for the purpose of 3 residential subdivisions and a hard commercial corner. Following annexation, the ownership gifted the Elm Street ROW (Right of Way) for the City street expansion project. Originally *Phase 3* would include Multi-family buffering the future commercial development on the hard corner. Approval of PUD 146 MA2 Phase III (21.8 Acres) will allow the applicant to rezone the Multi-family portion to allow for RS3 single-family residential while keeping the hard corner for commercial purposes.

PUD 146 MA2 Requests

- 21.8 Acres of 115.72 Acres
- 20.27 Acres with ROW dedication
- Rezone to RS3 | Exhibit “B” in PUD
 - 12 Acres High Density Residential Development
 - 4.75 lots per acre (Land Use Plan)
- Existing CS | Reduced to 4 Acres

PUD 146 Overlay Details

- MA1 | CC | Approved | September 03, 2024

- MA1 | PC | Approved | August 22, 2024
- CC | Approved | December 19, 2023
- PC | Approved | December 13, 2023
- ANNEXATION | CC | Approved | December 05, 2023

PUBLIC COMMENT: Staff has not received any new comments on this request.

PUD 146 PROJECT DETAILS INCLUDING MAJOR AMENDMENT NO. 1 & 2

SCHOOL DIST. Glenpool

REQUEST *Major Amendment No. 2 to PUD 146 Overlay District*

Three Phases/Project Areas in PUD 146

- Phase 1 | RS3 (Residential Single-family)
 - Glenwood Ridge | Starter Homes | Approved
 - PUD 146
 - 43.52 Acres
 - 50 Foot Lots
 - \$300,000
- Phase 2 (MA1) | RS3 (Residential Single-family)
 - Crossvine | Gated Patio Homes | Approved
 - PUD 146 Major Amendment No. 1
 - 55.27 Acres
 - 55 Foot Lots
- Phase 3 ([MA2](#)) | CS (Commercial Shopping) | Shopping and possible future amendment to ask for High Density Residential
 - Phase 3 | 21.81 Acres
 - High Intensity Residential | 12 Acres
 - [MA2 Request | 12 Acres RS3 Single-family](#)
 - Commercial 8 Acres
 - [4 Acres along S Elm](#)
 - [4 Acres along 131st](#)

ZONING CS (Commercial Shopping) & PUD 146 Overlay

Acres 21.85

Ordinance 1634

ZCase # JZ 23 PUD-146

STR Section Township and Range | 01-T17N-R12E

COMP PLAN Land Use Plan | Local Commercial and Medium Intensity Single-family Residential and Business Park.

COUNCILOR Ward 3 | Craig Murray

ASSESSOR DATA

PARCEL 97201720168210 | Phase II and Phase III | Southern Portion

LEGAL N/2 SE & SE SE SEC 1 17 12 120ACS

OWNER 131 ELM LLC

TR_SEC 7201
ACRES 120.00
UDO 16-9-8 C.1.b | C.2. Qualification and exception
FOCAL POINTS Natural Landscaping
AMENITIES See Chart below
OIL WELLS Identify active/inactive wells and follow the standards of the UDO other regulations.

PROJECT PHASE & NAME	Phase 1 “Glenwood Ridge” “Middle”	N/A	Phase 2 “Crossvine” “Top”	Phase 3 “Glenwood Ridge” “S” “Hard Corner”		
UDO Language	Original PUD 146 Standards	UDO Standards	MA1 PUD Standards	MA2 RS3 PUD Standards	MA2 CS PUD Standards	
Project Area (Acres)	43.52	NA	55.27	12 of 20.27**	of 20.27**	
Lot Area (sqft)	5,000	5,000 \ 5,500	5,200	5,000	N/A	(174,2404)
Lot Area/DU (sqft)	5,000	5,000 \ 5,500	?	5,000	N/A	N/A
Lot Width (ft)	50	45	50	50	0	0
Front (ft)	25	20 (3)	20, 25, 15	25	0	25
Exterior Side (ft)	10	15 (3)	NA	10	0	17.5
Interior Side (ft)	5/5	5	1 & 9	5/5	10	0
Rear (ft)	20	20	20	20	10	20
Height (ft)	35	35	35	35	60	35
Impervious Surface Coverage	60%	60%	60%	60%	70%	?
Amenities	^To be approved	See UDO	^^See Below	^^^To be approved	^^^To be approved	
Uses	Single-family	Single-family	Single-family	Single-family	CS and OM	
Parking	N/A	N/A	N/A	N/A	Cross/Parking allowed	
NON-UDO SPECIFICATIONS						
Minimum House Size	1400 sq ft	N/A	1600 sq ft	1400 sq ft	N/A	
Masonry	100%	N/A	100%	100%	N/A	
Number of Homes	154 PP	N/A	180	57=4. 75 x 12 acres	N/A	
Owners Association	HOA	No	HOA	HOA	POA	
^Original Amenities Amenities required to be presented and approved at time of platting.						
^^Crossvine Amenities Gated Entry, Entry monuments, Security gate house, Clubhouse, Recreational facilities, Food Prep facilities, Meeting Rooms, Park and open space, Playground,						

Recreational facilities, Court gates, Pool, Pickle ball court, Common parking areas, trails, picnic shelters, facilities, gazebos.

^^^Glenwood Ridge “Middle and Hard Corner” | Amenities required, this item will not be approved and/or moved forward without amenity package approved by PC and CC.

**Acres | Original Tract 21.81 less ROW = 20.27 Acres

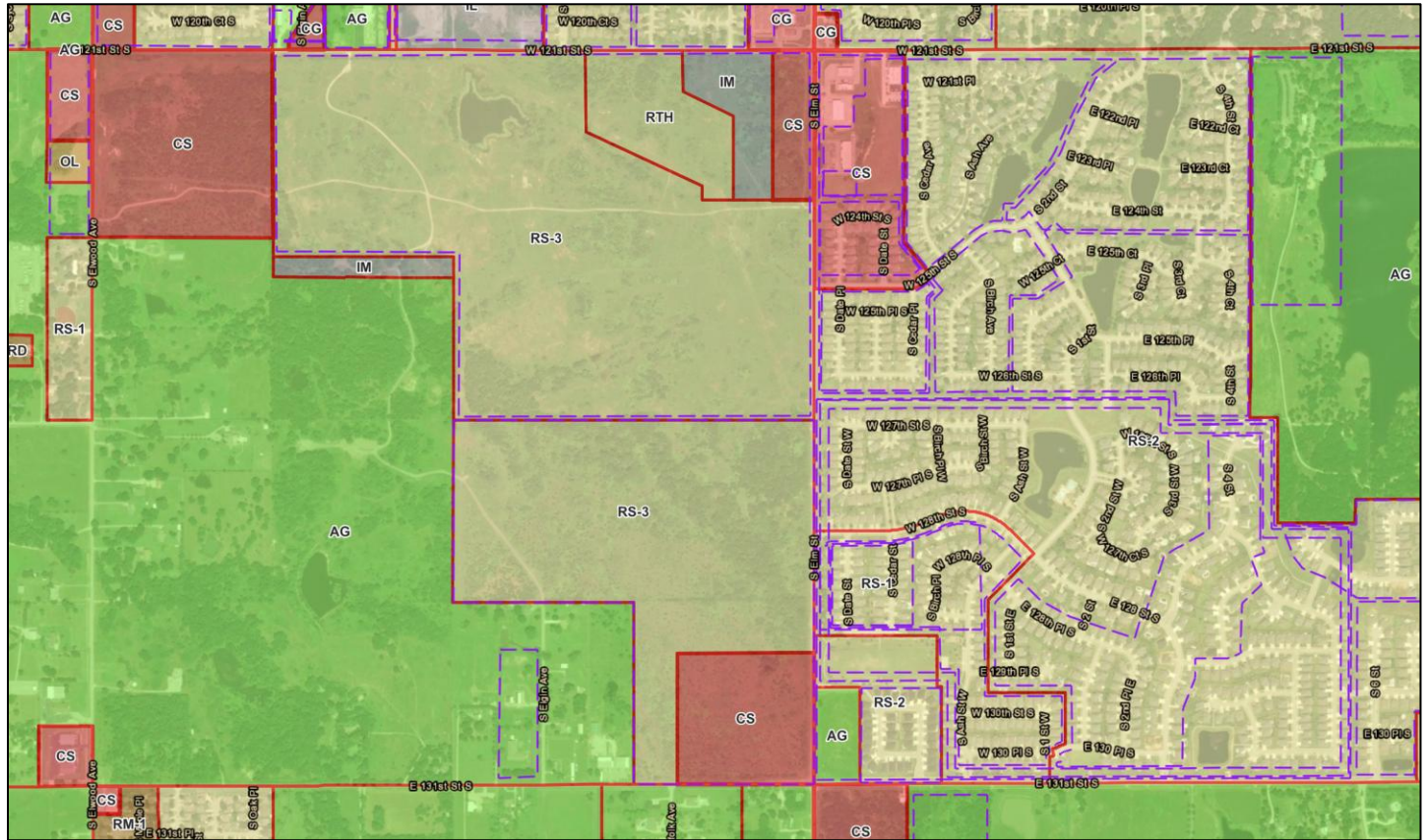


Figure 1" INCOG Zoning Map

Zoning:

North: (RS3) Residential Single-family & PUD 146 Overlay
South: (AG) Agriculture & (RS3) Residential Single-family & PUD 146 Overlay
West: (RS3) Residential Single-family & PUD 146 Overlay
East: Yorktown Subdivision(s) | Single-Family Residential

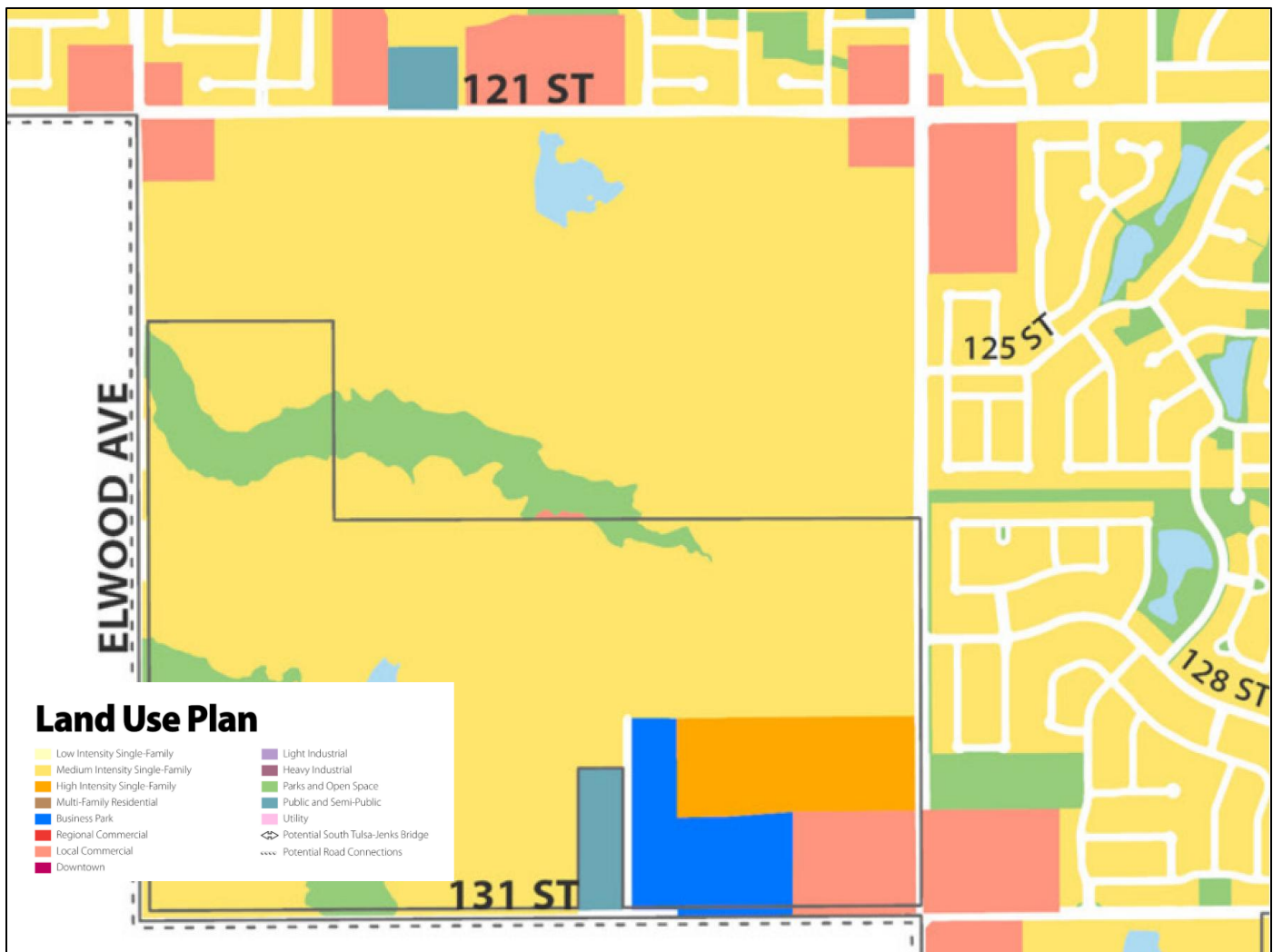


Figure 2: Horizon Jenks Land Use Plan | Medium Intensity Single Family + High Intensity Single Family + Local Commercial

Staff Evaluation, Comments & Recommendations

STAFF COMMENTS | PUD 146 as originally submitted was approved and met the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments. The developer and applicant have worked to establish a mix of uses that will provide starter homes, high end retirement homes and space for future residential and commercial development on the hard corner, as stated in the PUD there is a plan for high intensity residential. The PUD Overlay District (PUD 146) did not provide Phase 2 and Phase 3 with a detailed site plan or standards, which was an intentional choice. City Council approved the project and the PUD as presented. *This amendment is for Phase 3 and requires a Major Amendment to PUD 146, as was stated in the original approval (staff report). This is a land use decision, is it appropriate to reduce the amount of Commercial Shopping and to further define the residential as high density single-family in lieu of the multi-family that was previously considered?*

Sec. 16-9-8. Planned Unit Development.

- (A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*
- (1) *To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
 - (2) *To provide more efficient use of land,*
 - (3) *To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
 - (4) *To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
 - (5) *To unify building and structures through design,*
 - (6) *To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*
- (B) *General Provisions.*
- (1) *Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) *Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
 - (3) *Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) *The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) *The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*
- (C) *Site Development Allowances and Modification Standards.*
- (1) *Site Development Allowances.*
 - (a) *Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
 - (b) *Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*
 - (2) *Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.*
 - (a) *Public Gathering Space. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.*

- (b) *Sustainable Design. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.*
 - (c) *Landscape Conservation and Visual Enhancement. The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.*
 - (d) *Mix of Uses. The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.*
 - (e) *Affordability. The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.*
 - (f) *Universal Design. The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.*
 - (g) *High Quality Building Materials. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.*
- (D) *Standards for Review. Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:*
- (1) *Comprehensive Plan Alignment. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (2) *Placemaking. The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.*
 - (3) *Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*
 - (4) *Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
 - (5) *Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*
 - (6) *Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.*
 - (7) *Archaeological, Historical or Cultural Impact. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*
 - (8) *Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways,*

interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.

- (E) *Pre-Application Public Meeting.* The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.
- (F) *Hearing and Recommendation by the Planning Commission.* The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.
- (G) *Action by the City Council.* The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:
 - (1) Approve the application,
 - (2) Approve the application with modifications,
 - (3) Deny the application,
 - (4) Refer the application back to the Planning Commission for further review, or
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.
- (H) *Zoning Map Amendment.* Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.
- (I) *Additional Application Requirements.* A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).
- (J) *Amendments to Approved Planned Unit Development.*
 - (1) *Determination of Level of Change.* Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.
 - (2) *Major Amendment.* A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:
 - (a) Increase density,
 - (b) Increase the height of buildings,
 - (c) Reduce open space by more than five percent,
 - (d) Modify the proportion of housing types,
 - (e) Change parking areas in a manner that is inconsistent with this UDO,
 - (f) Increase the approved gross floor area by more than 500 square feet,
 - (g) Alter alignment of roads, utilities, or drainage, or
 - (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.
 - (3) *Minor Amendment.* A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved,

which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).

(4) Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.

(K) Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

(1) Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

RECOMMENDATION | *Staff and Planning Commission recommend conditional approval of the request for a Major Amendment to PUD 146. Approval does amend part of the underlying zoning to RS-3 (Residential Single-family) for Phase III.*

- 1. Follow the UDO and City Code as related to Oil and Gas wells and drilling*
 - a. Sec. 16-9-7. - Specific Use Permit*
 - b. ARTICLE 7. - OIL AND GAS*
 - c. Other Requirements.*
- 2. Exceptions to the UDO and Staff comments:*
 - a. Make yourself very familiar with the standards of the UDO specifically but not exclusively as follows:*
 - i. ARTICLE 6. - DEVELOPMENT STANDARDS*
 - ii. ARTICLE 7. - SIGN STANDARDS*
 - iii. ARTICLE 8. - SUBDIVISION STANDARDS*
- 3. Staff is not responsible for UDO standards that were not considered during the layout or design of the project. UDO, Engineering, Building Inspections, Fire standards are enforceable even if not identified at this level of review.*
 - a. Follow the Subdivision Regulations for development.*
 - b. Section 6 of the UDO will lay out additional details of development unless specified in PUD 146, the applicant must meet all the elements of the UDO with the exceptions listed in the PUD.*
 - c. Police, Fire, Inspections and engineering have not reviewed this project. It would not be appropriate at this time, this is a land use decision.*
- 4. Consider addressing accessory Dwelling Units in the private covenants, the City of Jenks does allow for them, but does not regulate private covenants.*
- 5. Amenities, Amenities, Amenities??? Add a section to the PUD for Amenities.*
- 6. The setbacks established on Page 6 of the PUD are conceptual at best, staff cannot approve an easement as a fire access at this level of concept. Strike this from the PUD.*
- 7. Shared Access and Parking are spelled out in the UDO. The review committee can have an approval process in addition to the UDO requirements, but they must follow the process spelled out in the UDO. Revise this statement(s) on page 6 of the PUD.*

Glenwood Plaza
Amendment to Glenwood Ridge Phase III
A Single-Family Residential and Commercial
Development
Jenks Oklahoma

Amendment 1 to Planned Unit Development Number 146

Northwest Corner of East 131st Street South and South Elm Avenue

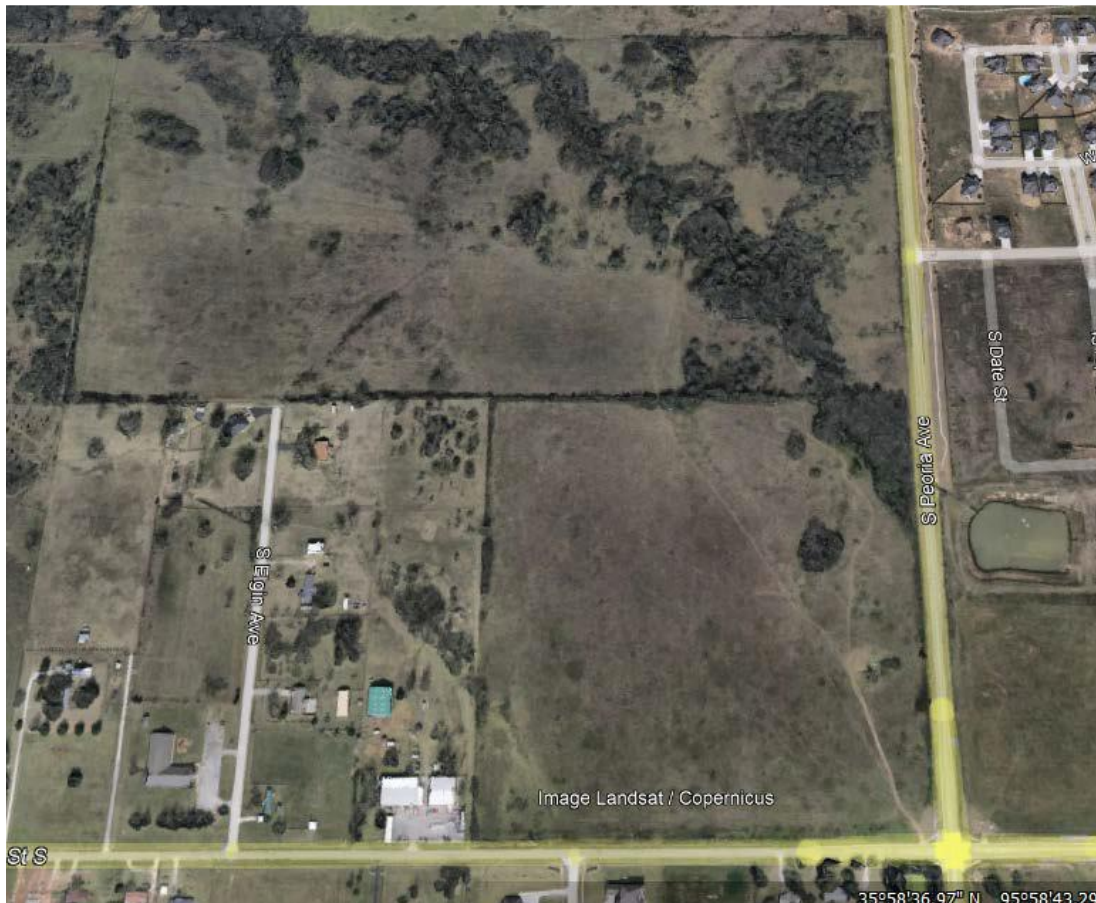


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Exhibit F	Comprehensive Plan
Exhibit G	Existing Area Zoning

Glenwood Ridge

I. Development Concept

Glenwood Ridge is an approximate 120.50-acre planned unit development that is designed to meet the housing needs specified by the Jenks Comprehensive Plan and is intended to address some of the areas of the housing market deficiencies identified within the city.

Glenwood Ridge was created with three distinct phases. Each phase is designed to address the development specifications as outlined by the Development Concept of the PUD and ultimately the Jenks Comprehensive Plan.

The Jenks Comprehensive Plan specifies the south 10 acres of the PUD should be developed for local commercial and approximately 15 acres adjacent to the north as High Intensity Residential. The remaining 95 acres are designated by the Plan as medium density residential. The PUD specifies the following about Phase 3.

Phase 3 presents a diverse set of challenges. As previously identified, the Comprehensive Plan designates approximately 10 acres for local commercial and 15 acres for High Density residential. The challenge, at this time, is identifying what the commercial product is and the proper higher density residential that should be located adjacent to it. These limitations make it difficult to establish the underlying zoning for a specific use. Recognizing the limitations related to the natural characteristics of the land, a legal description of a 21.81-acre parcel has been provided as Exhibit D and is identified as Phase 3. The Planned Unit Development is requesting to establish Phase 3 with an underlying zone of CS (Commercial Shopping) with the understanding that an amendment to the PUD will be submitted that identifies up to 12 acres of phase 3 to a High-Density Residential Development. The amendment will establish criteria related to residential development and propose the type of housing to be approved for the area. Exhibit E provides for a conceptual layout for Phase 3 of the development.

This Amendment to PUD 146 is to finalize the development characteristics for Phase 3 as was required in PUD 146. The size of Phase 3 was reduced with the dedication of road right of way to 20.27 acres. See Attached Exhibit “A” for the revised legal description.

The Jenks Comprehensive Plan specifies the High Intensity Single Family Residential land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and non-residential uses. The Jenks Zoning Code highest intensity designation is RS-3. This zoning classification will provide 4.75 lots per acre of the 12 acres of residential.

The proposed development will be established as an RS-3 district and will be 12 acres in size as identified by Exhibit B – Residential Legal Description. To help facilitate the high intensity identified by the Comprehensive Plan the land area per dwelling unit will be reduced from

5500 square feet to 5000 and the exterior lot side setback will be reduced from 15 feet to 10 feet. All other criteria complies with the RS-3 Zone.

II. Development Standards Phase III Residential

Permitted Uses:

The following uses shall be permitted:

Use Unit

Single Family Residential and customary accessory uses

Minimum Lot Width:	50 Feet
Setback front yard:	25 Feet
Setback side yards:	5/5 Feet
Rear Yard Setback:	20 Feet
Exterior Side yard setback:	10 Feet
Side entry garage from exterior side shall be 25 feet from the Property line.	
Minimum Lot Area	5000 sq. ft.
Non Pervious Coverage	60%
Maximum Permitted Building Height:	35 Feet

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 1400 square feet of finished heated living area.

Masonry: The first floor of each dwelling will have 100% masonry, not including windows and beneath covered porches. No Steel, Aluminum or Plastic Siding shall be permitted on any Building or any Residential Lot.

Foundation/Stem walls: Foundation and stem walls shall be covered with brick, stone, stucco. No exposed stem walls.

Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line.

Minimum Landscape: Each lot shall be sodded and Landscaped to include the planting of a minimum of one 2" caliper tree (measured six inches from the base of the tree). Sodding and landscaping shall be completed within 30 days of occupancy or final inspection.

The development will have a mandatory Homeowners Association for maintenance of common areas.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.

The drainage plan will require a hydrology report to determine the existing conditions of the area, detention facility needs of the tract and the effect of full development of the site.

I. Existing Zoning and Comprehensive Plan

Phase 3 was rezoned to CS and established with a requirement that a PUD amendment shall be submitted to address the development characteristics of the phase.

2. Utilities and Storm Water

Platting of the property will require submittal of a detailed drainage and utility plan to the City Engineer for Review and Approval.

3. Perimeter Fencing

The development will incorporate a masonry column every 100 feet and a perimeter fence to match the required internal fencing with a concrete footing for preservation.

III. Development Standards Phase III Commercial

1. The property is currently established with a Commercial Shopping (CS) Zoning. The amendment will change the commercial area to 4 acres along 131st Street and 4 acres along S Elm The 8 acres are defined and described in Exhibit C.
2. The two four acre lots will be established in a subdivision plat that will have a mandatory owners association that outlines the criteria for mutual access and landscaping. The Planned Unit Development will be designed with zero lot lines on interior side lot lines and will establish a lot split procedure to create 3 separate parcels within each 4-acre lot.

3. A development review committee shall be established that is controlled by the developer and which shall be turned over to the Owners Association once the developer no longer has ownership of a commercial lots, The review committee will be established to review all building, parking, landscaping and access plans. The review committee will work with the City of Jenks Planning, Engineering and Fire Departments with the approval of each structure.

4. Permitted Uses:

Those uses allowed by the CS (Commercial Shopping Center)
and OM (Medium Office) Zoning Districts and customary accessory uses.

5. Setbacks

Minimum Lot Width:	N/A
Setback front yard:	25 Feet
Setback side yards	Zero Lot Line (Interior Lots) 17.5 Feet (Fire Access on Exterior Lots)
Rear Yard Setback:	20 feet (Fire Access)
Maximum Permitted Building Height:	35 Feet

6. Each individual lot owner is responsible for meeting the parking standards for the use that is located in the structure on their property. Cross Parking can be established if the Parking Standard for that use is met with agreement by both owners.
7. Landscaping shall be established and maintained in accordance with the Jenks Zoning Code.
8. Two access points shall be established from Elm Street and two access points shall be established from 131st Street.
 - a. The access points shall be identified as mutual access for all lots within Glenwood Plaza.
 - b. The review committee approve all interior roads, parking and landscaping for compliance with the City of Jenks and conformance to the goals of Glenwood Plaza Commercial.
9. Signs shall be allowed in accordance with multi-tenant criteria with each subdivision lot to stand alone in accordance with the criteria.

EXHIBIT 'A'

LEGAL DESCRIPTION – PHASE III

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET;

THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;

THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'B'

LEGAL DESCRIPTION – RESIDENTIAL

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF 1/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 340.54 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 644.47 FEET;

THENCE SOUTH 01°07'57" EAST 587.30 FEET;

THENCE SOUTH 88°37'10" WEST 300.00 FEET;

THENCE SOUTH 01°07'57" EAST A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 501,375.23 SQ. FEET OR 11.51 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'C'

LEGAL DESCRIPTION – COMMERCIAL

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 565.19 FEET;

THENCE NORTH 01°07'57" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 360.00 FEET;

THENCE NORTH 88°37'10" EAST 300.00 FEET;

THENCE NORTH 01°07'57" WEST 587.30 FEET;

THENCE NORTH 88°49'21" EAST TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET 290.00 FEET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET;

THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;

THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 381,644.15 SQ. FEET OR 8.76 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'D'

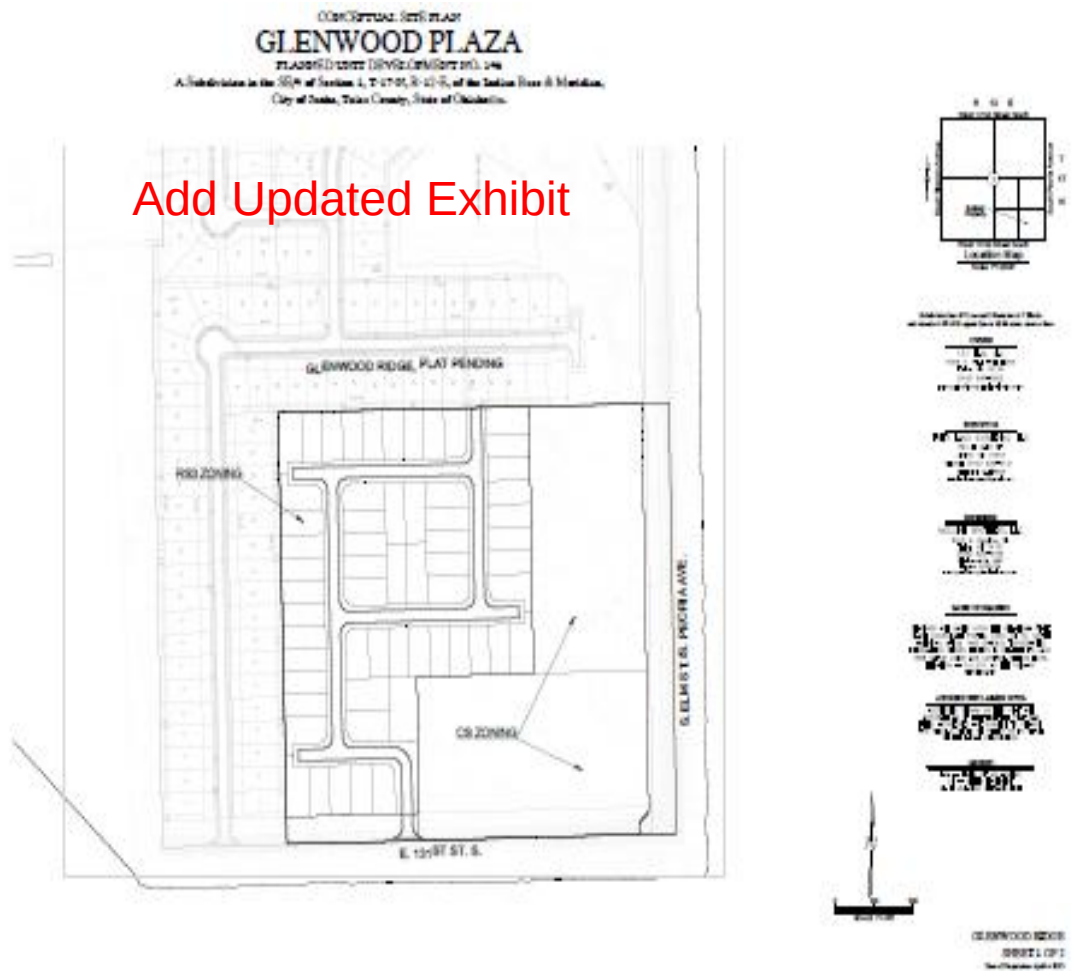


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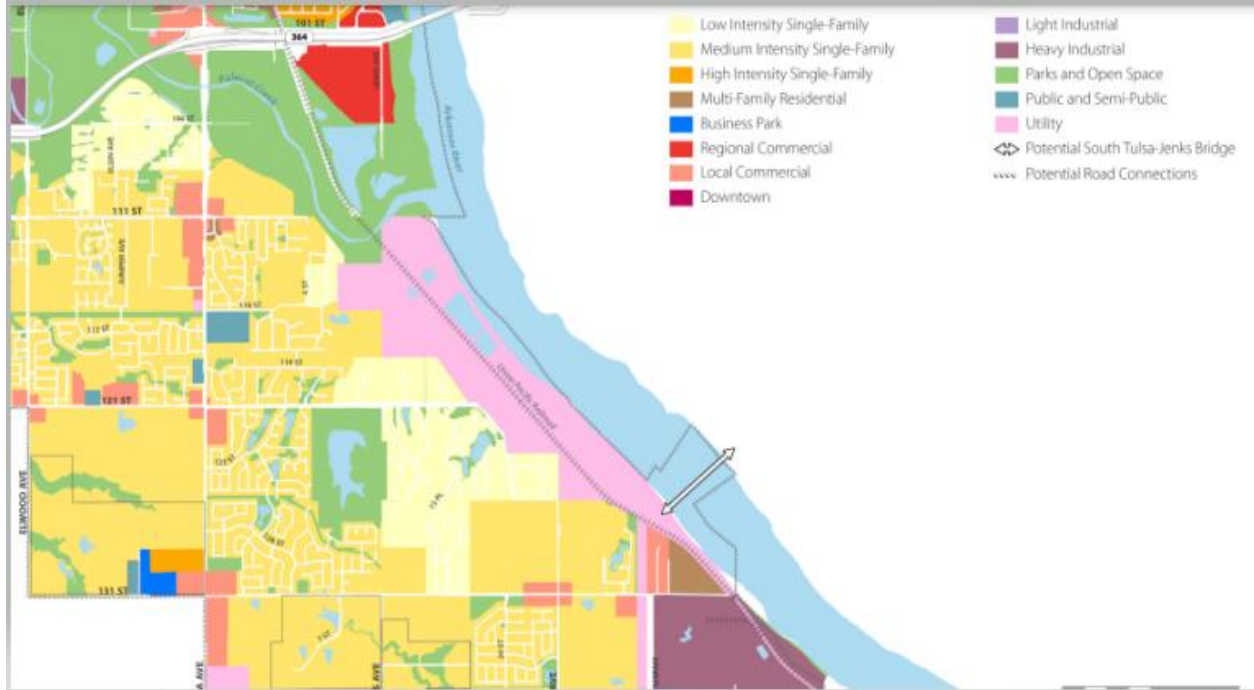


