

**AGENDA
JENKS CITY COUNCIL
TUESDAY, DECEMBER 16, 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 December 02, 2025.
 - B. Approve Monthly Reports
 - C. Approve Final Plat for 121 Crossing. General Location 2517 W 121st. [Hilton]
 - D. Approve contract with Rainbow Fireworks in the amount of \$65,000 for the July 4th, 2026, fireworks show.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Ordinance No. 1678, related to JZ 25-700, rezoning from AG (Agriculture) to RE (Residential Estate), repealing all ordinances or parts thereof in conflict herewith, and providing for severability. General Location: 2300 W 91st St.
4. Resolution 889 - A Resolution recognizing and accepting the Executive Summary provided by TSW Design from the ranch and wilderness area engagement series.
5. Potential Executive Session for the purpose of conferring on matters pertaining to economic development, including 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) (Proposed Amendment to Economic Development Agreement with High 5)
6. First Amendment to Disposition and Economic Development Agreement with HD5 Entertainment, LLC and High Five Entertainment, LLC to provide for construction to

begin within 6 months of approval of this Amendment and project completion by December 21, 2027 and other changes.

OTHER BUSINESS

1. City Manager's Report

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, DECEMBER 2, 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 9:22 PM on November 26, 2025. The meeting was called to order at 06:03 PM on the above date with Mayor Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

John Brown
Kevin Short
Adam Abel
Craig Murray
Mayor Cory Box

Absent

Matthew Emmons
Donna Ogez

INVOCATION

Invocation was given by Tommy Davis of New Directions Internatinoal.

PLEDGE OF ALLEGIANCE

Was given.

ANIMAL WELFARE SPOTLIGHT

Jenks Animal Control presented an animal for adoption.

CITIZEN COMMENTS

None

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 November 04, 2025.
 - B. Monthly Reports
 - C. Approve Plat 25-19 - Preliminary Plat for Far East Mission Church. General Location: 131st & Harvard
 - D. Approve Plat 25-14 - Final Plat for Bridgepoint. General Location: 131st & Harvard
 - E. Approve Resolution 888 — Noting in the minutes the 2026 Meeting Calendar for the City of Jenks. [Macy]
 - F. Approve of a revised reimbursement agreement with Oklahoma Natural Gas Company for relocation of existing natural gas pipeline infrastructure to comply with federal Buy America Build America requirements as part of utility relocation on the Elwood

Avenue (111th Street to Main Street), Project Number STP-272C(058)IG, State Job Number 30160, EC-1442 in a reduced amount of \$266,116.60 for the City portion of funding; funding for the same was included in Resolution No. 850.

- G. Note in the meeting minutes that the City Manager has approved Change Order No. 3 in the amount of \$22,817.20 and Change Order No. 4 in the amount of \$24,997.12 for the Jenks Fire Department New Central Station Project submitted by VOY Construction, LLC (Tulsa, Oklahoma) for additions and deductions of the items; resulting in a new contract amount of \$4,719,007.19; and extension of the contract time by one hundred and twenty-one (121) days; funding for these changes are included in Account 14-411-5392 (Fire Suppression Capital Fund – Fire Suppression - Building & Improvements).

John Brown made a motion to approve Item 1. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, 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. Ordinance 1677, an Ordinance related to UEC 25-04, a Utility Easement Closure for Sunrise Ridge. General Location: South of 131st and east of Elm (Peoria). [Hilton]
Planning Director Marcae Hilton introduced Item 3. Kevin Short made a motion to approve Item 3. Craig Murray seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, John Brown, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried.

OTHER BUSINESS

1. City Manager's Report
City Manager Christopher ShROUT gave the City Manager's report and answered questions. Assistant City Manager Robert Carr also answered questions.

ADJOURNMENT

Jenks City Council adjourned at 06:28 PM.

City of Jenks
Fund 10
Financial Position
As of 11/30/2025

	Actual FY 25-26 Jul 1 - Nov 30	Budget Year 2 FY 25-26	Actual FY 24-25 Jul 1 - Nov 30
Gross Revenues:			
Sales Tax Collections	\$ 6,382,068.90	\$ 14,116,302.00	\$ 5,202,657.69
Use Tax Collections	1,397,321.80	3,606,572.00	1,544,104.47
Other Licenses & Permits	1,356.50	10,000.00	7,715.00
Electrical Licenses	4,625.00	10,500.00	7,450.00
Plumbing Licenses	5,325.00	10,850.00	7,625.00
Mechanical Licenses	5,125.00	10,250.00	6,200.00
Beverage Licenses	6,595.00	41,500.00	16,290.00
Solicitors Licenses	-	2,000.00	100.00
Sign Permits	641.78	2,000.00	2,849.50
Electrical Permits	12,342.41	26,500.00	10,500.00
Plumbing Permits	9,701.51	31,000.00	11,788.38
Mechanical Permits	9,167.41	27,500.00	10,050.00
Building Permits	41,222.49	200,000.00	36,221.36
Fire Permits	20,724.66	15,000.00	8,102.00
Solid Waste Revenue	24,558.48	58,000.00	23,901.90
Fireworks Permits	6,620.00	7,000.00	8,070.00
Inspection/Reinspection Fees	1,860.00	7,000.00	2,140.50
Engineering Fees	14,700.00	25,000.00	26,000.00
Building Permits Admin Fee	365.58	1,000.00	408.50
Zoning Applications	3,300.00	15,000.00	7,400.00
Alcoholic Beverage Tax	35,375.14	80,000.00	35,187.46
Franchise Fees	673,530.22	1,350,000.00	586,536.36
Rental Income	6,120.75	14,900.00	1,396.54
McDonald's Rental Income	19,782.51	53,000.00	26,640.00
Assessment Letter	400.00	1,000.00	300.00
Miscellaneous Revenue	134,698.85	110,000.00	147,948.82
Municipal Court Fine	99,301.96	165,000.00	82,224.79
Miscellaneous Zoning Fees	14,864.00	40,000.00	16,705.00
SAFER Grant	377,406.15	421,696.00	-
Gross Receipts	71,036.48	205,000.00	40,292.72
Community Room Rental	750.00	1,000.00	840.00
Auction Sales	12,720.00	10,000.00	-
Interest	24,685.82	45,000.00	20,795.10
Interest on Investment	13,453.65	25,000.00	6,183.31
Total Gross Revenues:	\$ 9,431,747.05	\$ 20,744,570.00	\$ 7,904,624.40

Expenditures:			
City Manager	\$ 91,738.71	\$ 332,450.00	\$ 126,498.65
City Clerk	99,232.27	342,000.00	150,797.15
City Treasurer	85,449.68	254,700.00	110,018.71
City Attorney	29,099.10	97,600.00	25,539.10
Personnel	87,835.77	246,900.00	78,088.08
Admin Support / Records	44,514.40	101,100.00	38,695.46
Municipal Court	54,382.24	125,200.00	61,430.27
General Government	173,922.42	244,000.00	158,876.25
City Planner	11,895.18	114,350.00	6,364.78
Community Development	110,738.58	135,500.00	99,648.41
Uniformed Patrol	1,495,919.31	3,938,090.00	1,493,158.94
Police Reserves	60,601.49	284,400.00	88,312.40
Central Dispatch	169,285.51	679,425.00	237,307.98
Code Enforcement	25,198.91	98,700.00	29,979.43
Fire Suppression	1,715,997.57	4,203,113.00	1,892,241.03
Fire Volunteers	4,907.20	77,500.00	6,005.49
Protective Inspections	117,024.10	333,800.00	124,291.74
Street Maintenance	342,846.88	674,273.00	456,473.20
General Maintenance	19,957.64	32,500.00	11,083.31
Parks & Grounds	521,314.02	1,001,400.00	603,867.57
Animal Control	67,606.59	205,740.00	58,277.02
Total Operating Expenditures:	\$ 5,329,467.57	\$ 13,522,741.00	\$ 5,856,954.97
Capital Expenditures:			
Fire Volunteers	\$ -	\$ 35,000.00	\$ -
Small Capital Projects	-	-	-
Total Capital Expenditures:	\$ -	\$ 35,000.00	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 4,102,279.48	\$ 7,186,829.00	\$ 2,047,669.43
Transfers (In/Out)			
Transfers In	4,382,755.31	\$ 10,725,067.00	\$ 3,800,992.75
Transfers Out	(8,129,218.43)	(18,878,774.00)	(6,767,133.74)
Total Transfers:	\$ (3,746,463.12)	\$ (8,153,707.00)	\$ (2,966,140.99)
Net Change in Fund Balance:	\$ 355,816.36	\$ (966,878.00)	\$ (918,471.56)

Prepared by Matthew Johnson 12/09/2025



PARENT ACCOUNT:
CITY OF JENKS 29

REPORT FOR:
CITY OF JENKS 29
2960-00-656689-7
OCT-24-2025 TO NOV-23-2025

PAGE 1

Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
215	Unleaded Regular	36.01	2.549	0.00	92.33	0.00	-13.43	78.90	
	PERIOD			0.00	92.33	0.00	-13.43	78.90	78.90
	YTD			0.00	1453.63	0.00	-189.11	1264.52	1264.52
252	Unleaded Regular	26.24	2.619	0.00	69.04	0.00	-9.80	59.24	
	PERIOD			0.00	69.04	0.00	-9.80	59.24	59.24
	YTD			0.00	744.24	0.00	-101.35	642.89	642.89
311	Unleaded Plus	9.06	2.759	0.00	25.00	0.00	-3.38	21.62	
	Unleaded Regular	2595.19	2.552	0.00	6617.47	0.00	-965.95	5651.52	
	PERIOD			0.00	6642.47	0.00	-969.33	5673.14	5673.14
	YTD			0.00	82467.58	0.00	-11251.75	71215.83	71215.83
411	Regular Diesel #2	434.32	3.468	0.00	1508.36	0.00	-188.02	1320.34	
	Unleaded Regular	394.43	2.565	0.00	1006.42	0.00	-129.44	876.98	
	PERIOD			0.00	2514.78	0.00	-317.46	2197.32	2197.32
	YTD			0.00	30124.73	0.00	-3887.00	26237.73	26237.73
511	Unleaded Regular	102.79	2.552	0.00	263.19	0.00	-38.35	224.84	
	PERIOD			0.00	263.19	0.00	-38.35	224.84	224.84
	YTD			0.00	4464.63	0.00	-601.13	3863.50	3863.50
512	Unleaded Regular	94.90	2.547	0.00	242.31	0.00	-35.40	206.91	
	PERIOD			0.00	242.31	0.00	-35.40	206.91	206.91
	YTD			0.00	922.07	0.00	-128.03	794.04	794.04
521	Regular Diesel #2	45.00	3.499	0.00	157.46	0.00	-19.49	137.97	
	Unleaded Plus	50.25	2.809	0.00	140.86	0.00	-18.74	122.12	
	Unleaded Regular	42.79	2.439	0.00	104.36	0.00	-15.96	88.40	
	Unleaded Super	51.86	3.279	0.00	170.05	0.00	-19.35	150.70	
	PERIOD			0.00	572.73	0.00	-73.54	499.19	499.19
	YTD			0.00	8820.21	0.00	-1067.16	7753.05	7753.05
522	Unleaded Plus	130.55	2.856	0.00	373.30	0.00	-48.70	324.60	
	Unleaded Regular	62.67	2.599	0.00	163.07	0.00	-23.37	139.70	
	PERIOD			0.00	536.37	0.00	-72.07	464.30	464.30
	YTD			0.00	7087.77	0.00	-914.57	6173.20	6173.20
531	Unleaded Plus	32.01	2.889	0.00	92.21	0.00	-11.94	80.27	
	Unleaded Regular	195.69	2.518	0.00	495.51	0.00	-73.00	422.51	
	Unleaded Super	94.57	3.142	0.00	297.78	0.00	-35.27	262.51	
	PERIOD			0.00	885.50	0.00	-120.21	765.29	765.29
	YTD			0.00	13043.62	0.00	-1658.37	11385.25	11385.25
533	Unleaded Regular	370.24	2.531	0.00	938.17	0.00	-138.12	800.05	
	PERIOD			0.00	938.17	0.00	-138.12	800.05	800.05
	YTD			0.00	10847.96	0.00	-1471.76	9376.20	9376.20



PARENT ACCOUNT:
CITY OF JENKS 29

REPORT FOR:
CITY OF JENKS 29
2960-00-656689-7
OCT-24-2025 TO NOV-23-2025

PAGE 2
END OF REPORT

Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
561	Unleaded Plus	95.83	2.835	0.00	271.45	0.00	-35.75	235.70	
	Unleaded Regular	31.17	2.599	0.00	81.00	0.00	-11.62	69.38	
	PERIOD			0.00	352.45	0.00	-47.37	305.08	305.08
	YTD			0.00	4360.21	0.00	-543.16	3817.05	3817.05
562	Unleaded Regular	114.30	2.588	0.00	296.23	0.00	-42.64	253.59	
	PERIOD			0.00	296.23	0.00	-42.64	253.59	253.59
	YTD			0.00	3183.01	0.00	-431.47	2751.54	2751.54
571	Unleaded Regular	23.90	2.659	0.00	63.54	0.00	-8.91	54.63	
	PERIOD			0.00	63.54	0.00	-8.91	54.63	54.63
	YTD			0.00	435.12	0.00	-58.64	376.48	376.48
911									
	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	96.61	0.00	-12.31	84.30	84.30
919	Unleaded Regular	34.90	2.539	0.00	88.73	0.00	-13.02	75.71	
	PERIOD			0.00	88.73	0.00	-13.02	75.71	75.71
	YTD			0.00	1333.34	0.00	-179.13	1154.21	1154.21
Unassigned	Rebate	5068.54	0.050	-253.43	0.00	0.00	0.00	0.00	
	PERIOD			-253.43	0.00	0.00	0.00	0.00	-253.43
	YTD			0.00	0.00	0.00	0.00	0.00	0.00
ACCOUNT TOTALS	Regular Diesel #2	479.32	3.499	0.00	1665.82	0.00	-207.51	1458.31	
	Unleaded Plus	317.70	2.835	0.00	902.82	0.00	-118.51	784.31	
	Unleaded Regular	4125.22	2.539	0.00	10521.37	0.00	-1519.01	9002.36	
	Unleaded Super	146.43	3.142	0.00	467.83	0.00	-54.62	413.21	
	Rebate	5068.54	0.050	-253.43	0.00	0.00	0.00	0.00	
	PERIOD			-253.43	13557.84	0.00	-1899.65	11658.19	11404.76
	YTD			0.00	169384.73	0.00	-22494.94	146889.79	146889.79
ACCOUNTS RECEIVABLE SUMMARY - Invoice 108791590 PREVIOUS BALANCE 12327.71 PAYMENTS -12327.71 PURCHASES 11658.19 DEBITS 0.00 CREDITS 0.00 QuikTrip Rebate -253.43 PRIVATE SITE ANCILLARIES 0.00 AMOUNT DUE 11404.76									

Transaction Date	Transaction Time	Card Number	Custom Vehicle/Asset ID	Units	Product	Merchant Name	Merchant Address	Merchant City	Merchant State / Province	Merchant Postal Code	Current Odometer	Adjusted Odometer	Driver Last Name	Driver Department	Department
10/22/2025	05:30:12	****01541	311 20 4199	9.233	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93364		zumwalt	315	311
10/22/2025	05:41:40	****01302	311 18 9938	13.85	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	123805		KAYS	311	311
10/22/2025	05:50:16	****01631	311 21 3044	11.407	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57235		Galloway	311	311
10/22/2025	07:57:26	****01931	561 199 25 FORD	10.317	UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	993		SCOTTJ	561	561
10/22/2025	12:13:33	****00801	311 15 3007	9.508	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115344		golliday	311	311
10/22/2025	12:17:14	****01471	411 603 COMMAND 3	6.692	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48579		owen	411	411
10/22/2025	13:35:18	****01781	411 602 COMMAND 2	21.105	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20349		ZICKEFOOSE	411	411
10/22/2025	13:52:13	****01321	311 18 3660	5.619	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114545		MARTIN	311	311
10/22/2025	22:01:30	****01901	411 RESCUE 2	13.581	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5425		MCCAWLEY	411	411
10/23/2025	00:29:24	****01351	311 18 3661	11.436	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85444		Boileau	311	311
10/23/2025	06:00:09	****01291	311 18 3658	6.776	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84870		Hash	311	311
10/23/2025	06:16:26	****01831	311 25 8794	15.873	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10812		COLE	311	311
10/23/2025	07:26:03	****01271	311 18 4850	9.023	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68309		ARNOLD	311	311
10/23/2025	08:16:19	****00771	561 649 04 FORD	31.166	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	149423	149541	STEED	531	561
10/23/2025	11:09:45	****01771	411 601 COMMAND 1	22.511	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	47084		OSTRUM	411	411
10/23/2025	12:20:45	****00801	311 15 3007	8.04	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115431		golliday	311	311
10/23/2025	12:47:28	****01463	411 ENGINE 1	18.07	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62315		NEIGHLEY	411	411
10/23/2025	13:51:17	****01321	311 18 3660	5.813	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114615		MARTIN	311	311
10/23/2025	14:17:44	****01281	311 18 0441	10.421	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48959		SCOTTJ	311	311
10/23/2025	19:56:17	****00811	311 17 2923	9.397	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115190		WARD	311	311
10/24/2025	03:17:29	****01501	311 20 4189	10.329	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55849		Goode	311	311
10/24/2025	05:51:16	****01631	311 21 3044	8.363	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57337		Galloway	311	311
10/24/2025	06:21:43	****01291	311 18 3658	4.439	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84894		Hash	311	311
10/24/2025	09:33:50	****00341	411 UTILITY 2	17.815	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	121173		SCHULTZE	411	411
10/24/2025	11:59:46	****01362	411 604 FMARSHALI	12.076	UNL	Quiktrip 7018	1337 S Mississippi Ave	Atoka	OK	74525-3225	103568	103524	o brien	411	411
10/24/2025	13:32:24	****01321	311 18 3660	6.294	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114680		MARTIN	311	311
10/24/2025	14:54:50	****01881	562 25 7873	9.595	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7750		MCDANIEL	562	562
10/24/2025	15:04:54	****00411	311 13 9181	4.605	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81389		COMPTON	315	311
10/24/2025	15:07:35	****00051	311 17 4535	13.082	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82703		FLETCHER	311	311
10/24/2025	18:09:57	****01531	311 20 4197	11.746	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54908		milller	311	311
10/24/2025	18:30:21	****01871	311 25 8786	15.95	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	18520		simmons	311	311
10/24/2025	20:45:31	****01901	411 RESCUE 2	15.646	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5477		SCHULTZE	411	411
10/25/2025	01:13:59	****01351	311 18 3661	11.169	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85491		Boileau	311	311
10/25/2025	02:11:51	****01261	311 18 4849	14.431	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107358		MCFARLAND	311	311
10/25/2025	05:57:11	****01841	311 25 9123	13.049	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9760		LUTTRELL	311	311
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10/26/2025	08:20:42	****01841	311 25 9123	7.204	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9816	9844	LUTTRELL	311	311
10/26/2025	10:17:21	****01851	311 25 9080	17.759	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7204		Solomon	311	311
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10/26/2025	13:40:16	****01641	311 21 3180	16.444	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36216		MARKHAM	311	311
10/26/2025	13:55:01	****01311	311 18 3659	4.401	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109315		SPINNER	311	311
10/26/2025	14:35:34	****01901	411 RESCUE 2	13.749	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5525		CROWDER	411	411
10/26/2025	18:00:58	****01531	311 20 4197	8.795	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55005		milller	311	311
10/26/2025	18:32:28	****00051	311 17 4535	13.107	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82844		FLETCHER	311	311
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10/27/2025	08:04:16	****00231	311 17 2922	14.626	UNL	Quiktrip 0024	18 S 193rd East Ave	Tulsa	OK	74108	133725		CHANDLEE	311	311
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10/27/2025	13:46:04	****00811	311 17 2923	12.003	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115437		WARD	311	311
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10/27/2025	18:51:57	****01311	311 18 3659	9.205	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109338	109408	SPINNER	311	311
10/27/2025	20:36:25	****01302	311 18 9938	4.019	UNL	Quiktrip 0081	4705 S Elm Pl	Broken Arrow	OK	74011	124098	123962	KAYS	311	311
10/27/2025	22:11:28	****01261	311 18 4849	9.404	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107556		MCFARLAND	311	311
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10/28/2025	05:50:49	****01631	311 21 3044	5.477	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57500		Galloway	311	311
10/28/2025	05:57:07	****01841	311 25 9123	13.007	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9988	9945	LUTTRELL	311	311
10/28/2025	07:30:27	****01271	311 18 4850	7.01	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68399		ARNOLD	311	311