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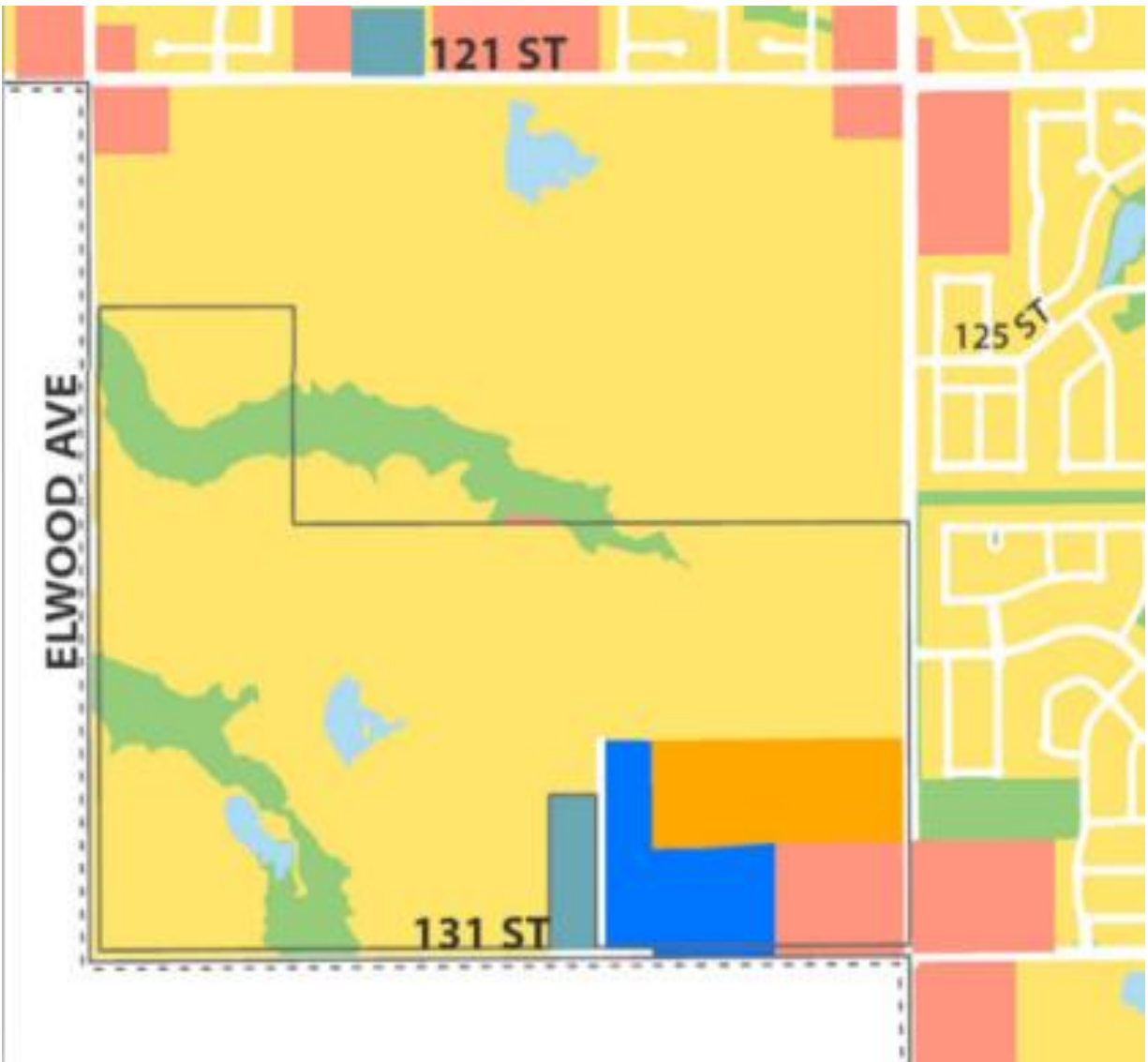
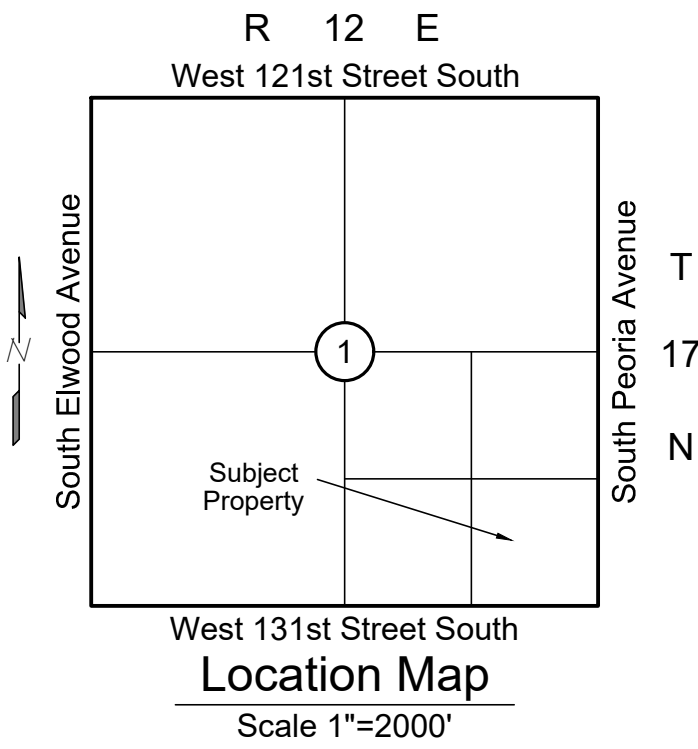
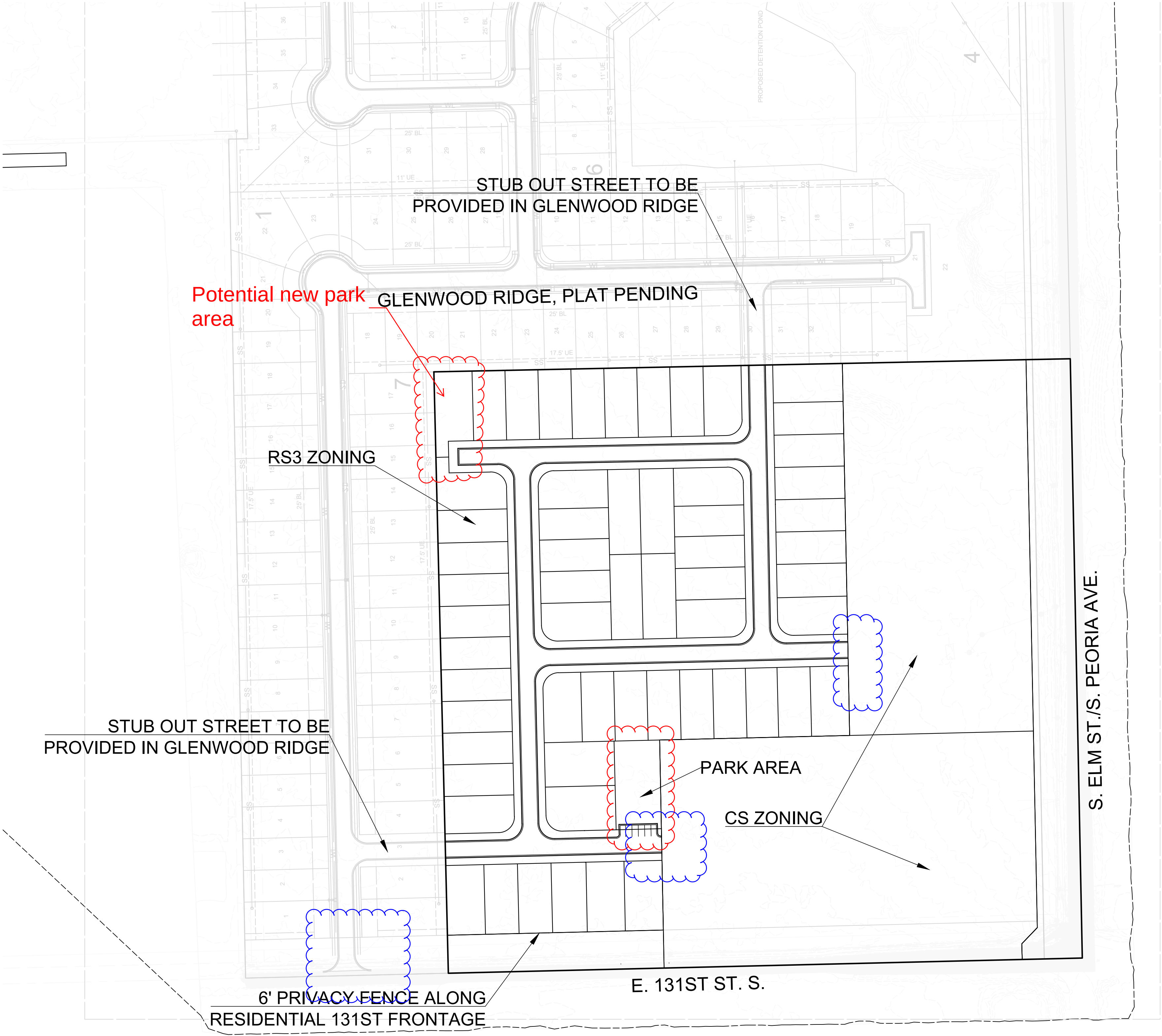


EXHIBIT “G”

CONCEPTUAL SITE PLAN

GLENWOOD PLAZA

PLANNED UNIT DEVELOPMENT NO. 146
A Subdivision in the SE/4 of Section 1, T-17-N, R-12-E, of the Indian Base & Meridian,
City of Jenks, Tulsa County, State of Oklahoma.



Subdivision has 157 Lots and 3 Reserves in 7 Blocks
and contains 1,871,335 square feet or 42.96 acres, more or less.

OWNER
131 ELM, LLC
8086 S. YALE AVE., #285
Tulsa, OK 74136
(918) 698-7802
mmcquire@mcquirebrothers.com

SURVEYOR
FRITZ LAND SURVEYING, LLC
524 E. MAIN ST.
JENKS, OK 74037
PHONE: (918) 528-5121
Oklahoma CA #5848
fritzlandsurveying@gmail.com

ENGINEER
MCCUIRE BROTHERS, LLC
8415 S. Regency Dr.
Tulsa, OK 74131
(918) 224-2764
Oklahoma CA, 4697
Expires 6/30/26
mmcquire@mcquirebrothers.com

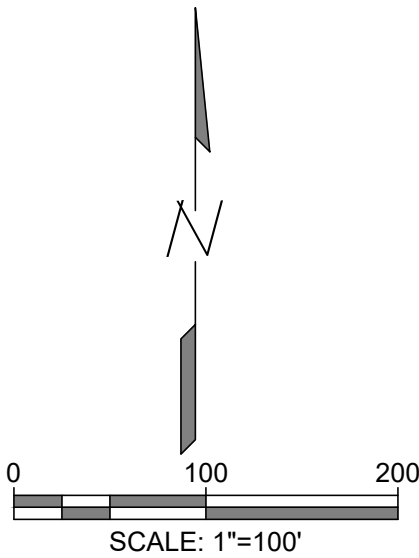
BASIS OF BEARING
BEARINGS ARE BASED UPON THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM, (3501 OK N), NORTH
AMERICAN DATUM 1983 (NAD83). TOPOGRAPHIC
INFORMATION SHOWN HEREON IS RELATIVE TO NAVD
1988 DATUM USING ADS CONTROL STATION #533,
ELEVATION = 715.276' AS THE PRIMARY
BENCHMARK.

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE
ACCURATE AS OF THE TIME THE PLAT WAS
FILED. ADDRESSES ARE SUBJECT TO CHANGE
AND SHOULD NEVER BE RELIED ON IN PLACE
OF THE LEGAL DESCRIPTION.

LEGEND
LNA = LIMITS OF NO ACCESS
UE = UTILITY EASEMENT
BL = BUILDING SETBACK LINE

NOTES

1. PARK AREA TO MATCH SPIRIT AND STYLE OF
PARK IN GLENWOOD RIDGE AMENITY PLAN
PREPARED BY PDG DESIGN GROUP.
2. FENCE ALONG 131ST RESIDENTIAL FRONTAGE
WILL MATCH 6' PRIVACY FENCE AS SHOWN ON
GLENWOOD RIDGE AMENITY PLAN PREPARED BY
PDG DESIGN GROUP.



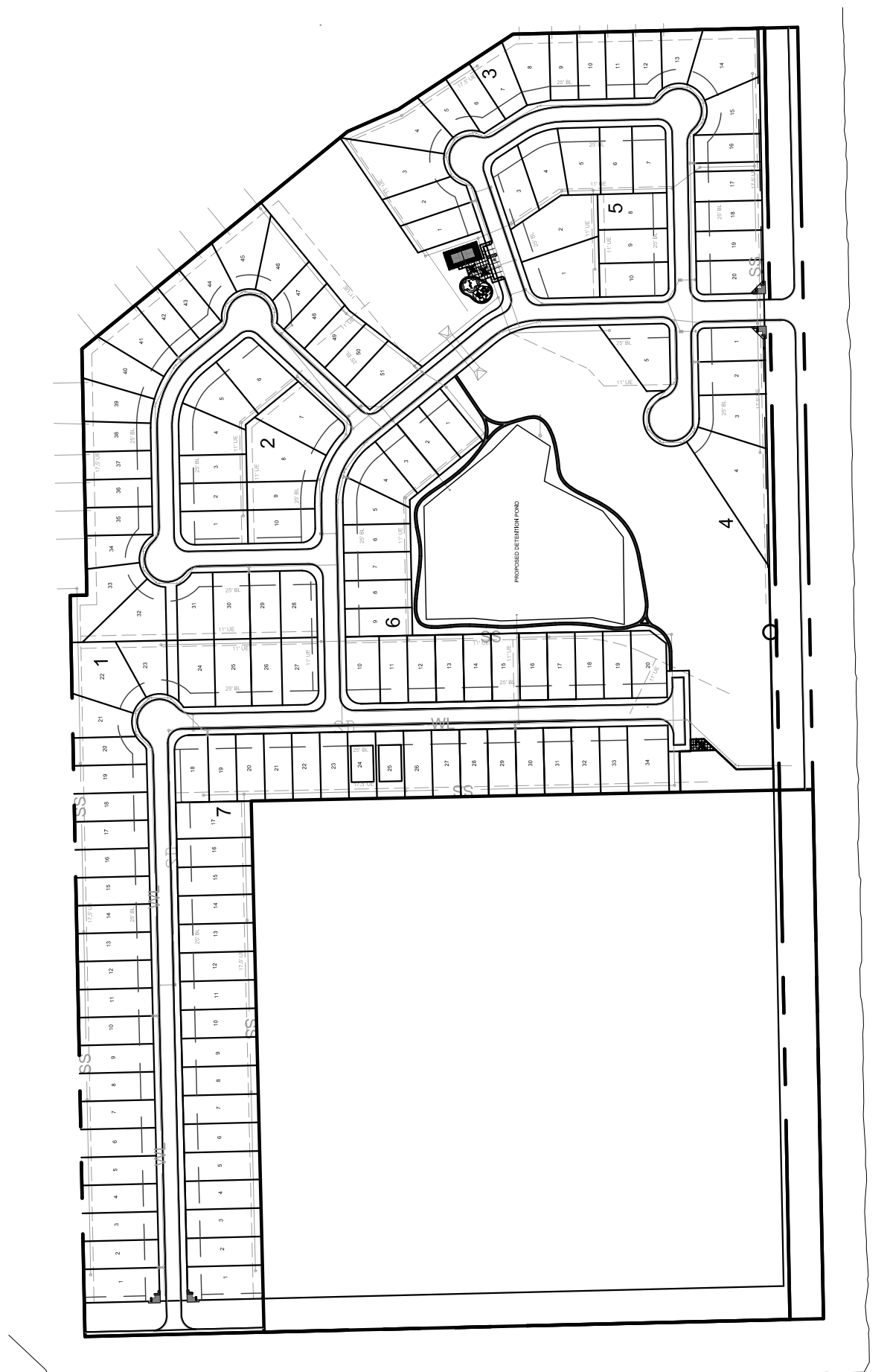
LANDSCAPE ARCHITECTURAL PACKAGE

GLENWOOD RIDGE

JENKS, OKLAHOMA

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E. 131ST ST. ENTRY PLANTING PLAN	P-3
PLANTING DETAILS	P-4

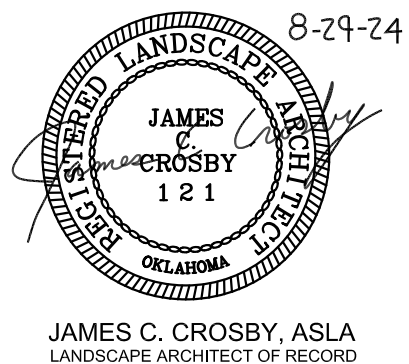


OWNER:

131 ELM. LLC
8086 S. YALE AVE. #285
TULSA, OK 74136
PHONE: 918.698.7802
EMAIL: MMCQUIRE@MCGUIREBROTHERS.COM
ATTN: MARK MCGUIRE

REGISTERED LANDSCAPE ARCHITECT OF RECORD
PLANNING DESIGN GROUP
JIM C. CROSBY, ASLA

PLANNING DESIGN GROUP
Landscape Architecture / Land Planning / Recreational Design
5314 South Yale, Suite 510 Tulsa, Oklahoma 74135
Phone: (918)-628-1255 Fax: (918)-628-1256

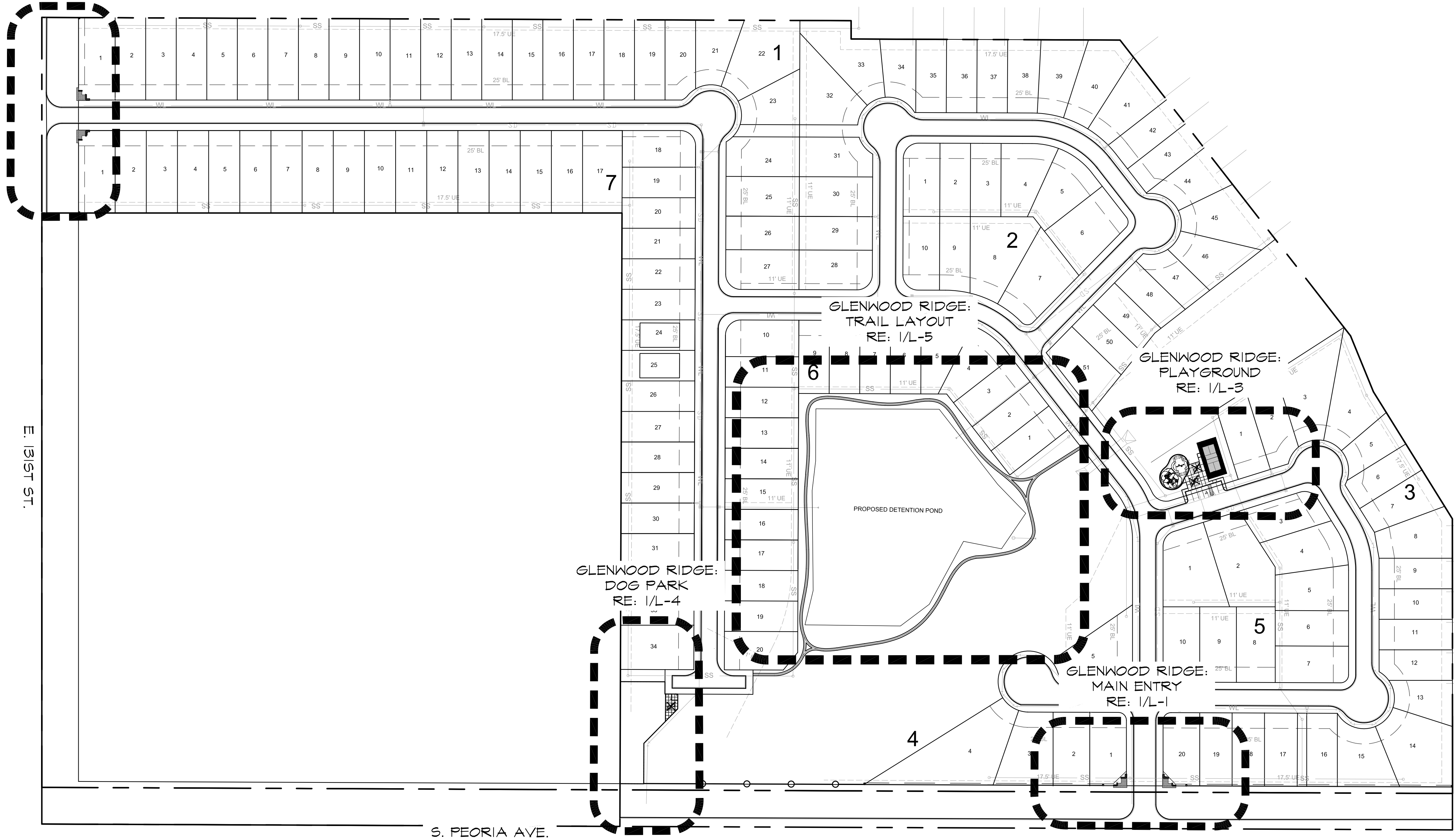


BEFORE YOU DIG! CALL OKIE 1-800-522-6543

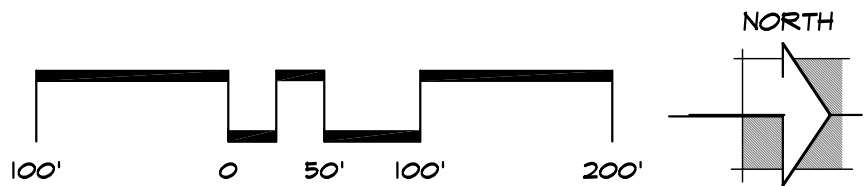


UTILITIES LOCATION SHOWN ON PLAN AND PROFILE WERE OBTAINED FROM INFORMATION PROVIDED BY UTILITY SYSTEM OWNER IN CONJUNCTION WITH EXISTING PHYSICAL FEATURES VISIBLE AT THE TIME OF THE TOPOGRAPHIC SURVEY. LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

GLENWOOD RIDGE:
SECONDARY ENTRY
RE: I/L-2



1 OVERALL SITE PLAN
SCALE 1"= 100'-0"



DUTY OF COOPERATION
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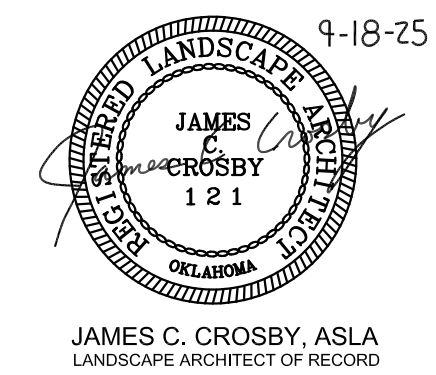
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BASE INFORMATION
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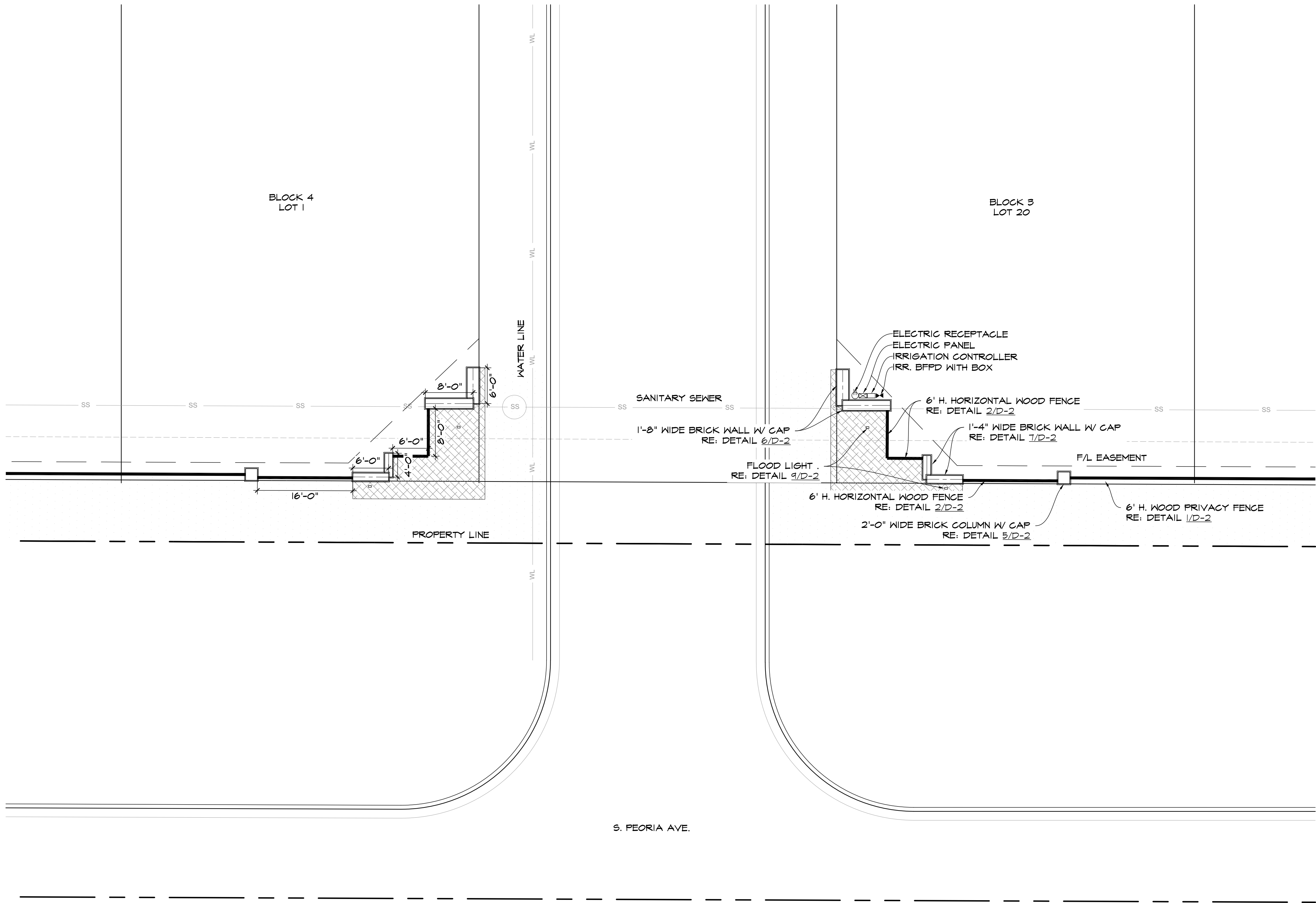
PROJECT INFORMATION	
PROJECT ADDRESS:	
NEAREST INTERSECTION: E. 131 ST. S. AND S. PEORIA AVE.	
PROJECT NO.	
DATE	9-23-25
DRAWN BY JC	CHECKED BY JC

GLENWOOD RIDGE
JENKS, OK

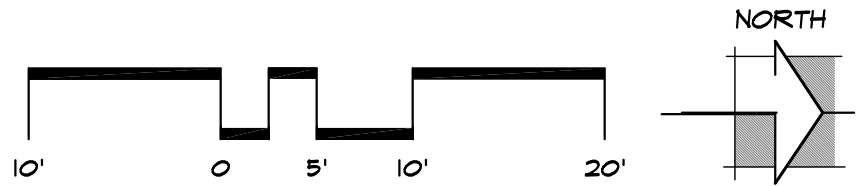
ISSUE/ REVISIONS	
9/18/25	100% SET
9/23/25	REVISED SET

SITE PLAN

SP-1



1 S. PEORIA AVE. ENTRY - LAYOUT PLAN
SCALE 1"= 10'-0"



GENERAL NOTES

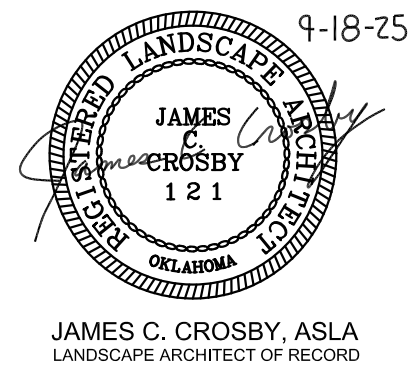
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LAYOUT NOTES

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8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802



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NEAREST INTERSECTION:
E. 131 ST. S. AND S. PEORIA AVE.

PROJECT NO.	
DATE	9-23-25
DRAWN BY	CHECKED BY
JC	JC

GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS

9/18/25	100% SET
9/23/25	REVISED SET

S. PEORIA AVE.
ENTRY LAYOUT
PLAN

L-1

DUTY OF COOPERATION

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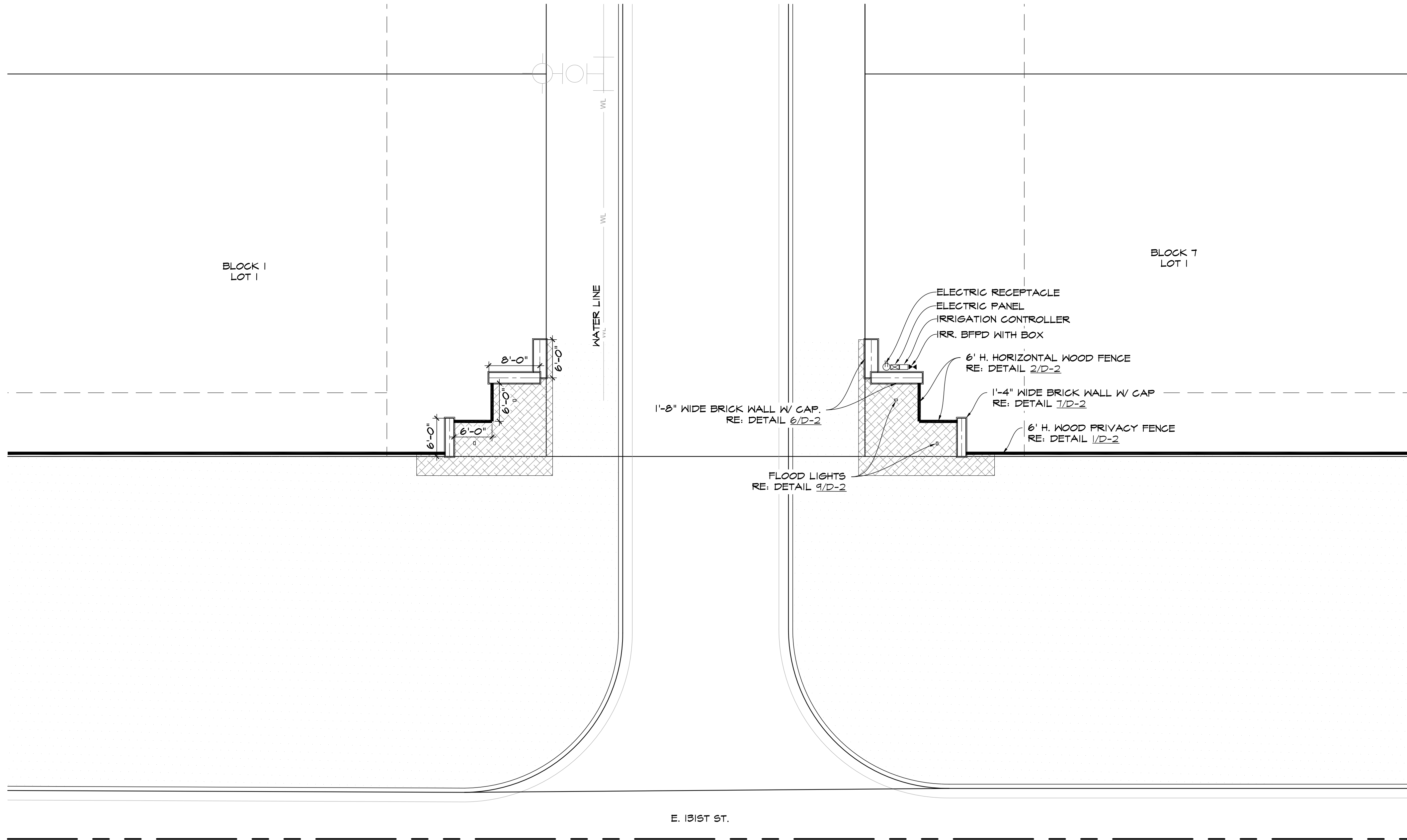
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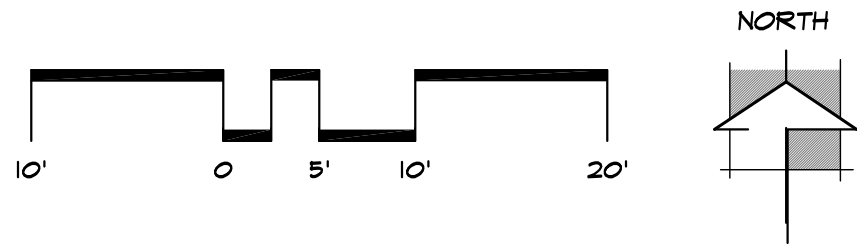
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YOU DIG ...
1-800-522-6543
CALL OKIE



1 E. 131ST ST. ENTRY - LAYOUT PLAN
SCALE 1"= 10'-0"



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BASE INFORMATION

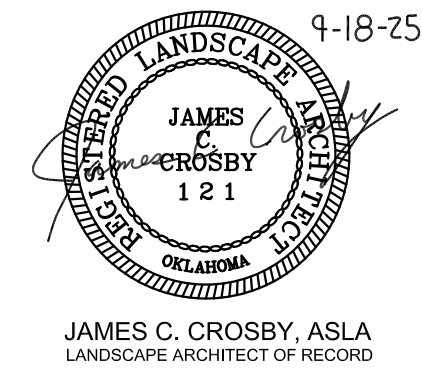
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BEFORE
YOU DIG ...
1-800-522-6543
CALL OKIE

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802



PROJECT INFORMATION

PROJECT ADDRESS:

NEAREST INTERSECTION:
E. 131 ST. S. AND S. PEORIA AVE.

PROJECT NO.	
DATE	9-23-25
DRAWN BY	CHECKED BY
JC	JC

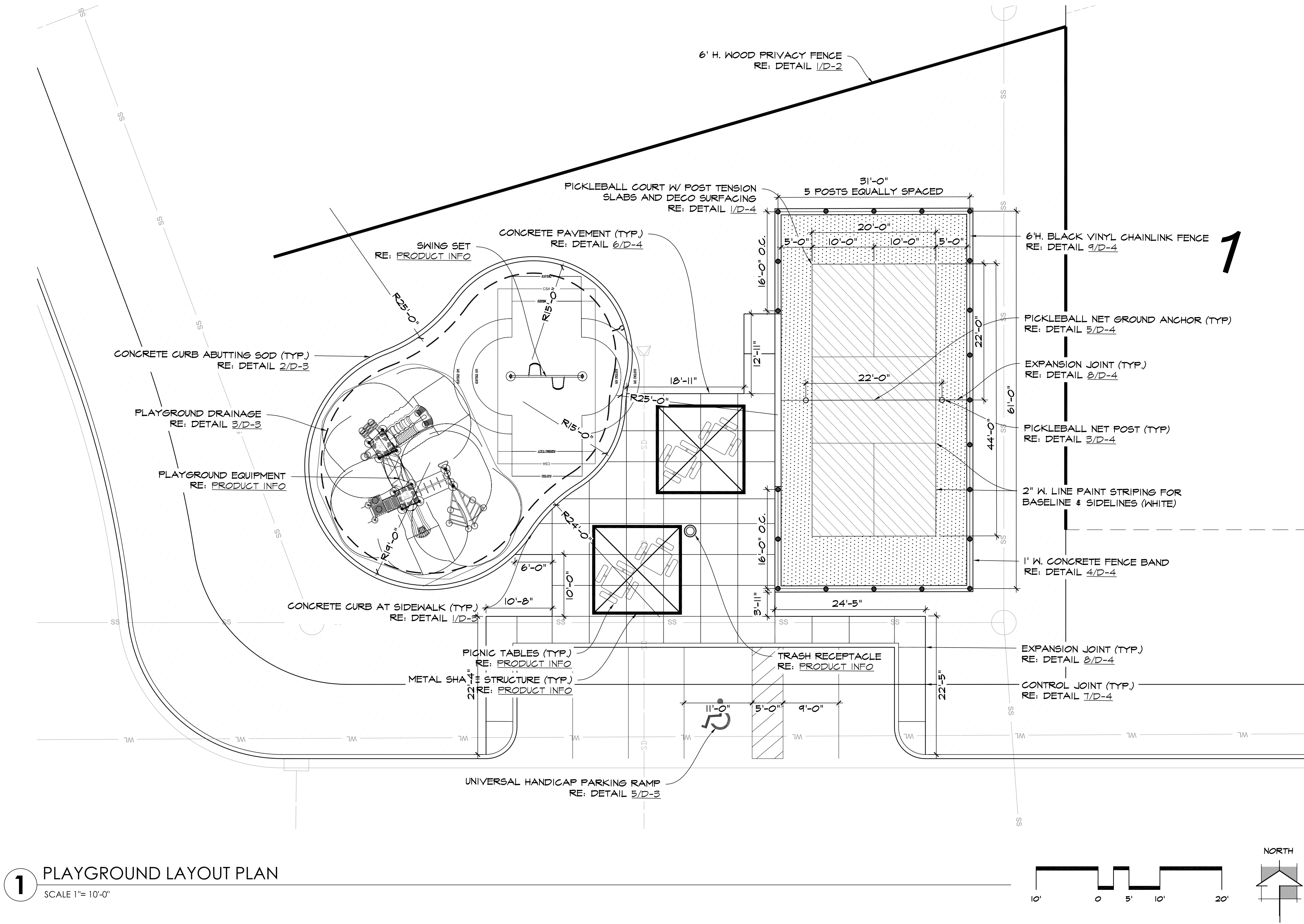
GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS

9/18/25	100% SET
9/23/25	REVISED SET

E. 131ST ST. ENTRY
LAYOUT PLAN

L-2



1 PLAYGROUND LAYOUT PLAN
SCALE 1"= 10'-0"

PRODUCT INFO

METAL SHADE STRUCTURE
- (2) 14' SINGLE POST FABRIC SHADE STRUCTURE
MANUFACTURED BY USA SHADE OR APPROVED EQUIVALENT
2580 EESTERS BLVD #100, DFW AIRPORT, TX 75261
PH: (214) 903-8500
WEB: WWW.USA-SHADE.COM

PICNIC TABLES
- (2) 46" METAL PICNIC TABLE
- (2) 46" ADA METAL PICNIC TABLE

TRASH RECEPTACLE
- (1) 52 GALLON TAPERED OUTDOOR TRASH RECEPTACLE- CLASSIC COLLECTION MODEL #LR350D

MANUFACTURED BY HABASH VALLEY OR APPROVED EQUIVALENT
PO BOX 5
505 EAST MAIN STREET
SILVER LAKE, INDIANA 46282
PH: (800) 233-8619
WEB: WWW.HABASHVALLEY.COM

PLAY EQUIPMENT
- PLAYGROUND MODEL#: 350-2244
- SWINGSSET MODEL: SWINGS-SP-ADD

MANUFACTURED BY PLAYWORLD SYSTEMS
1000 BUFFALO ROAD
LEWISBURG, PA
17837-4119 USA
PH: (800) 233-8404
WEB: WWW.PLAYWORLD.COM

PLAYGROUND EQUIPMENT NOTES

- FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE, ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
- ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
- FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENT.
- THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAYSTRUCTURE IS SHOWN. THIS ZONE IS TO BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS, ROCKS, BORDER MATERIAL, ETC.).
- NOT ALL EQUIPMENT MAY BE APPROPRIATE FOR ALL CHILDREN. SUPERVISION IS REQUIRED.
- CONTRACTOR IS TO SUBMIT SHOP DRAWINGS OF ALL PLAYGROUND ELEMENTS, FOR OWNER AND LANDSCAPE ARCHITECTS APPROVAL.
- CONTRACTOR TO SUBMIT COLOR CHART WITH SHOP DRAWINGS.

SHADE STRUCTURE NOTES

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SHADE STRUCTURES, INCLUDING STRUCTURAL PLANS FOR STEEL COMPONENTS AND REINFORCED CONCRETE FOOTINGS. THESE DRAWINGS MUST BE SIGNED BY A LICENSED AND REGISTERED OKLAHOMA ENGINEER.
- SHADE STRUCTURES MUST MEET ALL APPLICABLE IBC CODES.
- STEEL COMPONENTS TO BE POWDER COATED PAINT SYSTEM WITH A UV INHIBITED WEATHER RESISTANT COATING.
- ALL COLORS FOR STRUCTURE TO BE SELECTED DURING THE SUBMITTAL PROCESS.
- NO EXPOSED BASE PLATE ON SHADE STRUCTURE POSTS. BASE PLATE IS TO HAVE A MINIMUM OF 4" CONCRETE COVER IF BASE PLATE MOUNTING METHOD IS USED.

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PDG
PLANNING DESIGN GROUP
LANDSCAPE ARCHITECTURE •
RECREATIONAL DESIGN • LAND PLANNING
6314 S. YALE AVE., SUITE 510, TULSA, OK 74135
918.698.1265 918.628.1268 FAX
WWW.PLANNINGDESIGNGROUP.COM

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TULSA, OKLAHOMA 74136
PHONE: 918-698-7802

9-18-25

JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

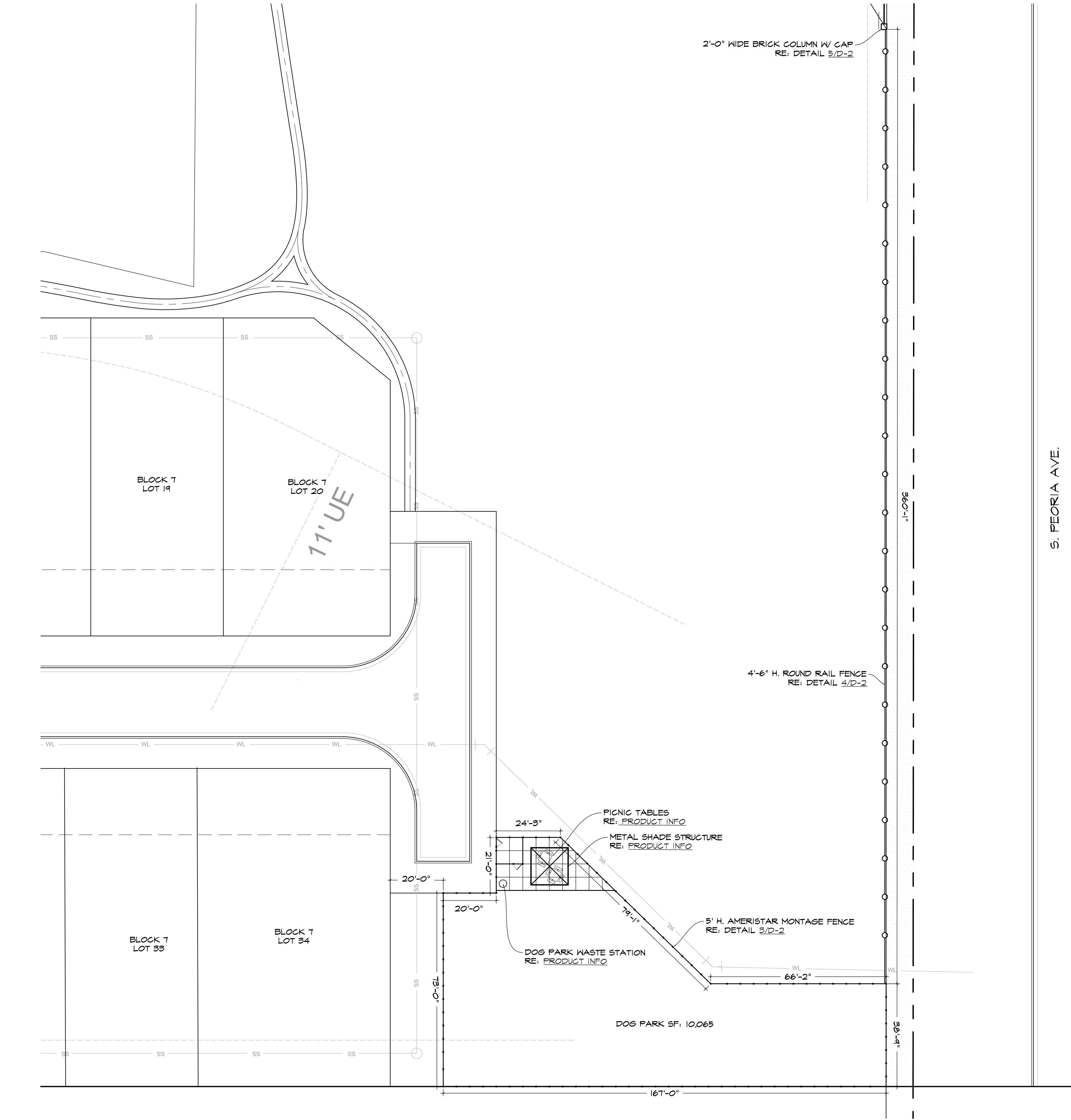
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DRAWN BY JC	CHECKED BY JC

GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS	
9/18/25	100% SET
9/23/25	REVISED SET

PLAYGROUND
LAYOUT PLAN

L-3



GENERAL NOTES

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- 6. ALL DIMENSIONS GIVEN ARE HORIZONTAL.

SHADE STRUCTURE NOTES

- 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SHADE STRUCTURES, INCLUDING STRUCTURAL PLANS FOR STEEL COMPONENTS AND REINFORCED CONCRETE FOOTINGS. THESE DRAWINGS MUST BE SIGNED BY A LICENSED AND REGISTERED OKLAHOMA ENGINEER.
- 2. SHADE STRUCTURES MUST MEET ALL APPLICABLE IBC CODES.
- 3. STEEL COMPONENTS TO BE POWDER COATED PAINT SYSTEM WITH A UV INHIBITED WEATHER RESISTANT COATING.
- 4. ALL COLORS FOR STRUCTURE TO BE SELECTED DURING THE SUBMITTAL PROCESS.
- 5. NO EXPOSED BASE PLATE ON SHADE STRUCTURE POSTS. BASE PLATE IS TO HAVE A MINIMUM OF 4" CONCRETE COVER IF BASE PLATE MOUNTING METHOD IS USED.

PRODUCT INFO

METAL SHADE STRUCTURE
-14' SINGLE POST FABRIC SHADE STRUCTURE
MANUFACTURED BY USA SHADE OR APPROVED EQUAL
2580 EESTERS BLVD #100, DFW AIRPORT, TX 75261
PH: (214) 905-4500
WEB: WWW.USA-SHADE.COM

PICNIC TABLES
-(1) 46" METAL PICNIC TABLE
-(1) 46" ADA METAL PICNIC TABLE

DOG PARK WASTE STATION
-(1) BARK PARK PICK UP STATION
MODEL NO. BARK-475 NATURAL
MANUFACTURED BY BARKPARK OR APPROVED EQUAL
PH: 1(800) 458-5872
WEB: WWW.DOGPARKPRODUCT.COM

LOCAL CONTACT:
KELLI COLLINS
HAPPY PLAYGROUNDS
8601 SOUTH OXFORD AVENUE
TULSA, OK 74115-3140
PH: (918) 851-4518
EMAIL: KELLI.COLLINS@HAPPYPLAYGROUNDS.COM

DUTY OF COOPERATION
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BASE INFORMATION
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BEFORE YOU DIG ...
1-800-522-6543
CALL OKIE

PDG
PLANNING DESIGN GROUP
LANDSCAPE ARCHITECTURE • LAND PLANNING
RECREATIONAL DESIGN • LAND PLANNING
6314 S. YALE AVE., SUITE 510, TULSA, OK 74136
918.698.1255 • 918.698.1258 FAX
WWW.PLANNINGDESIGNGROUP.COM

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802

9-18-25

JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

PROJECT INFORMATION	
PROJECT ADDRESS:	
NEAREST INTERSECTION: E. 131 ST. S. AND S. PEORIA AVE.	
PROJECT NO.	
DATE	9-23-25
DRAWN BY JC	CHECKED BY JC

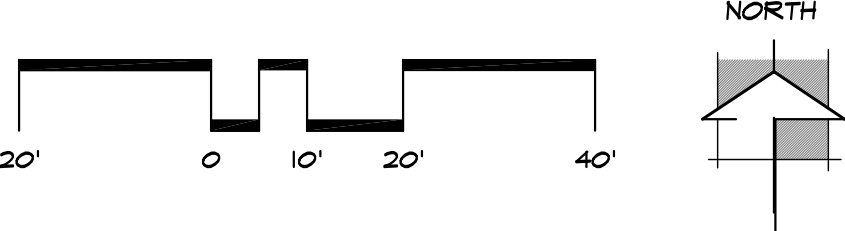
GLENWOOD RIDGE
JENKS, OK

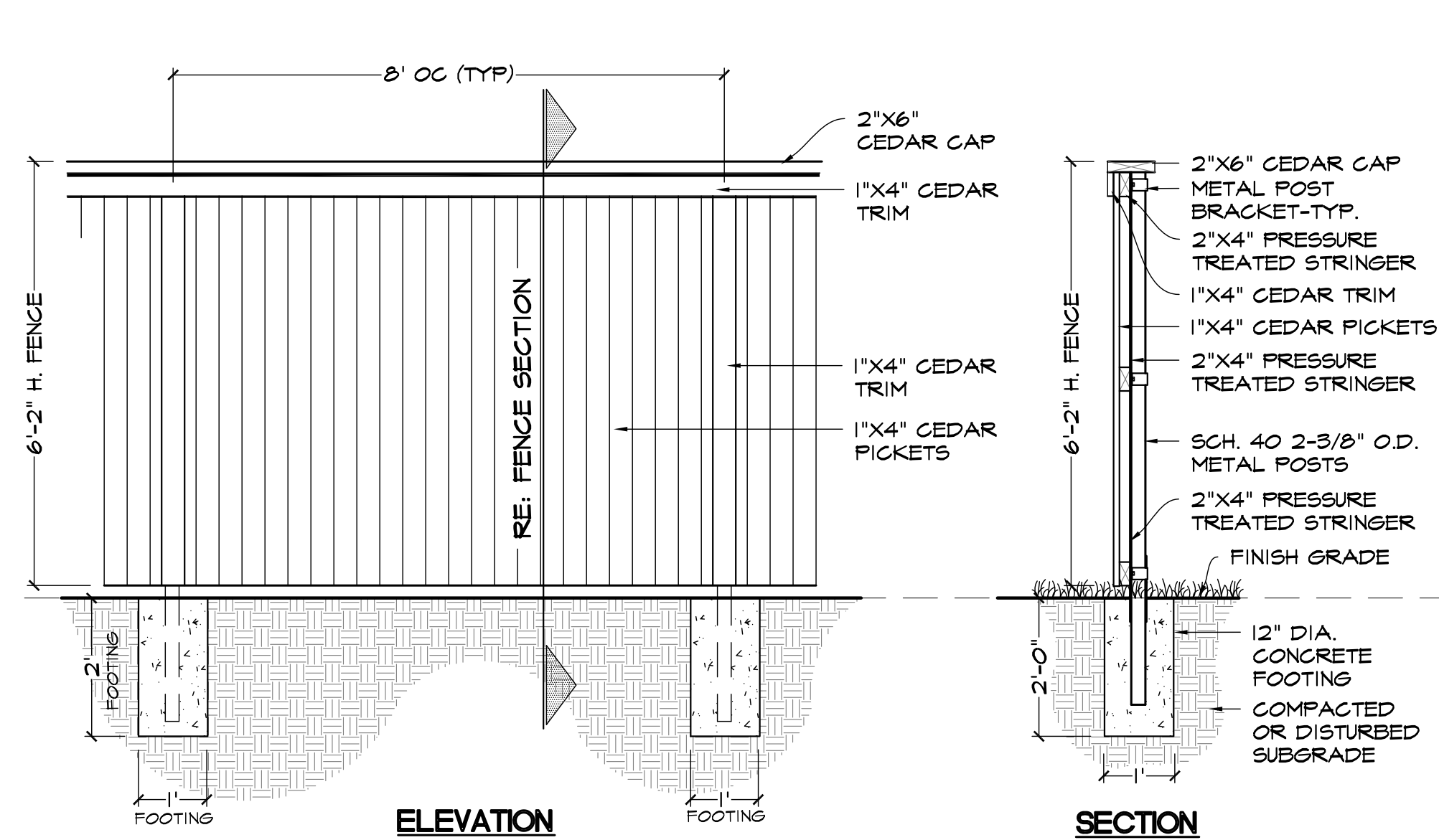
ISSUE/ REVISIONS	
9/18/25	100% SET
9/23/25	REVISED SET

DOG PARK
LAYOUT PLAN

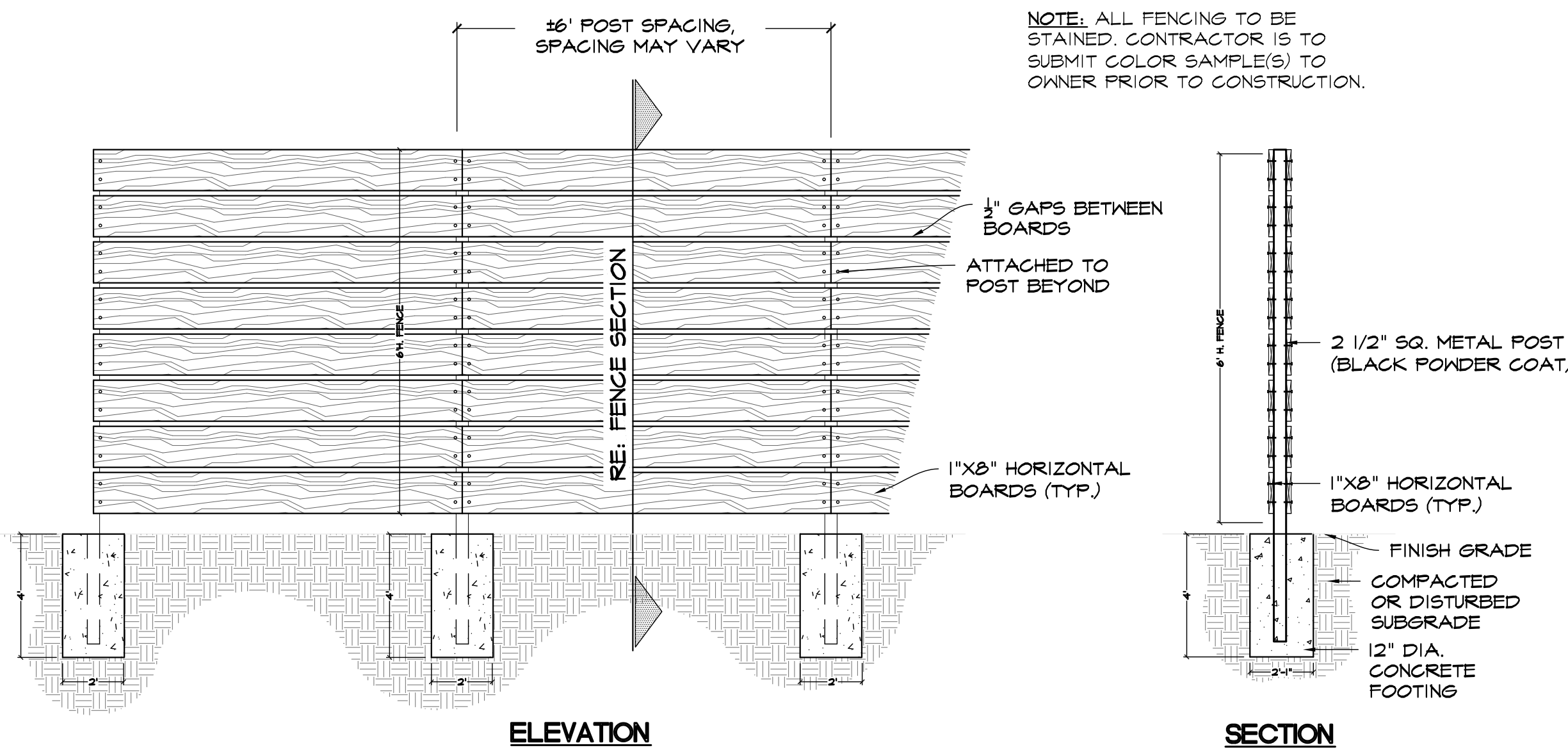
L-4

1 DOG PARK LAYOUT PLAN
SCALE 1"= 20'-0"

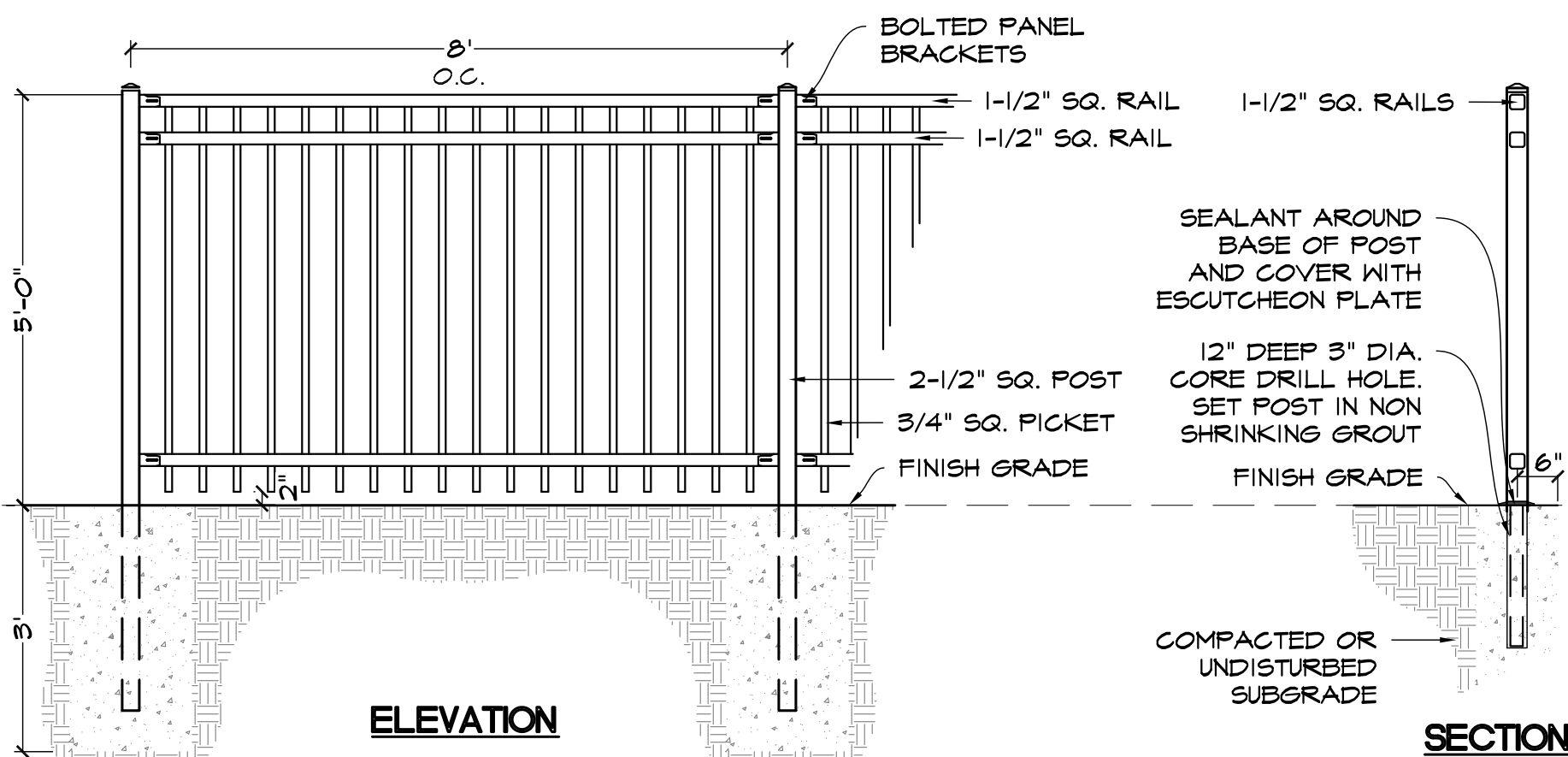




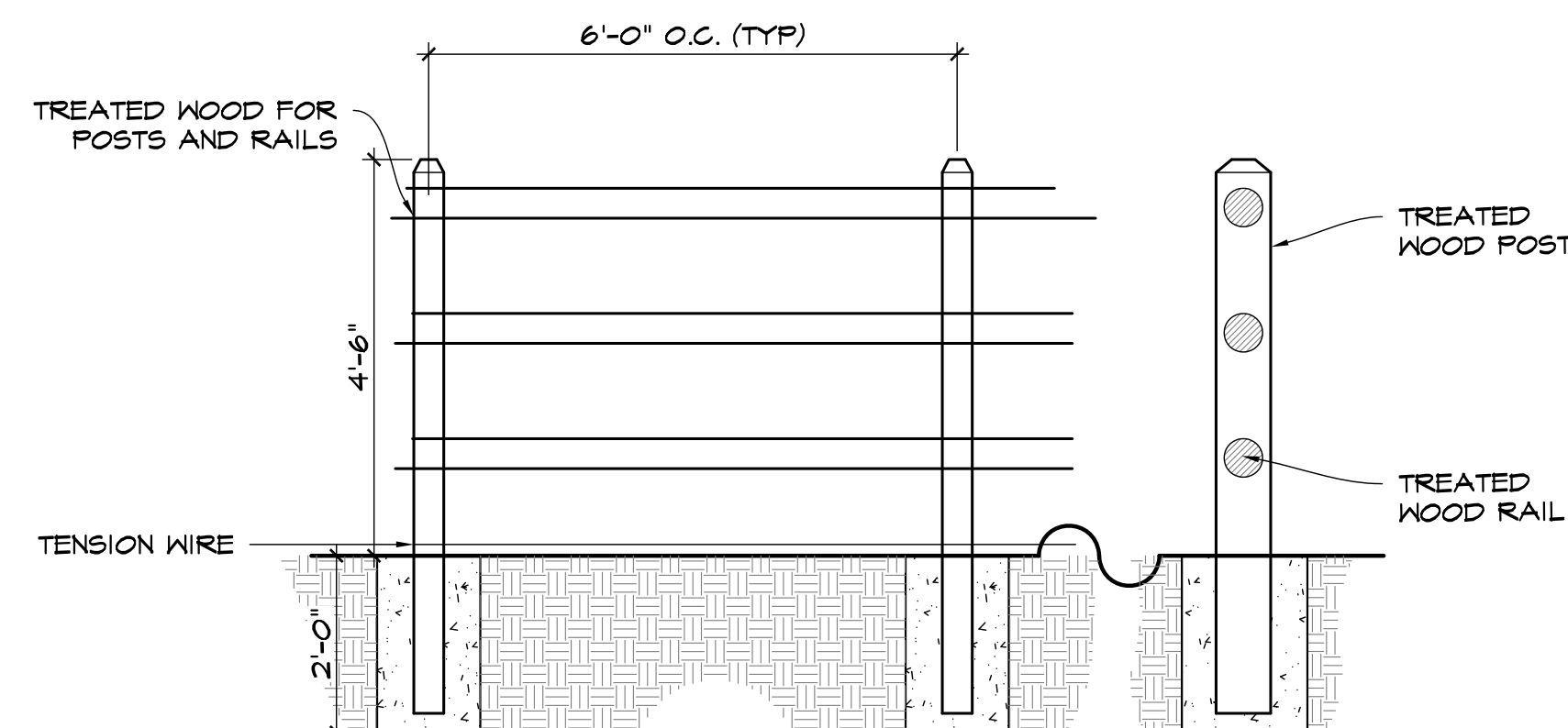
1 6' H. WOOD PRIVACY FENCE - DETAIL
SCALE: 1/2"= 1'-0"



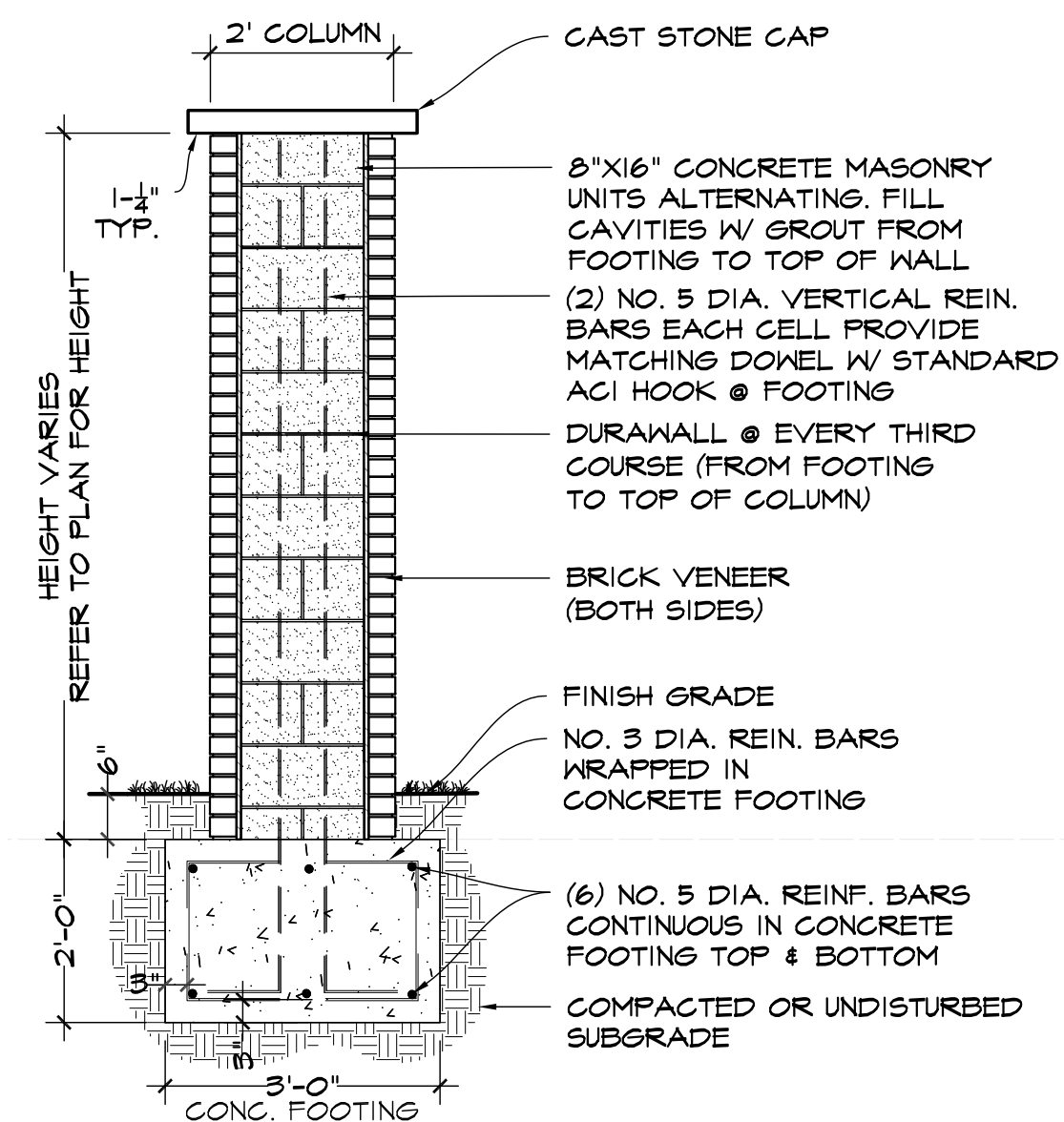
2 6' H. HORIZONTAL WOOD VENEER FENCE - DETAIL
SCALE: 1/2"= 1'-0"



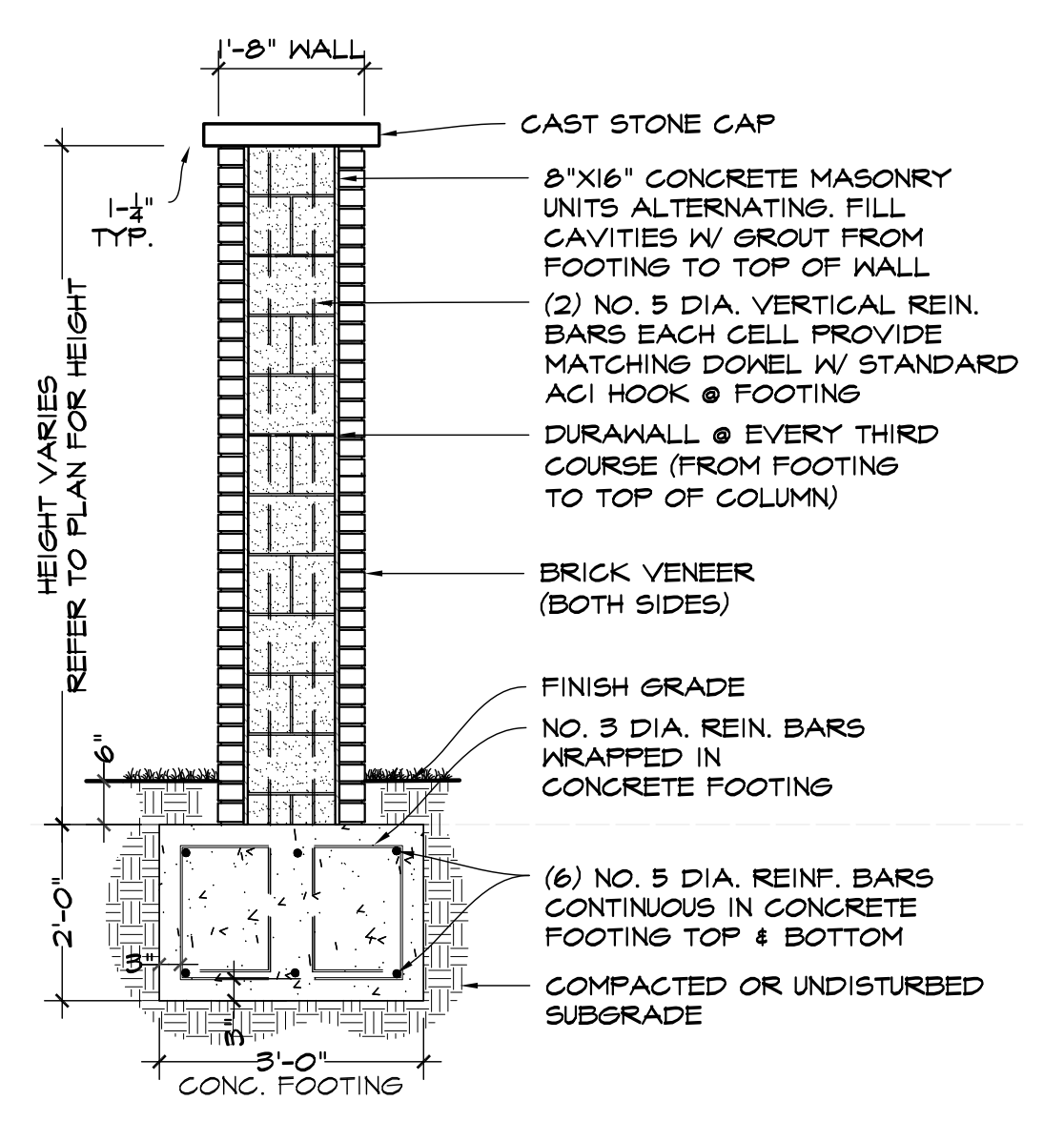
3 5' H. AMERISTAR MONTAGE FENCE - DETAIL
SCALE: 1/2"= 1'-0"



4 4'-6" H. 3-HOLE ROUND RAIL FENCE - SECTION
SCALE: 1/2"= 1'-0"

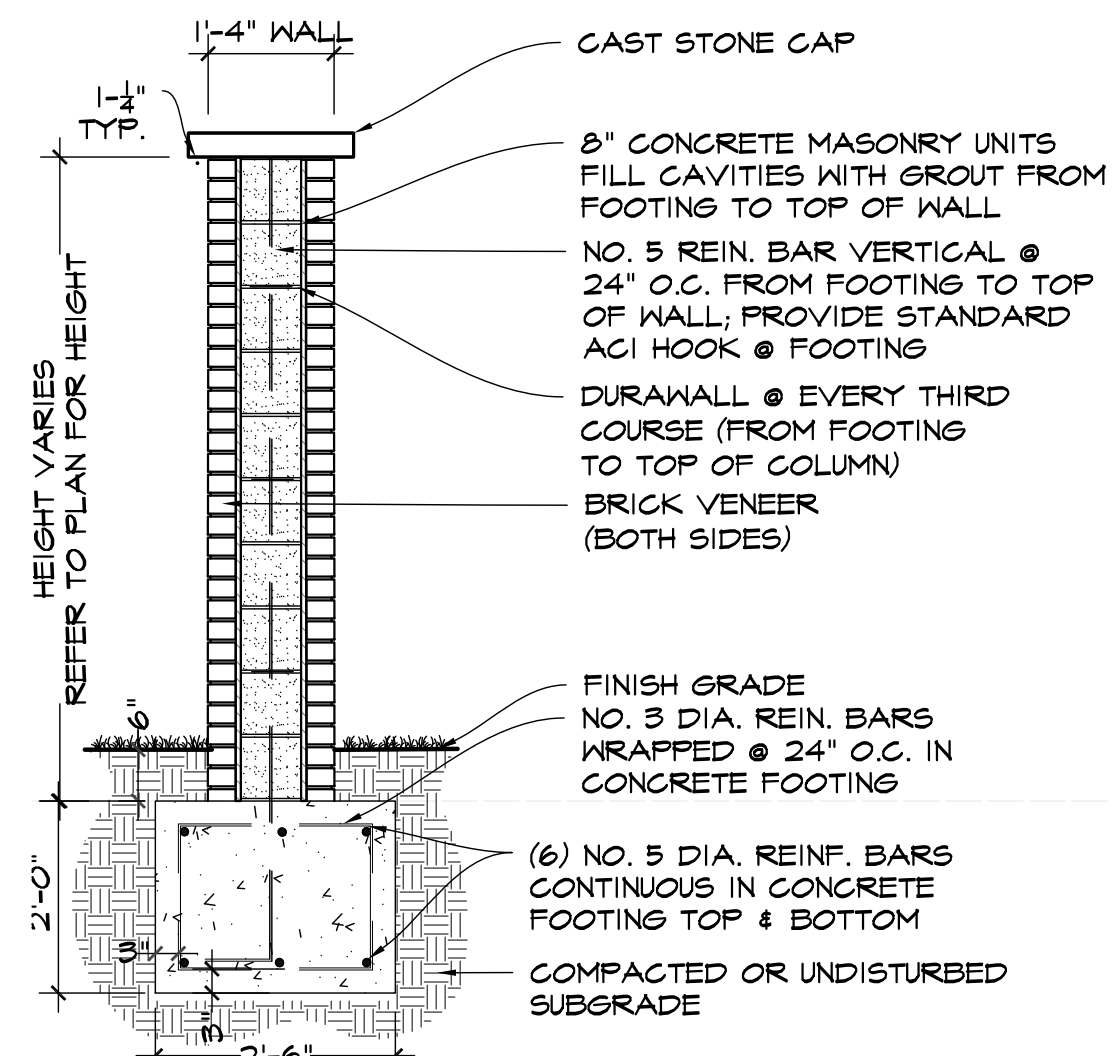


5 2'-0" WIDE BRICK COLUMN W/ CAP - SECTION
SCALE: 1/2"= 1'-0"

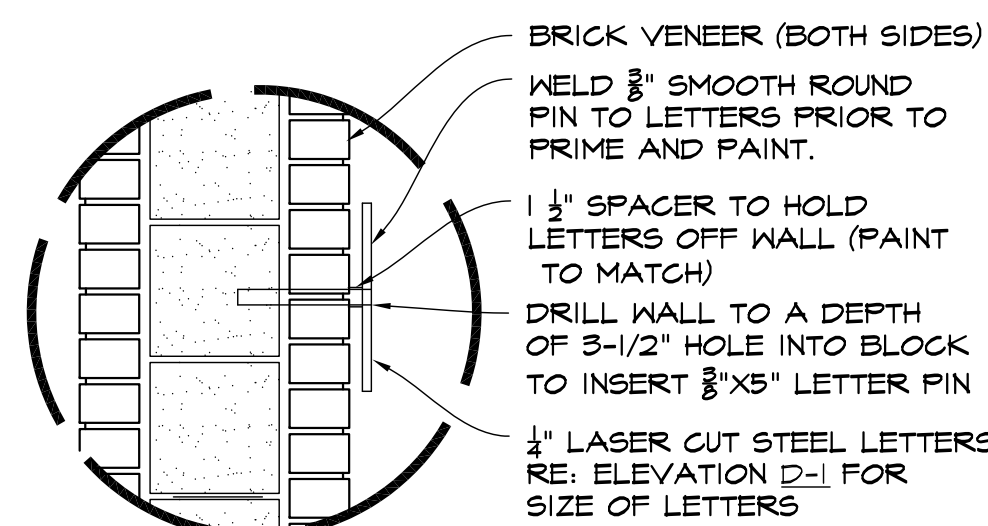


6 1'-8" WIDE BRICK WALL W/ CAP - SECTION
SCALE: 1/2"= 1'-0"

NOTE: CAST STONE COLOR AND DETAIL BY OWNER.