10/28/2025 10:13:52	****00801	311 15 3007	12.335 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115800	golliday	311	311
10/28/2025 10:44:05	****01421	411 LADDER 2	14.924 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30099	MCCAWLEY	411	411
10/28/2025 10:57:26	****01881	562 25 7873	7.857 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	7858	MCDANIEL	562	562
10/28/2025 19:07:52	****00711	512 501 12 FORD	16.514 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	15244	115122 ORTEGON	512	512
10/28/2025 19:46:43	****01761	311 23 7425	21.308 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19356	Jackson	311	311
10/28/2025 21:50:33	****00411	311 13 9181	9.745 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81497	COMPTON	315	311
10/28/2025 22:04:07	****01302	311 18 9938	8.474 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124216	124018 KAYS	311	311
10/29/2025 03:14:57	****01261	311 18 4849	12.198 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107666	MCFARLAND	311	311
10/29/2025 06:03:36	****01291	311 18 3658	5.208 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85023	Hash	311	311
10/29/2025 07:54:53	****01931	561 199 25 FORD	11.796 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1226	SCOTTJ	561	561
10/29/2025 09:14:49	****01471	411 603 COMMAND 3	9.124 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48658	flora	411	411
10/29/2025 09:15:14	****01463	411 ENGINE 1	16.917 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62465	NEIGHLEY	411	411
10/29/2025 10:36:46	****00801	311 15 3007	10.385 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115934	golliday	311	311
10/29/2025 11:18:41	****01751	311 23 7303	19.143 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34258	simpson-brow	311	311
10/29/2025 13:31:44	****01901	411 RESCUE 2	14.581 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5578	CROWDER	411	411
10/29/2025 13:48:30	****01321	311 18 3660	10.138 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114971	MARTIN	311	311
10/29/2025 14:08:28	****01311	311 18 3659	6.061 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109448	SPINNER	311	311
10/29/2025 14:40:20	****00351	311 13 4107	11.183 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107520	parker	315	311
10/29/2025 15:23:19	****01231	562 10 0502	21.56 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	113898	MCDANIEL	562	562
10/29/2025 21:35:56	****01311	311 18 3659	5.001 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109495	SPINNER	311	311
10/29/2025 22:05:41	****01861	311 25 7838	14.406 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7388	DAVIS	311	311
10/30/2025 01:42:23	****01302	311 18 9938	3.861 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124326	124023 KAYS	311	311
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10/30/2025 07:38:40	****01302	311 18 9938	9.273 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124342	KAYS	311	311
10/30/2025 08:39:41	****01291	311 18 3658	7.36 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85090	Hash	311	311
10/30/2025 13:37:57	****01641	311 21 3180	13.799 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36386	MARKHAM	311	311
10/30/2025 13:50:37	****01321	311 18 3660	8.049 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115055	MARTIN	311	311
10/30/2025 17:39:48	****01871	311 25 8786	16.322 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	18783	simmons	311	311
10/30/2025 18:05:49	****01531	311 20 4197	8.704 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55101	milller	311	311
10/31/2025 00:49:43	****01351	311 18 3661	8.78 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85621	85879 Boileau	311	311
10/31/2025 06:16:33	****00711	512 501 12 FORD	15.922 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	1115759	115636 ORTEGON	512	512
10/31/2025 08:05:35	****00231	311 17 2922	15.845 UNL	Quiktrip 0024	18 S 193rd East Ave	Tulsa	OK	74108	133990	CHANDLEE	311	311
10/31/2025 11:05:49	****01851	311 25 9080	13.97 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7298	Solomon	311	311
10/31/2025 13:41:55	****00534	311 16 8369	12.501 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	139737	TURNER	315	311
10/31/2025 13:50:22	****01321	311 18 3660	6.548 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115145	MARTIN	311	311
10/31/2025 15:14:55	****01881	562 25 7873	13.415 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	8038	MCDANIEL	562	562
10/31/2025 15:33:54	****01741	311 23 7347	20.046 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10796	Shouse	311	311
10/31/2025 18:23:58	****00051	311 17 4535	13.732 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83011	FLETCHER	311	311
10/31/2025 20:04:51	****01463	411 ENGINE 1	14.358 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62541	SMITH	411	411
10/31/2025 20:31:58	****01901	411 RESCUE 2	19.244 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5651	ARAGON	411	411
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11/01/2025 06:00:27	****01261	311 18 4849	15.301 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107823	MCFARLAND	311	311
11/01/2025 06:05:46	****01291	311 18 3658	8.541 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85152	Hash	311	311
11/01/2025 07:40:57	****01271	311 18 4850	8.939 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68547	ARNOLD	311	311
11/01/2025 09:45:29	****01811	561 627 19 FORD	16.136 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	178099	138379 ABBATE	561	561
11/01/2025 17:49:51	****01821	311 25 0626	13.953 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10531	SEMKE	311	311
11/01/2025 18:02:19	****01531	311 20 4197	8.575 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55208	milller	311	311
11/01/2025 22:19:50	****01351	311 18 3661	9.566 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85694	86020 Boileau	311	311
11/02/2025 03:17:55	****01501	311 20 4189	13.155 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56144	Goode	311	311
11/02/2025 06:17:07	****01291	311 18 3658	5.086 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85188	Hash	311	311
11/02/2025 08:44:30	****00801	311 15 3007	14.379 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116122	golliday	311	311
11/02/2025 08:46:51	****01901	411 RESCUE 2	8.328 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5676	SCHULTZE	411	411
11/02/2025 14:15:55	****00051	311 17 4535	9.06 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83181	83135 FLETCHER	311	311
11/02/2025 14:27:44	****01311	311 18 3659	8.133 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109560	109642 SPINNER	311	311
11/02/2025 21:31:21	****01871	311 25 8786	16.501 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19029	simmons	311	311
11/03/2025 00:32:08	****01351	311 18 3661	6.38 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85730	86114 Boileau	311	311
11/03/2025 02:05:50	****01302	311 18 9938	9.353 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124465	124353 KAYS	311	311
11/03/2025 05:44:06	****01261	311 18 4849	16.265 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107982	MCFARLAND	311	311
11/03/2025 05:58:21	****01841	311 25 9123	10.981 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10206	LUTTRELL	311	311
11/03/2025 05:58:57	****01631	311 21 3044	13.092 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57768	Galloway	311	311
11/03/2025 06:01:14	****01831	311 25 8794	12.47 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10900	COLE	311	311
11/03/2025 13:19:06	****01362	411 604 FMARSHAL1	22.633 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	103855	o brien	411	411
11/03/2025 13:23:21	****01471	411 603 COMMAND 3	5.899 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48699	48727 flora	411	411
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11/03/2025 13:59:02	****01311	311 18 3659	7.994 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109661	SPINNER	311	311
11/03/2025 14:38:36	****00411	311 13 9181	8.742 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81612	COMPTON	315	311
11/03/2025 19:00:45	****00111	311 13 9781	9.247 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	139283	TURNER	315	311
11/03/2025 19:30:05	****00534	311 16 8369	10.03 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	139862	TURNER	315	311
11/03/2025 21:51:12	****00051	311 17 4535	12.709 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83325	FLETCHER	311	311

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11/04/2025 05:33:03	****01302	311 18 9938	9.439 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124575	KAYS	311	311
11/04/2025 05:46:12	****01261	311 18 4849	15.581 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108160	MCFARLAND	311	311
11/04/2025 07:30:38	****00801	311 15 3007	13.365 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116318	golliday	311	311
11/04/2025 13:56:56	****01311	311 18 3659	5.641 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109714	SPINNER	311	311
11/04/2025 14:36:37	****01901	411 RESCUE 2	14.44 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5724	CROWDER	411	411
11/04/2025 15:35:01	****01321	311 18 3660	6.641 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115210	MARTIN	311	311
11/04/2025 17:07:31	****01771	411 601 COMMAND 1	21.436 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	47394	OSTRUM	411	411
11/04/2025 17:56:54	****01421	411 LADDER 2	15.73 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30195	NEIGHLEY	411	411
11/04/2025 18:11:18	****01471	411 603 COMMAND 3	6.297 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48758	knoepfel	411	411
11/05/2025 05:39:49	****01351	311 18 3661	3.814 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85752	86170 Boileau	311	311
11/05/2025 05:42:19	****01291	311 18 3658	5.407 UNL	Quiktrip 0098	12037 S Memorial Dr	Bixby	OK	74008-2031	85223	Hash	311	311
11/05/2025 05:57:06	****01841	311 25 9123	11.847 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10332	LUTTRELL	311	311
11/05/2025 05:59:07	****01631	311 21 3044	10.446 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57889	Galloway	311	311
11/05/2025 06:08:03	****01821	311 25 0626	9.841 UNL	Quiktrip 0081	4705 S Elm Pl	Broken Arrow	OK	74011	10668	SEMKE	311	311
11/05/2025 06:29:14	****00501	311 11 1550	21.275 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	102080	102010 Bowdle	311	311
11/05/2025 07:39:15	****01281	311 18 0441	12.891 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49150	SCOTT	311	311
11/05/2025 09:00:10	****01931	561 199 25 FORD	10.519 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1438	SCOTTJ	561	561
11/05/2025 09:38:57	****01851	311 25 9080	13.081 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7375	Solomon	311	311
11/05/2025 09:41:32	****01881	562 25 7873	10.344 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8191	MCDANIEL	562	562
11/05/2025 12:48:37	****00901	311 17 4536	13.677 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69810	Mcnulty	311	311
11/05/2025 13:35:07	****00411	311 13 9181	6.518 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81675	COMPTON	315	311
11/05/2025 13:40:49	****01311	311 18 3659	4.418 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109756	SPINNER	311	311
11/05/2025 14:04:11	****01302	311 18 9938	10.53 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124722	KAYS	311	311
11/05/2025 15:04:36	****01291	311 18 3658	10.856 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85421	85302 Hash	311	311
11/05/2025 18:14:04	****01641	311 21 3180	13.722 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36558	MARKHAM	311	311
11/06/2025 06:25:30	****01781	411 602 COMMAND 2	21.248 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20597	ZICKEFOOSE	411	411
11/06/2025 09:09:56	****00231	311 17 2922	12.822 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	134205	CHANDLEE	311	311
11/06/2025 10:12:40	****01831	311 25 8794	9.202 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10986	COLE	311	311
11/06/2025 17:56:53	****01901	411 RESCUE 2	3.269 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	5793	5734 MCCAWLEY	411	411
11/06/2025 17:57:24	****01901	411 RESCUE 2	6.538 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	5793	5813 MCCAWLEY	411	411
11/06/2025 19:57:54	****01421	411 LADDER 2	15.904 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30258	SMITH	411	411
11/06/2025 22:04:01	****01351	311 18 3661	13.97 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85971	Boileau	311	311
11/07/2025 02:42:18	****01501	311 20 4189	10.099 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56288	Goode	311	311
11/07/2025 09:36:41	****01291	311 18 3658	5.332 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85483	Hash	311	311
11/07/2025 10:49:12	****01271	311 18 4850	9.235 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68690	ARNOLD	311	311
11/07/2025 14:10:41	****01531	311 20 4197	11.632 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55381	miller	311	311
11/07/2025 14:12:20	****01871	311 25 8786	16.067 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19301	simmmons	311	311
11/07/2025 14:25:34	****01321	311 18 3660	6.719 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115364	115276 MARTIN	311	311
11/07/2025 15:07:45	****01881	562 25 7873	11.469 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8334	MCDANIEL	562	562
11/07/2025 16:52:36	****00051	311 17 4535	10.839 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83481	FLETCHER	311	311
11/07/2025 20:35:18	****01901	411 RESCUE 2	19.72 DSL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	5818	CROWDER	411	411
11/08/2025 05:55:07	****01821	311 25 0626	17.586 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10955	10867 SEMKE	311	311
11/08/2025 06:00:22	****00411	311 13 9181	6.151 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81752	COMPTON	315	311
11/08/2025 06:54:24	****01281	311 18 0441	8.315 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49279	SCOTT	311	311
11/08/2025 07:03:26	****00841	311 14 0891	13.12 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95809	RACHAL	315	311
11/08/2025 09:36:50	****01831	311 25 8794	9.283 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11055	COLE	311	311
11/08/2025 09:43:36	****01811	561 627 19 FORD	18.974 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	156089	138513 ABBATE	561	561
11/08/2025 11:12:33	****00534	311 16 8369	13.503 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140063	TURNER	315	311
11/08/2025 11:29:44	****00351	311 13 4107	10.272 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107647	parker	315	311
11/08/2025 14:00:41	****01311	311 18 3659	5.771 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109827	SPINNER	311	311
11/08/2025 22:04:38	****01261	311 18 4849	14.354 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108299	MCFARLAND	311	311
11/08/2025 22:04:49	****01311	311 18 3659	7.214 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109918	SPINNER	311	311
11/09/2025 00:15:01	****01531	311 20 4197	10.565 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55545	miller	311	311
11/09/2025 06:19:56	****01291	311 18 3658	9.775 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85568	Hash	311	311
11/09/2025 13:04:22	****00801	311 15 3007	10.033 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116629	116456 golliday	311	311
11/09/2025 13:25:05	****01321	311 18 3660	7.438 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115424	MARTIN	311	311
11/09/2025 20:06:20	****00051	311 17 4535	12.637 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83661	FLETCHER	311	311
11/09/2025 21:49:18	****01311	311 18 3659	6.978 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109981	SPINNER	311	311
11/09/2025 21:54:59	****01351	311 18 3661	11.475 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86058	Boileau	311	311
11/10/2025 04:25:07	****01261	311 18 4849	16.284 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108450	MCFARLAND	311	311
11/10/2025 05:56:46	****01841	311 25 9123	10.131 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10442	LUTTRELL	311	311
11/10/2025 06:37:56	****01831	311 25 8794	11.726 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11181	COLE	311	311
11/10/2025 09:55:31	****01761	311 23 7425	18.837 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19602	Jackson	311	311
11/10/2025 12:17:23	****00711	512 501 12 FORD	30.719 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116152	ORTEGON	512	512
11/10/2025 13:09:07	****01421	411 LADDER 2	20.548 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30337	SMITH	411	411
11/10/2025 13:37:28	****00811	311 17 2923	8.788 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115540	WARD	311	311
11/10/2025 15:12:12	****00411	311 13 9181	5.522 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81817	COMPTON	315	311
11/10/2025 17:13:44	****01771	411 601 COMMAND 1	21.704 UNL	Quiktrip 0036	1040 E Taft Ave	Sapulpa	OK	74066	47707	OSTRUM	411	411
11/10/2025 19:16:34	****01641	311 21 3180	15.179 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36747	MARKHAM	311	311

11/10/2025 19:48:24	****01901	411 RESCUE 2	16.008 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5875	CROWDER	411	411
11/10/2025 22:26:06	****01302	311 18 9938	10.081 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124835	KAYS	311	311
11/11/2025 01:12:14	****01861	311 25 7838	12.244 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7614	DAVIS	311	311
11/11/2025 02:02:30	****01731	311 23 7435	18.119 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	35441	35110 NUNNELEE	311	311
11/11/2025 05:41:03	****01261	311 18 4849	11.636 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108567	MC FARLAND	311	311
11/11/2025 05:53:49	****01631	311 21 3044	9.304 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57988	Galloway	311	311
11/11/2025 07:17:30	****00801	311 15 3007	12.29 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116779	golliday	311	311
11/11/2025 08:21:51	****01362	411 604 FMARSHAL1	11.646 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	103959	o brien	411	411
11/11/2025 09:23:04	****01851	311 25 9080	16.225 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7464	Solomon	311	311
11/11/2025 10:10:35	****00281	311 14 0892	8.432 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11001	110003 zumwalt	315	311
11/11/2025 12:21:53	****01362	411 604 FMARSHAL1	21.324 UNL	Quiktrip 7210	18804 Mac Arthur Dr	North Little Rock	AR	72118-1897	104205	o brien	411	411
11/11/2025 14:57:55	****01362	411 604 FMARSHAL1	12.448 UNL	Quiktrip 7153	5645 Highway 305 N	Olive Branch	MS	38654-3609	104360	o brien	411	411
11/11/2025 15:17:56	****01311	311 18 3659	6.881 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110053	SPINNER	311	311
11/11/2025 18:37:02	****01871	311 25 8786	13.804 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19542	simmons	311	311
11/12/2025 01:52:05	****01302	311 18 9938	10.591 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	124957	KAYS	311	311
11/12/2025 02:14:53	****01501	311 20 4189	12.11 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56442	Goode	311	311
11/12/2025 05:52:34	****01261	311 18 4849	10.787 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108700	MC FARLAND	311	311
11/12/2025 05:56:47	****01841	311 25 9123	11.771 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10577	LUTTRELL	311	311
11/12/2025 06:48:46	****01311	311 18 3659	6.082 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110113	SPINNER	311	311
11/12/2025 07:29:20	****01271	311 18 4850	7.082 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68787	ARNOLD	311	311
11/12/2025 07:48:55	****00231	311 17 2922	15.142 UNL	Quiktrip 0024	18 S 193rd East Ave	Tulsa	OK	74108	134429	CHANDLEE	311	311
11/12/2025 09:02:31	****01901	411 RESCUE 2	6.094 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5893	SCHULTZE	411	411
11/12/2025 09:25:41	****01291	311 18 3658	7.557 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85632	Hash	311	311
11/12/2025 11:06:47	****01321	311 18 3660	9.776 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115533	MARTIN	311	311
11/12/2025 12:48:26	****01751	311 23 7303	20.649 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34567	simpson-brow	311	311
11/12/2025 13:22:32	****01421	411 LADDER 2	12.337 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30384	SMITH	411	411
11/12/2025 13:23:20	****01471	411 603 COMMAND 3	10.078 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48856	flora	411	411
11/12/2025 14:09:36	****01821	311 25 0626	14.312 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11100	SEMKE	311	311
11/12/2025 14:20:02	****00281	311 14 0892	8.943 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110106	zumwalt	315	311
11/12/2025 17:42:38	****01531	311 20 4197	9.712 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55651	miller	311	311
11/13/2025 01:19:16	****01501	311 20 4189	6.091 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56505	Goode	311	311
11/13/2025 04:14:41	****01302	311 18 9938	10.239 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125066	KAYS	311	311
11/13/2025 05:40:32	****00811	311 17 2923	6.694 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115612	WARD	311	311
11/13/2025 07:36:11	****01831	311 25 8794	11.451 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11255	COLE	311	311
11/13/2025 09:44:43	****01631	311 21 3044	11.754 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58073	Galloway	311	311
11/13/2025 09:57:25	****00801	311 15 3007	14.819 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116946	117238 golliday	311	311
11/13/2025 11:28:38	****00901	311 17 4536	8.826 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69942	Mcnulty	311	311
11/13/2025 11:37:05	****01881	562 25 7873	10.404 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8480	MCDANIEL	562	562
11/13/2025 11:59:51	****01291	311 18 3658	6.774 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85682	Hash	311	311
11/13/2025 12:07:32	****01362	411 604 FMARSHAL1	22.795 UNL	Quiktrip 7170	4001 Buttermilk Rd	Cottondale	AL	35453-4308	104620	o brien	411	411
11/13/2025 12:49:15	****01781	411 602 COMMAND 2	20.038 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20797	ZICKEFOOSE	411	411
11/13/2025 13:16:04	****00231	311 17 2922	11.076 UNL	Quiktrip 7010	10801 N I 35 Service Rd	Oklahoma City	OK	73131-5015	134608	CHANDLEE	311	311
11/13/2025 13:19:38	****01421	411 LADDER 2	14.905 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30445	NEIGHLEY	411	411
11/13/2025 13:52:42	****01321	311 18 3660	10.324 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115621	MARTIN	311	311
11/13/2025 18:50:02	****01471	411 603 COMMAND 3	6.979 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48931	knoepfel	411	411
11/13/2025 21:04:18	****01901	411 RESCUE 2	13.371 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5937	CROWDER	411	411
11/14/2025 00:43:13	****01351	311 18 3661	12.463 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86165	86242 Boileau	311	311
11/14/2025 07:42:39	****01771	411 601 COMMAND 1	14.406 UNL	Quiktrip 0073	903 E Trudgeon St	Henryetta	OK	74437-4403	47932	OSTRUM	411	411
11/14/2025 08:40:27	****01851	311 25 9080	15.234 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7558	Solomon	311	311
11/14/2025 12:15:08	****01541	311 20 4199	14.8 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93643	Galloway	311	311
11/14/2025 13:03:38	****01321	311 18 3660	3.596 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115668	MARTIN	311	311
11/14/2025 13:41:43	****00811	311 17 2923	12.096 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115828	115736 WARD	311	311
11/14/2025 13:49:58	****01871	311 25 8786	15.358 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19768	simmons	311	311
11/14/2025 16:40:31	****01811	561 627 19 FORD	15.733 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	173142	138624 ABBATE	561	561
11/15/2025 01:51:18	****01501	311 20 4189	14.067 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56731	Goode	311	311
11/15/2025 07:14:25	****01271	311 18 4850	10.685 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68941	ARNOLD	311	311
11/15/2025 10:41:26	****01291	311 18 3658	9.796 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85747	Hash	311	311
11/15/2025 10:54:38	****01471	411 603 COMMAND 3	6.349 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48992	flora	411	411
11/15/2025 10:57:49	****01421	411 LADDER 2	18.689 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30524	MCCAWLEY	411	411
11/15/2025 13:13:02	****00534	311 16 8369	13.614 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140238	TURNER	315	311
11/15/2025 14:51:42	****01311	311 18 3659	5.75 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110159	SPINNER	311	311
11/15/2025 19:06:49	****01531	311 20 4197	9.246 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55759	miller	311	311
11/15/2025 19:31:09	****01321	311 18 3660	8.57 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115854	115737 MARTIN	311	311
11/16/2025 01:02:25	****01261	311 18 4849	14.118 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108818	MC FARLAND	311	311
11/16/2025 05:55:27	****01841	311 25 9123	10.891 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10694	LUTTRELL	311	311
11/16/2025 09:27:18	****01831	311 25 8794	15.021 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11409	COLE	311	311
11/16/2025 14:18:09	****00811	311 17 2923	13.014 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115950	WARD	311	311
11/16/2025 17:05:14	****00411	311 13 9181	9.747 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	81920	COMPTON	315	311
11/16/2025 17:34:22	****01641	311 21 3180	13.612 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36908	MARKHAM	311	311
11/16/2025 20:10:22	****01871	311 25 8786	14.624 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20004	simmons	311	311