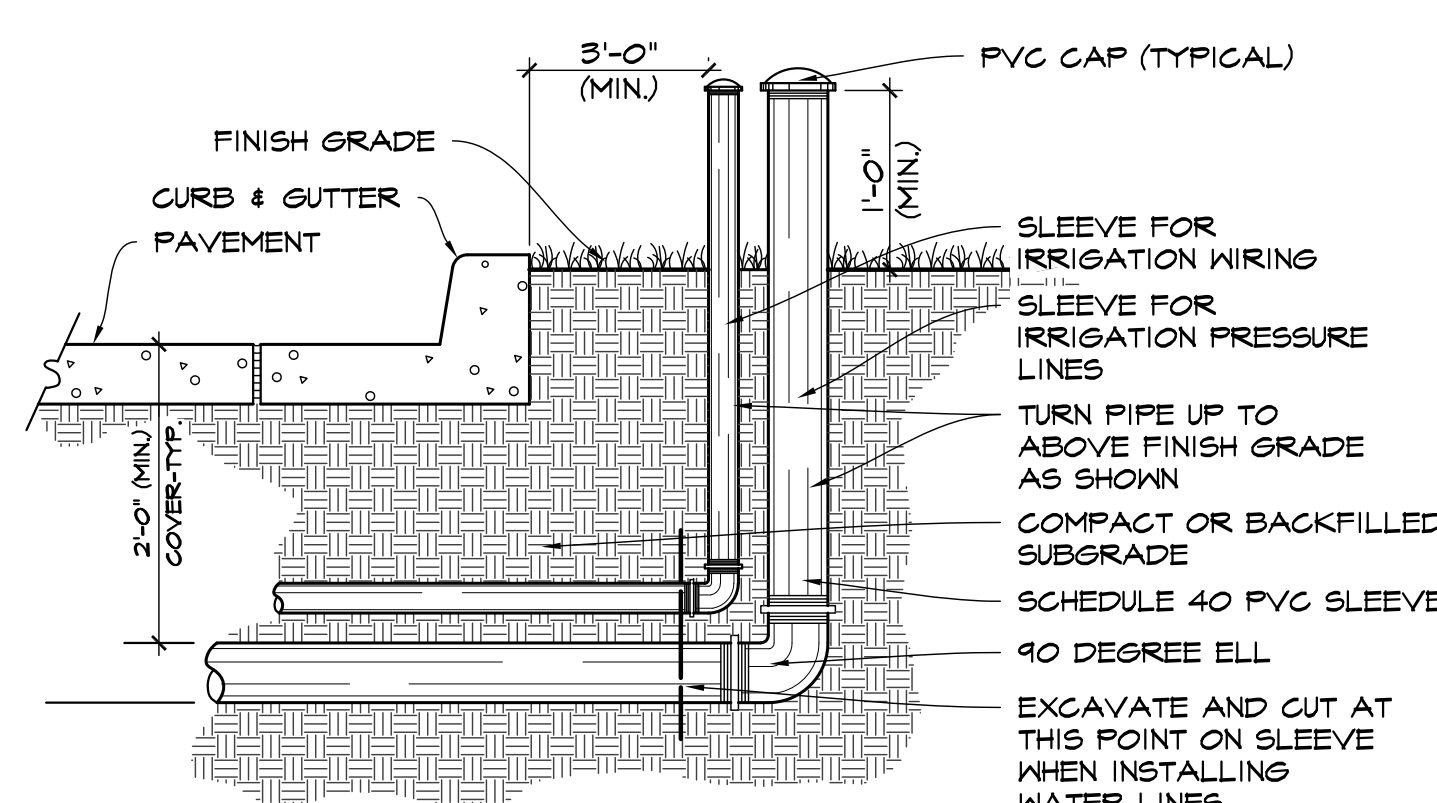


7 1'-4" WIDE BRICK WALL W/ CAP - SECTION
SCALE: 1/2"= 1'-0"

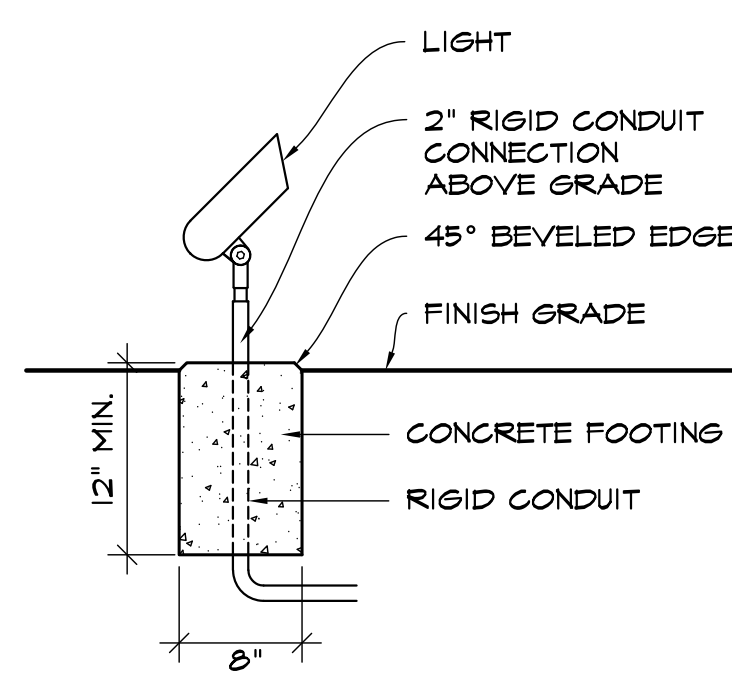


NOTE:
1. PAINT 1/4" THICK PLATE STEEL LETTERING BLACK W/ 2 PART ENAMEL PAINT.
A. SAND BLAST
B. APPLY EPOXY PRIMER
C. APPLY TWO PART URETHANE PAINT AS PER MANUFACTURES RECOMMENDATIONS.
2. MAKE PLYWOOD TEMPLATE FOR ALIGNMENT OF 3/8" PIN HOLES FOR DRILLING IN WALL.
3. DIGITAL FORMAT OF LOGO/LETTERING TO BE PROVIDED BY OWNER

8 CORTEN CUTOUT LETTERING MOUNTING - DETAIL
SCALE: 1/2"= 1'-0"



9 SLEEVE & CONDUIT ASSEMBLY - DETAIL
SCALE: 1/2"= 1'-0"



10 FLOOD LIGHT - DETAIL
SCALE: 1"= 1'-0"

DUTY OF COOPERATION

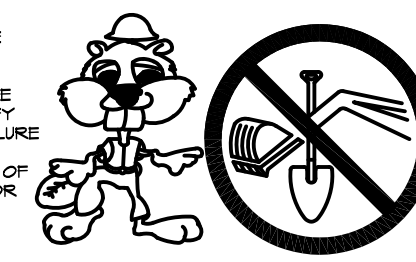
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BASE INFORMATION

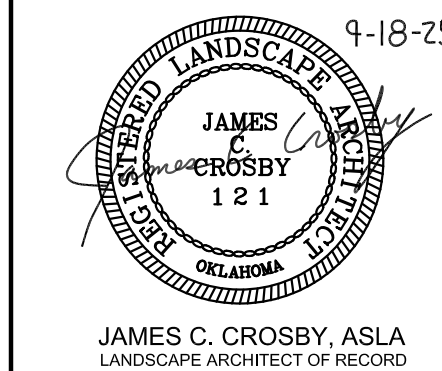
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CALL OKIE

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802



PROJECT INFORMATION

PROJECT ADDRESS:

NEAREST INTERSECTION:
E. 131 ST. S. AND S. PEORIA AVE.

PROJECT NO.
DATE 9-23-25
DRAWN BY JC CHECKED BY JC

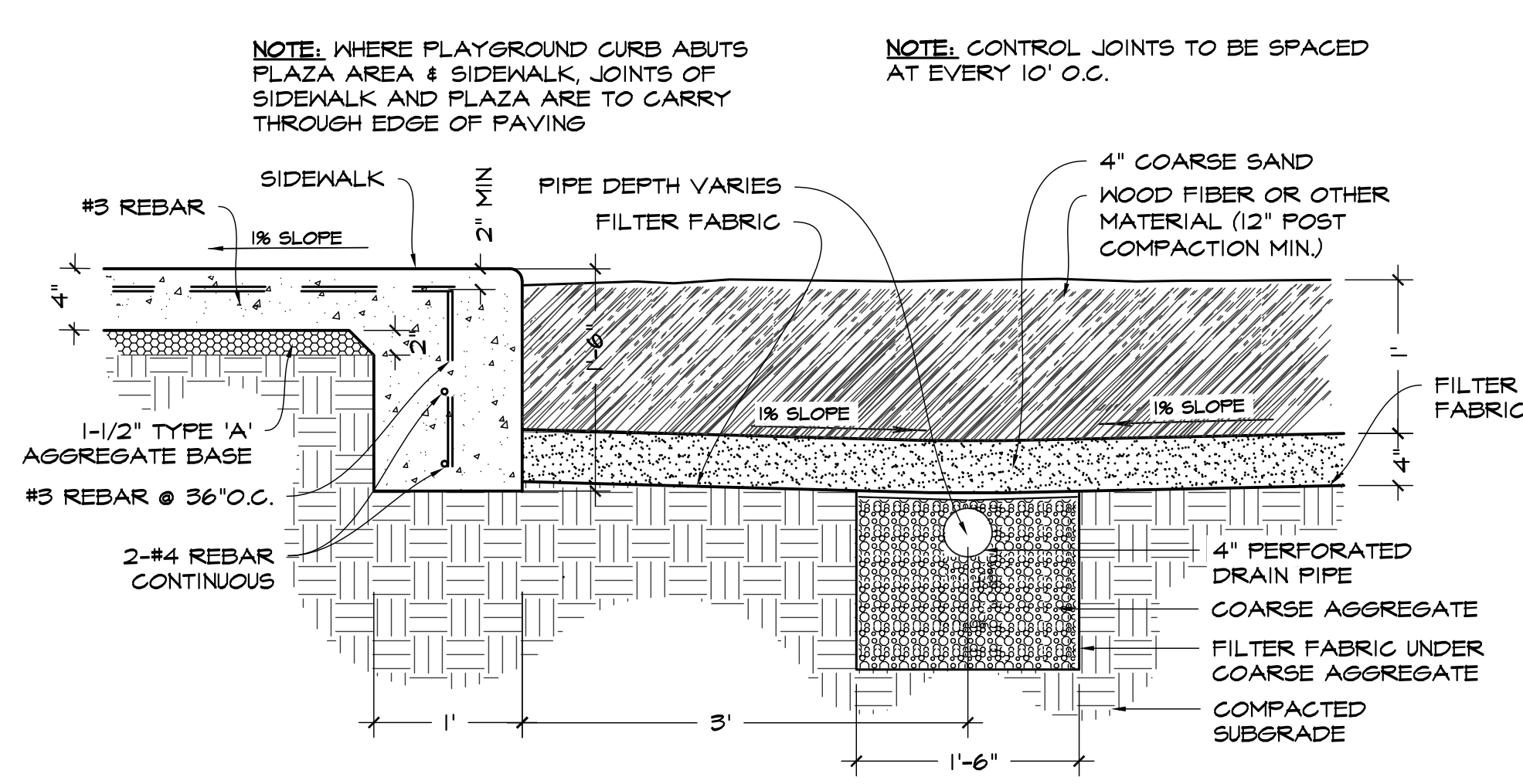
GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS

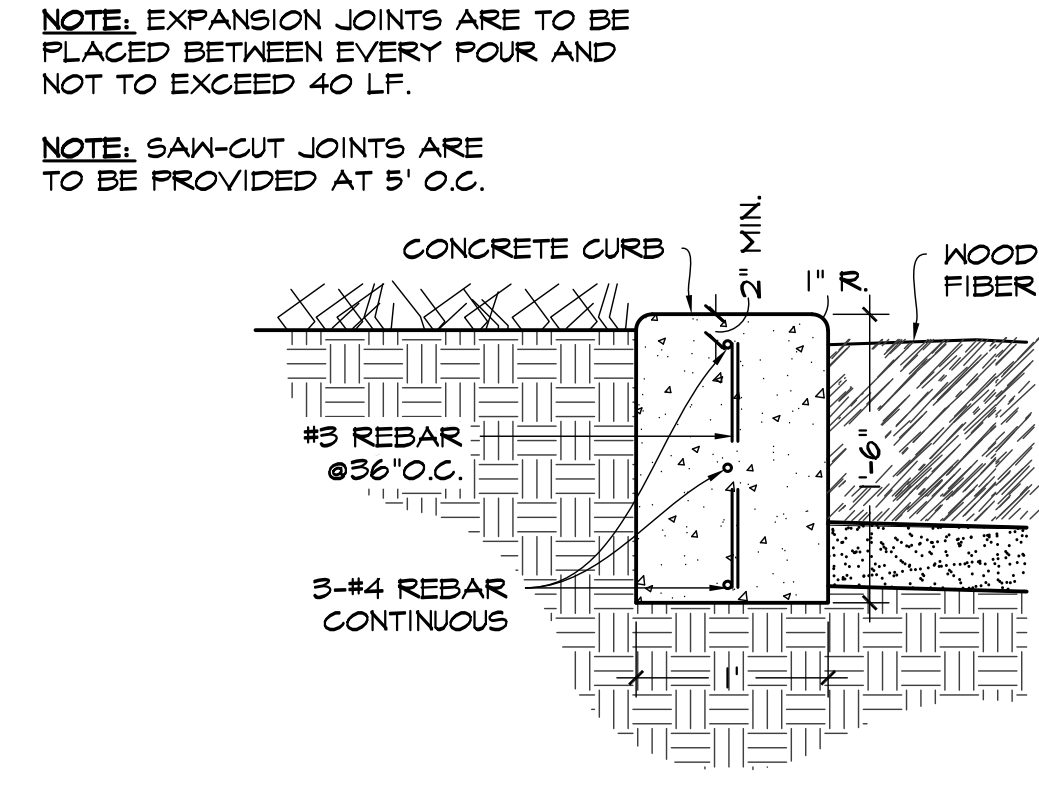
9/18/25	100% SET
9/23/25	REVISED SET

SITE DETAILS

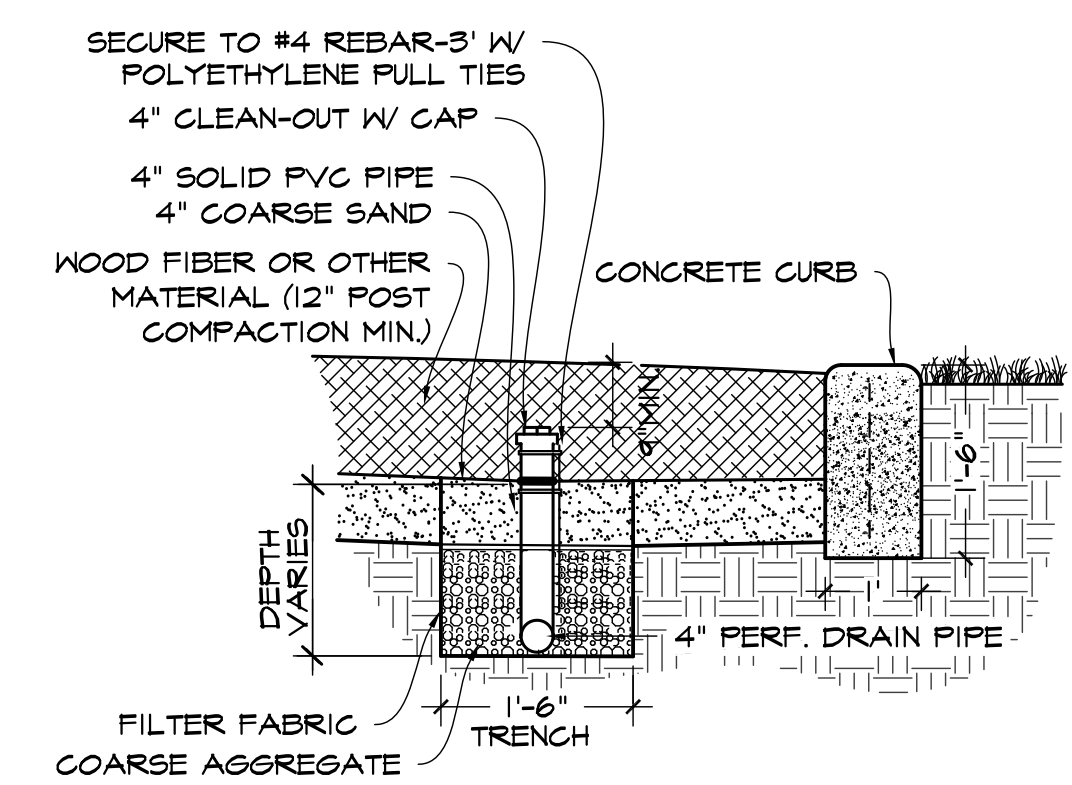
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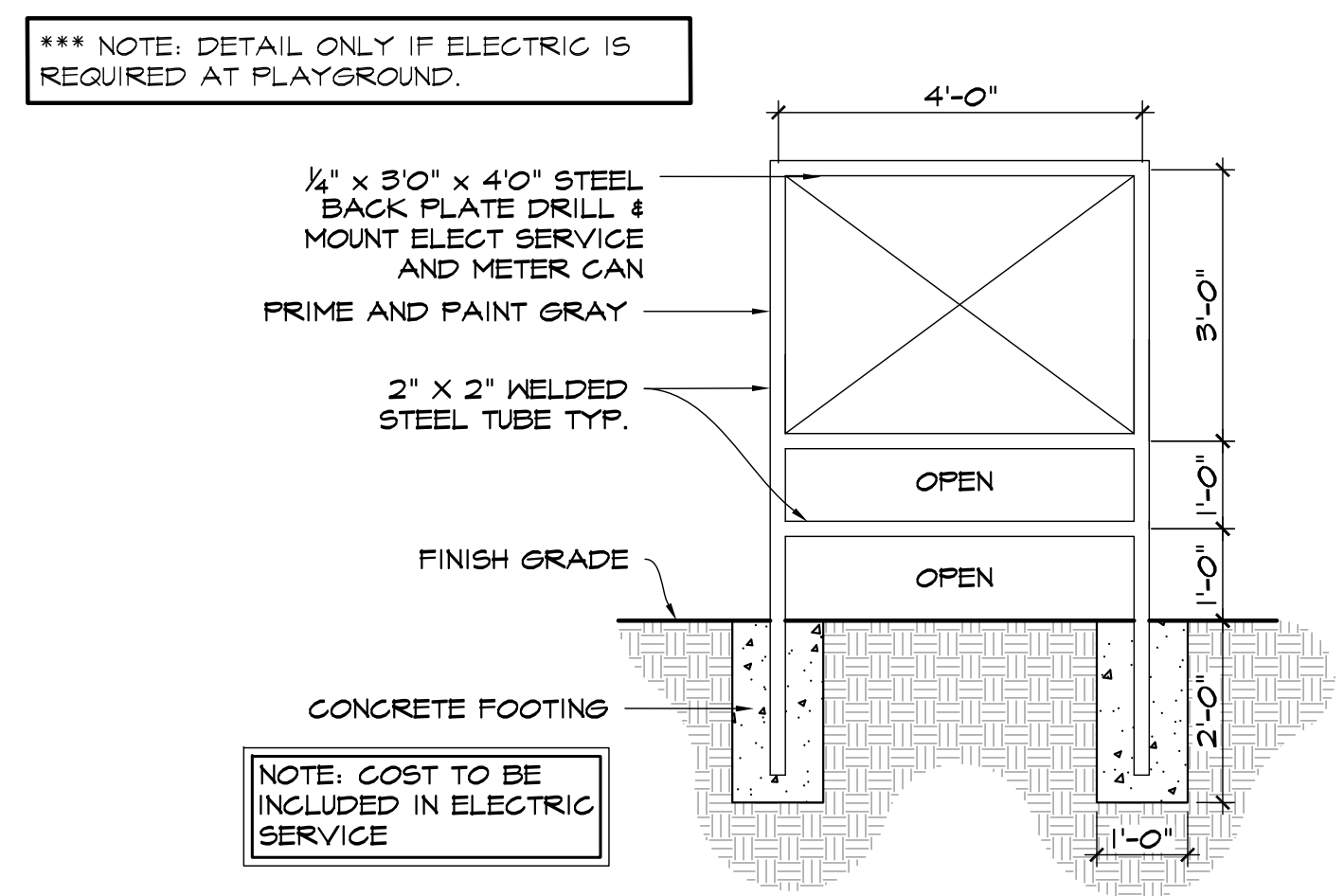
1 PLAYGROUND CURB AT SIDEWALK - SECTION
SCALE: 1"= 1'-0"



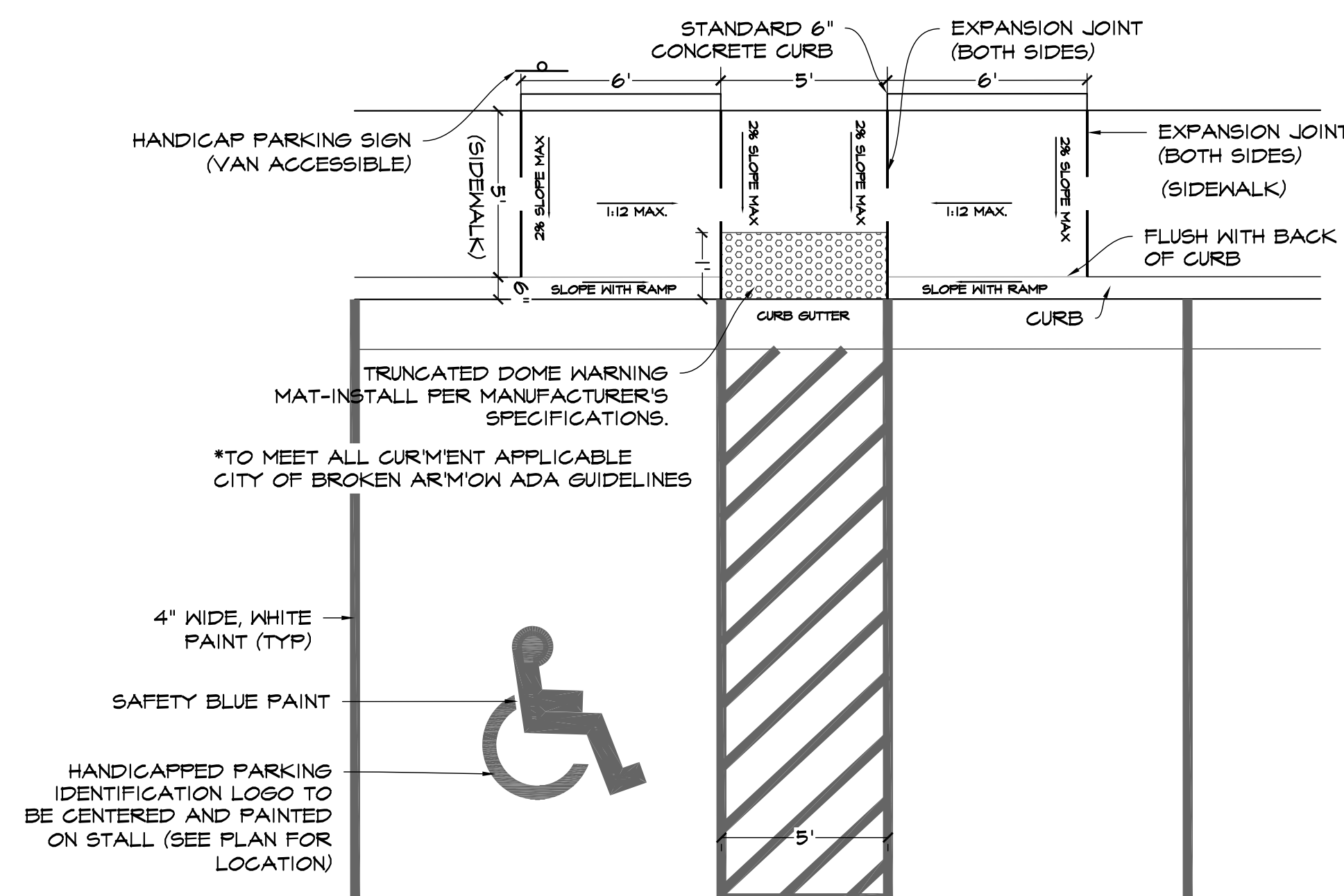
2 PLAYGROUND CURB ABUTTING SOD - SECTION
SCALE: 1"= 1'-0"



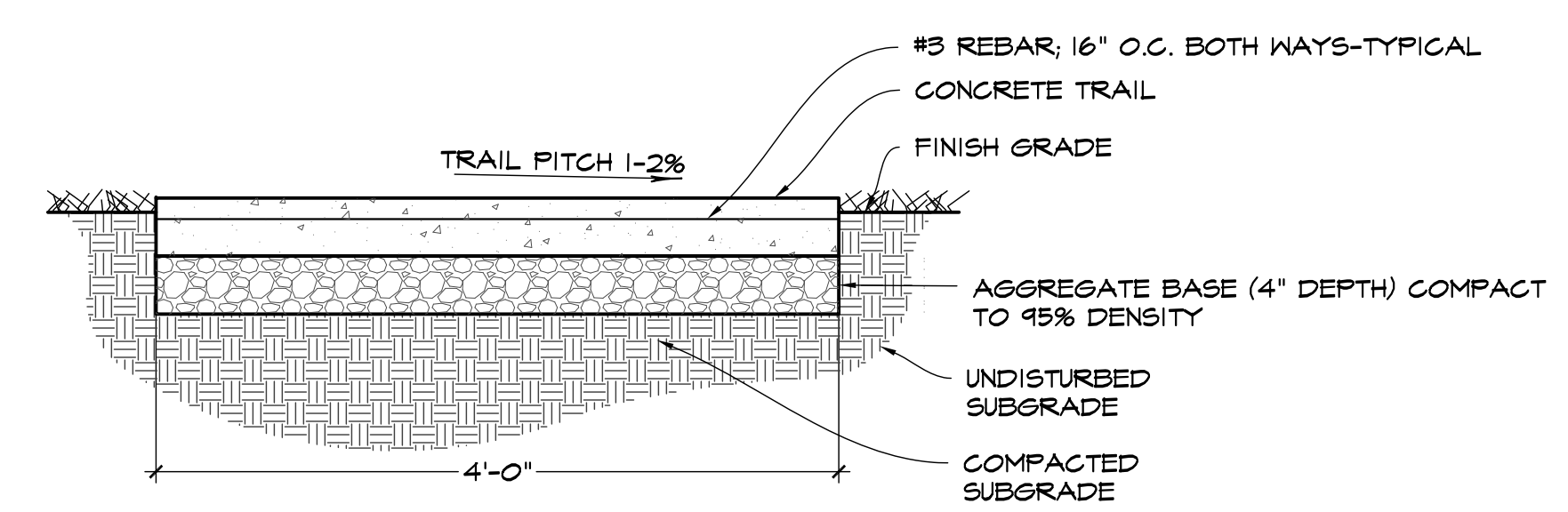
3 PLAYGROUND DRAINAGE - SECTION
SCALE: 1/2"= 1'-0"



4 ELECTRIC RACK - ELEVATION VIEW
NOT TO SCALE



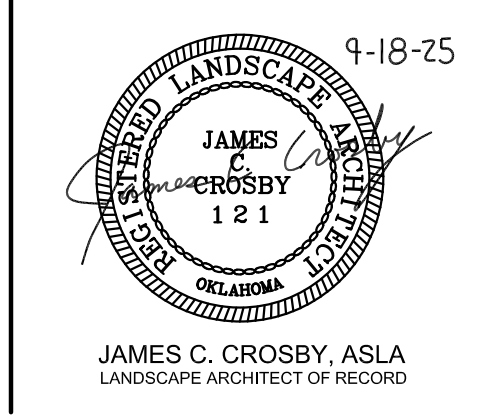
5 UNIVERSAL HANDICAP PARKING RAMP - PLAN VIEW
SCALE: 1/4"= 1'-0"



6 TRAIL DETAIL - SECTION VIEW
SCALE: 1/2"= 1'-0"

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PROJECT NO.	
DATE	9-23-25
DRAWN BY	CHECKED BY
JC	JC