11/16/2025 21:19:37	****01311	311 18 3659	10.376 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110283	SPINNER	311	311
11/16/2025 22:08:54	****01302	311 18 9938	15.047 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125272	KAYS	311	311
11/17/2025 05:48:44	****00801	311 15 3007	12.287 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117104	golliday	311	311
11/17/2025 06:22:39	****01261	311 18 4849	10.776 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108914	MCFARLAND	311	311
11/17/2025 08:13:57	****01901	411 RESCUE 2	18.571 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6003	SCHULTZE	411	411
11/17/2025 09:22:24	****01931	561 199 25 FORD	12.349 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1687	SCOTTJ	561	561
11/17/2025 14:05:14	****01821	311 25 0626	12.748 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11229	SEMKE	311	311
11/17/2025 16:10:58	****00231	311 17 2922	14.54 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	134861	CHANDLEE	311	311
11/17/2025 17:24:14	****01421	411 LADDER 2	26.116 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30602	SCHULTZE	411	411
11/17/2025 20:19:49	****01471	411 603 COMMAND 3	6.325 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49034	knoepfel	411	411
11/17/2025 20:22:20	****01901	411 RESCUE 2	14.484 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6012	IRELAND	411	411
11/17/2025 21:57:00	****01861	311 25 7838	14.265 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7730	DAVIS	311	311
11/18/2025 00:55:56	****01731	311 23 7435	19.835 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	35775	35256 NUNNELEE	311	311
11/18/2025 03:32:58	****01302	311 18 9938	11.639 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125411	KAYS	311	311
11/18/2025 07:43:42	****01841	311 25 9123	11.928 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10847	LUTTRELL	311	311
11/18/2025 08:10:55	****01771	411 601 COMMAND 1	22.315 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	48280	OSTRUM	411	411
11/18/2025 10:53:07	****00801	311 15 3007	12.391 UNL	Quiktrip 0096	9555 Riverside Pkwy	Tulsa	OK	74137	117269	golliday	311	311
11/18/2025 10:53:27	****01881	562 25 7873	9.601 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	8605	MCDANIEL	562	562
11/18/2025 13:47:57	****00901	311 17 4536	8.875 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70084	Mcnulty	311	311
11/18/2025 15:51:10	****00411	311 13 9181	7.548 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82016	COMPTON	315	311
11/18/2025 16:24:33	****01851	311 25 9080	13.335 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7661	Solomon	311	311
11/18/2025 21:58:22	****01261	311 18 4849	11.542 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109093	MCFARLAND	311	311
11/19/2025 07:31:54	****01281	311 18 0441	9.938 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49391	SCOTT	311	311
11/19/2025 10:54:36	****01362	411 604 FMARSHAL1	9.032 UNL	Quiktrip 7170	4001 Buttermilk Rd	Cottondale	AL	35453-4308	104727	o brien	411	411
11/19/2025 12:41:49	****00801	311 15 3007	10.007 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117413	golliday	311	311
11/19/2025 13:06:56	****01311	311 18 3659	8.271 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110394	SPINNER	311	311
11/19/2025 13:14:32	****01463	411 ENGINE 1	16.712 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62599	SMITH	411	411
11/19/2025 13:35:05	****01641	311 21 3180	15.203 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37155	MARKHAM	311	311
11/19/2025 14:27:00	****01362	411 604 FMARSHAL1	15.198 UNL	Quiktrip 7153	5645 Highway 305 N	Olive Branch	MS	38654-3609	104930	o brien	411	411
11/19/2025 15:51:04	****01231	562 10 0502	20.053 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114060	MCDANIEL	562	562
11/19/2025 17:40:36	****01901	411 RESCUE 2	17.49 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6069	CROWDER	411	411
11/19/2025 20:34:44	****01531	311 20 4197	10.097 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55875	miller	311	311
11/19/2025 21:41:50	****01501	311 20 4189	9.042 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56842	Goode	311	311
11/19/2025 21:55:23	****01302	311 18 9938	14.238 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125592	KAYS	311	311
11/19/2025 22:09:15	****01351	311 18 3661	13.063 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86283	Boileau	311	311
11/20/2025 18:12:24	****00811	311 17 2923	12.167 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116086	WARD	311	311
11/20/2025 21:09:54	****01871	311 25 8786	16.615 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20294	simmons	311	311
11/20/2025 21:52:35	****01261	311 18 4849	9.924 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109174	MCFARLAND	311	311

To	Mayor Box, Vice Mayor Brown and City Council Christopher Shrout, City Manager
Hearing Date	December 16, 2025
Case Number	Plat 25-09 121 Crossing
Request	Final Plat
Location	North of 121 st and west of HWY 75 (2517 W 121 st St)
Applicant	Amy Harris

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Final Plat Documents

Preparer

Rogers Engineering

Background Information

STAFF COMMENTARY | The owner of the lot changed the zoning to CS (Commercial Shopping) to better align with their goals for the property and to better fit in the surrounding development, both present and future. Per the applicant, the future use of this lot is: light office, medical, retail, and (private) sports facilities.

FINAL PLAT SUMMARY

PC Summary | Approved 4-2-1 | December 04, 2025 with conditions | Amy Bors and Gina Wilson were absent, Greg Nixon voted no.

PRELIMINARY PLAT SUMMARY

CC Summary | Approved | May 20, 2025 | Consent Agenda

PC Summary | Approved 6-0-1 | May 08, 2025 | One Planning Commissioner was absent, this item was part of the consent agenda for a regularly scheduled meeting.

PLANNING DATA

General Location	2517 W 121 st St.
Account #	R98234823445910
Owner	TRIPLE H SPORTS INC
Address	2517 W 121 ST S
Zoning	CS, Commercial (Ordinance 1125, 1549, 1592)
Proposed Uses	Commercial Shopping
Comp Plan	Regional Commercial & Business Park

Annexation	May 03, 2022
Site Plan	Submitted, currently undeveloped, previously residential/agriculture
Plat Data	Preliminary Plat Approved
Gross Acres	9.51
Gross SF	414,055.2
	1 Block, 3 Lots
	Access: 1 mutual access along the east
121 st Street	This segment of State Highway 117 is classified as Primary Arterial
Parking	Professional Office 1/300 sq ft GFA
	General Entertainment, indoor, less than 10,000 sq ft, As determined by parking demand study.

Staff Evaluation & Recommendation

EVALUATION: Staff recommends conditional approval of the final plat, there are one or two items that need to be addressed and it will be in compliance with City requirements.

TAC:

AUGUST 18, 2025:

1. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for 121st Crossing.
Thank you!
2. AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon,
I do not see any PSO Transmission lines on the proposed areas.
If you have any questions, please let me know.
Thank you, Aaron Smith

APRIL 1, 2025:

1. AEP/PSO AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon, I do not see any PSO transmission lines in the two areas. If you have any questions
or if you need anything, please let me know. Thank you.
2. Oneok, Timothy Mikles, Right-of-Way & Damage Agent III, 121st Crossing (Triple H)
Preliminary Plat, Jenks, OK (E/E/SE/SW 34-18N-12E, Tulsa Co., OK)
ENGINEER: Amy Baumann amy@triplehok.com
North of 121st and west of Highway 75
Undeveloped
Zoning CS
Approximately 10 Acres
1 Block, 3 Lots
 - o Magellan Pipeline Company, L.P. (285) a subsidiary of ONEOK, Inc. (010)
Tulsa - Glenpool East No. 5 (8") Pipeline
Pipeline Number: 6635

No Impact: Pipeline is north and east of the property (NE/SW & SW/SE 34-18N-12E, Tulsa Co., OK)

3. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for 121st Crossing.
Thank you!

CONDITIONS: Comments are not a complete list.

1. The filing of the Plat will be required before any building permits are issued.
2. Provide acreage of each lot on face of plat.
3. Revise and resubmit DOD per comments.
4. Revise and resubmit the plat per comments below.
 - a. Provide language about closure of 70' access in DOD.
 - i. This has not been added.
 - ii. The plat will not receive signatures from the City of Jenks (COJ) until a satisfactory drawing has been received by COJ staff.
 - iii. The plat cannot be filed without COJ signatures.
 - iv. Contact the COJ immediately to confirm requirements regarding the 70' access along 121st Street.
 - b. Does this apply? Property Owner Association: Sec. 16-8-6. - Maintenance and Supervision.
(A) Where a subdivision contains sewers, sewage treatment facilities, water supply systems, parks and grounds held in common, or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made for a Property Owner Association (POA) or other mechanism which is acceptable to the City for the proper and continuous operation, maintenance, and supervision of such facilities. Maintenance shall include perimeter screening, mowing and landscaping along arterial streets. Membership dues in the POA shall be set which are appropriate to the maintenance requirements. It shall be mandatory that all property owners in the subdivision become members of the POA. **A copy of the agreements providing for the proper and continuous operation, maintenance and supervision of such facilities shall be presented to the Planning Commission at the time of final platting and shall be filed of record with the plat of the land thereof.**

RECOMMENDATION:

Staff, Planning Commission and TAC recommend conditional approval of the Final Plat.

FINAL PLAT

121st CROSSING

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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.

OWNER / DEVELOPER

TRIPLE H PROPERTIES, LLC
2517 W. 121st STREET SOUTH
JENKS, OKLAHOMA 74037
(918) 812-6510
AMY@TRIPLEHOK.COM

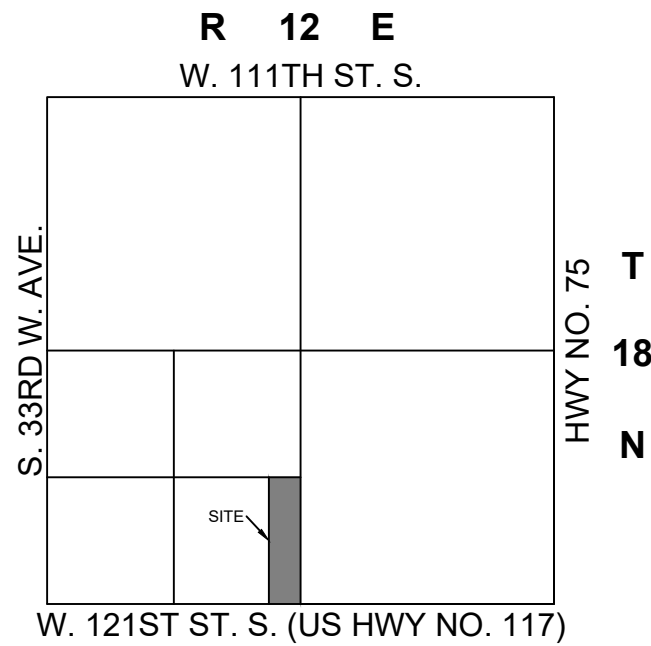
ENGINEER

ROGERS ENGINEERING & CONSTRUCTION INC.
6035 S INDUSTRIAL DR
CHELSEA, OKLAHOMA 74016
PHONE: (918) 520-2159
ROGERS.ENGINEER@SBCGLOBAL.CNET
C.A. # 0000 EXPIRES 6-30-2026

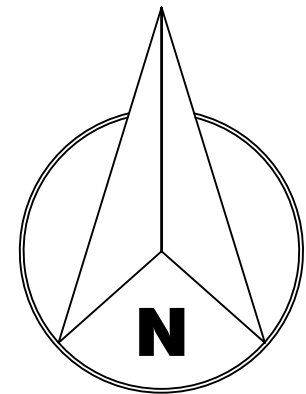
SURVEYOR

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES 6-30-2026

THIS SUBDIVISION IS DESIGNED IN
ACCORDANCE WITH OKLAHOMA
DEPARTMENT OF ENVIRONMENTAL QUALITY
(ODEQ) REQUIREMENTS FOR MINIMUM LOT
SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR
EACH LOT



SECTION 34
LOCATION MAP
SCALE: 1"=2000'



Scale: 1" = 100'
0' 50' 100' 200'

FINAL PLAT CERTIFICATE OF APPROVAL

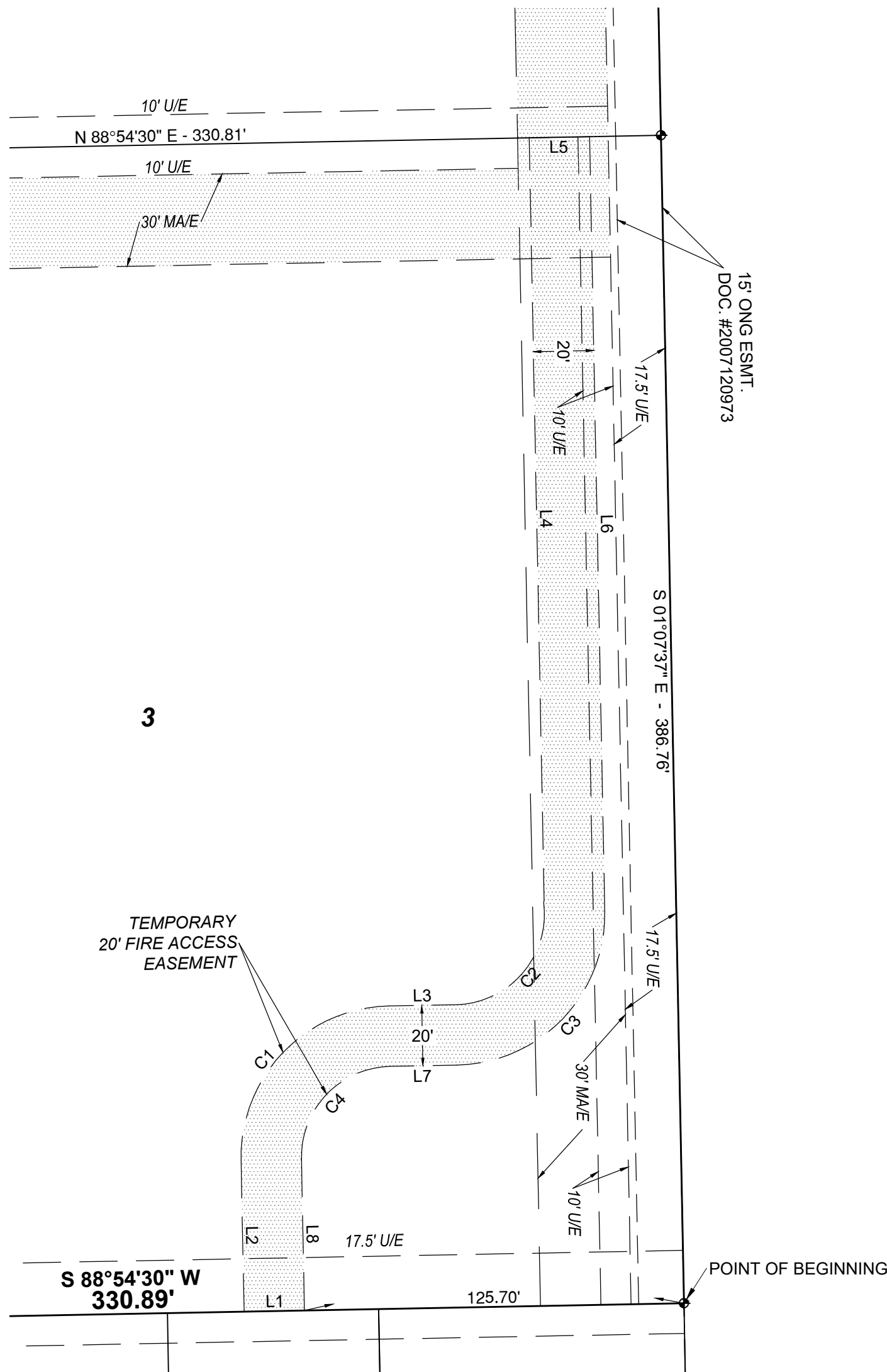
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE TULSA COUNTY PLANNING COMMISSION ON

PLANNING OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN
THE OFFICE OF THE COUNTY CLERK ON OR BEFORE

COUNTY ENGINEER

COUNTY TREASURER STAMP



DETAIL 'A'

1" = 40'

LINE	BEARING	DISTANCE
L1	S 88°54'30" W	20.00'
L2	N 01°07'37" W	50.06'
L3	N 88°54'30" E	22.34'
L4	N 01°07'37" W	252.66'
L5	N 88°54'30" E	20.00'
L6	S 01°07'37" E	256.53'
L7	S 88°54'30" W	22.00'
L8	S 01°07'37" E	50.36'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.72'	N 43°47'37" E	70.84'
C2	30.00'	50.16'	N 40°21'40" E	44.52'
C3	50.00'	78.48'	S 43°55'54" W	70.67'
C4	30.00'	47.26'	S 43°46'03" W	42.52'

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK.
GROSS SUBDIVISION AREA: 414,055.2 SQUARE FEET OR 9.51 ACRES.

BASIS OF BEARINGS

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501,
NAD83, USING THE SOUTH LINE OF THE SW/4 OF SECTION 34, T18N,
R12E AS SOUTH 88°54'30" WEST.

MONUMENTATION

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/
"FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED
OR SHOWN HEREON.

BENCHMARK

BRASS CAP LOCATED AT THE SE CORNER OF THE SW/4 OF SEC.34,
T18N, R12E. ELEVATION = 696.97', NAVD 88 PER ADS MONUMENT #17.

FLOODPLAIN DATA

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY,
OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO.
40143C0407L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT
PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGEND

ACC. = ACCESS

B/L = BUILDING SETBACK LINE

D/E = DRAINAGE EASEMENT

IPS = IRON PIN SET

L.N.A. = LIMITS OF NO ACCESS

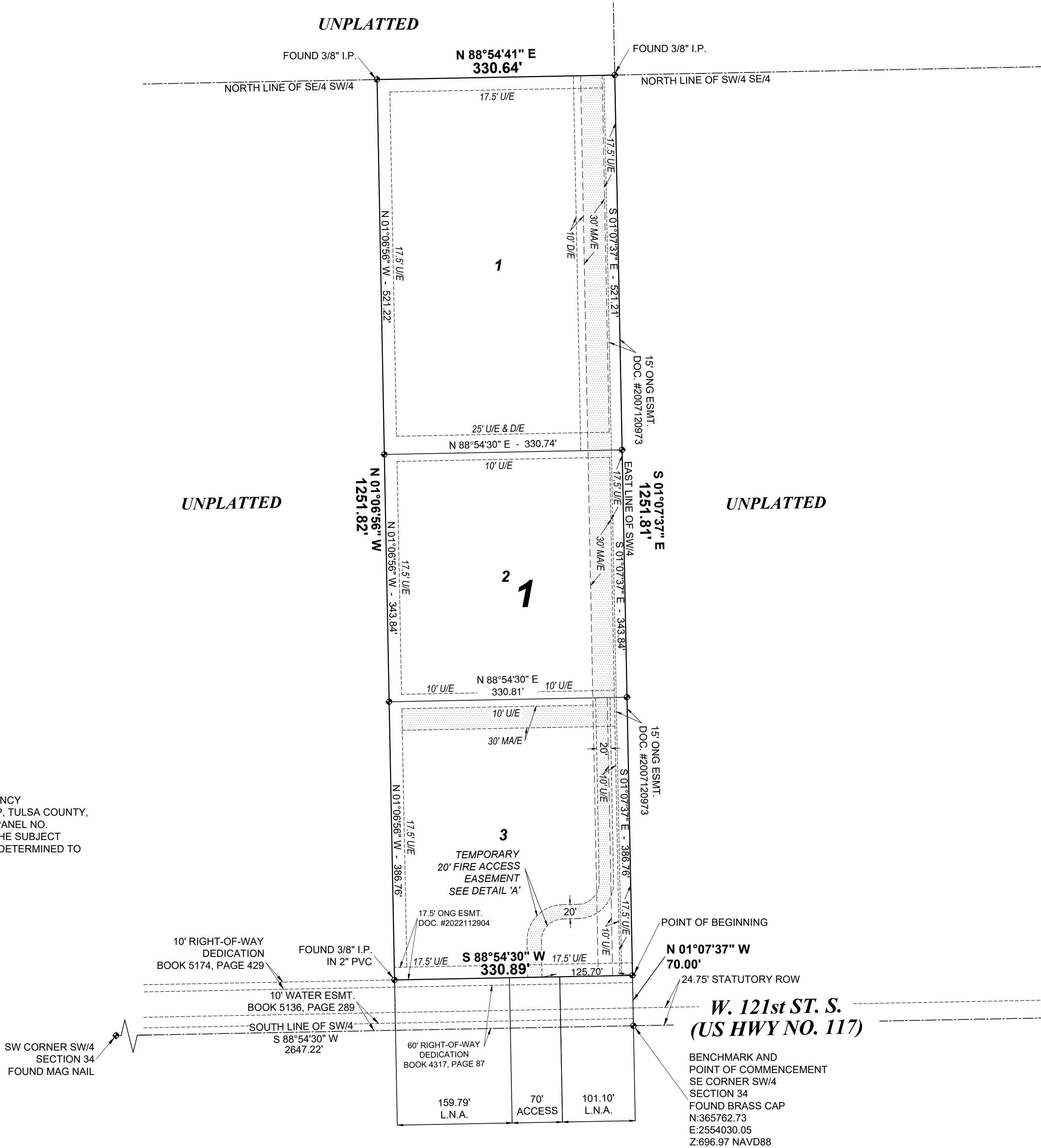
MA/E = MUTUAL ACCESS EASEMENT

⬢ = (REFER TO MONUMENTATION NOTE)

ROW = RIGHT OF WAY

S.F. = SQUARE FEET

U/E = UTILITY EASEMENT



121st CROSSING

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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.

121ST CROSSING DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

TRIPLE H PROPERTIES, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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 SW/4 OF SAID SECTION 34;
THENCE NORTH 01°07'37" WEST ALONG THE EAST LINE THEREOF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING;

THENCE SOUTH 88°54'30" WEST ALONG SAID RIGHT-OF-WAY LINE 330.89 FEET;
THENCE NORTH 01°06'56" WEST AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE 1251.82 FEET TO THE NORTH LINE OF SAID SE/4 SW/4 OF SAID SECTION 34;
THENCE NORTH 88°54'41" EAST ALONG SAID NORTH LINE 330.64 FEET TO THE NORTHEAST CORNER OF THE SE/4 SW/4 OF SAID SECTION 34;
THENCE SOUTH 01°07'37" EAST ALONG THE EAST LINE THEREOF 1251.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 414,055.2 SQ. FEET OR 9.51 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 SW/4 OF SECTION 34, T18N, R12E AS SOUTH 88°54'30" WEST.