GLENWOOD RIDGE
JENKS, OK

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9/18/25	100% SET
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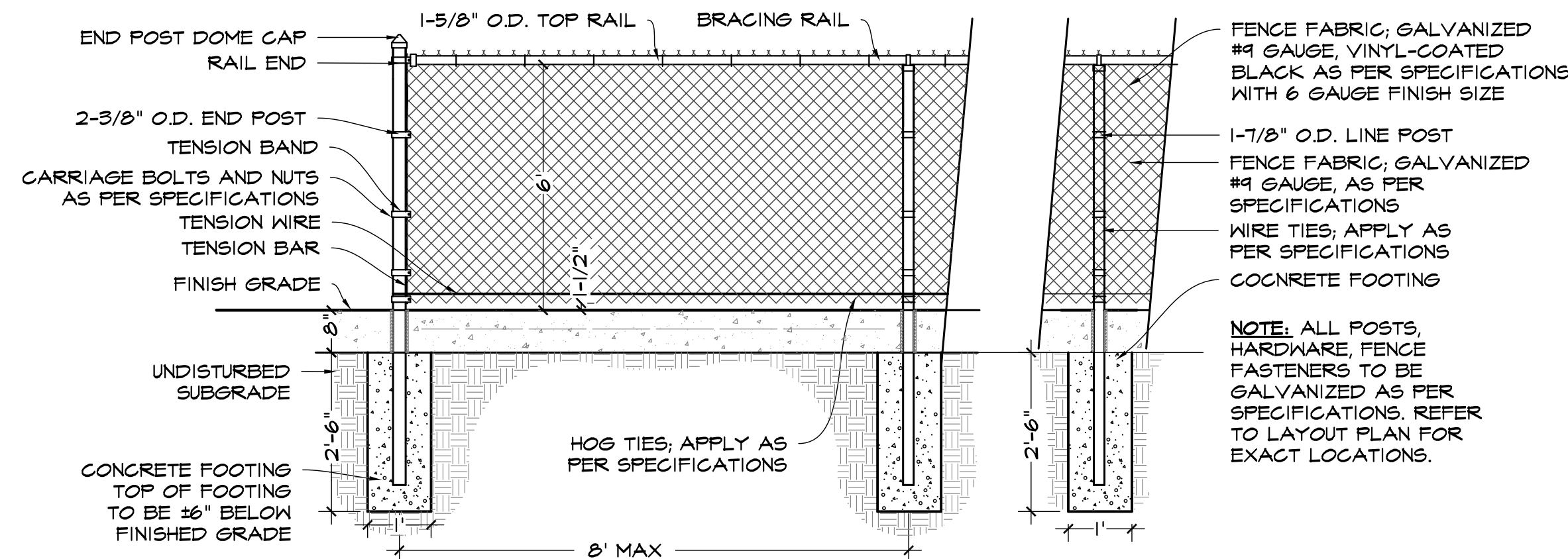
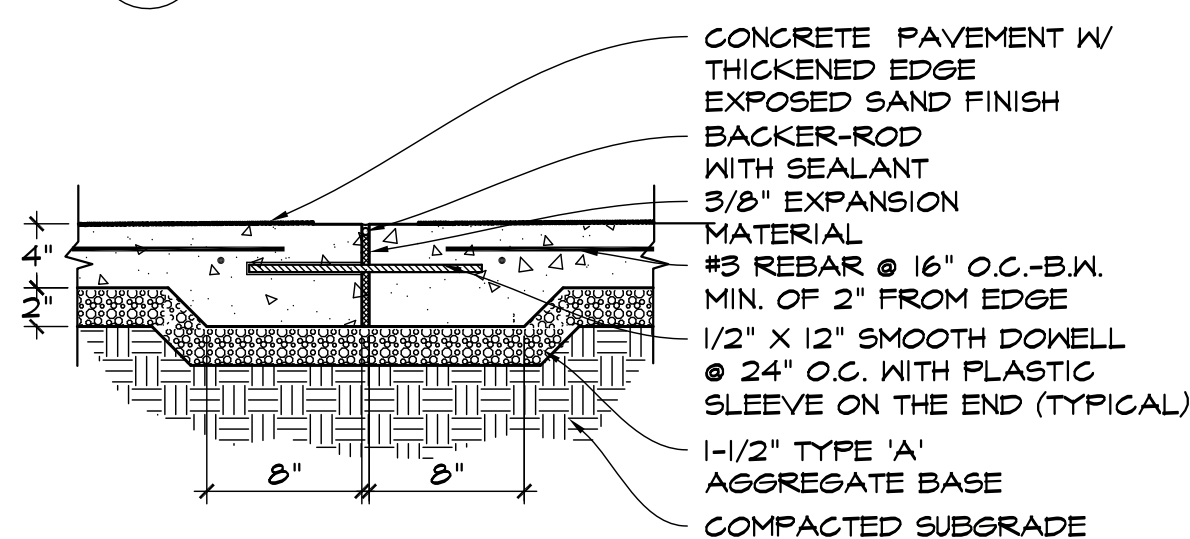
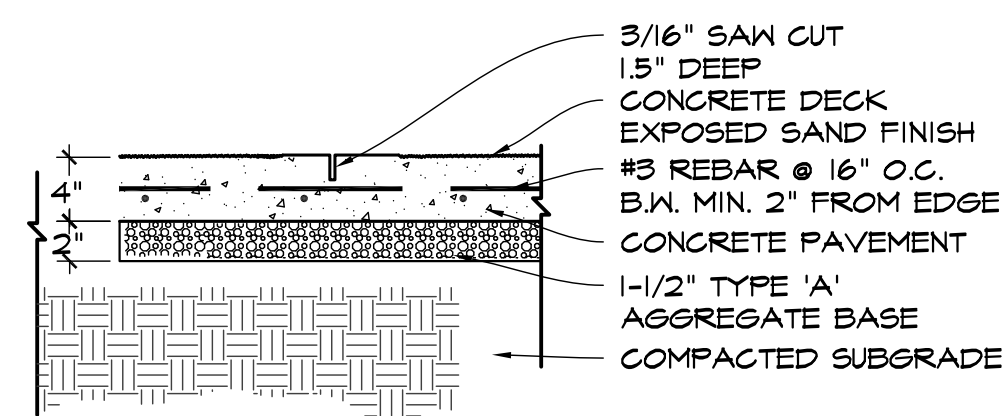
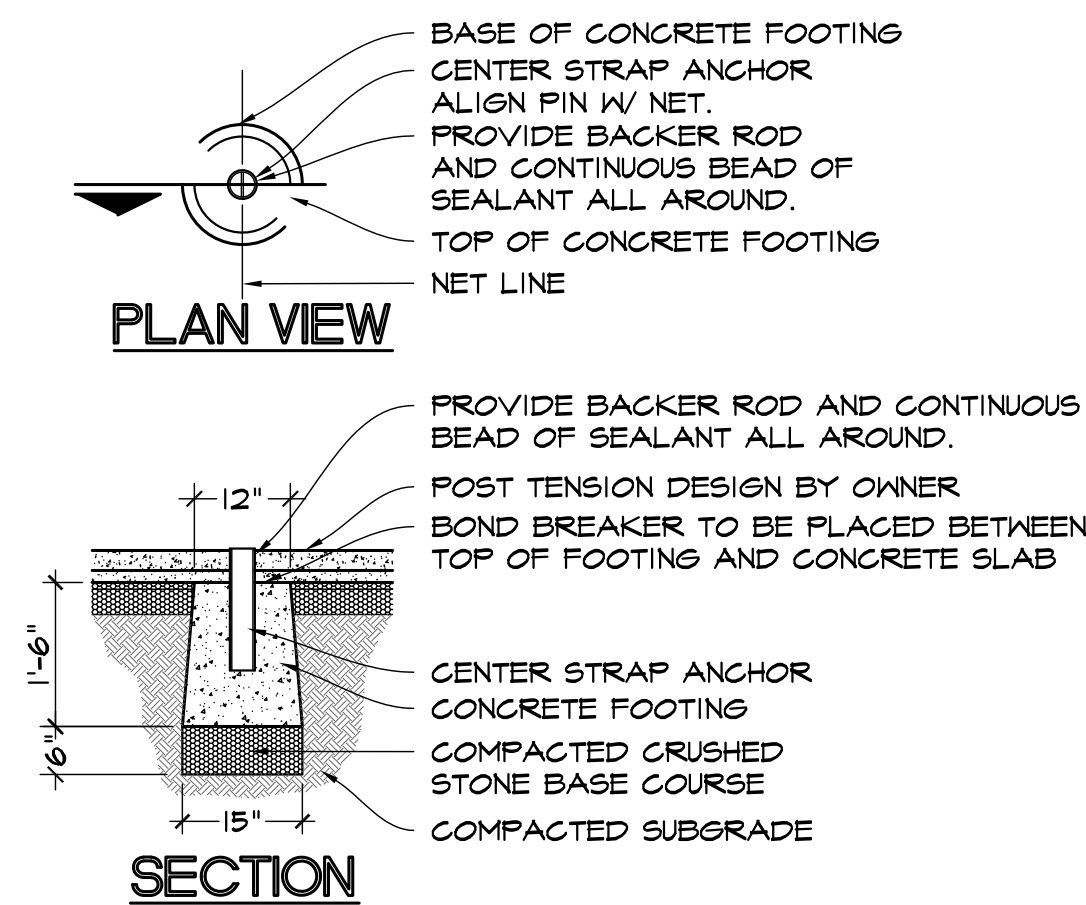
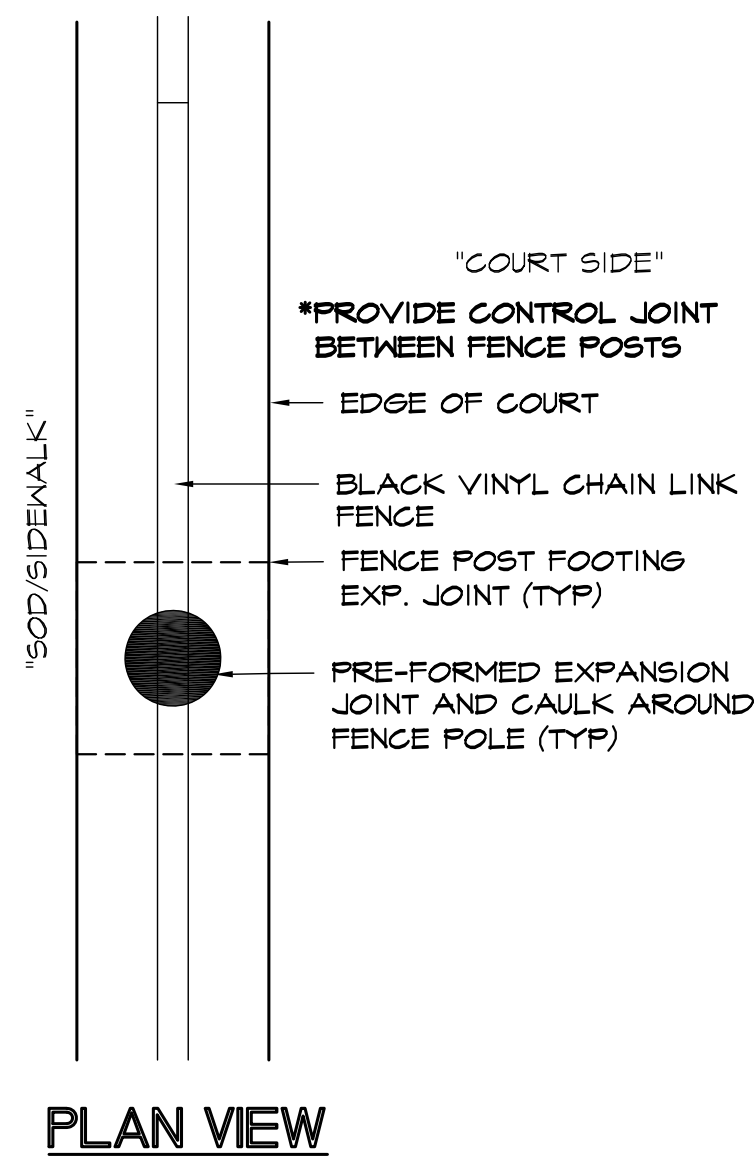
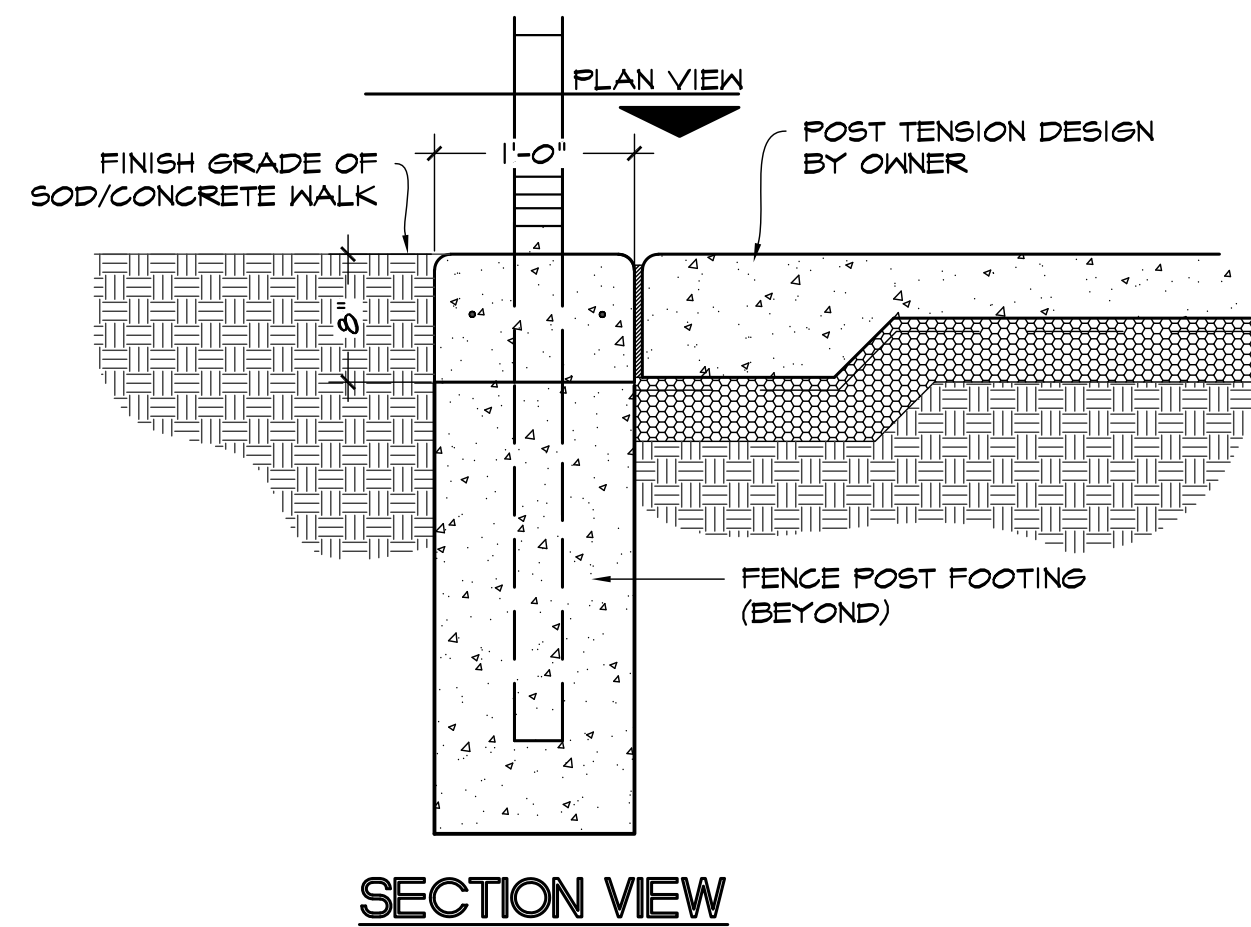
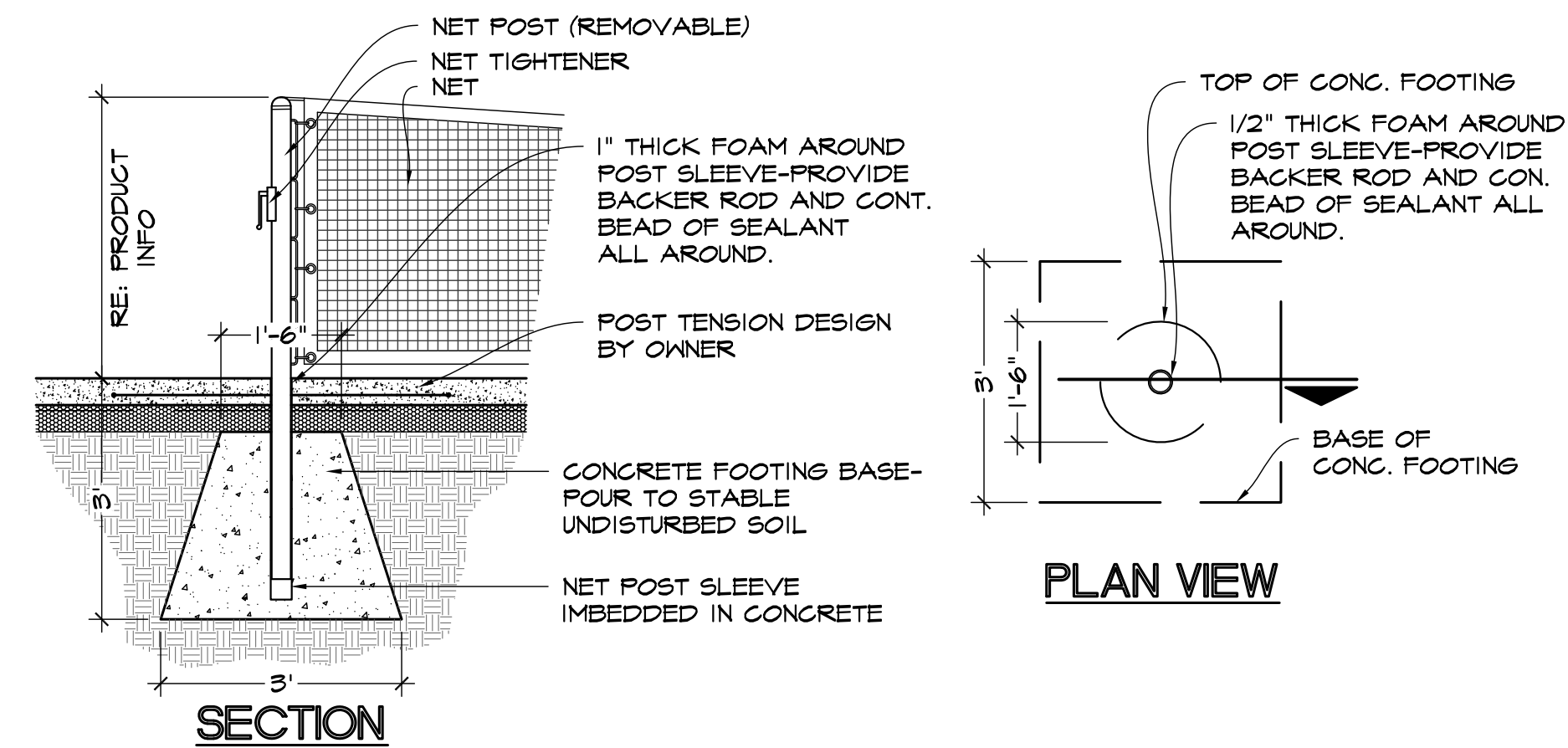
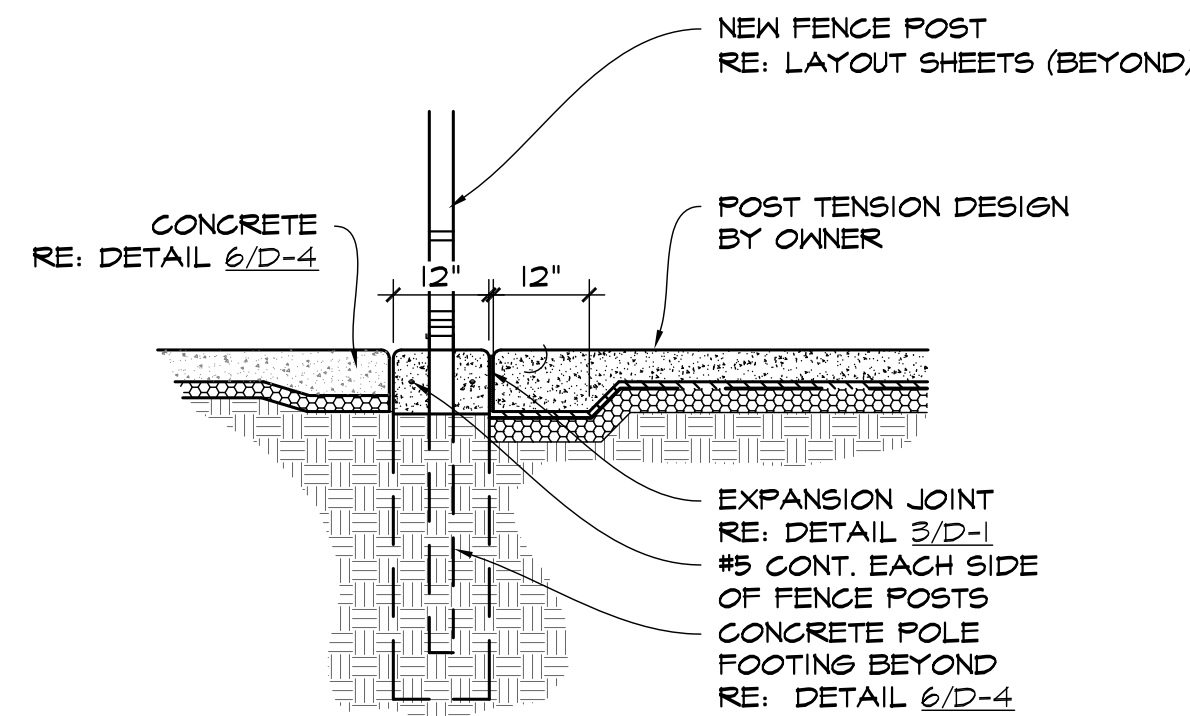
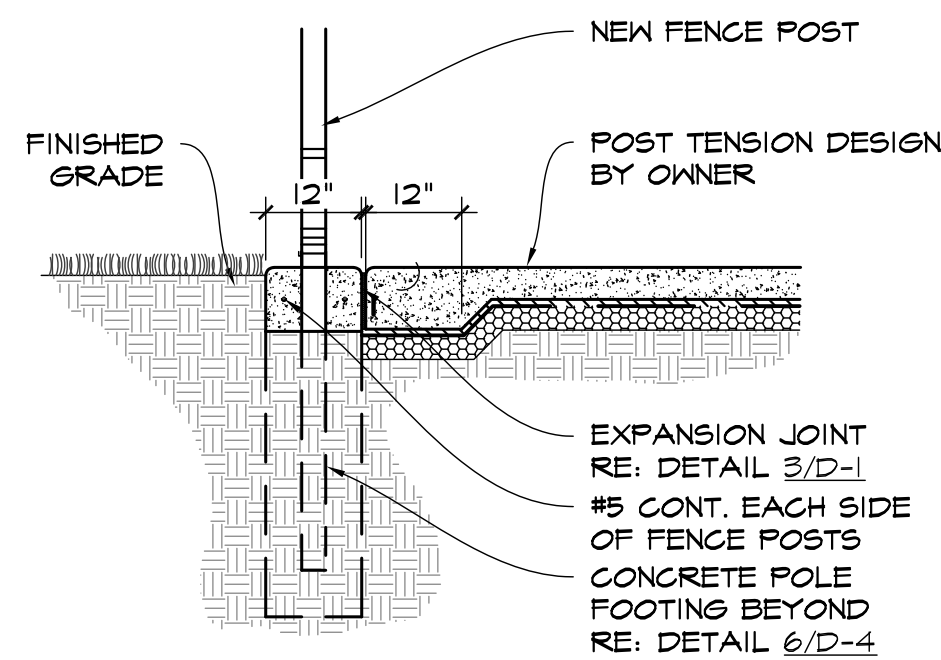
PLAYGROUND
DETAILS

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1. STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE PITS. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE REMOVED BY APPROVED MEANS.
2. SHALL BE ERADICATED BY APPROVED MEANS. STEEL EDGING SHALL BE $\frac{3}{4}$ " X 4' STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY JOSEPH RYERSON, DALLAS, TEXAS. EDGING ALONG RESIDENTIAL UNITS TO BE SHOVEL CUT, SMOOTH FLOORING LINES AS INDICATED ON PLAN.
3. ALL TREES PLANTED AT LEAST 18" FROM BUILDING STRUCTURES AND SIDEWALKS. ALL VEGETATION MUST BE PLANTED IN SUCH A MANNER THAT SIGHT DISTANCE TRIANGLES ARE NOT OBSTRUCTED.
4. SPREAD AN EVEN THREE INCHES (3") LAYER OF MULCH OVER THE ENTIRE PLANTING BED AND WITHIN ALL TREE WELLS.
5. ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL. ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.
6. ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
7. APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUNDCOVER PLANTING BEDS.

1. REFER TO PROJECT MANUAL FOR FURTHER SPECIFICATIONS.
2. FINE GRADE LAIN AREAS TO SMOOTH EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
3. APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF FERTILIZER PER HUNDRED (100) SQUARE FEET.
4. LAY SOD TO FORM A SOLID MASS TIGHTLY-FILLED JOINTS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
5. WATER SODS IMMEDIATELY WITH A WATER FILLED COMMERCIAL LAIN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
6. SODS SHALL BE SECURED TO PREVENT SLIDING ON PERPENDICULAR SLOPE AND SECURED WITH APPROVED MUD STAKES AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
7. THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH INCLUDING DEBRIS FROM REMOVING KEOPS OR ROCKS FROM THE SITE SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOISING AND/OR SHEEPING.

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>REMARK</u>	<u>CONTAINER</u>	<u>SIZE</u>
<u>TREES</u>					
TRI	25	ACER BUERGERIANUM / TRIDENT MAPLE	2" CAL	B&B	20-30'
LGM	17	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	2" CAL	B&B	15-20'
FIN TAE	19	FINUS TAEDA / LOBLOLLY FINE	3" CAL	B&B	80-90'
TAX DIS	13	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL	B&B	50-10'
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>
<u>SHRUBS</u>					
BGV	22	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GAL	24-48"	36" O.C.
CAKF	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / FEATHER REED GRASS	1 GAL	12-15"	24" O.C.
JVT	4	JUNIFERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B&B	8-9"	36" O.C.
LMV	179	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILTYRIF	1 GAL	6-8"	12" O.C.
NAN MFT	52	NANDINA DOMESTICA 'MURASAKI' / FLIRT™ HEAVENLY BAMBOO	3 GAL	24-30"	24" O.C.
GTS	55	SPIRAEA THUNBERGII 'OGON' TM / GOLD THREAD SPIREA	3 GAL	24-36"	24" O.C.
<u>CODE</u>	<u>QTY</u>	<u>MATERIAL</u>	<u>SIZE</u>	<u>UNIT</u>	
MULCH	147	CEDAR MULCH	3 C.F.	1 BAG	
COMPOST	110	BACK TO NATURE	3 C.F.	1 BAG	
SBE	196	BLACK RYERSON STEEL BED EDGING	3/4" BY 4"	LF	
SOD	37,762	BERMUDA SOLID SOD	SQ. FT		

REMATCHLINE 1/P-1



2. PEORIA AVE.
ONE STREET TREE FOR EVERY 20 LF OF STREET FRONTAGE
50% SMALL TREES UNDER POWELINE
TOTAL STREET FRONTAGE LF = **1362 (50%) = 682 LF / 20 = 34** TREES REQUIRED = **34**
TREES PROVIDED = **54**

ONE STREET TREE FOR EVERY 40 LF OF STREET FRONTAGE
50% LARGE TREES OUTSIDE OF POWELINE ZONE
TOTAL STREET FRONTAGE LF = **1362 (50%) = 682 LF / 40 = 17** TREES REQUIRED = **17**
TREES PROVIDED = **19**

E. 1362 ST.
ONE STREET TREE FOR EVERY 20 LF OF STREET FRONTAGE
50% SMALL TREES UNDER POWELINE
TOTAL STREET FRONTAGE LF = **320 (50%) = 160 LF / 20 = 8** TREES REQUIRED = **8**
TREES PROVIDED = **8**

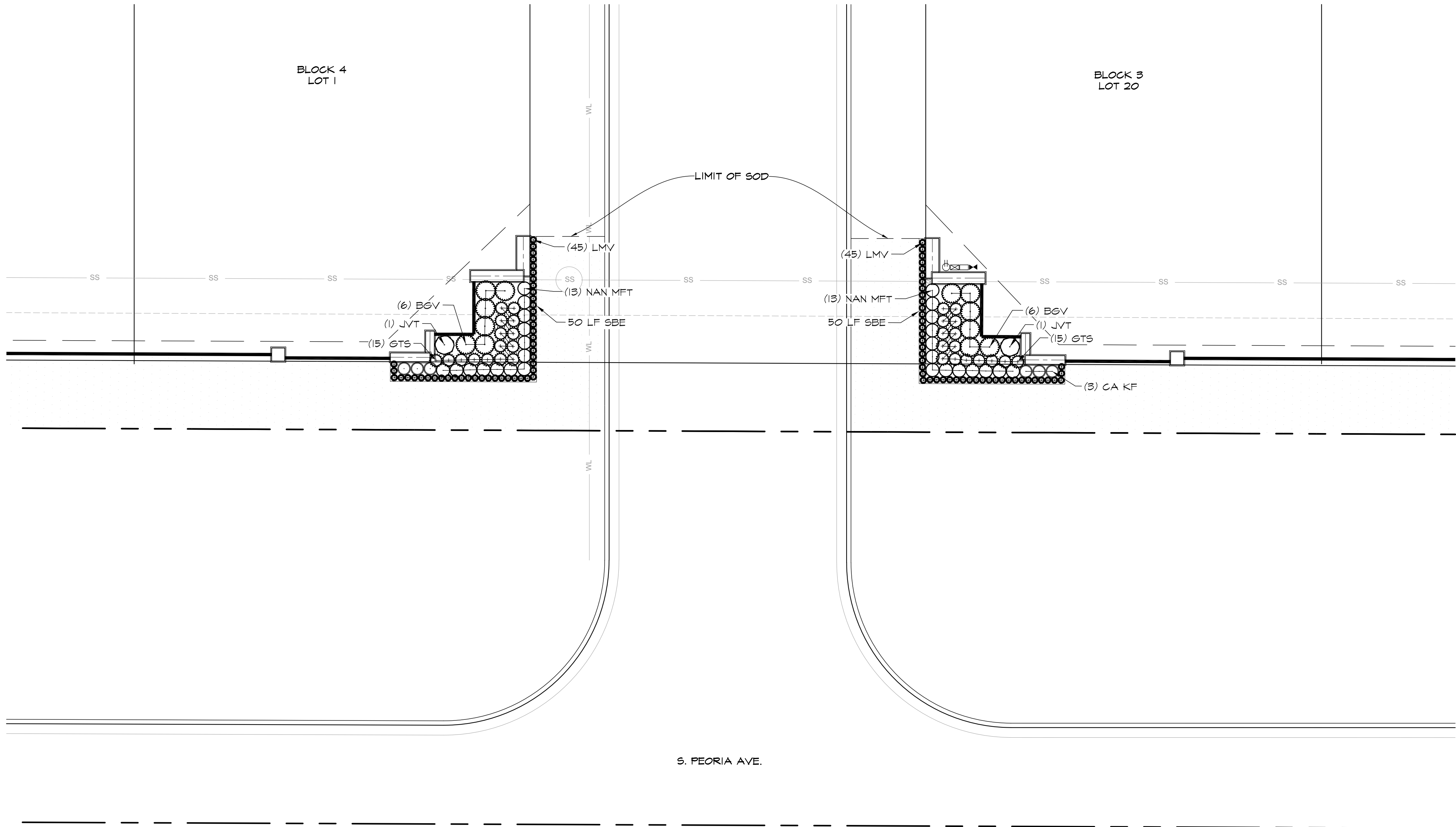
ONE STREET TREE FOR EVERY 40 LF OF STREET FRONTAGE
50% LARGE TREES OUTSIDE OF POWELINE ZONE
TOTAL STREET FRONTAGE LF = **320 (50%) = 160 LF / 40 = 4** TREES REQUIRED = **4**
TREES PROVIDED = **8**

ALL PLANTINGS TO BE IRRIGATED



ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE WAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLANNING DESIGN GROUP BASED FROM DATA COLLECTED BY FRITZ LAND SURVEYING, LLC. ; TULSA, OK

CALL OKIE



1 S. PEORIA AVE. ENTRY - PLANTING PLAN

SCALE 1"= 10'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARK	CONTAINER	SIZE
TREES					
TRI	25	ACER BUERGERIANUM / TRIDENT MAPLE	2" CAL	B&B	20'-30'
LGM	17	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	2" CAL	B&B	15'-20'
FIN TAE	19	FINUS TAEDA / LOBLOLLY PINE	3" CAL	B&B	80'-90'
TAX DIS	13	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL	B&B	50'-70'
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING
SHRUBS					
BGV	22	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GAL	24'-48"	36" O.C.
CAKF	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / FEATHER REED GRASS	1 GAL	12'-15"	24" O.C.
JVT	4	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B&B	8'-9"	36" O.C.
LMV	179	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF	1 GAL	6'-8"	12" O.C.
NAN MFT	52	NANDINA DOMESTICA 'MURASAKI' / FUJRT™ HEAVENLY BAMBOO	3 GAL	24'-30"	24" O.C.
GTS	55	SPIRAEA THUNBERGII 'OGON'™ / GOLD THREAD SPIREA	3 GAL	24'-36"	24" O.C.
CODE	QTY	MATERIAL	SIZE	UNIT	
MULCH	147	CEDAR MULCH	3 C.F.	1 BAG	
COMPOST	110	BACK TO NATURE	3 C.F.	1 BAG	
SBE	196	BLACK RYERSON STEEL BED EDGING	3/8" BY 4"	LF	
SOD	37,762	BERMUDA SOLID SOD	SQ. FT		

H: HEIGHT, S: SPREAD, CAL: CALIPER, O.C.: ON CENTER (Approximate), B&B: BALLED & BURLAPPED GAL: GALLON, A: ALTERNATE NUMBER ONE, ABH: AT BREAST HEIGHT
THE MATERIAL LIST IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FIGURING ALL QUANTITIES FROM THE PLANTING PLAN AND COVERAGES FOR ALL BED AREAS. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIAL LIST AND THE PLANTING PLAN, THE PLANTING PLAN SUPERSEDES THE MATERIAL LIST IN ALL CASES. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANTS AND COVERAGE OF BED AREAS ON THE PLANTING PLAN.

LANDSCAPE ORDINANCE

CERTIFICATION NOTICE:
P.D.G., LLC, dba PLANNING DESIGN GROUP THAT CERTIFIES ALL THE FOLLOWING LANDSCAPE PLANS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF JENKS ZONING CODE. THIS CERTIFICATION IS BASED ON OUR INTERPRETATION OF THE ZONING CODE. SHOULD ANYTHING BE FOUND CONTRADICTORY TO THIS, NOTIFY P.D.G. AND THE DISCREPANCY WILL BE CORRECTED IMMEDIATELY.

IRRIGATION:
ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

GRASSING LEGEND

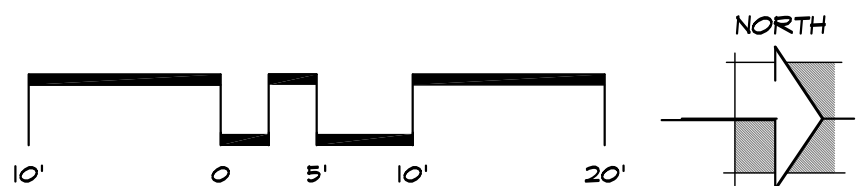
U-3 BERMUDA SOD
37,762 SF TOTAL

PLANTING NOTES

- STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE PITS. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
- SHALL BE ERADICATED BY APPROVED MEANS. STEEL EDGING SHALL BE 3" X 4" STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY JOSEPH RYERSON DALLAS, TEXAS. EDGING AROUND RESIDENTIAL UNITS TO BE SHOVEL CUT, SMOOTH FLOWING LINES AS INDICATED ON PLAN.
- ALL TREES SHALL BE PLANTED AT LEAST 5' FROM BUILT STRUCTURES AND SIDEWALKS. ALL VEGETATION MUST BE PLANTED IN SUCH A MANNER THAT SIGHT DISTANCE TRIANGLES ARE NOT OBSTRUCTED.
- SPREAD AN EVEN THREE INCHES (3") LAYER OF MULCH OVER THE ENTIRE PLANTING BED AND WITHIN ALL TREE WELLS.
- ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.
- ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
- APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTING BEDS.

SODDING NOTES

- REFER TO PROJECT MANUAL FOR FURTHER SPECIFICATIONS.
- FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
- LAY SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- WATER SOD LIGHTLY THEN ROLL WITH A WATER FILLED COMMERCIAL LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
- ON 3:1 SLOPES OR GREATER SOD SHALL BE INSTALLED PERPENDICULAR TO SLOPE AND SECURED WITH APPROVED WOOD STAKES AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
- THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH, INCLUDING DEBRIS FROM REMOVING WEEDS OR ROCKS FROM SODDED AREAS, SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOSEING AND/OR SWEEPING.

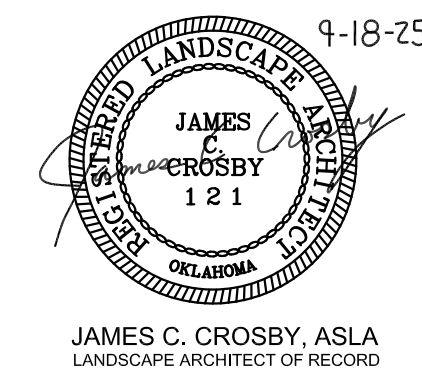


PDG
PLANNING DESIGN GROUP

LANDSCAPE ARCHITECTURE •
RECREATIONAL DESIGN • LAND PLANNING
6314 S. YALE AVE., SUITE 510, TULSA, OK 74136
918.698.1255 918.698.1258 FAX
WWW.PLANNINGDESIGNGROUP.COM

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802



PROJECT INFORMATION

PROJECT ADDRESS:

NEAREST INTERSECTION:
E. 131 ST. S. AND S. PEORIA AVE.

PROJECT NO.	
DATE	9-23-25
DRAWN BY	CHECKED BY
JC	JC

GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS

9/18/25	100% SET
9/23/25	REVISED SET

S. PEORIA AVE.
ENTRY PLANTING
PLAN

DUTY OF COOPERATION

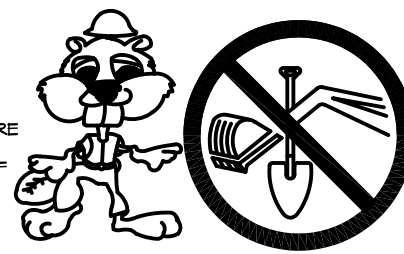
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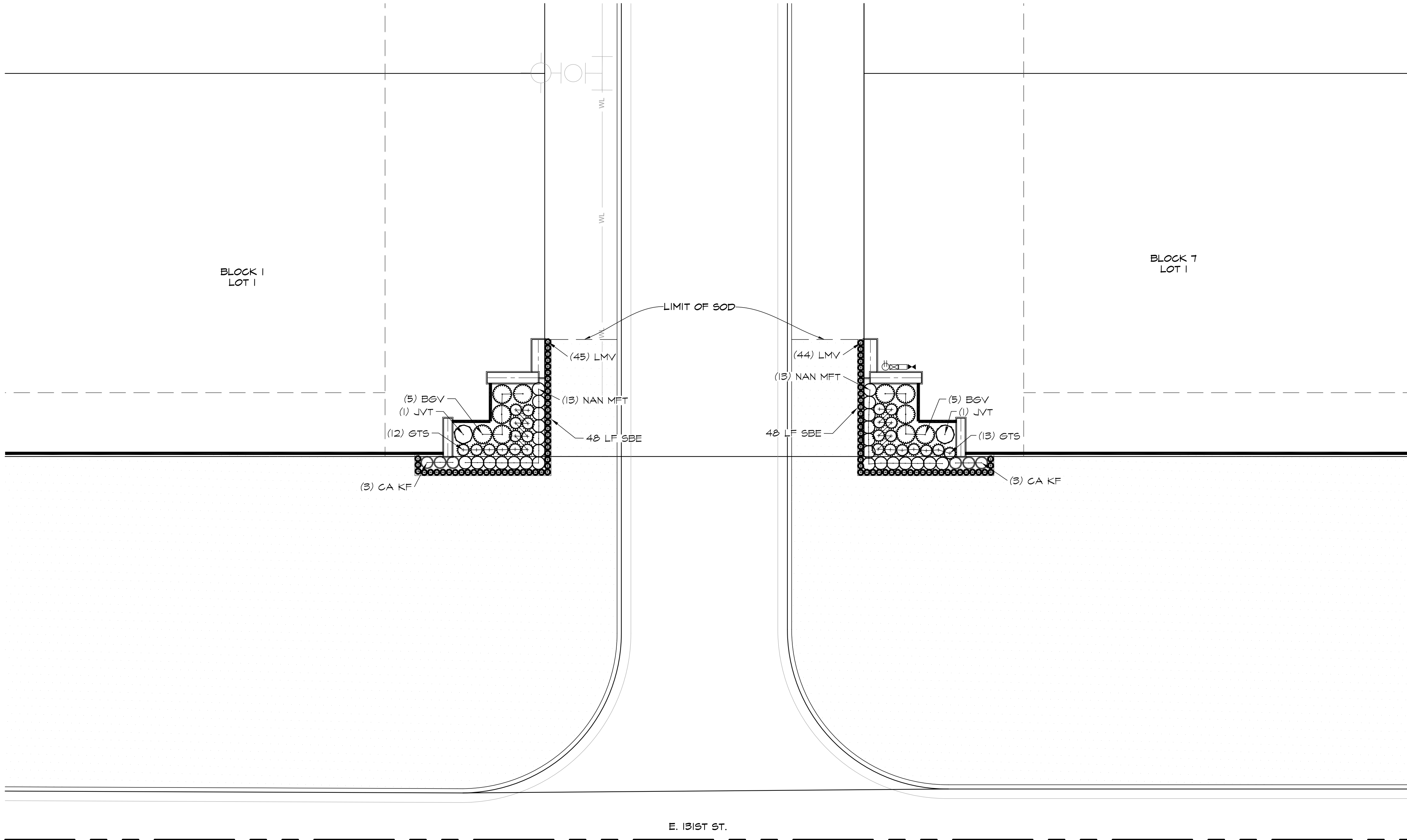
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BEFORE
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CALL OKIE

P-2



1 E. 131ST ST. ENTRY PLANTING PLAN
SCALE 1"= 10'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARK	CONTAINER	SIZE
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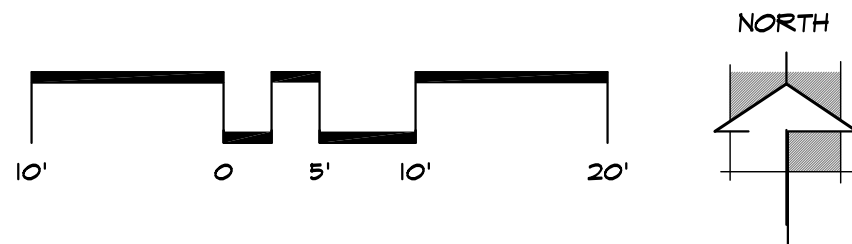
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GRASSING LEGEND

U-3 BERMUDA SOD
37,762 SF TOTAL

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DUTY OF COOPERATION

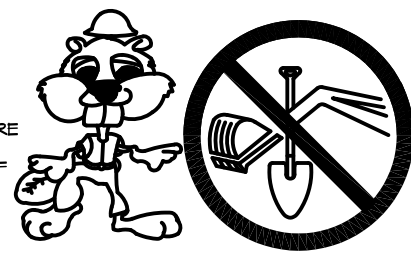
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6314 S. YALE AVE., SUITE 510, TULSA, OK 74136
918.698.1255 918.698.1258 FAX
WWW.PLANNINGDESIGNGROUP.COM

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802

9-18-25

JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

PROJECT INFORMATION

PROJECT ADDRESS:

NEAREST INTERSECTION:
E. 131 ST. S. AND S. PEORIA AVE.

PROJECT NO.	
DATE	9-23-25
DRAWN BY	CHECKED BY
JC	JC

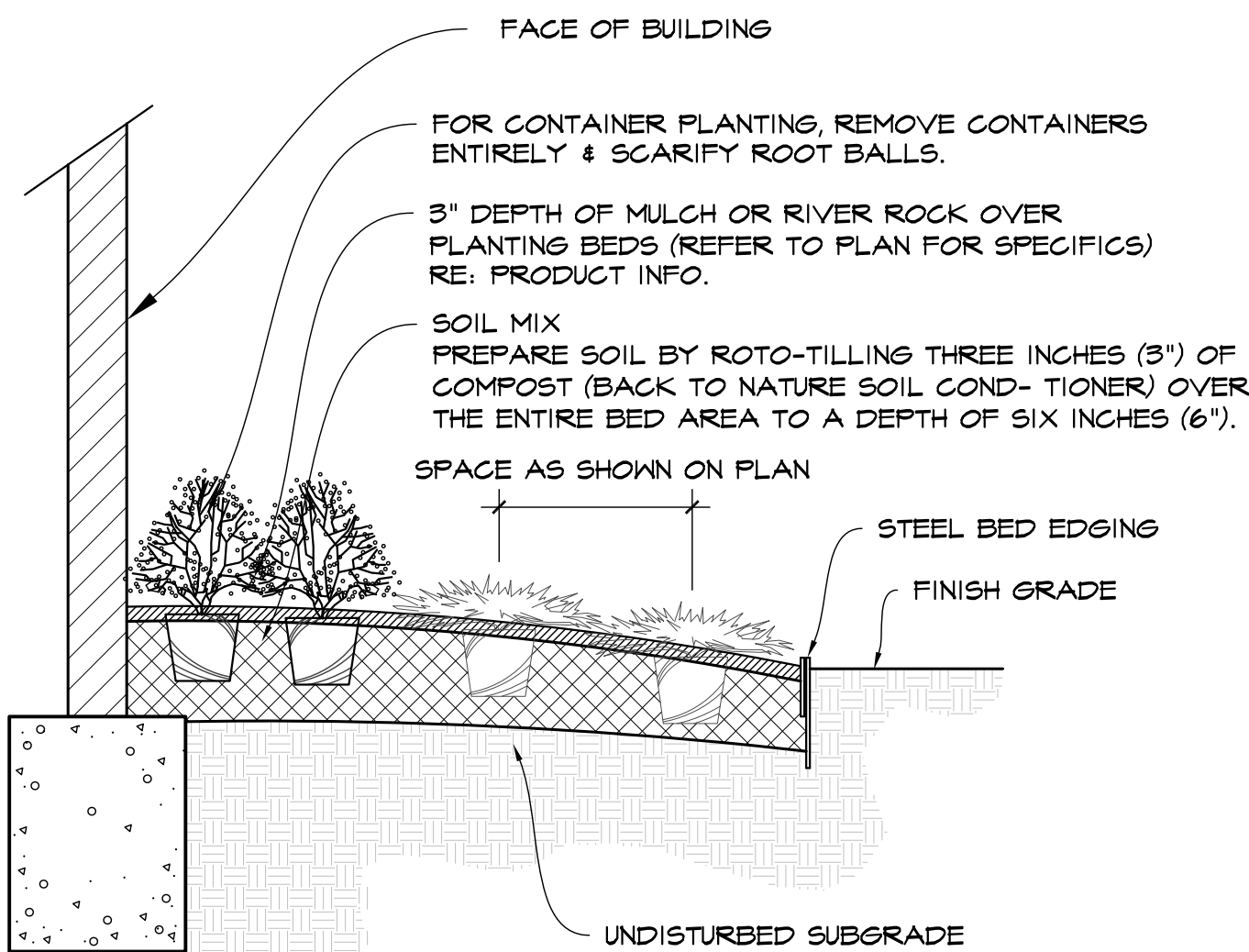
GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS

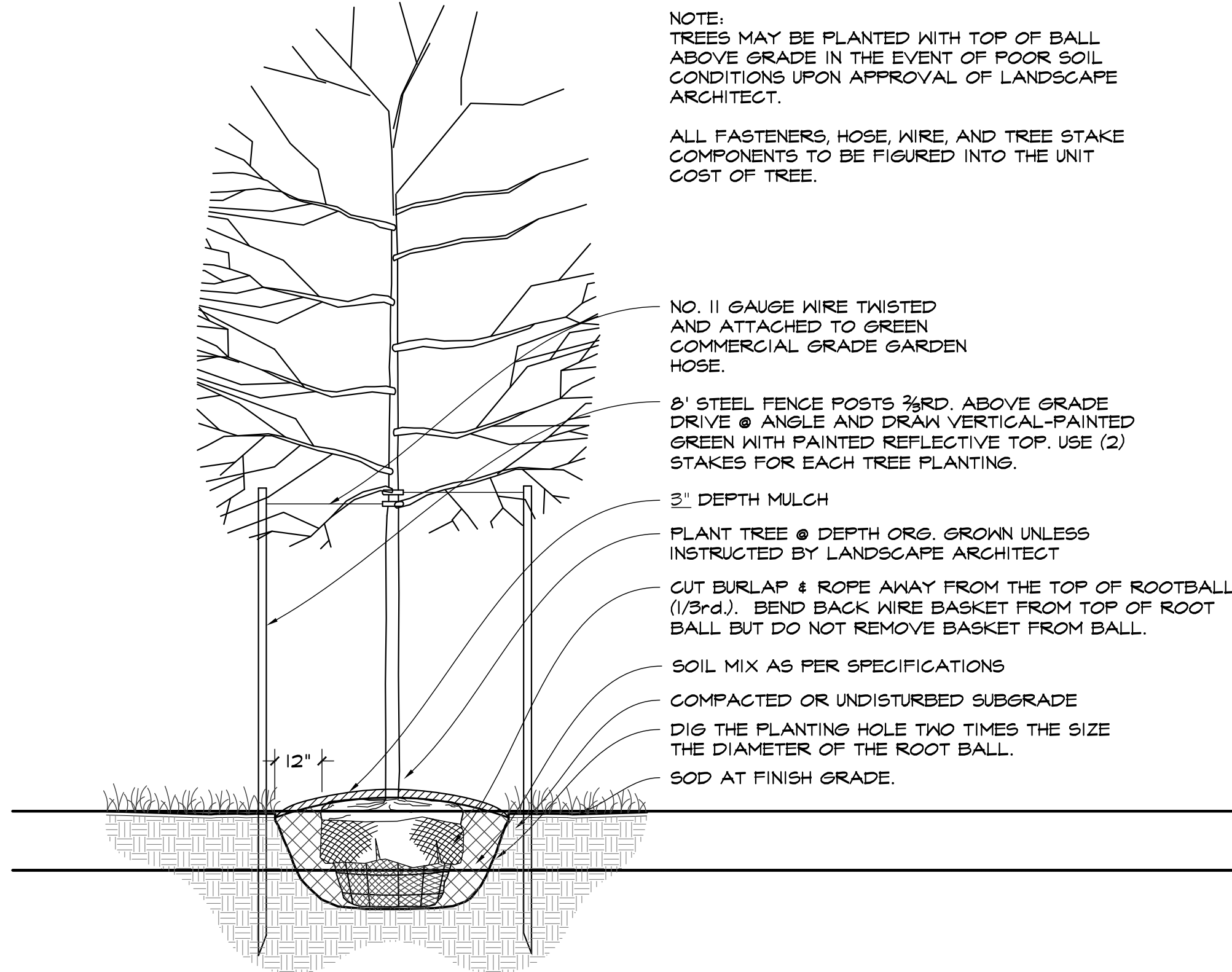
9/18/25	100% SET
9/23/25	REVISED SET

E. 131ST ST. ENTRY
PLANTING PLAN

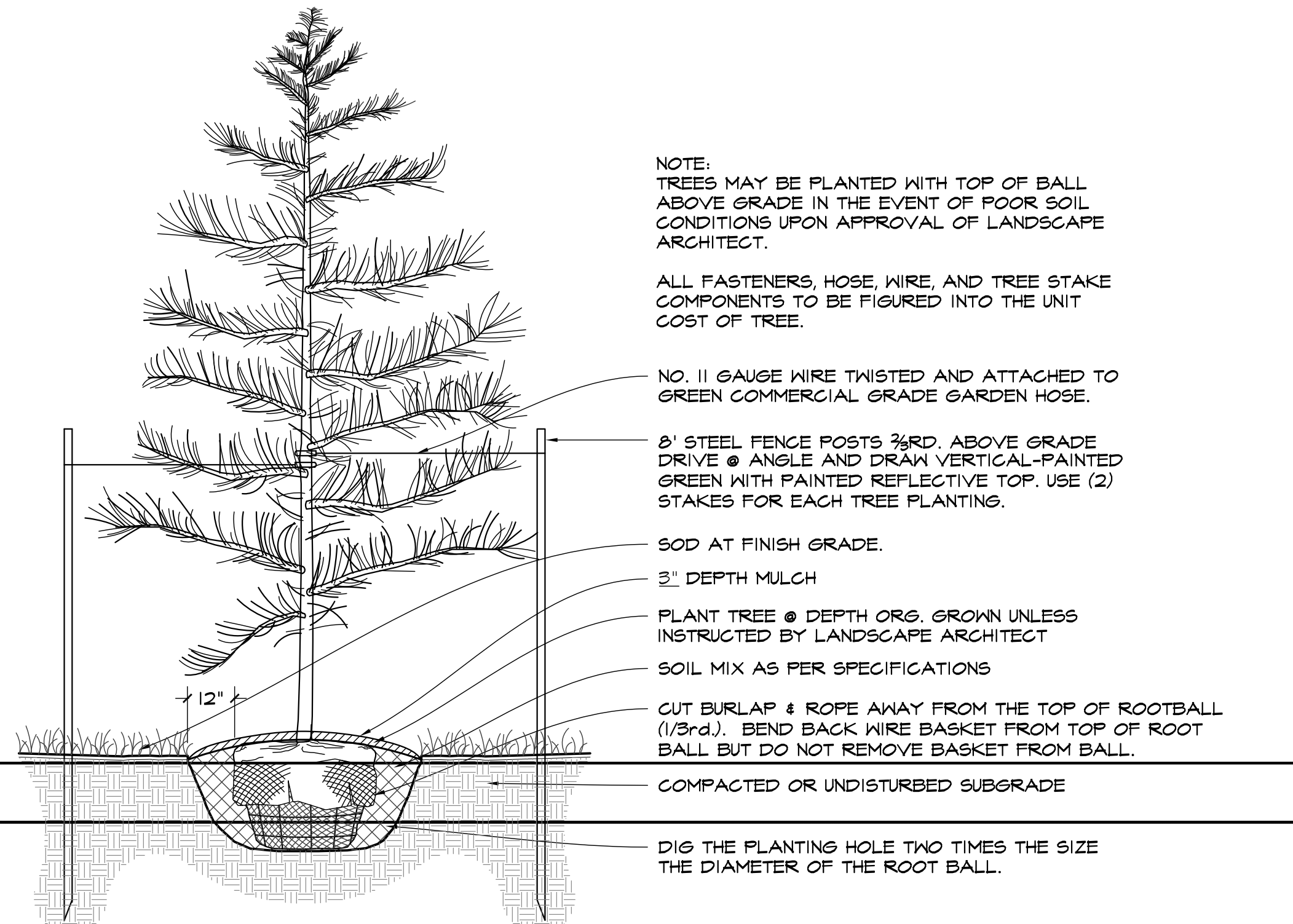
P-3



1 SHRUB PLANTING - TYPICAL SECTION
SCALE: NTS



2 DECIDUOUS TREE PLANTING - TYPICAL SECTION
SCALE: NTS



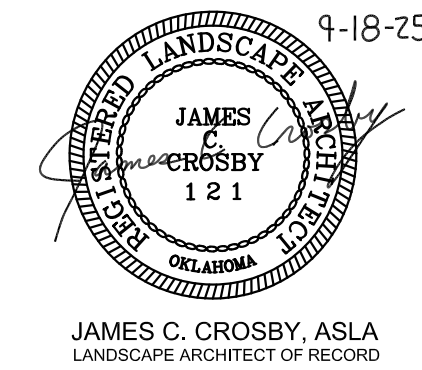
3 CONIFEROUS TREE PLANTING - TYPICAL SECTION
SCALE: NTS

PLANTING NOTES

1. OUTLINE ALL PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH BED PREPARATION.
2. STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE PITS.
3. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
4. STEEL EDGING SHALL BE 3/8" X 4" STEEL LANDSCAPE EDGING WITH STEEL STAKE AS MANUFACTURED BY JOSEPH RYERSON, DALLAS, TEXAS. EDGING AROUND RESIDENTIAL UNITS TO BE SHOVEL CUT, SMOOTH FLOWING LINES AS INDICATED ON PLAN.
5. WITHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILLING THREE INCHES (3") OF COMPOST (BACK TO NATURE SOIL CONDITIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCHES (6").
6. SPREAD AN EVEN THREE INCH (3") LAYER OF MULCH OVER THE ENTIRE PLANTING BED AND WITHIN ALL TREE WELLS.
7. ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
8. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE TO FORM AND CENTERED ON TREE.
9. ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
10. APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTING BEDS.
11. BASE IS NOT SURVEYED INFORMATION CONDITIONS WILL VARY ON SITE. CONTRACTOR TO MAKE PLANT MATERIAL ADJUSTMENTS TO MEET SITE CONDITIONS AFTER PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER.

OWNER / DEVELOPER:

131 ELM, LLC.
8086 S. YALE AVE., #285
TULSA, OKLAHOMA 74136
PHONE: 918-698-7802



PROJECT INFORMATION	
PROJECT ADDRESS:	
NEAREST INTERSECTION: E. 131 ST. S. AND S. PEORIA AVE.	
PROJECT NO.	
DATE	9-23-25
DRAWN BY JC	CHECKED BY JC

GLENWOOD RIDGE
JENKS, OK

ISSUE/ REVISIONS	
9/18/25	100% SET
9/23/25	REVISED SET

PLANTING DETAILS

P-4

**ORDINANCE NO. 1675
(JZ 25 PUD-146.MA2)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA BY PARTIALLY REZONING A TRACT OF LAND TO RS-3 (RESIDENTIAL SINGLE FAMILY) AND ADDING PUD-146.MA2 (PLANNED UNIT DEVELOPMENT NUMBER 146 MAJOR AMENDMENT #2) OVERLAY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

.....

WHEREAS, the owner of certain real property has petitioned for the Zoning Change and Zoning Overlay District of a parcel of land with the creation of a Planned Unit Development; and

WHEREAS, a public hearing on said zone change and zoning overlay was held by the Jenks Planning Commission on October 09, 2025, and was heard by the Jenks City Council on October 28, 2025, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the zone change and overlay promotes the health and safety of the Jenks community, and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET; THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;

THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF

SAID SECTION 1 AND THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE
SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE
SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

General Location: 131st and Elm

Have its PUD Overlay amended from PUD 146.MA1 to PUD 146.MA2 (Major Amendment
Number 21) and be rezoned from CS (Commercial Shopping) to RS-3 (Residential Single
Family)

SECTION II. That approval of PUD-146.MA2 shall be subject to the conditions as set
forth in the official minutes of the Jenks City Council meeting approving this ordinance as
well as the corresponding Planned Unit Development. Including §16-9-8(K) of the Jenks
City Code, which states that the PUD will be considered null and void if no building permits
have been issued or if the property hasn't been platted within five (5) years. Should the PUD
become void, the underlying zoning will not change.

SECTION III. That all ordinances or parts of ordinances in conflict herewith be and the
same are hereby expressly repealed.

SECTION IV. If any section, sentence, clause or phrase of this ordinance or any part
thereof is for any reason found to be invalid by a court of competent jurisdiction, such
decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2025
CITY OF JENKS, OKLAHOMA

MAYOR

SECTION V. Since the immediate operation of the provisions of the Ordinance is
necessary for the preservation of public health and safety, an emergency is hereby declared
to exist and this ordinance shall be in full force and effect immediately after its passage by
the City Council.

Emergency Clause approved separately this _____ day of _____ 2025.
CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

RESOLUTION NO. 887

A RESOLUTION AUTHORIZING THE JENKS ECONOMIC DEVELOPMENT AUTHORITY (THE “AUTHORITY”) TO ASSIST THE CITY OF JENKS, OKLAHOMA (THE “CITY”) IN CARRYING OUT AND ADMINISTERING THE JENKS RIVER DISTRICT ECONOMIC DEVELOPMENT PROJECT PLAN ADOPTED BY THE CITY; APPROVING AND AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT AGREEMENT BY AND AMONG THE AUTHORITY, THE CITY, AND SIA RAM HOLDINGS LLC; RATIFYING AND CONFIRMING AN ECONOMIC DEVELOPMENT AGREEMENT BY AND AMONG THE AUTHORITY, THE CITY, AND TULSA PREMIUM OUTLETS, LLC; APPROVING AND AUTHORIZING THE EXECUTION OF A SECURITY AGREEMENT BY AND BETWEEN THE AUTHORITY AND THE CITY PERTAINING TO CERTAIN TAX INCREMENT REVENUES; APPROVING THE USE OF ASSISTANCE IN DEVELOPMENT FINANCING; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, the Authority has been created by a Trust Indenture dated as of July 22, 2021, for the use and benefit of the City under authority of and pursuant to the provisions of Title 60, Oklahoma Statutes 2021, Sections 176 to 180.4, inclusive, as amended and supplemented, the Oklahoma Trust Act and other applicable statutes of the State of Oklahoma; and

WHEREAS, the City has adopted and approved the Jenks River District Economic Development Project Plan (as may be amended from time to time, the “Project Plan”) by Ordinance No. 1612 on March 21, 2023, as amended by Ordinance No. 1649 on September 3, 2024, as further amended by Ordinance No. 1661 on January 21, 2025, and as may be further amended or supplemented (collectively, the “Local Act”), all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended (the “Local Development Act”); and

WHEREAS, the City, by virtue of the Local Act, and as commenced pursuant to Resolution No. 826 adopted and approved by the City on February 6, 2024, has heretofore created Increment District No. 6, City of Jenks (the “Increment District”), pursuant to the Local Development Act; and

WHEREAS, the Authority, the City, and Tulsa Premium Outlets, LLC (including its successors and assigns, “TPO”) have heretofore entered into an Economic Development Agreement dated as of September 3, 2024 (the “TPO Agreement”), for the purpose of providing a framework for the implementation of a portion of the Project Plan, including specifically the apportionment of certain Tax Increment revenues for the payment of the costs of the Project Costs Reimbursement Obligation (as defined in the TPO Agreement and representing an Incentive Cost as described in the Project Plan); and

WHEREAS, the City, the Authority, and Sia Ram Holdings LLC (including its successors and assigns, the “Patel”) propose to enter into an Economic Development Agreement to be dated as of October 28, 2025 (the “Patel Agreement”), for the purpose of providing a framework for the implementation of a portion of the Project Plan, including specifically the apportionment of certain Tax Increment revenues for the payment of the costs of the Investment Incentive (as defined in the Patel Agreement and representing an Incentive Cost as described in the Project Plan); and

WHEREAS, TPO has consented within the TPO Agreement to the exclusion of a portion of the Tax Increment (as defined in the TPO Agreement) from the pledge of said Tax Increment securing the TPO Agreement, specifically the sales tax portion of the Patel Tax Increment as defined in the Patel Agreement; and

WHEREAS, the obligations to pay to Patel the Investment Incentive, subject to a maximum aggregate incentive of \$3,143,000, all as set forth in the Patel Agreement, shall be referred to herein as the “Investment Incentive”; and

WHEREAS, Patel has agreed to make certain investments, and the Authority and the City have agreed to provide assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act), including specifically the payment of the Investment Incentive, all as more fully set forth in the Patel Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION 1. AUTHORITY THE DESIGNATED PUBLIC ENTITY. The Authority is designated as the public entity authorized to assist the City in carrying out and administering the provisions of the Project Plan and to exercise all powers necessary thereto except those powers reserved to the City by the TIF Ordinance and the Local Development Act.

SECTION 2. EXECUTION OF DEVELOPMENT AGREEMENTS.

(a) The Economic Development Agreement to be dated as of October 28, 2025, by and among the Authority, the City, and Sia Ram Holdings LLC, is hereby approved and the Mayor or Vice Mayor and City Clerk or Deputy City Clerk are hereby authorized to execute same for and on behalf of the City, and to do all other lawful things to carry out the terms and conditions of the Patel Agreement.

(b) The TPO Agreement is hereby ratified and confirmed. The Amended Exhibit D to the TPO Agreement is hereby approved and the Mayor or Vice Mayor and City Clerk or Deputy City Clerk are hereby authorized to execute same for and on behalf of the City, and to do all other lawful things to carry out the terms and conditions of the TPO Agreement.

SECTION 3. EXECUTION OF SECURITY AGREEMENT. The Security Agreement by and between the Authority and the City (the “Security Agreement”) pertaining to the transfer of certain Sales Tax Increment Revenues and Hotel Tax Increment Revenues (as each are defined in the TIF Ordinance) to the Authority in furtherance of the implementation of the Project Plan, and for the purpose of securing the Investment Incentive, is hereby approved and the Mayor or Vice Mayor and City Clerk or Deputy City Clerk are hereby authorized to execute same for and on behalf of the City, and to do all other lawful things to carry out the terms and conditions of said Security Agreement.

SECTION 4. ASSISTANCE IN DEVELOPMENT FINANCING. The use of assistance in development financing, as contemplated in the Development Agreements and as authorized by Section 853(14)(o) of the Local Development Act, is hereby approved. Furthermore, the City hereby authorizes the Investment Incentive (as defined in the Patel Agreement); provided however, said indebtedness shall be payable solely from the Tax Increment revenue as set forth in Security

Agreement, and in the TPO Agreement and the Patel Agreement, respectively; and provided further, said indebtedness shall never constitute a debt of the City.

SECTION 5. EXECUTION OF NECESSARY DOCUMENTS. The Mayor or Vice Mayor and City Clerk or Deputy City Clerk of the City are hereby further authorized on behalf of the City to accept, receive, execute, attest, seal and deliver the above mentioned documents and all additional documentation, certifications and instruments and to take such further actions as may be required in connection with the transactions contemplated hereby, and are further authorized to approve and make any changes to the documents approved by this Resolution, for and on behalf of the City, the execution and delivery of such documents being conclusive as to the approval of any terms contained therein.

[Remainder of Page Intentionally Left Blank]

PASSED AND APPROVED THIS 28TH DAY OF OCTOBER, 2025.

CITY OF JENKS, OKLAHOMA

(SEAL)

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney

CERTIFICATE
OF
CITY COUNCIL ACTION

I, the undersigned, hereby certify that I am the duly and acting City Clerk of the City of Jenks, Oklahoma.

I further certify that the City Council of the City of Jenks, Oklahoma held a Special Meeting at 6:00 o'clock P.M., on October 28, 2025, after due notice was given in full compliance with the Oklahoma Open Meeting Act.

I further certify that attached hereto is a full and complete copy of a Resolution that was passed and approved by said Council Members at said meeting as the same appears in the official records of my office and that said Resolution is currently in effect and has not been repealed or amended as of this date.

I further certify that below is listed those Council Members present and absent at said meeting; those making and seconding the motion that said Resolution be passed and approved, and those voting for and against such motion:

PRESENT:

ABSENT:

MOTION MADE BY:

MOTION SECONDED BY:

AYE:

NAY:

WITNESS MY HAND THIS 28TH DAY OF OCTOBER, 2025.

CITY OF JENKS, OKLAHOMA

(SEAL)

City Clerk

ECONOMIC DEVELOPMENT AGREEMENT

BY AND AMONG

**SIA RAM HOLDINGS LLC,
an Oklahoma limited liability company**

and

JENKS ECONOMIC DEVELOPMENT AUTHORITY

and

CITY OF JENKS, OKLAHOMA

Dated as of October ___, 2025

ECONOMIC DEVELOPMENT AGREEMENT

This ECONOMIC DEVELOPMENT AGREEMENT (the “Agreement”) dated as of October __, 2025, by and among SIA RAM HOLDINGS LLC, an Oklahoma limited liability company (the “Developer”), JENKS ECONOMIC DEVELOPMENT AUTHORITY, an Oklahoma public trust (the “Authority”), and the CITY OF JENKS, OKLAHOMA, a municipal corporation (hereinafter called “City”), as beneficiary of the Authority.

WITNESSETH:

WHEREAS, the Authority has been created by a Trust Indenture dated as of July 22, 2021, for the use and benefit of the City under authority of and pursuant to the provisions of Title 60, Oklahoma Statutes 2021, Sections 176 to 180.4, inclusive, as amended and supplemented, the Oklahoma Trust Act and other applicable statutes of the State of Oklahoma; and

WHEREAS, among the Authority’s stated purposes are the support and promotion of economic development and commerce, and the design, construction and maintenance of infrastructure needed to promote economic development and growth within the geographic limits of the City; the development to such extent and in such manner as is now or hereafter shall be a proper public function of the City of such activities and facilities as are or may be deemed a proper public function for the furtherance of the economic, environmental, educational, scientific, recreational, and cultural development for the benefit of the City and its residents; and the development of industry and commerce for the purpose of fostering economic growth and stability and providing employment opportunities for the citizens and residents of the City and the State of Oklahoma and providing industrial, utility, and other necessary facilities for new and existing industries located within the City; and the Authority has determined that its undertakings and the performance of its obligations under this Agreement are authorizing and proper functions of the Authority's Trust Indenture; and

WHEREAS, a declared goal of the Authority is to encourage and facilitate economic development within and near the City by attracting new retail and commercial businesses to the Jenks area, and to promote the economic health and expansion of existing industry and commercial businesses within the City; and

WHEREAS, the Oklahoma Supreme Court has held that economic development is a legitimate public purpose for which public funds may be expended and that economic development in the City will allow the City to expand the type and scope of its services, including enhanced public improvements, police protection, fire protection and recreational facilities; and

WHEREAS, the City has adopted and approved the Jenks River District Economic Development Project Plan (as may be amended from time to time, the “Project Plan”) by Ordinance No. 1612 on March 21, 2023, as amended by Ordinance No. 1649 on September 3, 2024, as further amended by Ordinance No. 1661 on January 21, 2025, and as may be further amended or supplemented (collectively, the “Local Act”), all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended (the “Local Development Act”); and

WHEREAS, the City, by virtue of the Local Act, and as commenced pursuant to Resolution No. 826 adopted and approved by the City on February 6, 2024, has heretofore created Increment District No. 6, City of Jenks (as more specifically described herein, the “Increment District”), pursuant to the Local Development Act; and

WHEREAS, the Project Plan envisions the generation of substantial capital investment and creation of significant new retail opportunities within an enterprise area by establishment of the Project (as defined herein) within the Increment District; and

WHEREAS, the Developer is interested in developing land for construction of an estimated 148 key full-service dual branded hotel (Hampton/Homewood by Hilton) to be constructed on the Project Site (hereinafter “Project” or the “Hotel Project”), subject to the terms and conditions herein provided; and

WHEREAS, the Authority recognizes that the full development of the Project will have both direct and indirect economic benefits for the City and through such development reasonably expects (i) to realize increased sales tax and hotel tax revenues from Project-based sales in the City, and purchases by Project facilities owners and their employees from local vendors; (ii) to realize increases in ad valorem revenues to be derived therefrom by the City, Tulsa County, Oklahoma (“Tulsa County”), Independent School District No. 5 of Tulsa County, Oklahoma and other local and area governmental entities from time to time benefiting therefrom; (iii) that the Project will generally enhance property values, both residential and commercial, within the City; and (iv) that the Project’s operation will otherwise contribute significantly to the economic well-being of the citizen of, and residents within and near, the City, and those in Tulsa County and the State of Oklahoma (the “State”) generally; and

WHEREAS, the Authority reasonably expects that the establishment of the Project will increase overall sales tax, hotel tax, and property tax revenues of the City; and

WHEREAS, the Authority also recognizes that the Project and its operations will have additional direct and indirect economic benefits within and near the City, in Tulsa County and in the State of Oklahoma through, including without limitation, diversifying the local economy, providing economic stimulus for additional employment and other development, and predicated and/or providing training and employment opportunities in sales and management skills; and

WHEREAS, implementation of this Agreement, which is reasonably expected to facilitate the realization of the aforesaid economic benefits to the City and general area, would otherwise be difficult or impractical without certain development incentives, and apportionments and appropriations for such purposes of certain City economic incentives, other forms of public assistance, and the involvement the City; and

WHEREAS, the City and the Authority desire to assist, encourage and support the Hotel Project by providing assistance in development financing (as authorized under the Local Development Act, as defined herein) to the Developer for the construction of public infrastructure and other site improvements in order to facilitate the Project and to encourage higher quality development so as to provide opportunities for full time employment for the residents in and

around the geographical area of the City and the consequent benefits to the local economy that will derive therefrom; and

WHEREAS, the Authority, the City, and Tulsa Premium Outlets, LLC (including its successors and assigns, “TPO”) have heretofore entered into an Economic Development Agreement dated as of September 3, 2024 (the “TPO Agreement”), for the purpose of providing a framework for the implementation of a portion of the Project Plan, including specifically the apportionment of certain Tax Increment revenues for the payment of the costs of the Project Costs Reimbursement Obligation (as defined in the TPO Agreement and representing an Incentive Cost as described in the Project Plan); and

WHEREAS, TPO has consented within the TPO Agreement to the exclusion of a portion of the Tax Increment (as defined in the TPO Agreement) from the pledge of said Tax Increment securing the TPO Agreement, specifically the Patel Tax Increment as defined herein; and

WHEREAS, implementation of the Project and the Project Plan will expand employment in the area, attract major investment, enhance the tax base, and make possible investment, development and economic growth which would otherwise be difficult or impossible without the apportionment sales and use taxes and other forms of public assistance to the Project; and

WHEREAS, the Authority and the City deem the execution of this Agreement providing for the implementation of the Project to be vital and in the best interests of the City, and the health, safety, and welfare of the State of Oklahoma and its residents in accordance with the public purposes of the Project and the Project Plan.

NOW, THEREFORE, in consideration of the promises and mutual obligations herein set forth and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereby covenant and agree with each other as follows:

ARTICLE I. DEFINITIONS

In each and every place in and throughout this Agreement, whenever the following terms are used, unless the context shall clearly indicate another or different meaning or intent, they shall have the following meanings; provided that, certain terms not otherwise defined will have the meaning given in the Local Act and/or the Project Plan:

“Agreement” shall mean this Economic Development Agreement dated as of October ___, 2025, entered into by and among the Developer, the City, and the Authority.

“Apportionment Fund” shall mean the Increment District No. 6, City of Jenks, Tax Apportionment Fund created pursuant to the Local Act and as further defined in the Security Agreement.

“Authority” shall mean the Jenks Economic Development Authority, a public trust having the City as beneficiary thereof.

“City” shall mean the City of Jenks, Oklahoma.