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS '121ST CROSSING', A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I: EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POSES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.

SANITARY SEWER DISPOSAL: SEWERAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS. NO OTHER ONSITE SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE DEVELOPER. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY. EACH OWNER IS TO SUBMIT AN ANNUAL SEPTIC TANK INSPECTION REPORT TO THE PROPERTY OWNERS ASSOCIATION AND A COPY SHOULD BE SENT TO THE CITY OF JENKS ENGINEERING DEPARTMENT, AND EACH OWNER SHALL PRODUCE ANY NECESSARY REPAIRS WITHIN ONE MONTH OF THE INSPECTION DATE.

2. WITHIN THE UTILITY EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) INCHES FROM THE CONTOURS EXISTING UPON THE COMPLETION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED. SAID ALTERATIONS OF GRADE RESTRICTIONS SHALL BE LIMITED TO THE EASEMENT AREAS.

3. THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. CREEK COUNTY RURAL WATER DISTRICT #2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. CREEK COUNTY RWD#2 SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT IN ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF ITS UNDERGROUND FACILITIES.

5. THE CITY OF JENKS AND CREEK COUNTY RWD#2 OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH (B), SHALL BE ENFORCEABLE BY THE CITY OF JENKS AND THE UTILITY PROVIDERS, OR THEIR SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE-ELECTRIC, TELEPHONE, AND CABLE TELEVISION:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH AND WEST PERIMETER BOUNDARY OF THE SUBDIVISION, IF LOCATED WITHIN A UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICES CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF TELEPHONE, OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH (C), SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF GAS FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE.

2. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

3. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.

4. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH (D), SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. LOT SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH (F), SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS AND RESTRICTED WATERLINE EASEMENTS OCCASIONED BY INSTALLATION, REPAIR, OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES WITHIN SAID EASEMENTS OR RIGHT-OF-WAY. IF DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING, OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, THE UTILITY PROVIDER SHALL HAVE A RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNERS EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME. THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

B. DURATION

SUBJECT TO DEVELOPERS RESERVED RIGHT OF AMENDMENT, THESE RESTRICTIONS AND COVENANTS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

DEVELOPER SHALL HAVE THE RIGHT AND POWER TO EXECUTE ALL DOCUMENTS AND OTHER ACTS AFFECTING SUBDIVISION WHICH DEVELOPER DETERMINES ARE NECESSARY OR DESIRABLE, INCLUDING EXECUTION AND FILING OF VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS THERETO FOR THE SUBDIVISION.

C. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATION

THIS DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND ON-SITE SEWER SYSTEMS.

EXECUTED THIS ____ DAY OF ____, 2025.

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, TRIPLE H PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 2025.

TRIPLE H PROPERTIES, LLC, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
FABIAN HARRIS, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "121ST CROSSING", A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2024.

DATED THIS ____ DAY OF ____, 2025

COUNTY TREASURER

PLANNING COMMISSION APPROVAL

I, _____, DIRECTOR OF THE CITY OF JENKS PLANNING COMMISSION HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF "121st CROSSING".
DATED THIS ____ DAY OF ____, 2025.

CHAIRMAN

CERTIFICATE OF JENKS CITY COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL

MAYOR/VICE-MAYOR

APPROVAL DATE

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546

Office: 620-663-7714

1-888-886-1008

Fax: 1-800-884-1218

Email: info@fireworks-display.com

Website: www.fireworks-display.com

BATFE # 5-KS-00621

October 15, 2025

Jenks Boom Fest
Attn: Brandon Macy
211 N Elm
PO BOX 2007
Jenks, OK 74037

I am enclosing the proposal(s) for the July 4, 2026, fireworks celebration. We are very excited to be your fireworks provider. We love being in the entertainment business through the production of a fireworks show for your organization. Our pledge is to provide you with the most awesome and entertaining show for your budget.

In the event of postponement due to inclement weather or other conditions beyond the control of either party, the city shall notify Rainbow Fireworks on the day of the scheduled production display. If the event is rescheduled to occur no more than 365 days after the scheduled production display, or as otherwise agreed by the parties, no additional deposit shall be required. If the city cancels the display in its entirety or does not reschedule the Production display to occur within 365 days of the scheduled production display, the city shall forfeit fifteen percent (15%) of the total Show Fee as an expense and labor reimbursement fee, and Rainbow Fireworks shall return any remaining prepaid amounts to the city.

Please let us know if there are any questions. Thank you!

Sincerely,

Caritha Lemen

Caritha Lemen
Display Fireworks Admin. Asst.
Rainbow Fireworks, Inc.

Cc: File
Enclosures



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546

Office: 620-663-7714

1-888-886-1008

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BATFE # 5-KS-00621

October 15, 2025

Jenks Boom Fest
Attn: Brandon Macy
211 N Elm
PO BOX 2007
Jenks, OK 74037

RE: 2026 Proposal for the Jenks Boom Fest

July 4, 2026 \$65,000.00

Aerial Shells

120 each – 2.5" Assorted Color Shells
360 each – 3" Assorted Color Shells
356 each – 4" Assorted Superior Color Shells
240 each – 5" Assorted Deluxe Color Shells
186 each – 6" Assorted Long Hanging Color Shells
12 each – 8" Assorted High Quality Color Shells
4 each – 10" Assorted Deluxe Color Shells
1 each – 12" Assorted Deluxe Color Shells

Cakes

6 each – 100 Shot multi-shot cakes
8 each – 150 Shot multi-shot cakes
2 each – 400 Shot multi-shot cake
2 each – 600 Shot multi-shot cake

- The show will provide approximately **23** minutes of continuous entertainment with a defined opening and a phenomenal finale. We use high quality shells that are all crowd pleasers.
- The proposal for this show will provide shell breaks that add to **1,279**, with the cake breaks being **3,800**. This will make the effects approximately **220 shots per minute**.

This will include:

- Specialty shells that vary from single or double hearts, golden spiders, smiling faces, mickey mice, different color willows, golden horsetail, palm trees, blue mushrooms, and brocade crowns.

- Multiple types of cakes: fan-shape, z-shape, w-shape, mixed effects, and straight.
- A trained operator with a license issued by the State of Kansas
- Electronic firing
- All equipment and materials needed for the show
- Transportation to the site
- A \$5million certificate of general liability insurance
- A \$5million certificate of auto liability insurance
- Permits or licensing if needed

Please call me on 918-938-2183, if you have any questions.

Sincerely,

Dale Ragains

Dale Ragains
General Manager
Rainbow Fireworks, Inc



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546

Office: 620-663-7714

1-888-886-1008

Fax: 1-800-884-1218

Email: info@fireworks-display.com

Website: www.fireworks-display.com

BATFE # 5-KS-00621

FIREWORKS PRODUCTION CONTRACT

This FIREWORKS PRODUCTION CONTRACT ("Contract") is entered into this 9th day of December 2025 by and between **Rainbow Fireworks, Inc.**, designated herein as the "**SELLER**" and **CITY OF JENKS**, [211 N. Elm St, Jenks, OK 74037] designated herein as the "**PURCHASER**" of one Display Fireworks, UN0335, Explosives 1.3G Production (the "Production") to be held at (Jenks Bridge, Jenks, OK 74037) at (9:15 pm) on the 4th day of July 2026 (the "Production Date"). **SELLER** and **PURCHASER** may be referred to individually as a "Party" and collectively as the "Parties." The Parties hereby agree to the terms and conditions set forth herein and as more fully described below.

SELLER'S OBLIGATIONS:

SELLER shall secure, prepare, and deliver the Production as outlined in **Exhibit A**, unless otherwise modified in accordance with the terms herein. **SELLER** reserves the right to modify the content, sequence, duration, or specific products used in the fireworks display in the event of product unavailability, supply chain disruptions, shipping delays, safety concerns, or other circumstances beyond **SELLER'S** reasonable control. Any such modifications shall be consistent, to the extent reasonably possible, with the overall character and quality of the agreed-upon display. **PURCHASER** acknowledges that the exact products and sequences listed in Exhibit A or discussed as part of the Production are subject to change under such conditions and that such modifications shall not constitute a breach of this Contract. The Parties acknowledge that the Show Fee (defined below) is based on the availability of specific pyrotechnic materials at market rates at the time the Contract is signed, and that those materials may subsequently become unavailable or subject to increased cost due to factors beyond **SELLER'S** reasonable control, including without limitation supplier shortages, shipping delays, regulatory changes, or increased raw material costs. In the event any such materials become unavailable at the original contracted price, **SELLER** shall promptly notify **BUYER** in writing and, to the extent reasonably possible, provide **BUYER** with an updated Show Fee to provide a substantially similar Production as outlined in Exhibit A. Upon receipt of such notice, **BUYER** shall elect, in writing, within five (5) business days, to either approve the updated Show Fee and pay the Supplemental Deposit (equal to 50% of the updated Show Fee, minus the previously paid Deposit) for the originally contemplated Production; or authorize **SELLER** to modify the Production at **SELLER'S** discretion to remain within the original budget. If **BUYER** fails to respond within five (5) business days of said notice, **SELLER** may proceed with a modified Production within the original budget, at **SELLER'S** discretion.

SELLER shall provide the services of a Pyrotechnic Operator to take charge of, set up, and fire the display, along with such help as he or she deems necessary to perform the fireworks display safely (the "Assistant(s)"), and in accordance with all applicable Federal, State or Local laws.

SELLER shall inspect the site after the display of the Production for unexploded fireworks ("duds") and dispose of any hazardous material per applicable safety regulations. **PURCHASER** shall instruct event attendees and staff not to approach or disturb any such material and to immediately report its location to the **SELLER'S** operator.

SELLER shall maintain a general liability insurance policy with aggregate coverage of at least \$5,000,000. **SELLER** shall name **PURCHASER**, the event sponsor, and landowners as additional insureds on the policy. Seller shall provide and maintain workers' compensation insurance as required by the Oklahoma Workers' Compensation Act, 85A O.S. § 1 et seq., for all employees of Seller engaged in work under this Contract. Seller shall ensure that any subcontractors it hires also maintain workers' compensation insurance meeting Oklahoma statutory requirements. A certificate of insurance shall be provided to **PURCHASER** upon request.

BUYER'S OBLIGATIONS:

PURCHASER shall:

1. Provide and maintain secured minimum safety distances established by **SELLER** following an on-site inspection;
2. Ensure the presence of adequate security or law enforcement to enforce safety zones;

3. Arrange for a fire truck and qualified fire personnel to be present throughout the duration of the Production's display and until the **SELLER** has cleared the area.

PURCHASER agrees to pay the total contract price of \$65,000.00 for ONE (1) DISPLAY FIREWORKS, UN0335, EXPLOSIVES 1.3G PRODUCTION ("Show Fee"). **PURCHASER** shall pay to **SELLER** a non-refundable deposit (the "Deposit") equal to fifty percent (50%) of the Show Fee, or \$32,500.00, upon execution of this Contract. **PURCHASER** shall pay the remaining balance of \$32,500.00 within ten (10) days after the date of the display (the "Final Payment"). It is hereby agreed that in the event the Final Payment is not paid within ten (10) calendar days after the date of the Production, a late fee of 1.5% per month (or the highest rate permitted by law) shall accrue on any unpaid balance after the due date, or 18% annually on the unpaid balance until the total is paid.

If any action, proceeding, or claim is brought to enforce this Contract or arising out of any alleged breach of this Contract, the prevailing party shall be entitled to recover its reasonable attorney fees, court costs, and litigation expenses to the extent permitted by applicable Oklahoma law. For purposes of this provision, "prevailing party" means the party that substantially obtains the relief sought, whether by judgment, settlement, or dismissal.

MISCELLANEOUS TERMS AND CONDITIONS:

In the event of postponement due to inclement weather or other conditions beyond the control of either Party, **PURCHASER** shall notify **SELLER** by no later than 12:00 PM on the day of the scheduled Production display. If the event is rescheduled to occur no more than 365 days after the scheduled Production display, or as otherwise agreed by the Parties, no additional deposit shall be required. If the **PURCHASER** cancels the display in its entirety or does not reschedule the Production display to occur within 365 days of the scheduled Production display, **PURCHASER** shall forfeit fifteen percent (15%) of the total Show Fee as an expense and labor reimbursement fee, and **SELLER** shall return any remaining prepaid amounts to **PURCHASER**.

SELLER shall not be liable for any failure or delay in performance resulting from acts beyond its reasonable control, including but not limited to acts of God, weather, government actions, labor disputes, pandemics, supply chain interruptions, transportation delays, or fire or explosion.

In no event shall **SELLER'S** liability under this Contract exceed the total amount paid by **PURCHASER**. **SELLER** shall not be liable for any incidental, consequential, or punitive damages.

PURCHASER acknowledges that fireworks displays involve inherent risks and agrees to assume all responsibility for ensuring the safety and security of the display site, including but not limited to enforcement of safety perimeters, control of crowds, and provision of required emergency services, except to the extent Seller has affirmatively assumed control of any area within the display site. To the fullest extent permitted by Oklahoma law, Seller shall indemnify and hold harmless Purchaser and its officers, employees, and agents from all claims, damages, losses, liabilities, and expenses (including reasonable attorney fees) arising out of: (a) the negligent, reckless, or intentional acts or omissions of Seller or its employees, subcontractors, or agents; or (b) Seller's breach of this Contract. Seller's obligation applies only to the extent of Seller's proportionate fault under Oklahoma's comparative-fault principles. To the fullest extent allowed by Oklahoma law including the Oklahoma Governmental Tort Claims Act, 51 O.S. § 151 et seq. ("GTCA"), the Purchaser shall indemnify Seller, its employees, officers, contractors, agents, and insurers from and against any and all claims arising from (a) the negligent acts or omissions of the Purchaser's employees, officers, contractors and agents acting within the scope of their employment; and (b) **PURCHASER'S** failure to comply with the terms of this Contract, including failure to ensure the safety and security of the display site. Purchaser's indemnification is strictly limited by the liability caps, exclusions, defenses, and immunities available under the GTCA.

PURCHASER grants **SELLER** the right to photograph, video record, or otherwise capture images or footage of the fireworks Production display for promotional, educational, marketing, or commercial purposes. **SELLER** shall have the right to use, reproduce, publish, and distribute such images or footage—including any venue likenesses or crowd scenes—in any media now known or hereafter developed, without compensation to **PURCHASER**. **PURCHASER** represents and warrants that it has the authority to grant such rights and that such use will not violate the rights of any third parties. If **PURCHASER** requires a media blackout or other restrictions, such limitations must be agreed to in writing by the Parties prior to the event date.

If any provision of this Contract is held to be invalid, illegal, or unenforceable in any respect under applicable law, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and shall remain in full force and effect.

Except as otherwise provided herein, this Contract and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of Oklahoma. The proper venue for any action brought under this Contract shall be the District Court

for Tulsa County, Oklahoma. This Contract constitutes the entirety of the agreement between the parties. Any modification to this Contract must be by written agreement signed by both parties.

Witness whereof, we have caused our signatures to be affixed to this document, on this _____ day of _____, 2025.

SELLER:

RAINBOW FIREWORKS, Inc.

By: Stephanie Ukele

Authorized Agent

PURCHASER:

CITY OF JENKS

By: _____

Cory Box, Mayor

Jenks | City Council Staff Report



To	Mayor Box, Vice Mayor Brown and City Council Christopher Shrout, City Manager
Hearing Date	December 16, 2025
Case Number	JZ 25-700
Location	2300 W 91 st St
Request	<i>Recommendation of a rezoning from AG (Agriculture) to RE (Residential Estate) and approval of a revised Minor Subdivision Lot Split</i>

Staff Report

Preparer | Brandon Macy

Attachments	Preparer
Public Notice	INCOG & City Clerk
Lot Split	Wallace Design

Background Information

STAFF COMMENTARY

PC Regularly Scheduled Meeting: December 04, 2025, approved (5-2-0) with no conditions. Amy Bors and Gina Wilson were absent.

PC Regularly Scheduled Meeting: November 06, 2025, continued after discussion of incorrect legal description.

This is to rezone a parcel of land from AG to RE. The request comes after the conditional approval of JL 25-412 which was approved at the 2025.10.09 PC meeting. The zone change is required per the UDO as the southeastern lot does not meet the requirement for AG zoning. The lot would meet the requirements for Residential Estate (RE), the UDO's largest Residential category. The notice that was mailed and published requested RS-1, as at the time of application we were unsure on what the applicant wanted. We published RS-1 as this would allow us to request RE at a meeting as it is a lesser (meaning less dense/intensive) use.

Once the zoning is approved, the lot split will be finalized, and the applicant will provide deeds to be stamped and filed with Tulsa County.

REQUEST	RE (Residential Multi-Family)
ZONING	AG (Agriculture)
LOCATION	SE CORNER OF 2300 W 91 ST ST.
OWNER	RACKLEY, ANTHONY W LIVING TRUST
SUBDIVISION	Unplatted
STR	SECTION 22, TOWNSHIP 18, RANGE 12

PARCEL # 98222822209710 (Original, unsplit lot)

COUNCIL WARD 2 | Matthew Emmons

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map.

Standard	RE	Lot 3	AG	Lot 1 (Estimated)	Lot 2 (Estimated)
Lot Area (sqft)	24,000	1.40 Acres	2	5.63 (245,242.8 SF)	2.16 (94,089.6 SF)
Lot Area/DU (sqft)	24,000	1.40 Acres	-	-	-
Lot Width (ft)	150	235	150	371.64	235
Front (ft)	25	91+-	25	209+-	221+-
Exterior Side (ft)	20	105+-	25	-	114+-
Interior Side (ft)	15	55+-	10	60+-	27+-
Rear (ft)	25	49+-	40	303+-	80+-
Height (ft)	35		35	?	?
Impervious Surface	25%	25%	NA	NA	

Sec. 16-8-4. Subdivision Procedures.

(A) *Types of Subdivision of Land.*

- (1) Lot Split.
- (2) *Minor Subdivisions.*
 - (a) Lot Combination.
 - (b) *Other Subdivision Corrections.*
- (3) *Major Subdivisions.*
 - (a) Preliminary Plat.
 - (b) Final Plat

(B) *General Subdivision Procedures.*

- (1) *Application Submittal.*
 - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.
 - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
 - (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
 - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.
- (2) *City Planner Report.*
 - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this article per application type.
 - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.
 - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.
 - (d) The City Planner shall forward their report to the applicant for review.
- (3) *Revised Application.*
 - (a) The applicant shall revise the application as necessary based on the issues of concern identified by the City Planner in their report.
 - (b) The revised application shall be accompanied by a letter explaining how all of the issues of concern have been addressed and detailing any other changes that have been made to the application.
 - (c) The applicant shall submit the revised application to the City Planner who shall review the revised application for the purpose of ensuring that all required information has been provided and that all issues

- of concern have been addressed. Once it is determined that all required information has been submitted and all issues of concern addressed, the application shall be referred to the next step in the process. If the City Planner determines that the required information and/or issues of concern have not been addressed, the City Planner shall notify the applicant of such deficiencies.
- (d) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) *Next Steps.* Once the City Planner has determined that all required information has been submitted and all issues of concern have been addressed, the application subdivision application shall proceed to the next steps in the review process. The review procedures for lot splits are established in section 16-8-4(C), the review procedures for Minor Subdivisions are established in section 16-8-4(D), and the review procedures for Major Subdivisions are established in section 16-8-4(E).
- (C) *Lot Splits.* Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.
- (1) *Lot Split Review Requirements.*
- ☐ Lot split application is complete.
 - ☐ Lot split fees paid.
 - ☐ Scaled drawing of lot split(s) provided.
 - ☐ Drawing shows all existing and proposed lot lines.
 - ☐ Drawing shows adjacent streets and street widths.
 - ☐ Drawing shows existing access limitations.
 - ☐ Drawing shows a north arrow and map scale.
 - ☐ Lot dimensions and area either conform with UDO requirements or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
 - ☐ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
 - ☐ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
 - ☐ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.
- (2) *Procedure.*
- (a) *Application for Lots Splits.* Applications for lots splits shall include a scaled drawing showing:
- ☐ All existing and proposed lot lines,
 - ☐ All existing buildings, and
 - ☐ All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,
 - ☐ A north arrow, and map scale.
- (b) *City Action on Lot Splits.* The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.
- (3) *Approval Guidelines.* Approval or denial of lot splits shall be based on the following conditions:
- (a) *Lot Characteristics.*
- ☐ Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.

- Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.
- (b) *Easements.* Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.
- (c) *Access and Streets.*
 - Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.
 - The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.
 - Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

Surrounding Zoning:

- North: RS3 (Single-family)
- South: AG (Agriculture)
- West: AG (Agriculture)
- East: AG (Agriculture)

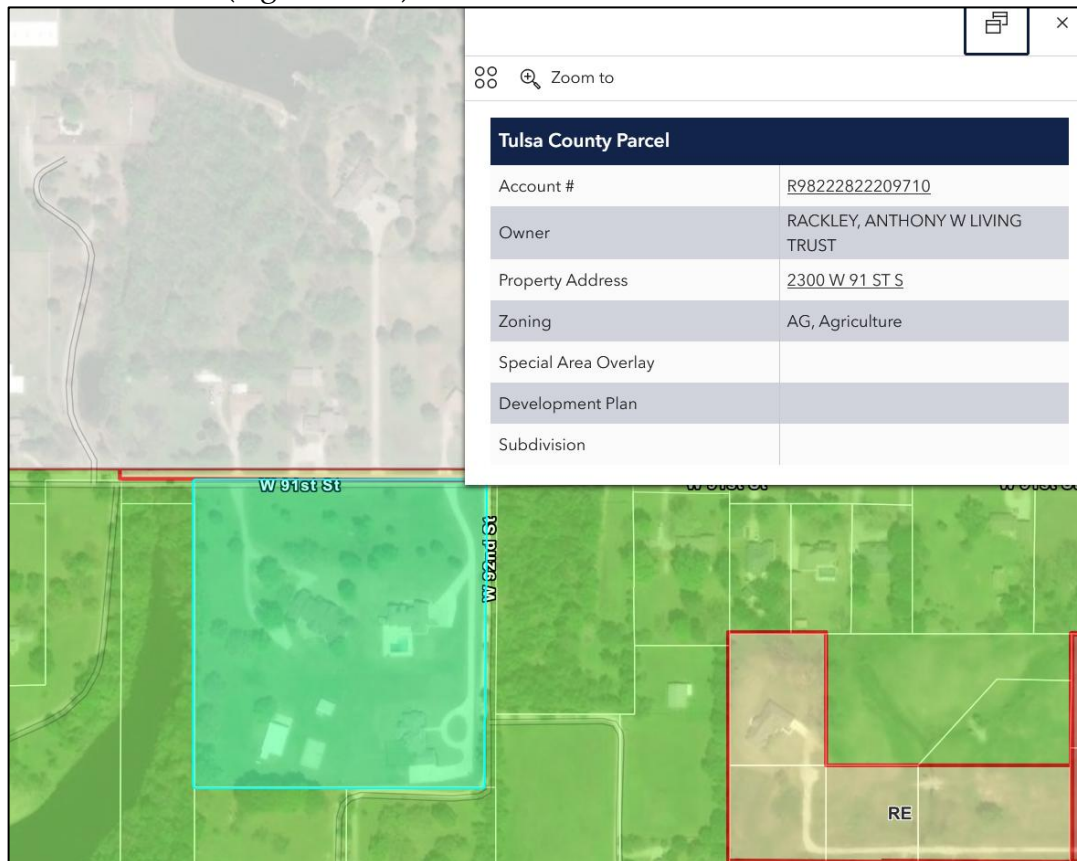


Figure 1: INCOG Zoning Map

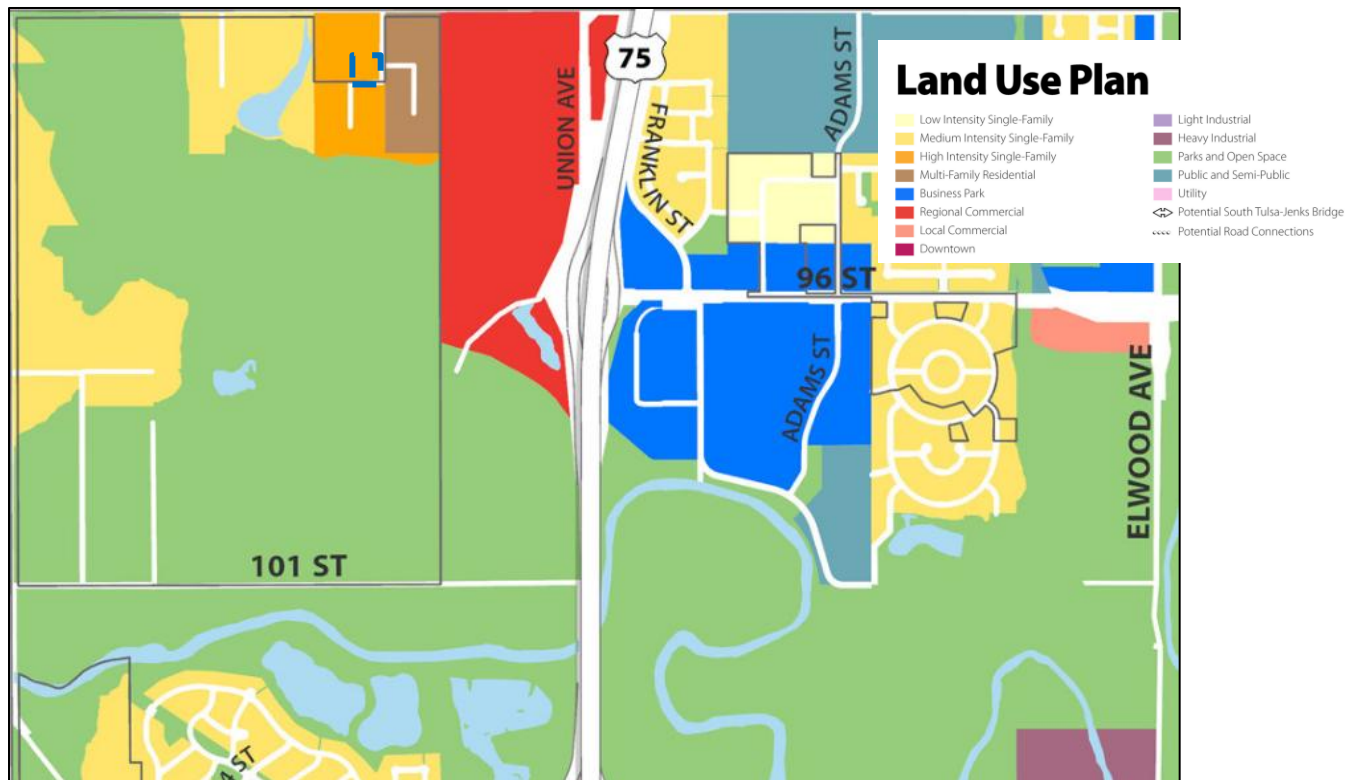


Figure 2: Comprehensive Land Use Plan

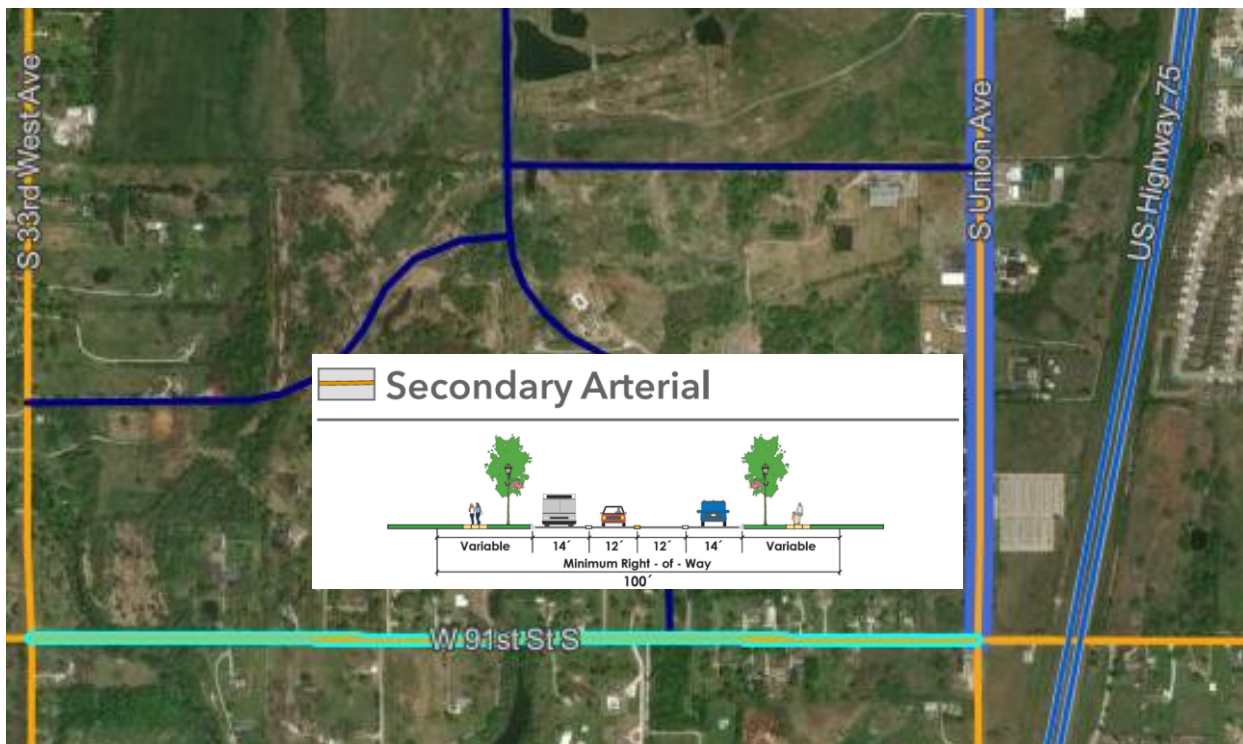


Figure 3: Secondary Arterial (INCOG Map)

RECOMMENDATION | Staff and Planning Commission recommends approval of this rezoning request to RE (Residential Estate) and approval of the Minor Subdivision amending the lot lines to align with the corrected legal address.

Conditions of Approval:

1. Deeds.

- a. Provide Property Deeds to the City of Jenks for stamping.
 - i. This should include 3 deeds.
- b. Provide ROW dedication documents/deeds, staff will submit the ROW for acceptance to City Council.

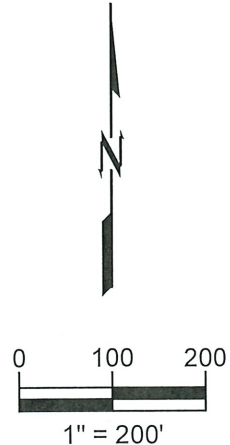
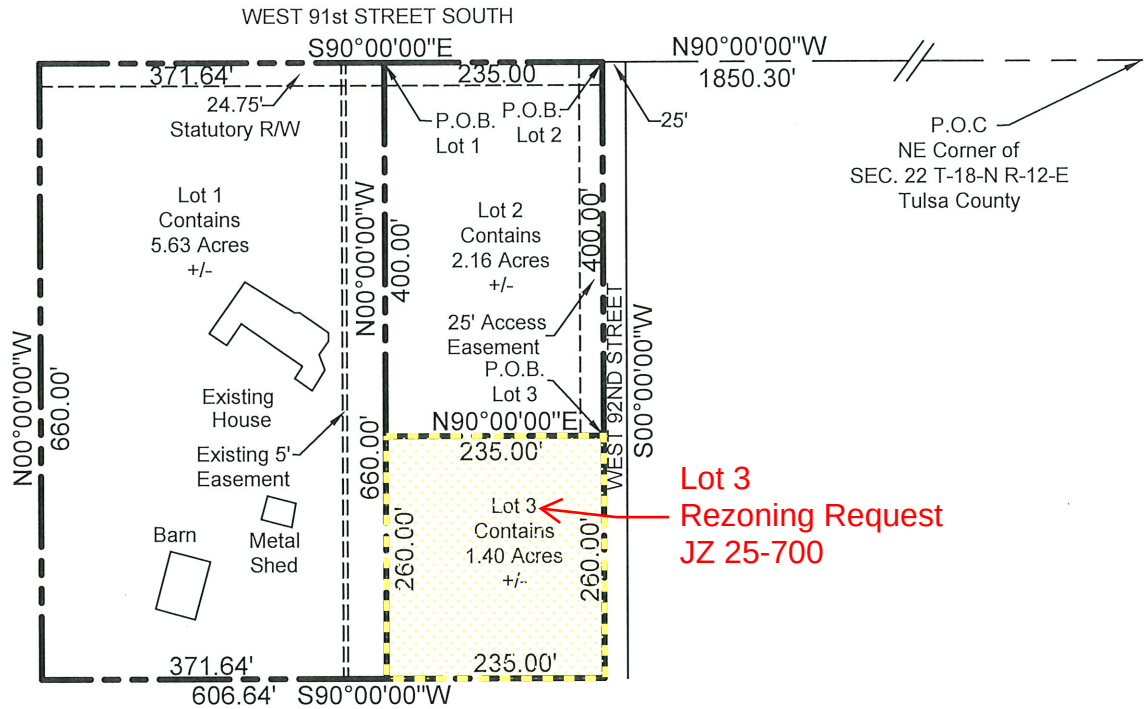
2. Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.

- a. **Staff recommends a minimum of 10 feet around each lot.**
 - i. Add to lot split exhibit.

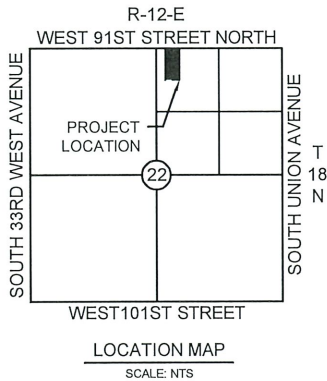
3. Dedicate Balance of ROW to meet 50 ft (Secondary Arterial 100 ft total) Requirement.

- a. Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved. **This street will be improved/widened in the future and the additional ROW will be required/needed. Most improved lots have already dedicated the additional ROW. Statutory is 24.75' and an additional 25.25' is required.**

ORIG SIZE: 11"x17" PLOT: 11/6/2025 12:26:58 PM \\Chouteau-Server\Root\Jobs\2540399-Rackley Lot Split-Zemankel A+D\Final Drawing\2540399 Lot Split 11-6-25.dwg



LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
N	= NORTH
E	= EAST
S	= SOUTH
N	= NORTH



LEGAL DESCRIPTION (PARENT)

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 E/2 NW/4 NW/4 NE/4) AND THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 W/2 NW/4 NW/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND A TRACT BEGINNING 1825.3 FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE WEST 326.64 FEET; THENCE SOUTH 660 FEET; THENCE EAST 326.61 FEET THENCE NORTH 660 FEET TO THE POINT OF BEGINNING, LESS THE EAST 25 FEET FOR ROADWAY.

LEGAL DESCRIPTION (LOT 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST 2085.30 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH FOR A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4); THENCE DUE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 371.64 FEET; THENCE DUE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2, W/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 660.00 FEET TO THE SECTION LINE; THENCE DUE EAST ALONG THE SECTION LINE FOR A DISTANCE OF 371.64 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 5.63 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 26TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 2)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST ALONG THE SECTION LINE FOR A DISTANCE OF 1850.30 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET; THENCE DUE WEST FOR A DISTANCE OF 235.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 400.00 FEET TO THE SECTION LINE; THENCE DUE EAST ALONG THE SECTION LINE FOR A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 2.16 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON NOVEMBER 6TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 3)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST ALONG THE SECTION LINE FOR A DISTANCE OF 1850.30 FEET; THENCE DUE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 235.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 235.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.40 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON NOVEMBER 6TH, 2025 BY CLIFF BENNETT, PLS #1815.

SURVEY CERTIFICATION:

THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2025.

BY: 
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815



wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-27



RACKLEY

2300 W. 91ST
TULSA, OK

DATE 11/6/25

PROJECT NO. 2540399

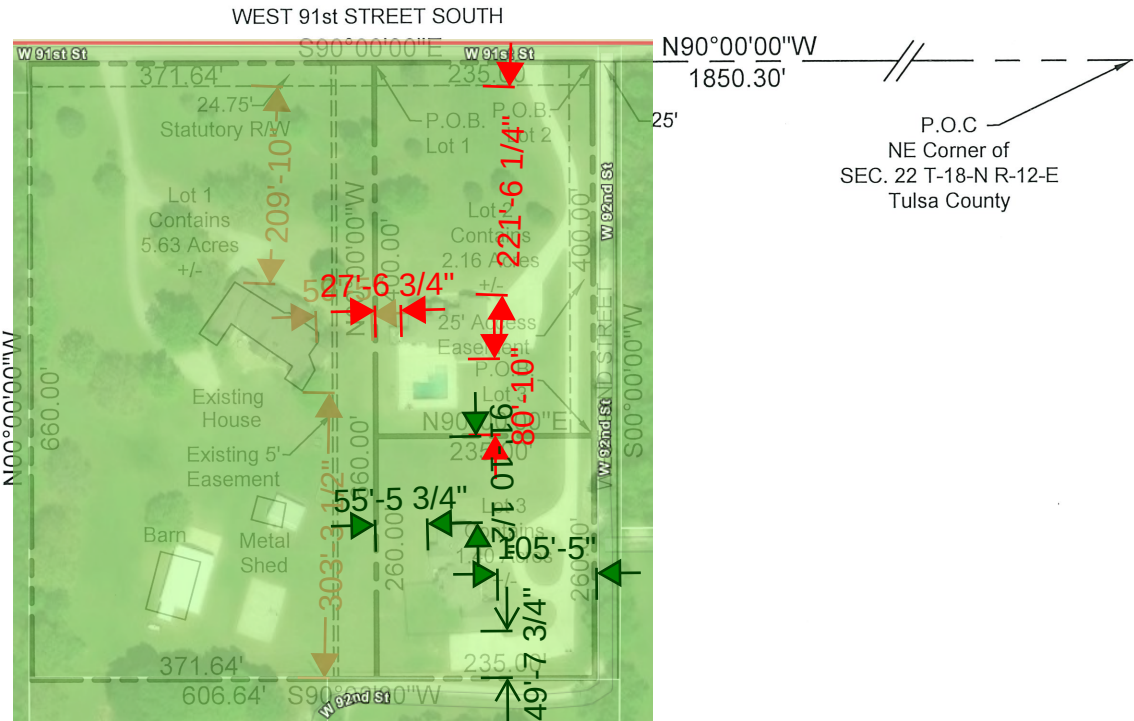
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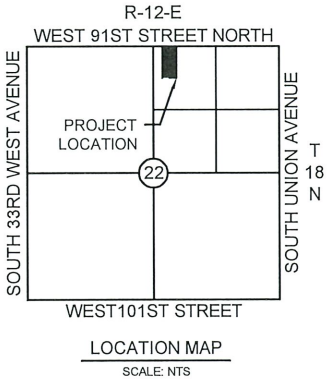
LOT SPLIT

SHEET NO.

1 of 1



LEGEND
P.O.B. = POINT OF BEGINNING
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WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2025.

BY: *Cliff Bennett*
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815



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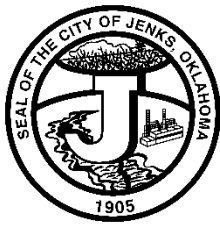
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SHEET NAME

LOT SPLIT

SHEET NO.

1 of 1



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

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 25-700

Request: Zone Change

Request for a zone change from AG (Agriculture) to RS-1 (Residential Single-Family).

Legal Description:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST FOR A DISTANCE OF 1825.30 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 260.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 260.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.55 ACRES, MORE OR LESS.

General Location: S of 91st St & W of S 23rd Ave

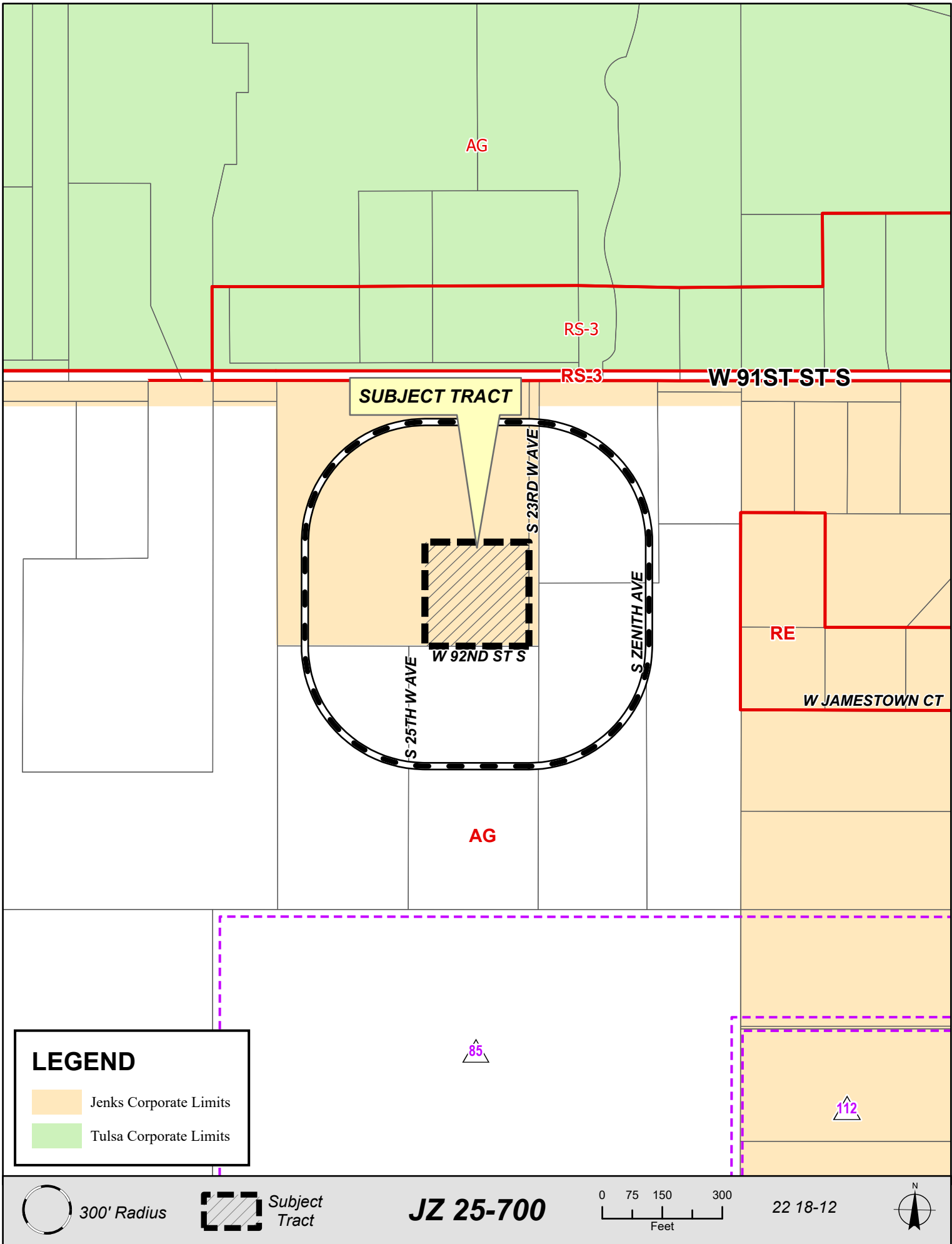
Hearing Date: 6 November 2025 at 6 p.m.

Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 8 October 2025.

Marcae Hilton, Secretary
Jenks Planning Commission



**ORDINANCE NO. 1678
(JZ 25-700)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA, CHANGING THE UNDERLYING ZONING OF THE DESCRIBED PROPERTY FROM AG (AGRICULTURE) TO RE (RESIDENTIAL ESTATE); REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

.....

WHEREAS, the owner of certain real property has petitioned for the zone change of a parcel of land to Residential Estate; and

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on November 06, 2025, and December 04, 2025, and the Jenks City Council heard additional public comments on December 16, 2025, and due consideration has been given to any public comments; and

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

SECTION I. JZ 25-700 is hereby approved rezoning the following described property to RE (Residential Estate):

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST ALONG THE SECTION LINE FOR A DISTANCE OF 1850.30 FEET; THENCE DUE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 235.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 235.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.40 ACRES, MORE OR LESS.

The zoning map and zoning district of the City of Jenks is hereby amended to rezone the above legal description to RE (Residential Estate).

General Location: 2300 W 91st St

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

SECTION III. 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

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

**JENKS CITY COUNCIL
RESOLUTION NO. 889**

A RESOLUTION OF THE CITY OF JENKS RECOGNIZING & ACCEPTING THE EXECUTIVE SUMMARY FROM THE RANCH & WILDERNESS AREA PUBLIC ENGAGEMENT SERIES

WHEREAS, The City of Jenks hired TSW Design (“TSW”) for professional services related to public engagement and data analysis for The Ranch property; and

WHEREAS, TSW conducted multiple public Open Houses at the ranch and collected data from the public; and

WHEREAS, nearly 350 total attendees provided input during the Open Houses; and

WHEREAS, TSW also held a workshop with City Staff, the Chamber of Commerce, and other stakeholders to gather their ideas; and

WHEREAS, the process and data collected was summarized in the Executive Summary provided by TSW;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA, that the City of Jenks accepts the findings from the analysis provided by TSW as presented in their Executive Summary and confirms the community vision and priorities identified in the Executive Summary. The City of Jenks will implement the “Next Steps” outlined in the summary.

BE IT FURTHER RESOLVED, that the City of Jenks will open the front 25 acres of the ranch property to the general public for use as a park, governed by the City’s park rules and hours of operation. At the end of 2026, the City will assess usage and public feedback and will hire a consultant to develop a full master plan for the ranch & wilderness area.

BE IT FURTHER RESOLVED, that future decisions regarding implementation will be guided by shared evaluation criteria, including:

- Alignment with community values and themes identified through engagement;
- Environmental impact, including protection of water resources, tree preservation, and habitat health;
- Accessibility and equity for people of all ages and abilities;
- Realistic capital and operational costs with a sustainable lifecycle plan;
- Availability of funding, grants, sponsorships, and partner support;
- Flexibility and scalability of proposed improvements over time.

This Resolution is approved in open meeting by the City Council of the City Jenks on this _____ day of _____ 2025.

Mayor

Attest:

City Clerk

Executive Summary

Ranch & Wilderness Area
Public Engagement Series

November 2025

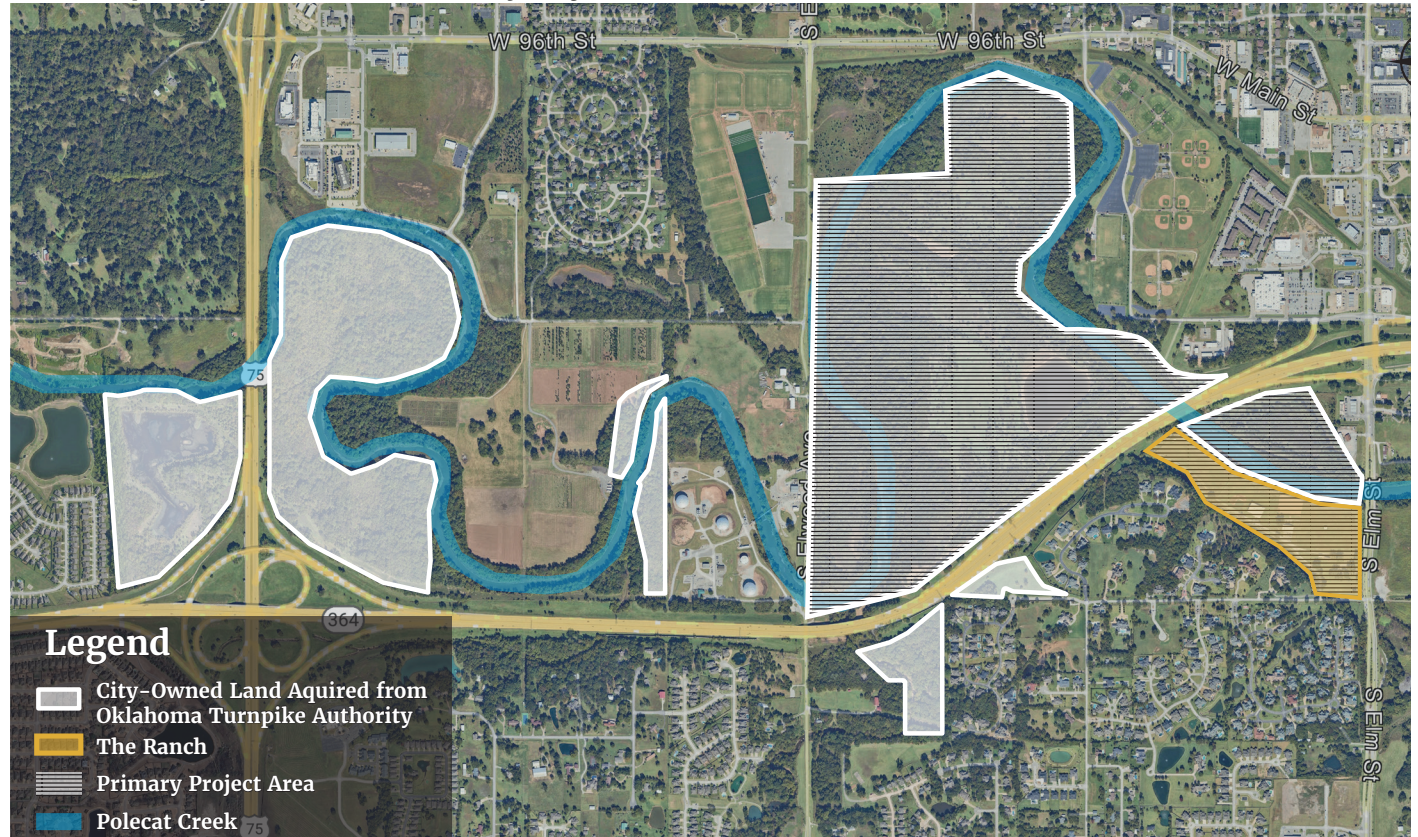


Jenks

Introduction

How Did We Get Here?

Aerial Map: City-Owned Land & Primary Project Area



“In every walk with nature one receives far more than he seeks.”

- John Muir, 1877

In April 2024, the City of Jenks purchased approximately 415 acres of surplus land from the Oklahoma Turnpike Authority (OTA). This land, located along Polecat Creek, was previously part of the Creek Turnpike right-of-way and includes floodplain areas with significant natural features and is referred to as

the “wilderness area” for the open house event series. Please review the “Project Area Map” for details.

The acquisition aligns with the long-term vision in the Horizon Jenks Comprehensive Plan to transform underutilized floodplain areas into public assets. One key site within this area is the Elm Street Ranch, a former private ranch now owned by the City. It offers open green space, ponds,

existing structures, and access to the city-owned wilderness area. The City sees this land as a unique opportunity to enhance recreation, connectivity, and environmental stewardship.

The City of Jenks partnered with TSW, a planning and design firm, to lead the community-driven engagement process for the future of this land. The goal was to shape a shared vision for the development of the Elm Street Ranch Site and Wilderness Area.

How We Engaged

Process & Methods

Engagement in Action

From July 10, 2025 to August 9, 2025, the City invited residents to help shape the future of The Ranch & Wilderness Area through a three-part open house series and an advisor workshop lunch. Each touchpoint was hands-on and easy to navigate with a total of over 345 attendees overall at the open house events.

At Open House Event #1 (Explore & Envision), attendees shared thoughts and feedback on what they value most and generated early ideas.

At Open House Event #2 (Shape the Future), those ideas were pressure-tested: participants ranked images in a visual-preference survey, mapped where different activities belong, and used a mini-model to show how pieces might fit together.

At Open House Event #3 (Confirm & Celebrate), residents confirmed priorities and signaled funding preferences in a simple “community priority funding” exercise before the City moved to next steps.

Between events, we kept the experience iterative and transparent. Each session began with a “What we heard recap” board so people could see their input advancing.

The advisor lunch on July 15, 2025 brought together City staff, PartyServ (the event management contractor), and the Chamber to focus on how public use and rentals can coexist “public-first” principles, discussing access, temporary buffers, and staffing.

Turnout was exceptional for a community of Jenks’ size:

between the three events, there were a total of 345 attendees, generating a strong foundation for setting priorities and next steps.

Inclusive by Design

The events and stations were designed and promoted for all ages with wide aisles, kid-friendly activities, large-type signs with icons, and both QR and paper options. Event advertising was also designed to reach as many citizens as possible with direct mailers to residents and social media outreach.



How We Got the Word Out

Advertising & Outreach

To make participation easy, the City used a multi-faceted outreach approach that met people where they are.

- **Postcards:** Postcard invitation mailers were sent to all Jenks households.
- **Banner:** Provided on-site signage and offered simple wayfinding with an 8'x4' banner at The Ranch.
- **Social Media:** A coordinated series of social media posts kept reminders in residents' feeds.
- **Branding:** Consistent, branded campaign that emphasized a “drop-in, all ages welcome” atmosphere.
- **Variety of Opportunities:** Open house events were scheduled at different times

and different days of the week to fit busy lives.

Together, these efforts created a clear path from invitation to input and ensured residents could see how their voices shaped the plan.

Resident Postcard (1 or 2 sides)

Dear Jenks Resident,

The City of Jenks recently acquired the Ranch & Wilderness Area, over 400 acres of scenic land along Polecat Creek. Before any plans take shape, **we want to hear from you.**

Join us at our next **two come-and-go open houses** to explore some of the property and share your ideas and vision for the future. Each session features fresh, hands-on activities that build on feedback from the previous event, so every visit moves the vision forward. *See event dates on front.*

Why attend?
Your feedback will guide future recreation and development, so the Ranch and Wilderness Area grows into a place you'll love for decades.

5,000+ postcard mailers sent

Digital Graphic

Shape the Ranch Together
3 Open-House Events • All Ages Welcome • Drop In Anytime

Explore some of the 400+ acres of city-owned scenic land and shape its future. Each open house adds fresh, hand-on ways to share your ideas!

1	2	3
Explore & Envision	Shape the Future	Confirm & Celebrate
July 10, 2025 5:30-7:30 PM	July 22, 2025 7:30-9:30 AM	August 9, 2025 4:00-6:00 PM
Location: City of Jenks Ranch 10596 S. Elm Street	Location: City of Jenks Ranch 10596 S. Elm Street	Location: City of Jenks Ranch 10596 S. Elm Street

Drop in to one, two, or all three open houses!

Social Media Events

Shape the Ranch Together
3 Open-House Events • All Ages Welcome • Drop In Anytime

Explore some of the 400+ acres of city-owned scenic land and shape its future. Each open house adds fresh, hand-on ways to share your ideas!

1 Explore & Envision
July 10, 2025
5:30-7:30 PM
Location: City of Jenks Ranch, 10596 S. Elm Street

2 Shape the Future
July 22, 2025
7:30-9:30 AM
Location: City of Jenks Ranch, 10596 S. Elm Street

3 Confirm & Celebrate
August 9, 2025
4:00-6:00 PM
Location: City of Jenks Ranch, 10596 S. Elm Street

Public Open House #1 for "The Ranch" in Jenks
Public - Event by City of Jenks - Municipality

Event Ended

10596 S. Elm Street, Jenks, OK 74037-3001, United States

7 went · 43 interested

Outdoor Banner

Help Shape the Ranch & Wilderness Area
Join Us for 3 Open-House Events!

1 Explore & Envision
Thursday, July 10
5:30-7:30 PM

2 Shape the Future
Tuesday, July 22
7:30-9:30 AM

3 Confirm & Celebrate
Saturday, August 9
4:00-6:00 PM

Drop In Anytime • Hands-on Activities • All Ages

What We Heard

Community Themes

Keep it wild and green

Protect Polecat Creek, wetlands, big trees, and open space.

- The “always have” postcard activity overwhelmingly called out shade, trees, water, and green spaces.
- Many comments asked for habitat care (wildlife, pollinators) and riparian restoration.

Trails connect everything

All-ages walking and biking loops, nature paths, and access to the creek.

- Trails were among the most requested features (walking, hiking, biking, ADA-friendly loops).
- People also mentioned water access (kayak/canoe) and equestrian/bridle trails where appropriate.

Places to gather

Create flexible gathering and event nodes.

- The “great place for” postcard activity frequently cited markets.
- “Picture-the-Possibilities” activity showed strong “Gather” support near the Events Center/Barn.

Learn outdoors

Hands-on nature and history for kids, schools, and families.

- Repeated calls for field trips, nature classes, and interpretive signage explaining the natural habitat.
- The Ranch House was often envisioned as a small learning hub/nature center.

Family-friendly fun that fits the landscape

Nature-play, low-impact adventure, and everyday recreation.

- Interest in playgrounds/nature-play, hedge-maze/adventure elements, and casual family activities.
- Support for healthy activities and programming that feels outdoorsy.

Easy to get to, easy to find your way

Comfortable access, clear wayfinding, and sensible lighting.

- Participants asked for ADA routes, simple signage, and basic safety lighting.
- Concerns flagged over too much paving or parking with a preference for right-sized access and trail connectivity.

Public-first

Rentals help fund care and provide event space, but the park shouldn't close or feel like a commercial center.

- The “Never becomes...” postcard activity included strong responses against strip malls, heavy retail, and overdevelopment.
- Many were open to events/rentals with park-open routes being maintained.

Findings by Activity

Open House Event #1: Explore & Envision

July 10, 2025 | 5:30-7:30 pm

Intro

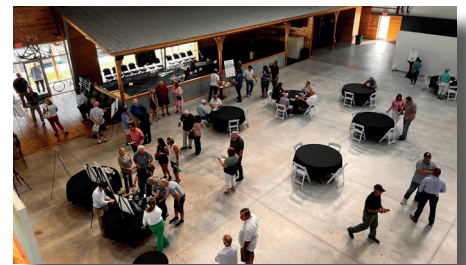
Attendees got their first look at The Ranch & Wilderness Area and helped set the vision. The focus was on values, first ideas, and what success should look like 10–20 years from now.

A take-home brochure was provided at each event, and a drone video of the wilderness area looped on the main screen at all three events to help people orient to the site.

Activities

- “This Place Could Be...” Postcards
- Future Headlines
- Picture the Possibilities
- Welcome Table with Event Brochure
- Quick Survey Station
- Site Naming Ballot Box
- Wilderness Area Drone Video Loop

100+
attendees



“This Place Could Be...”

Participants shared their vision for what they think this place should always have, would be great to have, and should never become.



When asked what this place should always have:

67% Responded with Nature/Green Space uses

38% Responded with Trails or Active Recreation uses

“IT SHOULD NEVER BECOME... “OVER-DEVELOPED OR JUST ANOTHER PARK.”

“PLEASE KEEP IT WILD-UNCUT TRAILS + WILDLIFE FOR KIDS.”

EVENT #1: EXPLORE & ENVISION

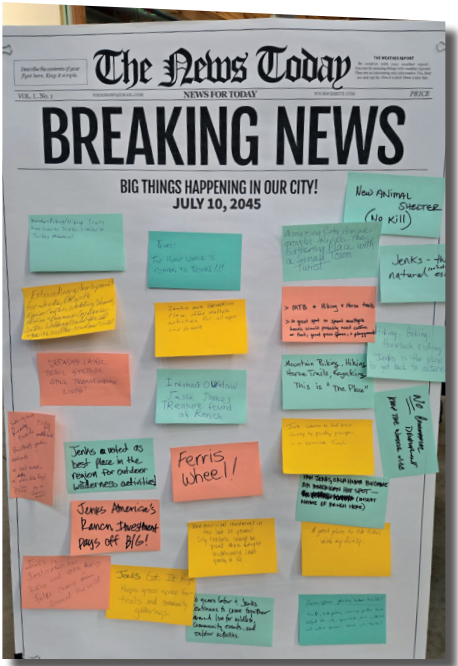
Future Headlines

Participants imagined it was 2045 and a headline appeared in the newspaper.



"JENKS IS A DESTINATION FOR HIKING AND MOUNTAIN BIKING - FOLKS COMING FROM AROUND THE WORLD"

JENKS - THE NEW NATURAL ESCAPE



Picture the Possibilities

Participants voted on the type of activity they would like to see at each location. The results are shown in the table below.



Places	Type of Activity					
	Play	Explore	Gather	Learn	Wildlife	Invest
Polecat Creek	6	15	3	5	22	8
Open Green Space	9	44	17	3	20	4
Red Barn	1	2	19	24	1	11
Fountain Pond	3	12	15	4	6	12
Ranch House	0	1	3	39	1	7
Ranch Barn	5	1	23	8	1	16
Wilderness Area	1	58	1	3	23	6
Events Center	4	2	31	6	0	12

Legend:
Color by No. of Votes

0 to 10	11 to 20	21 to 30	31+
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Open House Event #2: Shape the Future

July 22, 2025 | 7:30-9:30 am

Intro

Building on Event 1, participants reacted to images, mapped where different activities belong, and started arranging pieces on a large-format mini-model. This session was about preferences and place-making, identifying features to keep, opportunities to improve, and challenges to address.

Coffee & Concepts

Participants shared any additional thoughts and ideas for the future of the land. Residents overwhelmingly want the land to stay natural and welcoming while adding a few well-chosen amenities that serve all ages. Comments most often asked for preserving habitat and trees, building accessible trails, and creating places to gather and learn.

In summary, the ideas included:

1. Community events: markets/live music and flexible gathering areas
2. Equestrian: equestrian opportunities and attractions
3. Gardens: pollinator/native gardens with shaded seating

Activities

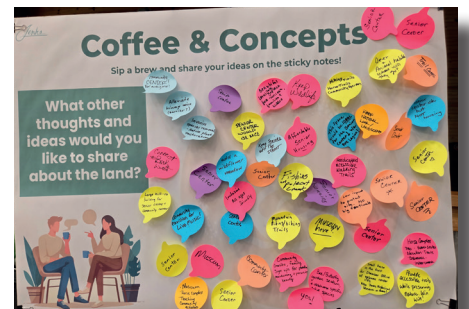
- Event #1 Recap Board
- Visual Preference Survey
- Map the Ranch
- Mini-Model Zone
- Coffee & Concepts
- Quick Survey Station
- Site Naming Ballot Box
- Wilderness Area Drone Video Loop
- 7:40am Wilderness Walk

4. Keeping it natural: protect native landscape, wildlife, and trees
5. Learning and culture: small museum/learning space and community classes
6. Multigenerational hub: includes a strong interest in a Senior Center and opportunities for all ages
7. Outdoor recreation: fishing and other low-impact outdoor recreation
8. Trails for everyone: hiking/ biking and ADA-accessible walking routes

110+
attendees



**"COMMUNITY
CENTER FOR
EVERYONE!"**



**"COMMUNITY GARDEN,
FAMILY SIGN UPS
FOR PLANTING,
MAINTAINING, +
PRESERVING BEAUTY"**

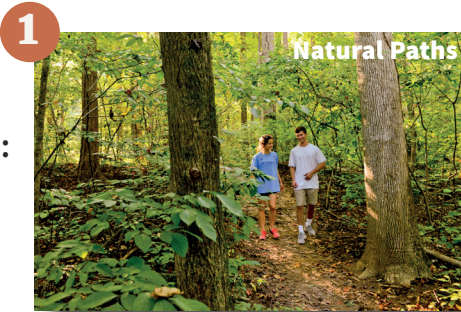


EVENT #2: SHAPE THE FUTURE

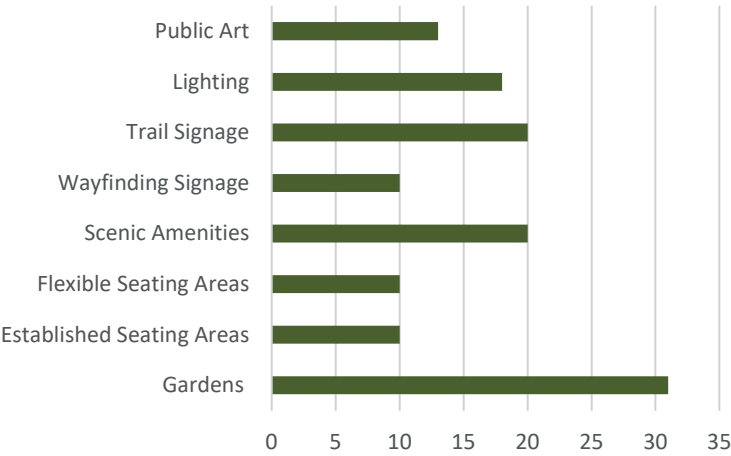
Visual Preference Survey

Participants voted on their top three elements per category. The results per category are shown in the tables below.