“Commencement Date” shall mean the date the Hotel Project is open for business, which shall be a date not more than thirty (30) days following completion of the Project. For purposes of this Agreement, the phrase “complete the Project” shall be defined as the Developer constructing or causing to be constructed the Hotel Project by a date not later than thirty (30) months after the issuance of a building permit by the City for the Hotel Project, subject to any extensions pursuant to Section 6.14, which date shall be not later than December 31, 2028. Completion shall be evidenced by the issuance of a valid Certificate of Completion as set forth in Section 5.7 herein.

“Construction Plans” shall mean such architectural and engineering drawings, plans, specifications, and other documentation as may be reasonably necessary to describe the nature, scope, materials, quality, quantity, and other information requisite for the construction and fitting of improvements and/or structures included, or to be included, within the Project, which shall be subject to the Authority’s normal and customary review and approval as part of the City’s permitting process.

“Developer” shall mean Sia Ram Holdings LLC, an Oklahoma limited liability company, its successors and assigns.

“Hotel Tax Rebate” means any amount paid by the Authority to the Developer as assistance in development financing pursuant to the provisions of Section 3.2(A) herein, as will be determined and verified pursuant to information provided to the City by the Developer.

“Hotel Tax Rebate Period” means the period beginning on the Commencement Date and ending on the earlier of (i) the date when Developer has received the Maximum Rebate Amount, or (ii) the date which is fifteen (15) years following the Commencement Date.

“Increment District” shall mean Increment District No. 6, City of Jenks, Oklahoma, as established by the Local Act and commenced pursuant to Resolution No. 826 adopted and approved by the City on February 6, 2024, generally described as the area bordered on the north by the Creek Turnpike, on the east by the Arkansas River, on the south by Polecat Creek, and on the west by S. Elm Street. See Exhibit A for a map showing the Increment District. See Exhibit B for a legal description of the area of the Increment District.

“Ineligible Use” shall be a use which is of a quality less than the general quality of the restaurants, hotels, and attractions located in Jenks, Oklahoma, or is leased or sold to a business existing within the City as of the date of this Agreement, as set forth in Section 4.8 herein. Should the Authority propose to declare a use as an ineligible one, Developer will be given notice and the opportunity to present the case for consideration and final decision by Authority.

“Investment Incentive” shall mean the economic incentives in the form of assistance in development financing representing (i) a sales tax rebate payable to the Developer in the amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) on taxable retail sales occurring at the Project Site within the Increment District for a period of ten (10) years following the Commencement Date, and (ii) a hotel tax rebate payable to the Developer in the amount equal to a two and one-half percent (2.5%) lodging tax (representing approximately 50% of the incremental hotel tax revenue based on a total of 5.0%

lodging tax levied by the City as of the date of this Agreement) on taxable lodging accommodations occurring at the Project Site within the Increment District for a period of fifteen (15) years following the Commencement Date; provided the aggregate amount of Investment Incentive shall not exceed \$3,143,000, all as more specifically described in Article II herein.

“Local Act” shall collectively mean Ordinance No. 1612 adopted and approved by the City on March 21, 2023, as amended by Ordinance No. 1649 on September 3, 2024, as further amended by Ordinance No. 1661 on January 21, 2025, and as may be further amended or supplemented, all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended.

“Local Development Act” shall mean the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended.

“Lodging Sales” or “lodging sales” shall mean any and all lodging accommodations that are subject to lodging tax within the City.

“Maximum Rebate Amount” shall mean Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000). The Maximum Rebate Amount represents the sum of (i) approximately \$1,988,744 in Hotel Tax Rebate generated over the fifteen year Hotel Tax Rebate Period (representing a 2.5% hotel tax on approximately \$5.3 million in taxable lodging transactions); (ii) approximately \$1,053,583 in Sales Tax Rebate generated over the ten year Sales Tax Rebate Period (representing a 2.0% sales tax on approximately \$5.3 million in taxable sales transactions); and (iii) approximately \$100,000 in applicable permit fees associated with the Project to be reimbursed to the Developer.

“New Business” means a restaurant, entertainment or recreation establishment, retail store, or lodging facility in the Project that is a new restaurant, entertainment or recreation establishment, retail store, or lodging facility which has been opened by an Occupant operating same not previously located within the City.

“Occupant” means an occupant of the Project that is operating a restaurant, entertainment or recreation establishment, retail store, or lodging facility within the Project and either (a) owns fee simple title to the site of its restaurant, entertainment or recreation establishment, retail store, or lodging facility, or (b) operates its restaurant, entertainment or recreation establishment, retail store, or lodging facility pursuant to a written lease agreement with Developer or its assigns.

“Participant” shall mean any Occupant, purchaser, ground lessee or successor that acquires any interest in the Project Site but specifically excluding any shareholder of a corporation, any member of a limited liability company, or any partner of a partnership of an entity that purchases, leases or successor that acquires any interest in the Project Site.

“Patel Tax Increment” shall mean the incremental portion of (i) sales and use tax revenue generated within the Increment District attributable to the Hotel Project, representing 100% of the Sales Tax Increment Revenues (as defined in the Project Plan, an amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) derived from taxable retail sales at the Project Site, less any applicable Transfer

Adjustments, as defined in the Project Plan, and (ii) hotel tax revenue generated within the Increment District attributable to the Hotel Project, representing 50% of the Hotel Tax Increment Revenues (as defined in the Project Plan, an amount equal to a two and one-half percent (2.5%) lodging tax based on a total of five percent (5.0%) lodging tax levied by the City pursuant to Chapter 7, Article 15, Section 7-15-1 *et seq.*, of the Jenks Code of Ordinances). For purposes of this Agreement, the Patel Tax Increment shall expressly exclude (a) 100% of any Ad Valorem Increment Revenues, (b) 100% of any construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues, (c) 100% of any Sales Tax Increment Revenues derived from retail sales outside the Project Site, (d) the other 50% of Hotel Tax Increment Revenues derived from lodging sales at the Project Site, (e) 100% of any Hotel Tax Increment Revenues derived from lodging sales outside the Project Site, and (f) any Leverage Act Increment Revenues (each revenue source as defined in the Project Plan).

“Project” or “Hotel Project” shall mean the development of Project Site into a new hotel development within the Increment District, all as more specifically described in Article II herein.

“Project Architect” shall mean the any architect retained by Developer (or an assign or successor thereto) for the design of the Project.

“Project Plan” shall mean the Jenks River District Economic Development Project Plan dated January 27, 2023, adopted and approved by the City pursuant to the Local Act and the Oklahoma Local Development Act, as said Project Plan may be amended from time to time.

“Project Site” shall mean the property described in Exhibit D comprising a portion of the Increment District, owned by the Developer (or an assign or successor thereto), and located within the boundaries of the Increment District. See Exhibit A for a map showing the Increment District. See Exhibit B for a legal description of the area of the Increment District. See Exhibit C for a preliminary Project Site Development Plan. See Exhibit D for a legal description of the Project Site.

“Retail Sales” or “retail sales” shall mean any and all sales that are subject to sales tax or use tax within the State of Oklahoma.

“Project Site Improvements” shall mean the infrastructure and other site improvements to be constructed by the Developer as contemplated in Section 2.1.

“Sales Tax Rebate” means any amount paid by the Authority to the Developer as assistance in development financing pursuant to the provisions of Section 3.2(A) herein, as will be determined and verified pursuant to information provided to the City by the Oklahoma Tax Commission.

“Sales Tax Rebate Period” means the period beginning on the Commencement Date and ending on the earlier of (i) the date when Developer has received the Maximum Rebate Amount, or (ii) the date which is ten (10) years following the Commencement Date.

“Security Agreement” shall mean the Security Agreement dated as of October ___, 2025, by and between the City and the Authority.

“Transaction Agreements” shall mean this Agreement and the Security Agreement.

ARTICLE II. NATURE OF THE AGREEMENT

2.1. SCOPE OF THE PROJECT. The City desires to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development, all in a manner that encourages commerce, increases retail opportunities, and generates a corresponding growth in the local tax base. The Developer has acquired and proposes to develop approximately 3.1283 undeveloped acres of property within the Increment District west of the Tulsa Premium Outlets site along the Arkansas River, i.e. the Project Site, for use as a hotel development. The Developer proposes to invest or cause to be invested in excess of \$24 million of design and construction costs to construct a dual branded full service hotel (Hampton/Homewood by Hilton) with food and beverage service and outdoor pool, comprised of a five (5) story wood frame, stucco and stone masonry building with gross building area of approximately 99,323 square feet (including related infrastructure and other site improvements, collectively, the “Project Site Improvements”). The Project is projected to generate approximately \$5.3 million in net new annual taxable sales, resulting in approximately \$187,000 in new annual sales tax revenues for the City (based upon a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) and \$265,000 in new annual lodging tax revenues for the City (based upon a total of 5.0% hotel tax levied by the City as of the date of this Agreement). Additionally, preliminary estimates indicated that the ad valorem taxable value of the improvements will generate approximately \$270,000 in new annual ad valorem tax revenues.

Economic incentives are proposed in the form of assistance in development financing representing (i) a sales tax rebate payable to the Developer in the amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) on taxable retail sales occurring at the Project Site within the Increment District for a period of ten (10) years following the Commencement Date (the “Sales Tax Rebate”), and (ii) a hotel tax rebate payable to the Developer in the amount equal to a two and one-half percent (2.5%) lodging tax (representing approximately 50% of the incremental hotel tax revenue based on a total of 5.0% lodging tax levied by the City as of the date of this Agreement) on taxable lodging accommodations occurring at the Project Site within the Increment District for a period of fifteen (15) years following the Commencement Date (the “Hotel Tax Rebate”); provided the aggregate amount of Sales Tax Rebate and Hotel Tax Rebate (collectively referred to herein as the “Investment Incentive”) shall not exceed \$3,143,000. The objective of the Investment Incentive is to attract premium lodging establishments to the City in order to enhance the quality of life for residents, attract visitors to the City, and to provide a significant enhancement to the tax base long term that will provide additional funds for traffic and utility infrastructure and quality police, fire and other critical services to the community. The approximately 43.56% of the total sales and use taxes generated by the Project and not utilized for the Investment Incentive will directly benefit the City’s quality of service to its residents.

The Developer shall be solely responsible for the costs of the Project Site Improvements. Notwithstanding the foregoing, additional Project Costs may be incurred by agreement of the parties as may be specifically authorized under the Project Plan. Nothing herein shall prohibit the

Developer, the Authority, and/or the City from seeking, obtaining, and applying available state, federal, or other funding to the payment of certain Project Site Improvements in lieu of including said Project Site Improvements as Project Costs under the Project Plan, and such application shall not reduce the Maximum Rebate Amount.

The Project will be financed from a combination of public and private sources, including apportionment of certain sales and use tax increments and hotel tax increments generated within or sourced to Increment District No. 6, City of Jenks, established in connection with the Project. It will require a combination of public and private actions for implementation. The Authority and the City shall provide monetary assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to the Developer pursuant to the terms of this Agreement in connection with the Investment Incentive.

2.2. RELATIONSHIP OF THE AUTHORITY, CITY, AND DEVELOPER.

A. The undertaking of this Project is a complex process which will require the mutual agreement of the Authority, the City, and the Developer and their timely actions on matters appropriate or necessary to Project implementation. Each of the parties hereto shall use commercially reasonable efforts in good faith to perform and to assist the other parties in performing their respective obligations under this Agreement, including specifically the performance of obligations hereinafter set forth in Article III and Article IV.

B. The parties understand, acknowledge and agree that the Developer shall be solely responsible for constructing and completing or, causing the construction and completion of, any and all Project Site Improvements. Accordingly, and notwithstanding anything to the contrary in this Agreement, nothing herein or any of the other Transaction Agreements shall be deemed to impose any obligations on the Developer for the construction or completion of the Project Site Improvements or for any activities or obligations related to such construction or reasonably expected to be within the control of the Authority or the City.

2.3. OTHER GOVERNMENTAL APPROVALS. The implementation of this Project will require approvals by other governmental entities and the City in accordance with applicable laws, ordinances, and regulations. The Authority and the City will in good faith use their best efforts to obtain and expedite the necessary approvals, to the extent applicable, for the construction of the Project, to the extent the Authority or the City has the authority to grant approval. The Authority and the City, with the commercially reasonable cooperation of the Developer, shall be responsible for assisting the Developer in complying with applicable requirements, filing appropriate applications, and taking other steps necessary or desirable to expedite and obtain the approvals necessary for undertaking and implementing the Project Site Improvements and, to the extent applicable, the construction of the Project; provided, that any normal and customary expenses related to said approvals shall be the responsibility of the Developer. The Authority agrees that the City Manager's approval of the Construction Plans shall also constitute the Authority's approval thereof.

2.4 PRIOR AGREEMENTS SUPERSEDED. This Agreement shall replace and supersede in all respects any prior agreements, including any and all amendments and supplements thereto.

ARTICLE III. COVENANTS AND OBLIGATIONS OF THE AUTHORITY AND CITY

3.1. **COLLECTION OF APPORTIONED TAX INCREMENTS.** The Authority and or the City shall promptly collect the Patel Tax Increment as generated pursuant to the Local Act and the Project Plan, and shall maintain such funds in the Apportionment Fund for the purposes set forth in the Local Act and the Project Plan.

3.2. **COSTS OF INVESTMENT INCENTIVE, AND USE OF REMAINING TAX INCREMENT REVENUES.**

A. In consideration of the Developer's agreement to construct the Project, the City and the Authority hereby agree to provide to the Developer an amount not to exceed of Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000) as assistance in development financing (i.e., the Investment Incentive) in the following manner:

1. The Investment Incentive shall be provided in the form of a Sales Tax Rebate and a Hotel Tax Rebate in the combined aggregate amount not to exceed Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000).
2. The Authority will rebate quarterly to the Developer an amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) on taxable retail sales occurring at the Project Site within the Increment District for a period of ten (10) years following the Commencement Date; provided however, the Authority may exclude from any Sales Tax Rebate payment any amount attributable to an Ineligible Use.
3. The Authority will rebate quarterly to the Developer an amount equal to a two and one-half percent (2.5%) lodging tax (representing approximately 50.0% of the incremental hotel tax revenue based on a total of 5.0% lodging tax levied by the City as of the date of this Agreement) on taxable lodging accommodations occurring at the Project Site within the Increment District for a period of fifteen (15) years following the Commencement Date.
4. The Sales Tax Rebate Period and the Hotel Tax Rebate Period shall each commence on the Commencement Date, and shall end when the Developer has received the Maximum Rebate Amount of Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000), or upon expiration of the respective Sales Tax Rebate Period (10 years) or Hotel Tax Rebate Period (15 years), whichever occurs first. Should the Developer elect to not complete the Project, any party to this Agreement shall have the right to terminate this Agreement by providing written notice of termination to the other parties hereto prior to the date that Developer completes the Project, in which event, the parties shall have no further liabilities hereunder. For purposes of this Agreement, the phrase "complete(s) the Project" shall be defined as the Developer constructing or causing to be constructed the Hotel Project

by a date not later than thirty (30) months after the issuance of a building permit for the Hotel Project, subject to any extensions pursuant to Section 6.14, which date shall be not later than December 31, 2028, subject to any extensions pursuant to Section 6.14.

5. The Authority will rebate quarterly to the Developer, on or before the first day of the second month following the end of each calendar quarter after the Commencement Date (including the calendar quarter in which the Commencement Date occurs), (a) the Sales Tax Rebate as set forth herein, based on an amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) on taxable retail sales occurring at the Project Site within the Increment District, as calculated for the preceding calendar quarter, and (b) the Hotel Tax Rebate as set forth herein, based on an amount equal to a two and one-half percent (2.5%) lodging tax (representing approximately 50.0% of the incremental hotel tax revenue based on a total of 5.0% lodging tax levied by the City as of the date of this Agreement) on taxable lodging accommodations occurring at the Project Site within the Increment District, as calculated for the preceding calendar quarter; provided, however, that if the Authority or the City have any inquiries concerning any such tax summary, the Authority shall have the right to withhold payment of any rebate in respect of one or more Occupants that the City may dispute until the Authority and the City are provided with such additional information as the Authority and the City shall reasonably require. The parties specifically agree that the foregoing Sales Tax Rebate shall reflect an amount equal to a two percent (2.00%) City sales tax rate and the Hotel Tax Rebate shall reflect an amount equal to a two and one-half percent (2.5%) City lodging tax rate (i.e. collectively, the Patel Tax Increment revenues generated at the Project Site), as said portion of the aggregate City sales tax and hotel tax is levied from time to time, and shall not apply to any other portions of the sales tax or hotel tax levied by the City, Tulsa County, or the State of Oklahoma; provided however, the City shall have no obligation to make any rebate payments to the Developer until the Developer has completed the Project, as described herein.
6. Developer shall provide to the Authority and the City a roster of Occupants of the Project as of January 1st of each year, and update during the year as and if necessary. Developer hereby waives any and all rights of confidentiality, which Developer may have in respect of sales taxes and hotel taxes generated from the Project. Without limiting the generality of the preceding sentence, Developer agrees that the City shall have the right to inspect and audit the books and records of Developer as reasonably necessary to confirm the total amount of sales taxes and hotel taxes attributable to the Project. The City shall use reasonable efforts to maintain the confidentiality of any such books and records and information with respect to the sales taxes and hotel taxes attributable to the Project, subject to any laws that may require disclosure thereof. Performance of this provision shall be deemed completed when the Developer fully collects the Maximum Rebate Amount of Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000).

7. The City shall be entitled to rely, at least on a quarterly basis, on any report(s) from the Oklahoma Tax Commission to validate and/or confirm the amount of sales tax and/or hotel tax generated from the Project Site boundaries. Developer shall cooperate with the City and the Oklahoma Tax Commission to provide and/or otherwise obtain the information necessary to determine the Sales Tax Rebate and the Hotel Tax Rebate for the applicable period.
8. Notwithstanding anything contained herein to the contrary, in no event shall the sum of assistance in development financing made by the Authority under the Agreement exceed the sum of Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000).
9. The Authority and the City propose to utilize a portion of revenues derived from the Project Site within the Increment District (i.e., the Patel Tax Increment revenues) to pay the Sales Tax Rebate and the Hotel Tax Rebate, when and if available. It is understood and expressly agreed by Developer that the Authority and the City do not warrant or guarantee that the grant of tax rebates as provided for in this Agreement will be upheld as valid, lawful, enforceable or constitutional in the event the statutory authority for same or Authority's or City's use thereof is challenged by court action. In the event such court action related to this Agreement is instituted, Developer, the Authority and the City shall each be responsible for their own costs of defending the parties hereto, this Agreement and the tax rebates hereunder; provided however, should such litigation result in the loss of tax rebates as provided herein, Developer shall be solely responsible for the payment of all taxes due, including all taxes which otherwise would have been paid to the City without the benefit of abatement or rebates without recourse to the City, and without any obligation by the Authority or the City to reimburse same back to Developer. The Authority and the City agree that in the event of an invalidation of the rebate (or some portion thereof), the Authority and the City will not pursue the recovery of previously paid rebate amounts except as may be compelled by lawful authority; provided however, this provision shall not limit the Authority's or City's right to offset the invalid portion of paid Sales Tax Rebate and/or Hotel Tax Rebate against future Sales Tax Rebate and/or Hotel Tax Rebate owed.

B. As additional incentive, the Authority agrees to rebate to the Developer the applicable permit fees associated with the Project, such rebate to be limited to the amount of fees actually paid by the Developer, in the aggregate amount not to exceed \$100,000. Said rebate amount is calculated as a part of the Maximum Rebate Amount; provided however, in the event the actual payments of Sales Tax Rebate and Hotel Tax Rebate shall not equal the Maximum Rebate Amount by the end of the Hotel Tax Rebate Period, said Hotel Tax Rebate Period shall be extended for such additional time as necessary to rebate an additional \$100,000, or such lesser amount as shall be necessary to provide the Maximum Rebate Amount. At the discretion of the City, the rebate of said fees may be payable from any other TIF Revenues under the Project Plan, excluding the Patel Tax Increment.

3.3. PLEDGE OF APPORTIONED TAX INCREMENTS. The Authority shall pledge, and agrees to take any other actions as shall be necessary to confirm or perfect such pledge, one-

hundred percent (100%) of the apportioned Patel Tax Increment pertaining to the Project Site within the Increment District (representing a portion of the Tax Increment described in the Security Agreement, and released and excluded by TPO pursuant to the TPO Agreement), at such times and in such amounts as the Patel Tax Increment may be received, to the payment of the obligations set forth in Section 3.2 herein. This Agreement is intended to constitute a “security agreement” under the Uniform Commercial Code of the State of Oklahoma, and the City and the Authority acknowledge that the Developer may make a UCC filing to perfect its security interest in the Patel Tax Increment revenues. Patel Tax Increment revenues in excess of that needed for payment of said obligations shall be applied as set forth in the Project Plan. The City reserves the right (but not the obligation) to direct other available funds, including but not limited to other revenues derived from the Increment District and proceeds of obligations issued to pay Project Costs of the Increment District, to the payment or pre-payment of the Investment Incentive.

3.4. [Reserved]

3.5. **TERM OF DISTRICT.** The Authority and the City agree not to take or omit to take any action that would in any way contribute to or cause the elimination of any portion of the area or duration of the Increment District or that would in any way reduce or otherwise jeopardize the Patel Tax Increment to be apportioned from the Project Site within Increment District; provided however, this provision shall not be construed to prohibit the City, from time to time in the normal course of its legislative powers, from proposing changes in taxing measures that may impact the applicable levies and resulting Patel Tax Increment.

3.6. **OTHER ACTIONS.** The City and the Authority agree to take such other reasonable actions as may be appropriate or desirable to support the implementation of the Project including, by way of example, assistance in qualifying for tax incentives and exemptions, and other appropriate assistance to facilitate the Project.

3.7. **OBSERVANCE OF THE SECURITY AGREEMENT.** The Authority hereby agrees to keep, perform, and observe faithfully all of the covenants, conditions, and requirements imposed upon it in the Security Agreement. The Authority agrees that any material breach by the Authority or the City of the Security Agreement shall constitute a material breach by the Authority and the City of this Agreement.

ARTICLE IV. COVENANTS AND OBLIGATIONS OF THE DEVELOPER

4.1. **DEVELOPMENT OF PROJECT SITE.** In accordance with the provisions of this Agreement, the Developer shall develop and/or shall enter into lease or sale arrangements with Participants for the development of the Project Site; provided, that nothing in this sentence shall require or be construed to require the Developer to waive rights that are, or accept agreements or provisions that are not, customary or commercially reasonable. The Developer shall provide to the City periodic updates to the Project Site Development Plan and Construction Plans for the development of the Project Site, which said documents shall be consistent in all respects with any applicable provisions of the City's Zoning Ordinances and Building and Land Subdivision Codes, and the Engineering Design Criteria Manual. The Project Site Development Plan shall consist of

conceptual drawings depicting the preliminary scale, placements, and design of the Project. The Developer and any Participant shall construct the Project Site in substantial conformance with the Construction Plans and thereafter maintain the Project Site in good order and condition. The parties understand, acknowledge and agree that the Developer shall be solely responsible for constructing and completing or causing the construction or completion of any and all improvements to the Project Site, except as specifically provided herein.

4.2. DEVELOPMENT OF THE PROJECT. The Developer shall use commercially reasonable efforts to commence and thereafter diligently complete construction of the Project on the Project Site. The Developer agrees to construct and equip or cause to be constructed and equipped, the Project in substantial conformance with the Construction Plans, and in a manner consistent with the Development Timeline and Obligations of the Developer contained in Section 4.3, as follows:

A. The Developer shall, at its sole cost, develop, construct or cause to be constructed within the Project Site, a dual branded full service hotel (Hampton/Homewood by Hilton) with food and beverage service and outdoor pool, comprised of a five (5) story wood frame, stucco and stone masonry building with gross building area of approximately 99,323 square feet by a date not later than thirty (30) months after the issuance of a building permit by the City for the Hotel Project, subject to any extensions pursuant to Section 6.14, which date shall be not later than December 31, 2028;

B. The Developer shall pay all costs of the Project Site Improvements described in Section 2.1 herein, including the costs of required permits, licenses, and fees lawfully payable to the City in connection with construction of the Project.

C. The costs of all required permits, licenses, and fees lawfully payable to the City shall be paid by the Developer prior to the issuance of a building permit by the City.

D. The Developer acknowledges, agrees with, and accepts the calculation of the Maximum Rebate Amount in the amount of Three Million One Hundred Forty Three Thousand Dollars (\$3,143,000), representing the projected Sales Tax Rebate, Hotel Tax Rebate, and reimbursement of applicable permit fees, all as described herein.

4.3. DEVELOPMENT TIMELINE AND OBLIGATIONS OF THE DEVELOPER. The Developer agrees to complete construction of the Project on the following timeline:

A. By June 30, 2026 (subject to any extensions pursuant to Section 6.14), the Developer shall obtain a building permit from the City.

B. By December 31, 2028 (subject to any extensions pursuant to Section 6.14), the Developer shall have completed its obligations in Section 4.2(A).

4.4. AD VALOREM TAX, SALES TAX, AND HOTEL TAX PAYMENTS; CONSTRUCTION PURCHASES. The Developer agrees and understands that the payment of the Investment Incentive is directly dependent upon the Developer's success with respect to the Project in a manner that will generate sufficient Patel Tax Increment revenue to pay the Investment Incentive. The Developer agrees to remit or cause to be remitted all ad valorem taxes, sales taxes,

hotel taxes for which it is legally obligated to remit in a timely manner; the Developer will also use its commercially reasonable efforts to require any Participants to do the same. All payments of ad valorem taxes shall be made to the Tulsa County Treasurer at the times and in the amounts ordinarily required by law. All payments of sales taxes shall be made to the Oklahoma Tax Commission at the times and in the amounts ordinarily required by law. All payments of hotel taxes shall be made to the City at the times and in the amounts ordinarily required by law. The Developer shall request that all contractors for the construction of the Project cause, to the extent it is commercially reasonable to do so, all construction purchases to be delivered to the Project Site and use the appropriate Jenks street address for such purchases and deliveries.

4.5. PROJECT FINANCING. The Developer shall provide all financing for the development of the Project Site and the payment of the costs of the Project Site Improvements.

4.6. REPORTING. The Developer shall provide consolidated reports (not less frequently than annually) listing all Participants operating within the Project Site. Such reports shall be made as long as the Increment District created pursuant to the Local Development Act remains in effect.

4.7 DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS. The City acknowledges and agrees that all necessary dedications of rights of way, utility easements and other easements within the Project Site have been made in the Tulsa Premium Outlets Amended Plat No. 7130. The Developer shall be responsible for all on-site development fees and storm water detention and is responsible to meet all City development standards and fees.

4.8 PERFORMANCE AND TERMINATION; INELIGIBLE USES; OTHER REPRESENTATIONS.

A. Performance and Termination. In the event the Developer fails to meet the Developer's obligations outlined in Sections 4.2 and 4.3 herein, the Authority, at its sole discretion, may terminate this Agreement by giving written notice to the parties and addresses listed in Section 6.11.

B. Ineligible Uses. In the event that the Project or any portion thereof is used for an Ineligible Use, then the Developer will not be entitled to a rebate of sales taxes attributable to the Ineligible Use under this Agreement. Nevertheless, any Occupant participating in an Ineligible Use shall be subject to the rights of the City and waivers of confidentiality set forth herein above.

C. Any proposed Occupant(s) that cease operations at their existing location within the City and relocate to within the Increment District shall not be included in the calculation of the Sales Tax Rebate; provided however, with respect to any proposed Occupant(s) that opens an additional Jenks location within the Increment District shall be included in the calculation of the Sales Tax Rebate so long as all other existing location(s) remain open for business. The City reserves the right to exclude from the Sales Tax Rebate any portion allocable to an Ineligible Use.

D. [Reserved]

E. [Reserved]

F. [Reserved].

G. The Developer will use commercially reasonable efforts to use qualified City labor and suppliers under this Agreement, provided however; the Developer may in its sole discretion select suppliers and contractors based on program needs, criteria, and standards.

H. By execution of this Agreement, the Developer certifies that it is a company in good standing under the laws of the State in which it was formed or organized, and has provided the Authority sufficient evidence of such. In addition, the Developer certifies that it owes no delinquent taxes to any taxing unit of this City or County at the time of execution of this Agreement.

I. [Reserved]

J. The Developer will furnish to the Authority and City timely updates throughout the term of the Agreement or as requested by the Authority or City, regarding the general project status, market and general summary financial updates regarding the Developer related to the Project contained herein.

K. The parties' or their representatives will meet as needed to implement the terms of this Agreement and will make a good faith attempt to informally resolve any disputes or issues related to this venture.

4.9 REQUIREMENTS FOR AGREEMENTS WITH SUCCESSOR PARTICIPANTS.
The Developer, in all agreements entered into with any purchaser, ground lessee or successor that acquires any interest in the Project Site from Developer prior to receiving a Certificate of Completion (other than as a tenant of space within the Project) (a "Successor Participant") shall provide the following:

A. The Successor Participant shall agree to assume the obligations of the Developer as a successor in interest, as applicable to the particular portion of the Project assumed by the Successor Participant, and develop in accordance with this Agreement, the Project Plan, and any other plans related to the Development as adopted or approved by the City or a public entity designated by the City.

B. The Successor Participant shall submit to the Developer such documents as necessary to fix and describe the size and character of their development as to structural, mechanical, and electrical systems, materials, components, and other such essentials in order to show the nature, quality, and appearance of the development to ensure their conformance with the requirements of the Project Site Development Plan and Construction Plans to be approved by the City as set forth in this Agreement. The Developer shall submit such documents to the City for its review and approval in accordance with Sections 4.1 and 5.6 of this Agreement.

C. The completion date for the construction contemplated in each agreement shall be set forth in each agreement.

D. The Successor Participant shall request that all contractors for the construction of applicable portion of the Project cause, to the extent it is commercially reasonable to do so, all

construction purchases to be delivered to the construction site on the Project Site and use the appropriate City of Jenks, Oklahoma, street address for such purchases and deliveries.

E. The Successor Participant shall permit the representatives of the City access to the development in accordance with Section 6.2. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided for in this Section.

F. The Successor Participant shall be restricted from using any portion of the Project Site for the operation of any of the types of business not approved by the applicable zoning of the City of Jenks, Oklahoma.

G. The Successor Participant shall commence and complete its portion of the development within a reasonable time.

So long as the foregoing requirements of this Section 4.9 are included in any agreements between the Developer and any Successor Participant, the Developer may sell, ground lease, or otherwise convey portions of the Project Site prior to receiving a Certificate of Completion in accordance with Section 5.7 of this Agreement.

4.10 [Left Blank Intentionally]

4.11 OTHER ACTIONS. The Developer agrees to take such other commercially reasonable actions as may be reasonably necessary or appropriate, and to the extent it is able, to support the implementation of the Project including, by way of example, furnishing information reasonably requested by the Authority or the City for reporting purposes under the Local Development Act, preparation and execution of supporting Project documentation, cooperation in construction activities, preparation of Project activities reports, and assistance in other matters that may be of benefit to the Project; provided, that nothing in this Section 4.11 shall obligate or be deemed to obligate the Developer to (i) incur, expend or enter into any cost, expense, liability or obligation, (ii) disclose any confidential information, information of third parties or information to which it does not have ready access, or (iii) undertake any action for which the Authority and/or the City are responsible for undertaking.

ARTICLE V. CONSTRUCTION PROVISIONS

5.1. [Left Blank Intentionally].

5.2. CONSTRUCTION PLANS AND CONTRACTS. The Authority and the City shall use their respective best efforts to obtain whatever assistance and approvals may be required from third parties in order to facilitate construction of the Project Site Improvements.

5.3. [Left Blank Intentionally]

5.4. [Left Blank Intentionally].

5.5. INDEMNIFICATION.

A. The Developer shall indemnify and hold harmless the Authority and the City for any liability for breach of the Developer's obligations under this Agreement, in each case subject to Section 6.18; provided, that the Developer shall have no obligation to indemnify the Authority or the City for any such injury or damages to the extent arising out of or from (i) any breach of this Agreement or any other Transaction Agreement by the City or the Authority, (ii) any matter for which the Authority or the City are responsible or liable pursuant to any other contract with the Developer, (iii) any matter for which any other Person or entity is liable to the Authority or the City, or (iv) any matter caused by willful misconduct or negligence of the City or the Authority. The Developer shall have the right to control the defense of any third-party claims for which the Authority or the City seek indemnification hereunder. The Authority or the City shall promptly notify the Developer in writing of any claim subject to this Section 5.5, but in any event shall provide such notification within thirty (30) days of receipt of any such claim in writing.

B. To the fullest extent allowable by law, the Authority and the City shall be liable for and shall indemnify and hold harmless the Developer for (i) any liability to third parties for personal injury or property damage for construction and operation activities of the Authority or the City arising out of or related to this Agreement, the subject matter thereof and/or (ii) breach of the Authority's or the City's obligations stated herein or in any other Transaction Agreement, to the extent not caused by willful misconduct or negligence of the Developer, provided that, said indemnification, if lawful, is not intended to be a waiver of tort claims liability limits, and any claims against the Authority and the City shall be limited to the amounts specified in the Governmental Tort Claims Act, Title 51, Oklahoma Statutes, Section 151, *et seq.*, as amended.

5.6. CHANGE IN PROJECT SITE DEVELOPMENT PLAN OR CONSTRUCTION PLANS. If the Developer desires to make any material change to the Project Site Development Plan or Construction Plans, the Developer shall submit the proposed change to the City for approval. The City may approve the proposed change and notify the Developer in writing of its approval. Such change to the Project Site Development Plan or Construction Plans shall, in any event, be deemed approved by the City unless rejection thereof, in whole or in part, by written notice thereof by the City to the Developer, setting forth in detail the reasons therefor, made within fifteen (15) days after the date of their receipt of such proposed change. The City shall have full discretion to approve, disapprove, or request modification of the Project Site Development Plan and Construction Plans to assure desired standards of quality and appearance.

5.7. CERTIFICATE OF COMPLETION. Promptly after each building site within the Project Site is completed and upon request of the Developer, the City shall furnish the Developer with an appropriate instrument certifying satisfactory completion of such building site, in accordance with this Agreement.

(a) City to Withhold Certificates of Completion. It is the intent of the parties that the Project Architect's inspections serve as the primary evidence of satisfactory completion of each building site within the Project Site. However, the City building inspection department shall retain its statutory obligation of building inspections required during the construction process.

(b) Effect of Certificates of Completion. The Certificates of Completion issued by the City shall serve as a conclusive determination of satisfaction and termination of those agreements, covenants, and conditions made by the Developer to complete the Project in accordance with this Agreement. The Certificates of Completion may be filed among the public land records in the Office of the Tulsa County Clerk.

(c) Form of Certificates. The certification provided for in this Section shall be delivered to the Developer in a suitable form that will enable it to be recorded in the proper office for the recording of deeds and other legal instruments pertaining to the Project Site.

(d) City's Failure to Provide Certificates of Completion. If the City declines or fails to provide Certificates of Completion in accordance with the provisions of this Section, the City shall, no later than three (3) days after receiving a written request from the Developer, provide a written explanation of the cause for the denial of a Certificate of Completion. The explanation shall detail the specific failure(s) or default(s) of the Developer to complete the Development in accordance with building code and the necessary acts to be performed by the Developer in order to obtain a Certificate of Completion. If the City fails to respond Developer's written request within five (5) days after receipt of such written request, then the City shall be deemed to have issued the necessary Certificates of Completion.

ARTICLE VI. GENERAL PROVISIONS

6.1. **NONDISCRIMINATION.** The Developer agrees, in its capacity as the developer of the Project Site, not to discriminate on the basis of race, color, religion, gender, or national origin in the use or occupancy of the any of the buildings and facilities constructed on the Project Site, in violation of any applicable law or regulation.

6.2. MUTUAL RIGHTS OF ACCESS.

A. Authority and City Access to Project Site. Prior to the delivery of premises to businesses that will occupy and operate from the Project, the Developer shall permit representatives of Authority and the City and the Authority and the City shall permit representatives of the Developer to have reasonable access to the Project Site, at all reasonable times, for the purposes of this Agreement, including, but not limited to, construction by the Authority and the City, as the case may be, and inspection of all work being performed in connection with construction. No such access shall interfere with the use or occupancy of the businesses occupying and operating from the Project.

B. No Charge. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided in this Section.

6.3. [Left Blank Intentionally]

6.4. **CONFLICT OF INTEREST; AUTHORITY'S AND CITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.** No official or employee of the Authority

or the City shall have any personal interest in this Agreement, nor shall the City or the Authority permit any such person voluntarily to acquire any ownership interest, direct or indirect, in the legal entities which are parties to this Agreement. No official or employee of the Authority or the City shall be personally liable to the Developer or any successor in interest, in the event of any default or breach by the Authority or the City of this Agreement or for any amount which becomes due to the Developer or its successors under this Agreement.

6.5. DEVELOPER'S OWNERS AND REPRESENTATIVES NOT INDIVIDUALLY LIABLE. No shareholder, member, partner, manager, officer, director, advisory board member, unit holder or employee of the Developer or any Participant shall be personally liable to the Authority or the City or any successor in interest, in the event of any default or breach by the Developer of this Agreement or for any amount which becomes due to the Authority the City or their successors under this Agreement.

6.6. APPLICABLE LAW, SEVERABILITY AND ENTIRE AGREEMENT. This Agreement shall be governed by and construed in accordance with the laws of the State of Oklahoma governing agreements made and fully performed in Oklahoma. If any provisions of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or surviving portion(s) of such provision, and each other provision of this Agreement, shall be valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the Authority, the City, and the Developer with respect to the subject matters of this Agreement, there being no terms, conditions, warranties or representations with respect to the subject matter other than as contained herein.

6.7. THIRD PARTIES. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto, their successors and assigns, and not for the benefit of any other persons, as third-party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights express or implied, upon any other person.

6.8. NO PARTNERSHIP OR JOINT VENTURE CREATED. This Agreement specifically does not create any partnership or joint venture between or among the Authority, the City and the Developer, or render any of them liable for any of the debts or obligations of any or the others.

6.9. TIME IS OF THE ESSENCE. The Authority, the City and the Developer understand and agree that time is of the essence with regard to all the terms and provisions of this Agreement.

6.10. REPRESENTATIONS AND WARRANTIES; FORMALITIES AND AUTHORITY. Each party represents and warrants to the other parties that, as of the date hereof and at all times during the term of this Agreement:

A. Such party validly exists and has all necessary power and authority to execute, deliver and perform its obligations under the Transaction Agreements to which it is party and to carry out the transactions contemplated hereby and thereby.

B. The execution and delivery by such party of the Transaction Agreements to which it is party, the performance by such party of the Transaction Agreements to which it is party and the performance by such party of the Transaction Agreements to which it is party, have been duly authorized by all necessary proceedings with respect to such party, and no other proceedings with respect to such party are necessary to authorize the Transaction Agreements to which such party is party and the transactions contemplated hereby and thereby.

C. Each of the Transaction Agreements to which such party is party have been duly executed and delivered by such party and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding obligation of such party, enforceable against such party in accordance with its terms, subject to applicable bankruptcy, insolvency and similar laws affecting creditors' rights generally and to general principles of equity.

D. The performance by such party of its obligations under the Transaction Agreements and the transactions contemplated thereby do not: (i) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under, accelerate any obligations under, terminate or give rise to a right of termination of, any contract or agreement to which such party is a party or by which any property or asset of such party is bound; (ii) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under the constitutive documents of such party; (iii) cause the creation of any lien or encumbrance upon any of the properties or assets of such party; (iv) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under any provision of applicable law with respect to such party; (v) require such party to make or provide any notice to, declaration or filing with, or obtain any consent, authorization, permit or approval from, any governmental entity or other person or legal entity or (vi) give any governmental entity the right to revoke, withdraw, suspend, cancel, terminate or modify any permit, license or approval held by such party.

E. There is no proceeding, claim or litigation pending or, to the knowledge of such party, threatened, against such party with respect to the transactions contemplated by the Transaction Agreements.

F. [Reserved]

6.11. NOTICES AND DEMANDS. Any notice, demand, or other communication under this Agreement shall be sufficiently given or delivered when it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally to:

A. In the Case of the Developer:

Sia Ram Holdings LLC
c/o Leisure Hospitality Management, Inc.
Attn: Robert Patel
9041 East 71st Street
Tulsa, OK 74133

B. In the case of Authority:

Jenks Economic Development Authority
Attn: City Manager
211 N. Elm Street
Jenks, OK 74037

C. In the case of the City:

City of Jenks, Oklahoma
Attn: City Manager
211 N. Elm Street
Jenks, OK 74037

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the others as provided in this Section. A copy of any notice, demand or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

6.12. **BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the Authority, the City and the Developer and their respective legal representatives, successors and assigns.

6.13. **MODIFICATIONS.** This Agreement cannot be changed orally, and no agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such agreement is in writing and is signed by the party or parties against whom enforcement of any waiver, change, modification or discharge is sought.

6.14. **UNAVOIDABLE DELAYS.** The time for performance of any term, covenant, condition, or provision of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, “unavoidable delays” means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition or provision under this Agreement and shall include, without limiting the generality of the foregoing, delays attributable to acts of God, any other party to this Agreement, strikes, labor disputes, unusually severe weather, pandemics, quarantine restrictions, building material supply shortages, governmental restrictions, delays in any governmental permitting process that are outside of the Developer’s control, court injunctions or litigation, war, riot, civil commotion, acts of public enemy and casualty, but shall not include delays attributable to financial difficulties of such party unless caused by the act or omission of another party hereto. In the event of an unavoidable delay the affected party shall promptly notify the other parties in writing and use its reasonable efforts to mitigate and resolve the unavoidable delay as promptly as possible (keeping the other parties informed of the efforts being made to mitigate and resolve the unavoidable delay). Provided however, it is understood and agreed by the parties that under no circumstances shall an unavoidable delay operate to extend the duration of the Increment District or in any way alter the provisions of the Local Act.

6.15. **FURTHER ASSURANCES.** Each party agrees that it will, without further consideration, execute and deliver such other documents and take such other action, whether prior

or subsequent to closing, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement.

6.16. ATTORNEYS' FEES. In the event of any controversy, claim or dispute between the Authority, the City and the Developer affecting or relating to the subject matter or performance of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of its reasonable expenses, including reasonable attorneys' fees.

6.17. COUNTERPARTS; HEADINGS.

A. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

B. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.

6.18. LIMITED LIABILITY. Except as provided in and subject to Section 5.5B, above, the liability of the Authority and the City to the Developer arising by virtue of this Agreement shall be limited to the disbursement from time to time of the Sales Tax Rebate and Hotel Tax Rebate amounts (i.e. the Investment Incentive). Except as provided in and subject to Section 5.5B, above, the said liability of the Authority as to the Sales Tax Rebate and Hotel Tax Rebate amounts (i.e. the Investment Incentive) shall be further limited to and payable solely from the Patel Tax Increment revenues, and resort shall not be had to the Authority or the City for any additional amounts. Notwithstanding anything herein to the contrary, Developer shall not have any liability to the Authority or City for any failure to construct the Project in accordance with the terms hereof; provided, however, Developer understands and agrees that the obligation to provide the Investment Incentive to Developer is conditioned upon Developer's completion of the Project in accordance with the terms hereof.

6.19. ASSIGNMENT. Except as otherwise provided below, this Agreement and the rights and obligations of the Developer may be assigned or transferred, without the written approval of the other parties hereto, provided that, Developer shall provide the City written notice of such assignment promptly after such assignment occurs. This Agreement will apply to, be binding in all respects upon and inure to the benefit of the permitted assigns of the parties. Notwithstanding any provision of this Agreement to the contrary, Developer shall have the right, without first obtaining consent of the other parties hereto, (i) to collaterally assign its rights and obligations under this Agreement as security for a mortgage loan from a bank or institutional lender that is secured by the Project Site; or (ii) to sell, pledge or grant a security interest in or otherwise transfer Developer's rights to the Investment Incentive hereunder, provided, however, that Developer or successor owner of the Project Site shall remain liable for all of its obligations hereunder. In furtherance of the foregoing, Developer shall be permitted to issue or incur indebtedness that is secured by Developer's rights to the Investment Incentive hereunder and grant any other Project Site collateral to such debt holders. The City and Authority agree to cooperate in good faith with Developer as necessary with respect to Developer's pledge or transfer of its rights to the Investment Incentive payments hereunder to the debt holders, at no cost and expense to the

City or Authority. Further, Developer shall have the right, without first obtaining consent of the other parties hereto, to assign this Agreement, in whole or in part, as applicable, to a transferee that has purchased or otherwise acquired fee simple title to the Project Site or a portion thereof; provided that such transfer of the Project Site or a portion thereof does not violate the terms of Section 4.9.

6.20 NO USE OF NAMES. Neither the entry into or consummation of this Agreement, or the transactions contemplated hereby, shall give the City or the Authority, any right to use any name, trademark, servicemark, logo or other intellectual property of the Developer or its affiliates.

6.21 EXHIBITS AND SCHEDULES. The following schedules or exhibits attached hereto shall be deemed to be an integral part of this Agreement:

- A. Exhibit A – Map showing the Increment District;
- B. Exhibit B – Legal description of the Increment District;
- C. Exhibit C – Project Site Development Plan;
- D. Exhibit D – Project Site Legal Description

6.22. CONSTRUCTION OF THIS AGREEMENT. The Authority, the City and the Developer acknowledge that they and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

6.23. SURVIVAL. The representations, warranties, covenants and undertakings of the parties set forth in this Agreement shall survive the execution and delivery of this Agreement, and continue in full force until this Agreement has been fully performed in accordance with its terms.

6.24 JURISDICTION AND VENUE. This Agreement shall be interpreted under the laws of the State of Oklahoma. That any lawsuit or challenge to this Agreement shall be commenced and maintained in the District Court of Tulsa County, State of Oklahoma.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Developer, the City, and the Authority have caused this Agreement to be duly executed and delivered as of the date first above written.

SIA RAM HOLDINGS LLC
an Oklahoma limited liability company

By: _____
Name: _____
Title: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said State on the ____ day of October, 2025, personally appeared _____, to me known as the _____ of Sia Ram Holdings LLC, an Oklahoma limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

My commission expires _____.
My commission number _____.

**JENKS ECONOMIC DEVELOPMENT
AUTHORITY**

(SEAL)

ATTEST:

By: _____

Name: Cory Box

Title: Chairman

By: _____

Name: Brandon Macy

Title: Secretary

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this ____ day of October, 2025, by Cory Box, Chairman of the Jenks Economic Development Authority, a public trust, on behalf of the trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

My commission expires 08/26/2028.

My commission number 04007771.

CITY OF JENKS, OKLAHOMA

(SEAL)

ATTEST:

By: _____

Name: Cory Box

Title: Mayor

By: _____

Name: Brandon Macy

Title: City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this ____ day of October, 2025, by Cory Box, Mayor of the City of Jenks, Oklahoma, a municipality, on behalf of the City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

My commission expires 08/26/2028.

My commission number 04007771.

EXHIBIT A

MAP OF INCREMENT DISTRICT NO. 6

The boundaries of Increment District No. 6, City of Jenks contain an area generally described as the area bordered on the north by the Creek Turnpike, on the east by the Arkansas River, on the south by Polecat Creek, and on the west by S. Elm Street..



* Jenks River District Project Area is outlined by red border. Increment District No. 6 boundaries contained within yellow border and shaded yellow, and labeled "TIF #6".

EXHIBIT B

INCREMENT DISTRICT LEGAL DESCRIPTION

INCREMENT DISTRICT NO. 6, CITY OF JENKS

The composite legal description for Increment District No. 6, City of Jenks is an area located entirely in Tulsa County, Oklahoma, more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), A PART OF SECTION THIRTY (30), A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31) AND A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 88°59'23" EAST ALONG THE NORTH LINE THEREOF 1076.86 FEET TO THE ARKANSAS RIVER;

THENCE SOUTH 14°17'08" EAST 4421.19 FEET;

THENCE SOUTH 67°38'37" WEST 1591.80 FEET TO THE CENTERLINE OF POLECAT CREEK;

THENCE ALONG SAID CENTERLINE THE FOLLOWING (29) COURSES:

THENCE SOUTH 54°21'18" WEST 171.41 FEET;

THENCE SOUTH 38°21'55" WEST 375.24 FEET;

THENCE SOUTH 40°05'35" WEST 324.82 FEET;

THENCE SOUTH 40°13'33" WEST 76.54 FEET;

THENCE SOUTH 41°08'15" WEST 294.18 FEET;

THENCE SOUTH 49°07'03" WEST 228.93 FEET;

THENCE SOUTH 82°37'16" WEST 219.43 FEET;

THENCE SOUTH 88°49'47" WEST 172.00 FEET;

THENCE NORTH 75°28'22" WEST 230.23 FEET;

THENCE NORTH 60°34'50" WEST 277.85 FEET;

THENCE NORTH 48°13'22" WEST 135.88 FEET;

THENCE NORTH 45°15'40" WEST 281.44 FEET;

THENCE NORTH 38°25'31" WEST 245.91 FEET;

THENCE NORTH 31°12'22" WEST 330.81 FEET;

THENCE NORTH 16°17'33" WEST 1042.78 FEET;

THENCE NORTH 17°35'30" WEST 343.04 FEET;

THENCE NORTH 35°12'56" WEST 411.52 FEET;

THENCE NORTH 50°26'21" WEST 292.87 FEET;
THENCE NORTH 35°15'47" WEST 339.43 FEET;
THENCE NORTH 19°28'39" WEST 210.08 FEET;
THENCE NORTH 28°59'00" WEST 178.58 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1407.98 FEET, AN ARC LENGTH OF 734.72 FEET, A CHORD BEARING OF NORTH 45°02'29" WEST AND A CHORD LENGTH OF 726.41 FEET;
THENCE NORTH 58°25'51" WEST 405.44 FEET;
THENCE NORTH 56°12'32" WEST 99.92 FEET;
THENCE NORTH 53°59'13" WEST 100.00 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 556.16 FEET, AN ARC LENGTH OF 469.90 FEET, A CHORD BEARING OF NORTH 78°11'27" WEST AND A CHORD LENGTH OF 456.05 FEET;
THENCE SOUTH 77°36'16" WEST 499.33 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 741.23 FEET, AN ARC LENGTH OF 256.42 FEET, A CHORD BEARING OF SOUTH 89°05'08" WEST AND A CHORD LENGTH OF 255.14 FEET;
THENCE NORTH 81°00'15" WEST 75.08 FEET TO THE WEST LINE OF THE NW/4 OF SAID SECTION 30;
THENCE NORTH 01°05'40" WEST ALONG SAID WEST LINE 1613.72 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 89°06'59" EAST ALONG THE NORTH LINE OF THE NW/4 OF SAID SECTION 30 A DISTANCE OF 2671.46 FEET TO THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 30;
THENCE NORTH 88°59'49" EAST ALONG THE NORTH LINE THEREOF 2640.57 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 26,569,522.2 SQ. FEET OR 609.95 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83.

EXHIBIT C
PRELIMINARY SITE DEVELOPMENT PLAN*
HOTEL PROJECT

[See following pages for Hotel Project Preliminary Site Plan dated ____, 2025]

* Preliminary Layout subject to change.

EXHIBIT D

PROJECT SITE LEGAL DESCRIPTION

Lot Two (2), Block One (1), of Tulsa Premium Outlets Amended, a re-subdivision in the City of Jenks, being part of the NE/4 of Section 30, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 7130.

SECURITY AGREEMENT

THIS SECURITY AGREEMENT dated as of the 28th day of October, 2025, is entered into by and between the Jenks Economic Development Authority (the “Authority”) and the City of Jenks, Oklahoma (the “City”).

WITNESSETH:

WHEREAS, the Authority has been created by a Trust Indenture dated as of July 22, 2021, for the use and benefit of the City under authority of and pursuant to the provisions of Title 60, Oklahoma Statutes 2021, Sections 176 to 180.4, inclusive, as amended and supplemented, the Oklahoma Trust Act and other applicable statutes of the State of Oklahoma; and

WHEREAS, the City has adopted and approved the Jenks River District Economic Development Project Plan (as may be amended from time to time, the “Project Plan”) by Ordinance No. 1612 on March 21, 2023, as amended by Ordinance No. 1649 on September 3, 2024, as further amended by Ordinance No. 1661 on January 21, 2025, and as may be further amended or supplemented (collectively, the “Local Act”), all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended (the “Local Development Act”); and

WHEREAS, the City, by virtue of the Local Act, and as commenced pursuant to Resolution No. 878 adopted and approved by the City on August 19, 2025, has heretofore created Increment District No. 7, City of Jenks (the “Increment District”), pursuant to the Local Development Act; and

WHEREAS, the Authority, the City, and Tulsa Premium Outlets, LLC (including its successors and assigns, “TPO”) have heretofore entered into an Economic Development Agreement dated as of September 3, 2024 (the “TPO Agreement”), for the purpose of providing a framework for the implementation of a portion of the Project Plan, including specifically the apportionment of certain Tax Increment revenues for the payment of the costs of the Project Costs Reimbursement Obligation (as defined in the TPO Agreement and representing an Incentive Cost as described in the Project Plan); and

WHEREAS, the City, the Authority, and Sia Ram Holdings LLC (including its successors and assigns, the “Patel”) propose to enter into an Economic Development Agreement to be dated as of October 28, 2025 (the “Patel Agreement”), for the purpose of providing a framework for the implementation of a portion of the Project Plan, including specifically the apportionment of certain Tax Increment revenues for the payment of the costs of the Investment Incentive (as defined in the Patel Agreement and representing an Incentive Cost as described in the Project Plan); and

WHEREAS, TPO has consented within the TPO Agreement to the exclusion of a portion of the Tax Increment (as defined in the TPO Agreement) from the pledge of said Tax Increment securing the TPO Agreement, specifically the sales tax portion of the Patel Tax Increment as defined in the Patel Agreement; and

WHEREAS, the obligations to pay to Patel the Investment Incentive, subject to a maximum aggregate incentive of \$3,143,000, all as set forth in the Patel Agreement, shall be referred to herein as the “Investment Incentive”; and

WHEREAS, for the purposes of this Security Agreement, the term “Project” shall collectively mean all development projects pursuant to the Patel Agreements, and the term “Project Site” shall mean the area defined in Exhibit D to the Patel Agreement, which encompasses all of the Project; and

WHEREAS, the terms used herein shall have the meanings given to them in the TIF Ordinance, the Project Plan, and the Patel Agreement, unless otherwise defined herein; and

WHEREAS, the Project Plan provides for the apportionment of certain Ad Valorem Increment Revenues, Hotel Tax Increment Revenues, Leverage Act Increment Revenues, and Sales Tax Increment Revenues to the payment of Project Costs, including the Investment Incentive; and

WHEREAS, at the time of adoption of the TIF Ordinance, the City did levy an aggregate total of three and fifty-five hundredths percent (3.55%) sales tax (the “Sales Tax Rate”), pursuant to Chapter 7, Article I, Section 7-1-1 *et seq.*, of the Jenks Code of Ordinances (the “Sales Tax Code of Ordinances”), as such Sales Tax Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time; and

WHEREAS, an amount equal to a two percent (2.0%) sales and use tax (representing approximately 56.34% of the incremental sales and use tax revenue based on a total of 3.55% sales and use tax levied by the City as of the date of this Agreement) derived from retail sales at the Project Site (as defined in the Patel Agreement) within the Increment District, less any Transfer Adjustments, all as described in the Project Plan, shall be referred to herein as the “Sales Tax Increment Revenues”; and

WHEREAS, at the time of adoption of the TIF Ordinance, the City did levy an aggregate total of five percent (5.0%) hotel/motel tax levied by the City pursuant to Chapter 7, Article 15, Section 7-15-1 *et seq.*, of the Jenks Code of Ordinances (the “Hotel Tax Code of Ordinances”), as such Hotel Tax Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time; and

WHEREAS, an amount equal to one hundred percent (100%) of the incremental hotel tax revenue generated within the Increment District attributable to the Project Site within the Increment District, all as described in the Project Plan, shall be referred to herein as the “Hotel Tax Increment Revenues”; and

WHEREAS, the Sales Tax Increment Revenues (for a period of ten years following the Commencement Date, as defined in the Patel Agreement) and fifty percent (50%) of the Hotel Tax Increment Revenues (for a period of fifteen years following the Commencement Date, as defined in the Patel Agreement), shall collectively be referred to as the “Tax Increment” for purposes of the Patel Agreement; provided however, the Tax Increment shall expressly exclude ((a) 100% of the Ad Valorem Increment Revenues, (b) 100% of the Sales Tax Increment Revenues derived from retail sales outside the Project Site, (c) 50% of the Hotel Tax Increment Revenues derived inside the Project Site, (d) 100% of the Hotel Tax Increment Revenues derived outside the Project Site, (e) any construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues (each

revenue source as defined in the Project Plan), and (f) 100% of the Leverage Act Increment Revenues; and

WHEREAS, the amount of the Tax Increment collected from time to time shall constitute “Patel TIF Revenues” for purposes of this Security Agreement; and

WHEREAS, in order to secure the payment of the Investment Incentive, and define how the Patel TIF Revenues are to be received by the City and paid over to the Authority, it is necessary that this Security Agreement be entered into; and

WHEREAS, all things necessary and appropriate to make this Security Agreement a valid and binding agreement by and between the Authority and the City have been done, happened and performed.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants expressed herein and the creation of the Investment Incentive by the Authority by and on behalf of the City and other good and valuable consideration, receipt of which is hereby acknowledged by and between the parties hereto, the Authority and the City agree as follows:

Section 1. The revenues representing the Sales Tax Increment Revenues, received from the Oklahoma Tax Commission by the City each month, shall be deposited in a special account (the “Apportionment Fund”) established separate and apart from the General Fund of the City. The revenues representing the Hotel Tax Increment Revenues, collected by the City and/or received from the Oklahoma Tax Commission by the City each month, shall be deposited in the Apportionment Fund. The Patel TIF Revenues shall constitute special funds of the City and shall not be subject to annual appropriation as part of the General Fund of the City. The City agrees and hereby directs that all amounts of money representing any and all Patel TIF Revenues, i.e. all of the Sales Tax Increment Revenues and fifty percent (50%) of the Hotel Tax Increment Revenues (i.e., the Tax Increment), shall be paid over to the Authority as received by the City for immediate deposit in an account to be established and maintained by the Authority entitled “Jenks Economic Development Authority Tax Increment Revenue Fund – Patel Subaccount” (the “Patel TIF Revenue Fund”); provided however, the Authority shall be entitled to release any excess amounts from time to time for the payment of other Project Costs and/or debt service thereon. The parties to this Security Agreement hereby acknowledge and the Authority does hereby pledge the Patel TIF Revenues to the payment of the Investment Incentive. The Patel TIF Revenues are to be utilized in the manner and for the purposes set out in the Patel Agreement, for which purposes it is hereby acknowledged are consistent with the authorized uses of said Patel TIF Revenues as set out in the TIF Ordinance and the Project Plan.

The Patel TIF Revenue Fund shall be chargeable with the following payments in the following order of priority:

FIRST: To make periodic payments to Patel pursuant to the terms of the Patel Agreement (i.e., the Investment Incentive), in such amount and at such times as may be directed therein, until said Investment Incentive is paid in full.

SECOND: With respect to all remaining the Patel TIF Revenues (if any), such amount may, at the written direction of the City, be transferred back to the special account established separate and apart from the General Fund of the City and

shall be available for any lawful purpose consistent with and in accordance with the TIF Ordinance and the Project Plan.

Section 2. In consideration of the potential issuance of Investment Incentive by the Authority on behalf of the City, the Authority has pledged the Patel TIF Revenues to Patel and does hereby create a security interest in said revenues in favor of Patel, in the manner set forth in the Patel Agreement. The parties hereto agree that the Patel TIF Revenue Fund shall be a special trust fund for the benefit of Patel.

Section 3. Monies contained in the Patel TIF Revenue Fund shall be continuously invested and reinvested, as directed by the Authority, in lawful investments consistent with the investment policies of the City, that shall mature not later than the respective dates, as estimated, when the monies in said fund shall be required for the purposes intended.

Section 4. The Authority and the City agree to continually ensure that the Patel TIF Revenues are utilized for one or more of the authorized purposes as set out in the TIF Ordinance, the Project Plan, and in the manner set out in Section 1 hereof.

Section 5. This Security Agreement shall remain in full force and effect until the Investment Incentive have been paid in full pursuant to the terms of the Patel Agreement. It is hereby acknowledged that pursuant to Section 6C of Article X of the Constitution of the State of Oklahoma and the Local Development Act, the direction of apportionment of the Patel TIF Revenues shall continue beyond the current Fiscal Year for the duration of the Increment District, or the period required for the discharge of indebtedness that may be incurred by the public entities authorized by the Project Plan, whichever is less; provided however, that since the levy, collection and use of sales taxes (as may be applicable to the Increment District) were approved by a majority of the voters voting at elections held for such purpose, the voters have the power to revoke or modify the same. The Investment Incentive shall in no way be or become an obligation of the City.

Section 6. It is understood and agreed that this Security Agreement is a third party beneficiary contract for the benefit of Patel. The parties hereto agree that the Patel TIF Revenue Fund shall be a special trust fund for the benefit of Patel, and may be pledged and assigned by the Authority in whole or in part as security for Patel. For the avoidance of doubt, the sales tax portion of the Patel TIF Revenues represents a portion of the Tax Increment defined in the TPO Agreement, to be excluded from the pledge securing the TPO Agreement, and instead be pledged to secure the Patel Agreement, and TPO has expressly consented thereto.

Section 7. For so long as this Security Agreement remains in effect, the City shall not assign, transfer, pledge or grant a security interest or other lien against the Patel TIF Revenues, or any rights or interests therein, to any person other than the Authority pursuant to or in furtherance of this Security Agreement. Notwithstanding the foregoing, this Section 7 shall not apply to any amounts paid to the City pursuant to priority "SECOND" under Section 1 above.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Jenks Economic Development Authority has caused this Security Agreement to be signed by its Chairperson, attested by its Secretary, and has caused the seal of the Authority to be impressed hereon and the City of Jenks, Oklahoma, acting by and through its City Council, has caused this Security Agreement to be signed by its Mayor, attested by its City Clerk, and has caused the seal of the City to be impressed hereon, all as of the date above set out.

JENKS ECONOMIC DEVELOPMENT
AUTHORITY

(SEAL)

Chairperson

ATTEST:

Secretary

CITY OF JENKS, OKLAHOMA

(SEAL)

Mayor

ATTEST:

City Clerk

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 28th day of October, 2025, by Cory Box, Chairperson of the Jenks Economic Development Authority, a public trust, on behalf of the trust.

Notary Public

(SEAL)

My commission expires 08/26/2028.
My commission number 04007771.

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 28th day of October, 2025, by Cory Box, Mayor of the City of Jenks, Oklahoma, on behalf of the City.

Notary Public

(SEAL)

My commission expires 08/26/2028.
My commission number 04007771.



February 19, 2025

Mr. Robert Patel
President & CEO
Leisure Hospitality Management, Inc.
9041 E. 71st Street
Tulsa, OK 74133

Re: Hotel Development

Dear Robert:

I am writing in furtherance of our conversations regarding Leisure Hospitality Management's ("LHM") pursuit of municipal incentives to aid in their development of a hotel on the vacant land now under contract adjacent to the Tulsa Premium Outlets ("Hotel Site"). If LHM is successful in securing an Economic Development Agreement ("EDA") with the City of Jenks in a timely fashion that requires LHM to underwrite the incentive with the sales and use tax generated by the hotel site than subject to LHM reaching a definitive agreement with the City, the Tulsa Premium Outlet would be willing to enter an agreement with the City to temporarily relinquish the sales and use tax generated by the Hotel Site from the Simon Premium Outlets Project Site as described in our EDA. By "temporarily" we mean to say that upon the expiration of the term of the EDA between the LHM and the City, the Hotel Site would be reincluded in any future Simon Premium Outlets Project Site.

It is our intent to facilitate LHM's securing an incentive by pledging the hotel sales and use tax to a Hotel EDA and away from the Outlet EDA without reducing Simon's Project Cost Reimbursement Obligation.

Sincerely,



Steve Shea

Vice President
Mall Development
225 West Washington Street
Indianapolis, IN 46204-3435 USA

T 317.263.7978 M 317.371.2223
sshea@simon.com
SIMON.COM

cc: Lorene Wright



JENKS POLICE DEPARTMENT

918-299-6311
918-556-7498 (fax)
www.jenks.com

211 N Elm ST
PO Box 2007
Jenks, OK 74037

10/15/2025-10/21/2025

Patrol

- There were 68 traffic stops, 9 motor vehicle accidents, 3 arrests, 370 calls for service, and 24 reports taken during this reporting period.
- 5 Domestic Assault and Battery
- 2 Mental Health Call
- 1 Burglary (1st, 2nd, 3rd and auto)
- 4 Larceny
- 1 Fraud
- 3 Harrassment
- 1 Vandalisim
- 1 Sexual Assualt

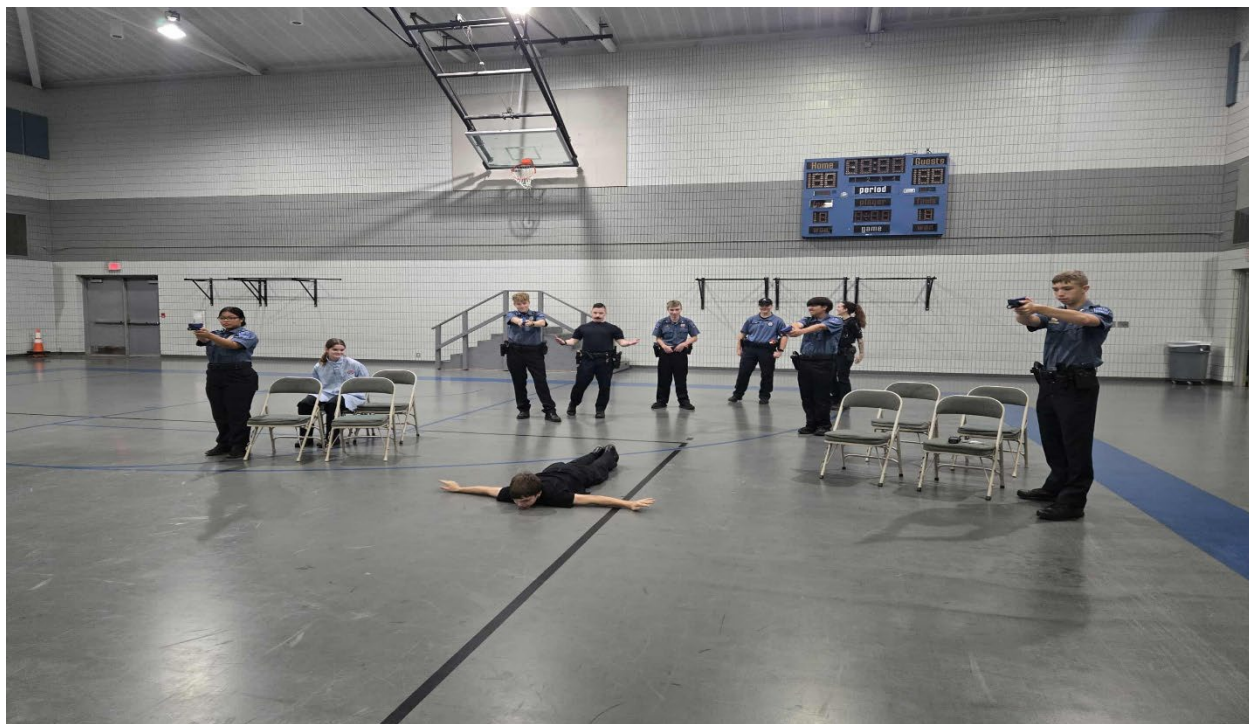
Training

- 1 at CLEET
- ATRIC C Rescue Task Force JPD and JFD
- All employee firearms requalifications

Events

- RSU Coffee with a Cop
- Fall Fest at Tulsa Premium Outlet Mall
- Special Olympics Soccer State Tournament
- Tulsa Police Explorer Training
- Slim Chickens Grand Opening







Drone Division





Animal Welfare-



ALICIA



DARCEY



SLEET



ALICE

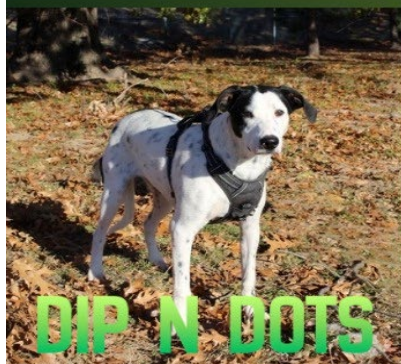
JENKS ANIMAL
WELFARE & TULSA
PREMIUM OUTLETS
FALL FEST

Saturday

October 18th from 1-3pm
801 E Outlet Dr. Jenks. OK



RUFUS



DIP N DOTS



PHANTOM



SPINNER

Animal Bite:	0
Missing:	4
Assist Other Agency:	0
Dead Animal Pickup:	2
Other:	6
Vicious Animal:	0
Wildlife:	1

At Large	3
Adoption Inquiry:	1
Barking Dog:	0
Livestock All:	0
Trap:	0
Welfare/Cruelty:	1
Adopted	1

Pound Population

Dogs	10
Cats	3

Code Enforcement

5 Certified letters mailed to record owners and renters

4 cases closed

4 cases went to October 16 Administrative Hearing

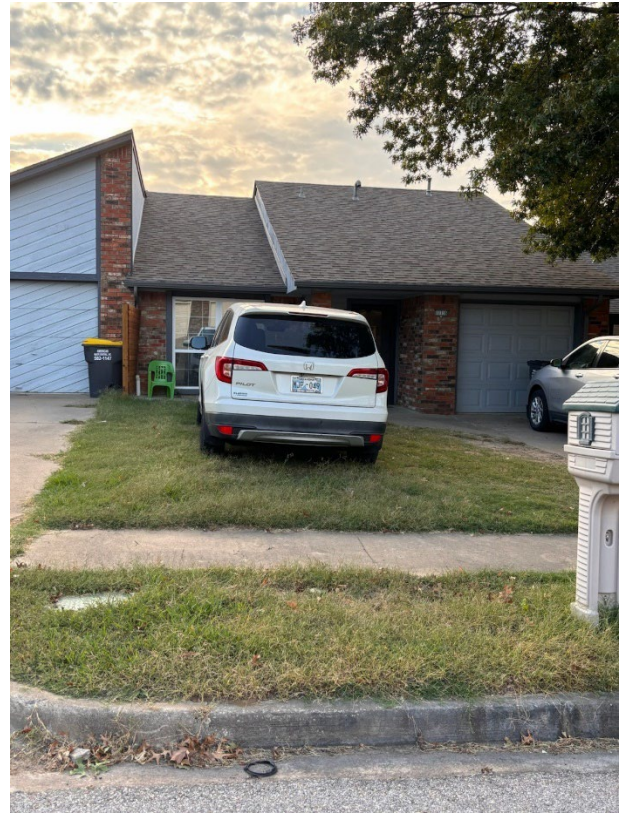
Trash and Debris

- 13111 S. Lewis Ave. – Report of demolished mobile home and trash and debris from demolition left for months. Dumpster on site, but lots of trash and debris on property. Certified letter to be mailed to record owner.



Vehicle on Grass

- 11116 S. Date St. – Report of vehicle parked on grass in front yard. Certified letter to be mailed to record owner.



Dilapidated Structure

- 11303 S. Kenosha Ave. – Dilapidated mobile home and shed, as well as trash and debris and tall grass and weeds. Certified letter to be mailed to record owner.



Inoperable Vehicle

- 817 N. Forest Pl. – Report of gutted vehicle in driveway. Certified letters to be mailed to record owner and renter.