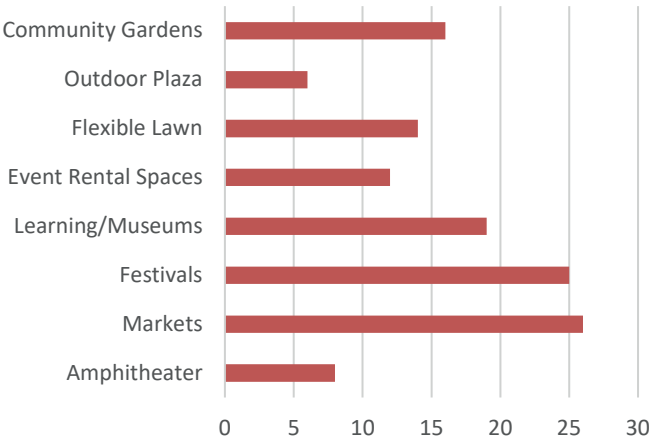
Top 3 elements with the most votes:



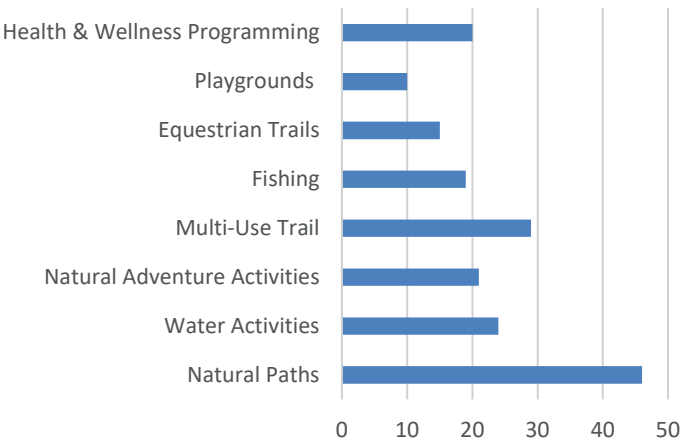
Scenic & Support Amenities



Community & Cultural Gathering



Active Recreation & Adventure



EVENT #2: SHAPE THE FUTURE

Map the Ranch

Participants shared what mattered most to them by identifying locations on a map to:

Activate good place for people activity

Protect save, safeguard this natural feature

Concern problem to fix, worry to watch

Great View photo spot, scenic view

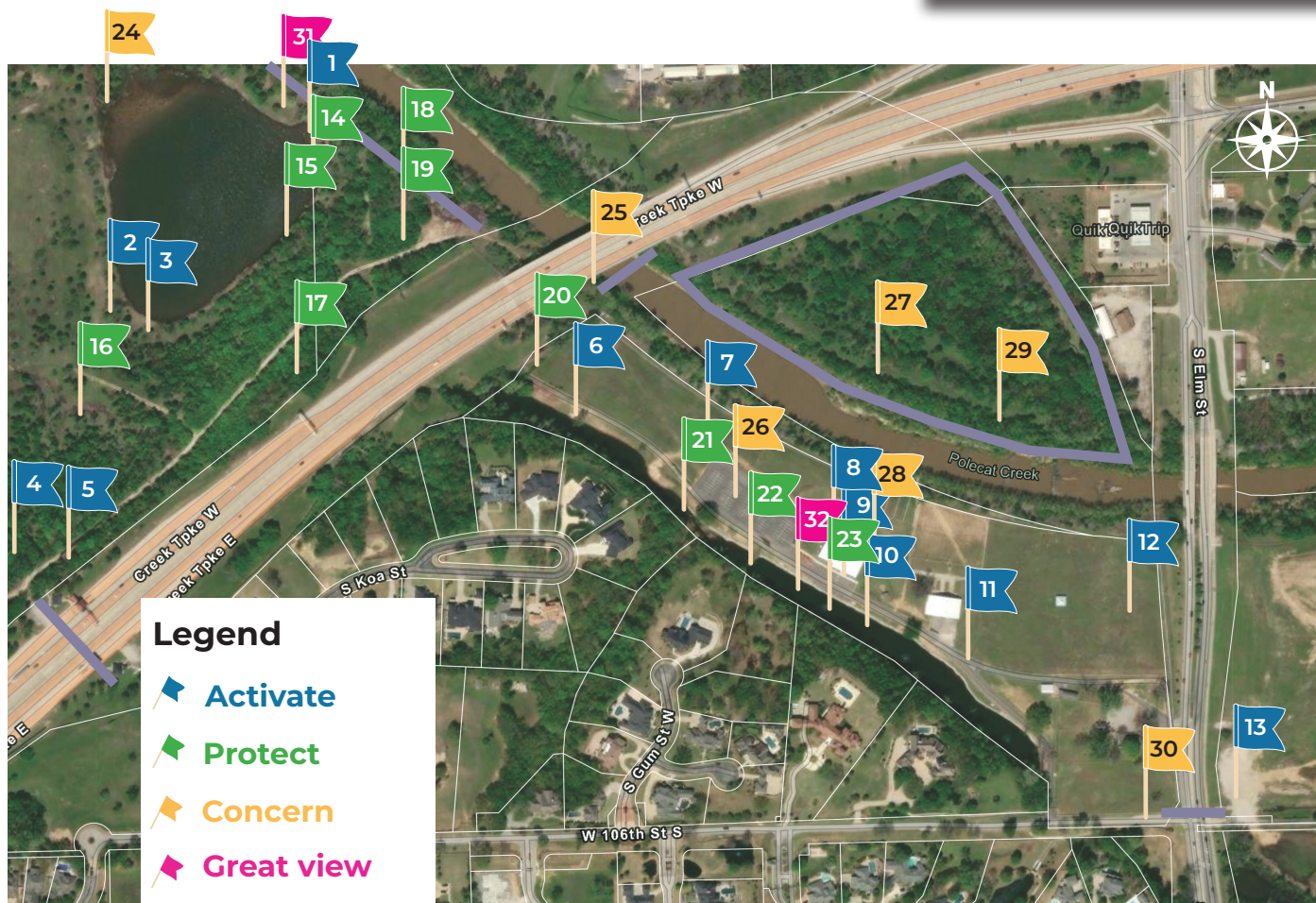
Some participants left specific notes on the flags, and the summarized note highlights include:

- Low-impact activation: water access, disc golf, day camps, an equestrian complex, and community facilities (senior center/rentable event space), plus a separate trail along the roadway.
- Protect: wildflower meadow, native species restoration, and preserving green views.

- Concern: focused on durable park-style restrooms, keeping events low-traffic (not large festivals), safe/clear access, and preventing encampments.
- Great view: areas along the edge of water bodies.



Map the Ranch: Results



EVENT #2: SHAPE THE FUTURE

Mini-Model Zone

Attendees used LEGO blocks to identify uses they would like to see and used label cards to describe the activity. The use options included:

- Buildings
- Active Gathering & Play
- Water & Movement Corridors
- Natural/Preserve Buffer
- Support/Parking

Participants added specific ideas on notecards with the blocks. In summary, the notecard responses envisioned the land as a vibrant, nature-focused space with paved walking trails, equestrian activities, water access, native landscaping, and inclusive amenities, such as a senior center, splash pads, farmers market, and accessible recreation for all ages.

LEGO Legend

Buildings

Examples: barns, pavilion, new shelters, restrooms

Active Gathering & Play

Examples: event lawn, playground, festival, amphitheater

Water & Movement Corridors

Examples: creek access, trails, boardwalks, drives, kayak launch

Natural/Preserve Buffer

Examples: woods to save, habitat edges, no mow zone

Support/Parking

Examples: parking, drop-off, vendor staging



EVENT #2: SHAPE THE FUTURE

Quick Survey Station

During Open House #1 & 2, a 2-minute survey station was posted to receive more specific input either through their mobile device or hard copy survey. A total of 126 attendees responded to the survey.

The survey asked respondents how they connect with The Ranch and Wilderness Area. The results are shown in the table to the right.

Most survey participants have a direct stake in Jenks, with a mix of regular park users and a much smaller set of first-time voices.

The responses that selected 'Other' include write-ins that point to seniors and schools with mentions of Jenks Senior Center and Jenks school district and volunteers working with students.

Respondents were also provided a list of potential values and asked which three values should guide future decisions here. The top three responses included:

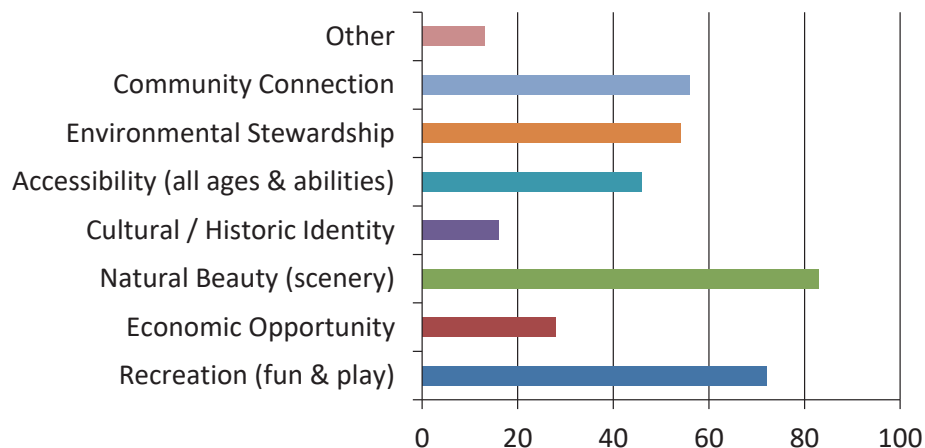
1. Natural beauty
2. Recreation
3. Community Connection

126
*survey
respondents*

Table: Survey Respondents

Connection Type (Respondents selected all connections that applied)	Respondents Selecting	Share of Respondents
Live in Jenks	99	79%
Work in/near Jenks	18	14%
Visit Jenks parks often	21	17%
Visit Jenks for attractions	18	14%
First-time visitor today	6	5%

Top Values



EVENT #2: SHAPE THE FUTURE

Respondents were then asked the following three questions:

- Which new amenity would bring you back most often?
- Rank the priorities from the list provided.
- In ten words or less, I hope the Ranch & Wilderness Area becomes...

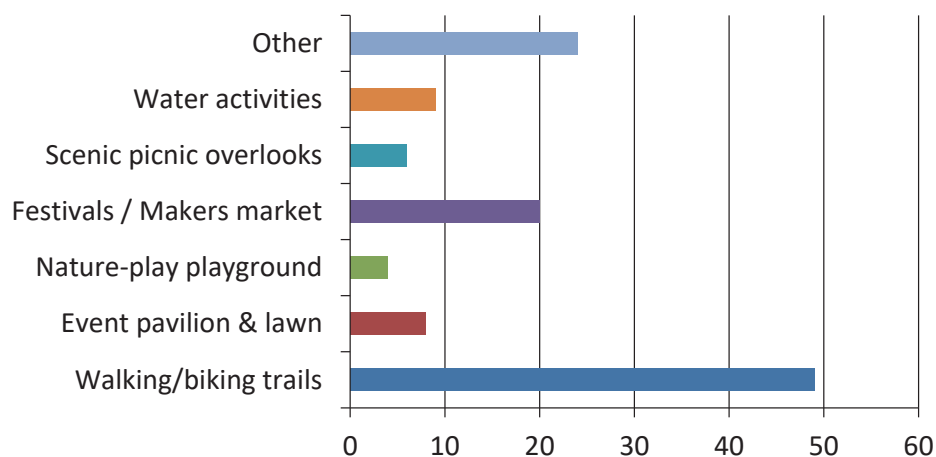
Respondents voted walking/biking trails as the top amenity that would bring them back.

When respondents were asked to rank priorities for the site, protect natural habitat rose to the top as the highest priority.

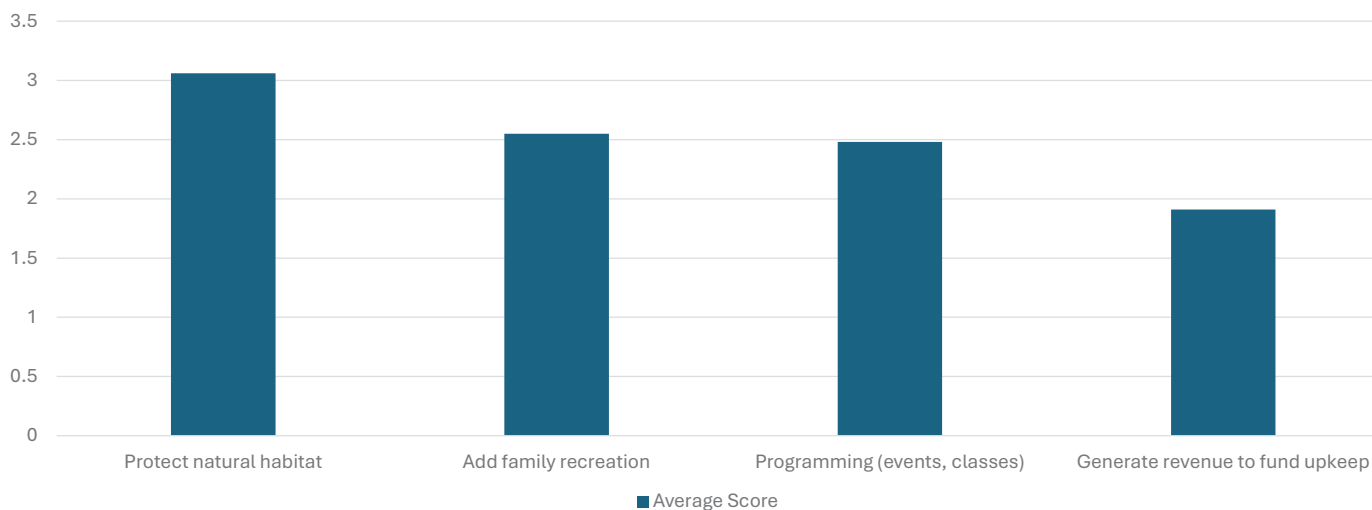
The results ranked the priorities in the following order:

1. Protect Natural Habitat
2. Add Family Recreation
3. Programming
4. Generate Revenue to Fund Upkeep

New Amenity



Priority Rankings



Open House Event #3: Confirm & Celebrate

August 9, 2025 | 4:00-6:00 pm

Intro

The final open house asked residents to confirm priorities and celebrate together. People reviewed the combined results, provided refinements, and used “Jenks Bucks” to signal the priorities the participants would like to see funded first.

Activities

- Event #1 & 2 Recap Gallery
- Community Priorities Budgeting
- Sticker Design Charrette
- Kids’ Coloring Station
- Site Naming Ballot Box
- Wilderness Area Drone Video Loop
- Police Department Exhibit
- Food, Drink, and Sno Cones

130+
attendees



EVENT #3: CONFIRM & CELEBRATE

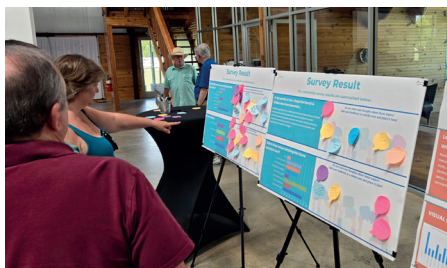
Recap Gallery

An idea gallery was posted for attendees to review the results of the input from Event #1 & 2 and the survey results to provide their feedback.

Feedback largely reinforced earlier themes to keep it natural, add trails, and create a few well-placed gathering/learning amenities. Two ideas surfaced on the notes-a Senior Center and an equestrian/horse complex.

The feedback summary includes:

- Amenities: Everyday amenities-shade/seating, restrooms, wayfinding.
- Equestrian facilities: “horse center/complex,” riding trails; several notes say PPP Horse Complex as a public private partnership.
- Gardens: Botanical/pollinator gardens-native plantings with shaded seating.
- Learning & culture: museum/learning space, education programs.
- Multigenerational hub: all ages, including consideration of a senior center.
- Natural: “keep wild,” preserve native landscape, protect wildlife habitat.
- Programming: activities & courts-pickleball, disc golf, occasional dog park
- Trails: all-hiking/nature paths, ADA-accessible walking trails, mentions of mountain-bike options.
- Water recreation: Water-related & low-impact recreation-fishing, creek access.



Site Naming Ballot Box

A site naming ballot box was posted at all three open house events for attendees to share their ideas to name the site. The City of Jenks anticipates posting the top names in the future for an online community vote to help name the site.

114 name ideas were received during the public engagement series.



EVENT #3: CONFIRM & CELEBRATE

Sticker Design Charrette

Participants shared what site elements they would like to see on the land. A large community map was provided and a variety of stickers showing 12 different elements. A map of all input results is shown below and the same results are reflected in three categories on the followings pages.



Charrette: All Results

MINI-MODEL: BUILD YOUR IDEA

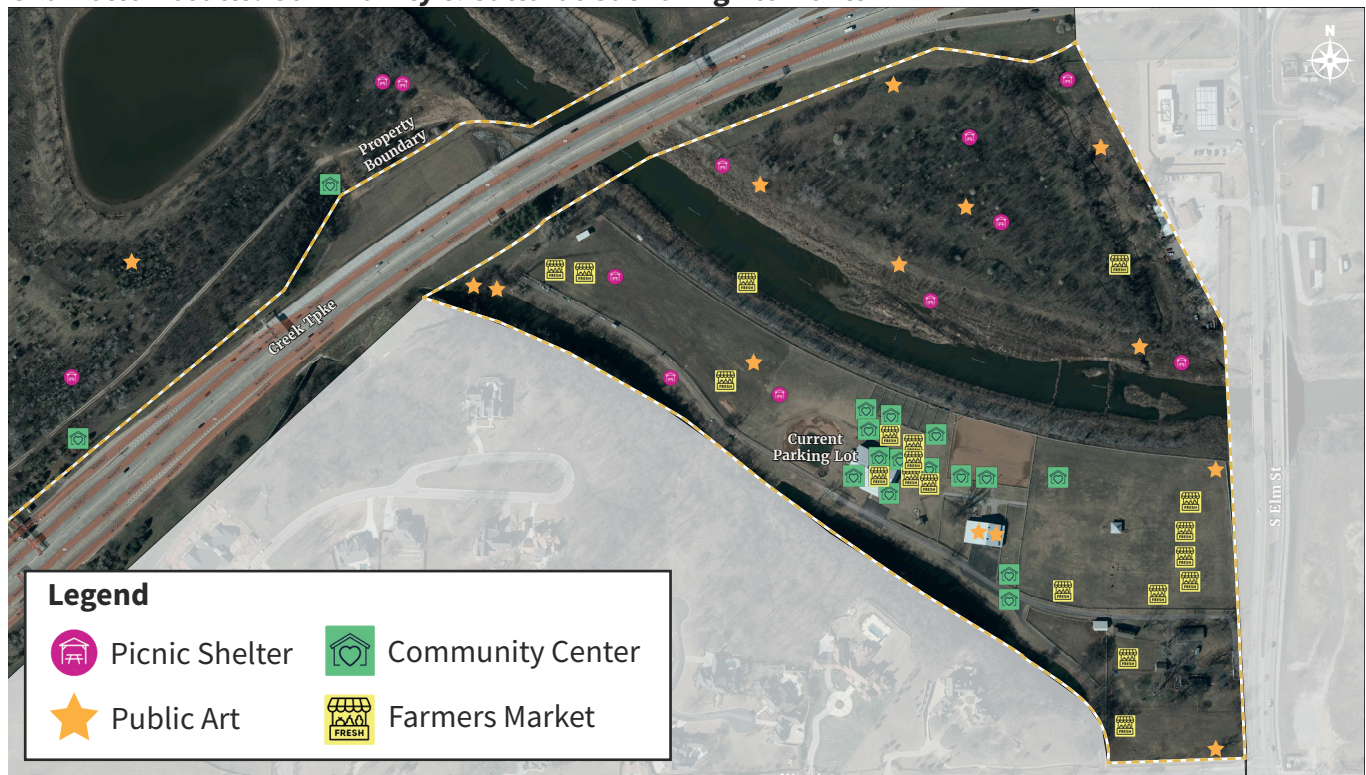


Legend

- | | | |
|---|--|--|
|  Lighting |  Community Center |  Playground |
|  Picnic Shelter |  Farmers Market |  Canoe Access |
|  Wayfinding, Signs |  Seating and Tables |  Native Plant Garden |
|  Public Art |  Parking |  Trails |

EVENT #3: CONFIRM & CELEBRATE

Charrette Results: Community & Cultural Gathering Elements



Charrette Results: Nature & Recreation Elements



EVENT #3: CONFIRM & CELEBRATE

Charrette Results: Access, Comfort & Support Elements



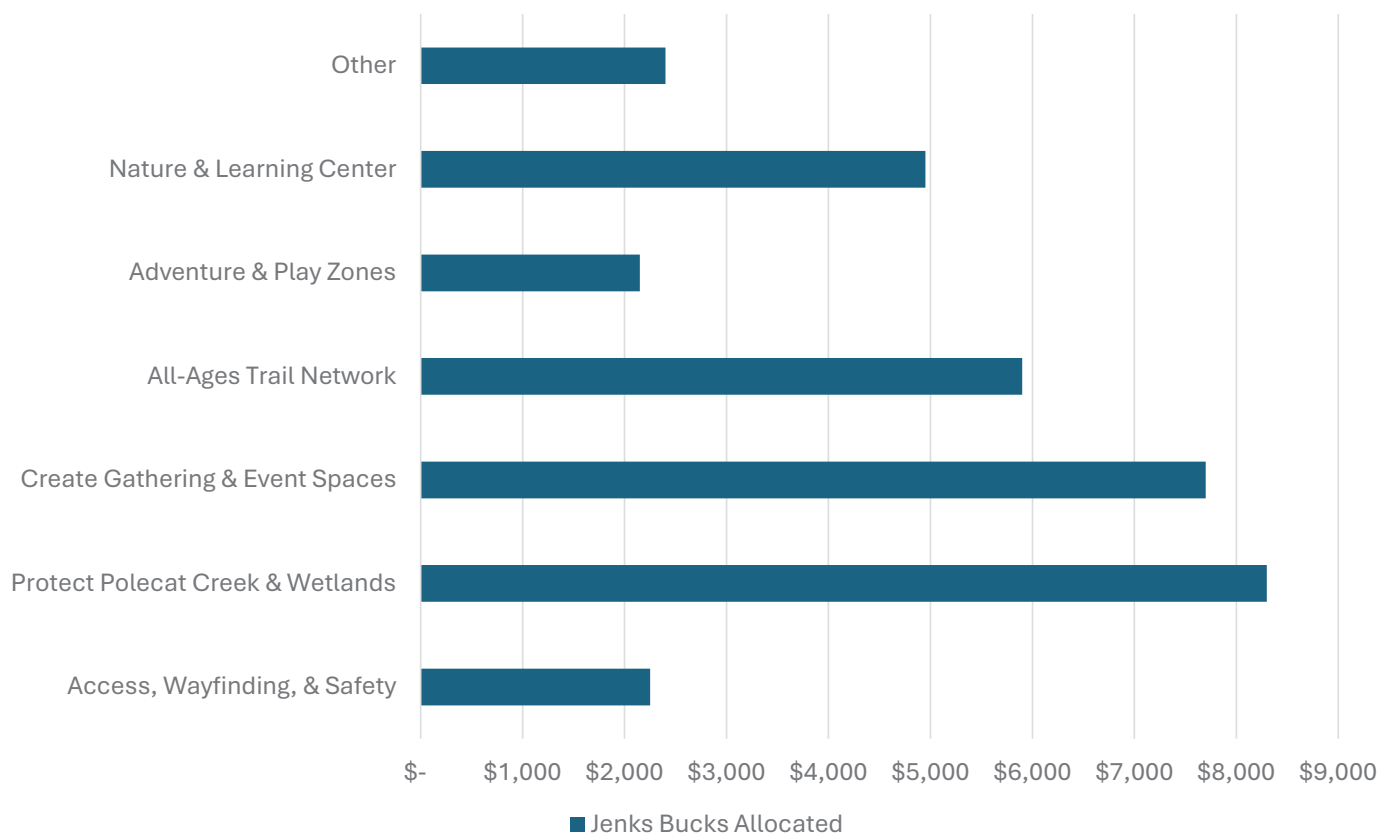
EVENT #3: CONFIRM & CELEBRATE

Community Priorities Funding

Each participant received equal community dollars and could allocate across 7 buckets to fund the strategic priorities that they believe are most important. If participants did not see a priority they wanted to vote on, they were able to add new ideas. The results are shown below.



Community Priorities Funding Results



Other Ideas Mentioned:

- Botanical/arboretum garden
- Disc golf, water play, cultural “pow wow/native space”
- Equestrian Complex
- Senior Center

Big Ideas for Further Study

Based on specific repeated ideas heard throughout the process, as well as the detailed suggestions shared by residents through follow-up emails, several areas have emerged that warrant further study. These inputs highlighted recurring themes and community priorities, providing valuable direction for deeper exploration. The following list summarizes key topics identified that will require further study or consideration. This is not an all-inclusive list, other proposed elements will require further evaluation and study.

- Events: small community events or markets/live music to test demand.
- Gardens: pollinator gardens
- Multigenerational hub: consider a Senior Center as a concept for further study (program, location, scale).
- Nature & Learning Center: fold learning/museum content into the Ranch House.
- Noise mitigation: planting berms, and buffers as design options where road exposure is highest.
- Targeted Large Projects: Evaluate targeted large projects, such as botanical garden or niche equestrian complex for potential fit/impacts before advancing.
- Trails: preserve and enhance trails in near-term investments (native restoration, accessible loops, clear signage).



Advisor Workshop Results

Principles for Rentals & Public Use

Intro

On July 15, 2025, the City hosted a lunchtime Advisor Roundtable (12:00–1:30 PM) at The Ranch, with lunch provided by the City of Jenks. About 20 advisors attended, including 2 representatives from the Jenks Chamber of Commerce, 1–2 representatives from PartyServe (the City’s event-space/

catering partner), and several City staff leaders from across departments, along with the public-engagement consultant team.

The purpose was to stress-test elements to consider on how a public-first park can coexist with rentable spaces by discussing operating principles, when temporary buffers/fencing

might be justified, how public routes stay open during events, and the staffing/coordination model needed to establish an access management program without compromising the natural character of the site.

Activities

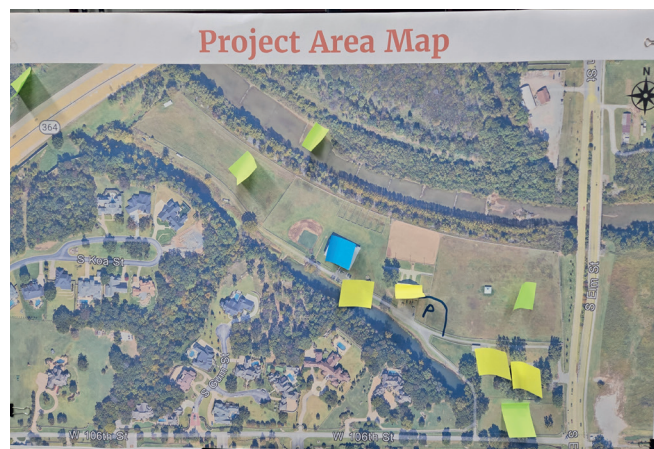
- Map Sort Activity
- Roundtable Discussion

Map Sort Activity

At the advisor workshop, attendees broke into two groups and worked with large printed maps of the site. Each group discussed opportunities and labeled areas they felt were best suited for potential private use, public use, or shared co-use opportunities. The activity created a visual record of participant ideas while sparking dialogue and building consensus. These maps will help guide future conversations about how the site can balance community needs with private investment opportunities.

Legend

Park Co-Use Rental



Roundtable Discussion

During the roundtable discussion, the group focused on how a public-first park can coexist with rentals. A summary of feedback is provided here. Points of consensus included:

- Keep everyday access open within park hours.
- Fencing/barriers most likely needed to accommodate events and public use simultaneously.
- Invest early in basic amenities, safety, and wayfinding.

Operating Principles (Public-First):

- Keep routes open: maintain trail access and primary public areas during events; post clear temporary signage.
- Fencing: Where fencing/barriers are needed, use natural or architectural barriers, such as berms, hedges, walls, or other attractive materials. Barriers can delineate public vs. private during rentals (e.g., at parking lots or edges of rented lawns).
- Hours of operation: set and communicate park hours.
- Lighting: incorporate lighting that cover paths/parking to buildings, avoid over-lighting natural areas.

Opportunities to Pursue

- Trails & access: paved trail along the creek, more connections and access points, on-site loops, and trailhead parking.
- Water access: fishing and canoes/kayaks.
- Programs & features: family programming, hedge maze/nature-play, conferences/meeting use of the Events Center.
- Operations basics: emergency phone locations.

Concerns

- Safety & wayfinding: know where people are; hazard mitigation; clear trail/parking guidance.
- Staffing & restrictions: enough staff to manage temporary access limits and time windows.
- Accessibility & code: meet building-code and accessibility needs.
- Resource protection: water quality; no hunting.
- Capacity: parking supply for events and the risk of more than one event at a time overwhelming access.

Better-Event Checklist

- Bathrooms: Add more bathrooms and a separate catering kitchen for rentals.
- Lighting: Provide adequate lighting from parking to buildings.
- Logistics: Adopt an events logistics policy and expand the master calendar (coordinate with the Aquarium process).
- Parking: Plan for overflow parking and manage to realistic site capacity.

Accomplishments To Date

Projects Completed on Site

Intro

Since assuming ownership The Ranch and Wilderness Area in 2024, the City of Jenks has hit the ground running to lay a strong foundation in creating a public park and community event space. The following is a list of highlights from some of the projects the City has completed:

- ✓ Installed a new 6" PVC Waterline from 106th Street to the events center including the hook-up for the fire suppression system
- ✓ Removed brush, trees, and debris throughout the property
- ✓ Installed 4 new fire hydrants
- ✓ Stabilized the pond perimeter by adding rock improving aesthetics and reducing erosion
- ✓ Assisted the County with building the parking lot for visitors and events
- ✓ Widened and built roads for easy access and safety
- ✓ Installed an irrigation system for the events center and the pergola perimeter
- ✓ Inspected all electrical, gas, and water systems and repaired as needed in the events center and the pergola
- ✓ Removed much of the fencing inside the perimeter and graded all areas
- ✓ Installed sod in numerous locations in The Ranch
- ✓ Installed several new drainage systems to shed water from the roads and the property
- ✓ Installed new gates and electronics at the entrance and the exit
- ✓ Installed new gate to enter the Wilderness Area from the west of the property
- ✓ Installed new water meters for irrigation and the events center
- ✓ Planted trees and installed new flower bed
- ✓ Installed Park benches for viewing the pond
- ✓ Built access road and parking lot for trail access
- ✓ Upgraded the large gray barn by concreting the dirt floors and removing all the water connections to each stall
- ✓ Removed the wooden court inside events center and cleaned the concrete
- ✓ Refurbished the well that keeps the ponds full and installed a backup pump and waterline from Polecat Creek to the ponds to assist in filling the ponds (with Corp of Engineers approval)

The Path Ahead

From Vision to Action

Strategic Priorities

Based on the results of the community priorities budgeting exercise and the input through the community engagement series, the following strategic priorities are highlighted to help guide the long-term path ahead.



**Preserve & Restore
Natural Systems**



**Activate Outdoor
Learning**



**Create Flexible
Gathering/Event Nodes**



**Prioritize Universal
Access & Safety**



**Build a Connected
Trail Network**



**Provide Diverse
Recreation for All Ages**

**Continue Shaping
Your Community**



The Next Steps

Phase 1: Set the Foundation

- Confirm the community vision and priorities outlined in this summary.
- Hire a consultant team to prepare a conceptual master plan for The Ranch & Wilderness Area. The master plan should create a conceptual visioning plan, outline phasing implementation, and provide initial cost estimates for each phase.
- Prioritize delivering quick wins (basic trail marking, temporary wayfinding, site clean-up, and small habitat improvements)

Phase 2: Build Core Improvements

- Construct priority trails and access points, with clear signage.
- Create flexible gathering and event areas that work for everyday use and programmed events.
- Advance creek corridor and habitat restoration projects, plus select outdoor learning and nature-play elements.
- Install foundational infrastructure (utility stubs, improved road access, and targeted parking) to support future amenities and larger events.

Phase 3: Grow into the Long-term Vision

- Complete additional trail loops, overlooks, and enhanced natural areas.
- Evaluate and, if appropriate, phase in larger features identified through engagement (e.g., nature and learning center, gardens, or specialty facilities) based on feasibility and funding.
- Formalize operations and partnerships to keep the park public-first, well-maintained, and aligned with the community's vision.

Future Study & Evaluation

To decide what moves forward and in what order, the City should evaluate the concepts against shared criteria, such as:

- **Community alignment:** The concept clearly reflects the values, themes, and map hot-spots identified through engagement.
- **Environmental impact:** The design protects water resources, preserves trees, and supports habitat health.
- **Access & equity:** Facilities and programs are usable by people of all ages and abilities.
- **Cost to build & maintain:** Capital and operating needs are realistic, with a sustainable lifecycle plan.
- **Funding & partners:** There is a plausible path for grants, sponsorships, and volunteer or partner support.
- **Phasing & flexibility:** The idea can start small, adapt based on results, and grow over time.

Stay Involved!

Your input has shaped the vision, and continued participation will keep it aligned with Jenks priorities. Watch for new opportunities to share feedback, and visit the City of Jenks website for updates.

Stay in the loop:



City of Jenks on
Facebook



www.jenks.com



**FIRST AMENDMENT TO DISPOSITION AND ECONOMIC DEVELOPMENT
AGREEMENT**

between

CITY OF JENKS & THE JENKS ECONOMIC DEVELOPMENT AUTHORITY

and

HD5 ENTERTAINMENT, LLC & HIGH FIVE ENTERTAINMENT, LLC

This First Amendment (the “First Amendment”) to the DISPOSITION AND ECONOMIC DEVELOPMENT AGREEMENT (the “Agreement”) between the City of Jenks ("City"); the Jenks Economic Development Authority (JEDA); and HD5 Entertainment, LLC, a Texas limited liability company and/or assigns ("Developer"); and High Five Entertainment, LLC, a Texas limited liability company and/or assigns ("Operator"). Developer and Operator may be individually referred to hereinafter as "High 5". City, JEDA, Developer, and Operator shall be individually referred to hereinafter as a "Party," and collectively as the "Parties".

WHEREAS, on March 27th 2024, the Parties entered the Agreement, which obligated the Parties to undertake certain actions toward High 5’s construction and operation of a Recreational and Entertainment Facility (REF) on a portion of property conveyed by the City; and

WHEREAS, the Parties have agreed that certain provisions in the initial Agreement should be amended.

NOW, THEREFORE, in consideration of the foregoing exordial clauses, the Parties hereto agree to amend the Agreement as follows:

1. Section 2 (b) is hereby amended by changing the date in the second sentence to read: The Deed will contain a reversionary clause providing that if the Project is not constructed and open for business by December 31, 2027, absent any events of Force Majeure or for any City licenses, permits, or other City requirements that are delayed beyond the control of the Developer, the Property will revert to the City of Jenks. In addition, in the event the project is not constructed and open for business by December 31, 2027, the entire amount of the funded monetary portion of the Development Assistance Financing paid to Developer (“Monetary Grant”) will be returned to JEDA by December 31, 2028 (“Return Date”). If not repaid by the Return Date, Developer will accrue a six percent (6%) annual interest on the remaining balance of the Monetary Grant, due to the City, until such time the Monetary Grant is returned.
2. Section 2 (c) is hereby amended by changing the section to read: City will deliver the Deed and possession of the Property to Developer (or its assignee) (the “Closing”), within thirty (30) days after the building permit for the Project has been issued. The conveyance will be delivered at the principal office of the title company or such other

offices as may be mutually agreed to by the Parties, and Developer (or designee) will accept such conveyance and pay to City at such time and place the monetary portion of the Purchase Price for the Property, and Developer shall perform its obligations in accordance with the terms of this Agreement.

3. Section 3 is hereby amended by replacing Section 3 with the following text: Developer shall use commercially reasonable efforts to ensure construction work related to the Project shall commence within six (6) months of execution of the First Amendment. For purposes of this Agreement, "Completion Date" means the date on which the City issues a final certificate of occupancy for the building and improvements after all construction work has been completed (the "Certificate of Occupancy"). The Completion Date shall, subject to events of Force Majeure or for any City licenses, permits, or other City requirements that are delayed beyond the control of the Developer, be on or before December 31, 2027.
4. Notwithstanding the actual date(s) of execution by the Parties, the Effective Date of this First Amendment shall be the Effective Date provided for herein.
5. All other terms and conditions of the Agreement shall remain in effect and are not altered by the adoption of this First Amendment.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be duly executed.

CITY: CITY OF JENKS

Name:

Title:

ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____.)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20__, personally appeared as _____ to me known to be the identical person who executed the foregoing instrument as _____, and acknowledged to me that he/she executed the same as his/her free and voluntary act on behalf of _____, for the uses and purposes therein set forth.

Witness my hand and official seal day and year above written.

NOTARY PUBLIC

My Commission Number: _____
My Commission Expires: _____

(SEAL)

JEDA: JENKS ECONOMIC DEVELOPMENT AUTHORITY

Name:

Title:

ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____.)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20__, personally appeared as _____ to me known to be the identical person who executed the foregoing instrument as _____, and acknowledged to me that he/she executed the same as his/her free and voluntary act on behalf of _____, for the uses and purposes therein set forth.

Witness my hand and official seal day and year above written.

NOTARY PUBLIC

My Commission Number: _____

(SEAL)

My Commission Expires: _____

DEVELOPER: HD5 ENTERTAINMENT, LLC

Name:

Title:

ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____.)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20__, personally appeared as _____ to me known to be the identical person who executed the foregoing instrument as _____, and acknowledged to me that he/she executed the same as his/her free and voluntary act on behalf of _____, for the uses and purposes therein set forth.

Witness my hand and official seal day and year above written.

NOTARY PUBLIC

My Commission Number: _____

(SEAL)

My Commission Expires: _____

OPERATOR: HIGH FIVE ENTERTAINMENT, LLC

Name:

Title:

ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____.)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20__, personally appeared as _____ to me known to be the identical person who executed the foregoing instrument as _____, and acknowledged to me that he/she executed the same as his/her free and voluntary act on behalf of _____, for the uses and purposes therein set forth.

Witness my hand and official seal day and year above written.

NOTARY PUBLIC

My Commission Number: _____

(SEAL)

My Commission Expires: _____

DISPOSITION AND ECONOMIC DEVELOPMENT AGREEMENT

BETWEEN THE

CITY OF JENKS

AND

HIGH 5

DISPOSITION AND ECONOMIC DEVELOPMENT AGREEMENT

THIS DISPOSITION AND ECONOMIC DEVELOPMENT AGREEMENT (this “Agreement”) is made this 27th day of March, ~~2023~~ 2024 (the “Effective Date”), by and between the City of Jenks (“City”); the Jenks Economic Development Authority (JEDA); and HD5 Entertainment, LLC, a Texas limited liability company and/or assigns (“Developer”); and High Five Entertainment, LLC, a Texas limited liability company and/or assigns (“Operator”). Developer and Operator may be individually referred to hereinafter as “High 5”. City, JEDA, Developer, and Operator shall be individually referred to hereinafter as a “Party,” and collectively as the “Parties”.

RECITALS:

(a) JEDA is an Oklahoma Title 60 public trust with the City of Jenks as its beneficiary. JEDA’s trust purposes include “the support and promotion of economic development and commerce . . . within the geographic limits of the City.”

(b) The City has undertaken a program for the economic development and rehabilitation of riverfront Jenks, Oklahoma, including engaging a consultant to prepare a concept and master plan and engaging in strategic planning focused upon the riverfront area.

(c) In order to accelerate achievement of the City’s economic development objectives and the strategic plan, the City has engaged in efforts to recruit entertainment and dining establishments that would complement the Oklahoma Aquarium for the parcels that are a part of the Aquarium campus and have previously been approved as appropriate for commercial development and specifically for the subject property which is more specifically described on **Attachment A** (the “Property”).

(d) Developer proposes invest at least \$19 million to construct a High 5 Entertainment location a two story, 43,250 square foot entertainment facility to include 24 bowling lanes, an arcade, food, beverage, mini golf, laser tag, virtual reality, and private event space for over 100 people (the “Project”) on the Property.

(e) The Project is anticipated to create at least 30 new full time jobs, 70 new part time jobs.

(f) The City and JEDA find that the Project and its subsequent operations are reasonably expected to provide direct economic benefits within the City through increasing City sales tax receipts, increasing *ad valorem* tax revenues derived by the City, Tulsa County, the Jenks Public School District, and other local and governmental entities.

(g) The City and JEDA find that the Project provides an entertainment use complimentary to the Oklahoma Aquarium and will help draw visitors to the Aquarium.

(h) The City and JEDA further find that ample consideration is provided to the City and JEDA through the repayment of the development project assistance under this Agreement.

(i) The primary purposes of this Agreement are to establish the terms under which City will convey the Property to Developer, to obligate Developer (or an affiliated entity) to complete the Project, and for City to provide for any public assistance necessary to accomplish those purposes.

TERMS AND CONDITIONS:

The Parties do hereby covenant and agree as follows:

1. General Scope of Development; Consideration.

(a) Scope of the Project. The Project will be located upon the Property and will be developed in a manner that meets all applicable city, state, and federal laws, rules, and regulations. The Project will be developed in a single phase and will consist of an investment by Developer of at least Nineteen Million Dollars (\$19,000,000.00) towards construction costs, in any event as determined by a development budget submitted by Developer and consented to in writing by City, which consent shall not be unreasonably withheld, conditioned or delayed. The Developer upon request by the City provide receipt, invoices and other documentation as reasonably requested by the City to document compliance with the capitol investment requirement.

(b) The Developer shall construct and the Project shall contain the following:

(i) At least 43,000 dedicated square feet of combined restaurant, bar, and entertainment, sales-tax generating space with an intent to increase local sales tax which shall include (but is not limited to):

- (1) 24 standard and duckpin bowling lanes,
- (2) an arcade,
- (3) escape rooms,
- (4) outdoor mini golf,
- (5) laser tag,
- (6) virtual reality,
- (7) private event space for over 100 people.

(c) Additional Requirements and Standards for the Project. All construction work will be completed pursuant to design documents to be submitted to appropriate regulatory authorities pursuant to applicable law. It is anticipated that the Project will be operational for at least twenty (20) years. To ensure the Project is completed, City agrees to contribute development financing assistance, on terms and conditions more particularly described in Section 5 of this Agreement.

(d) Other Developer Obligations.

(i) Developer shall provide 146 on-site parking spaces and will negotiate, by way of a separate shared parking agreement, an additional 123 needed parking spaces. This formal parking agreement approved by City Council and Jenks Aquarium Authority will be required, with data provided from the Parking Study as detailed in Sec. 16-6-1. Off-Street Parking and Loading. (F) The final shared parking agreement will be included as a future Addendum to this Agreement. ("Parking Agreement Addendum")

(ii) Cross-marketing opportunities: Operator shall meet with Oklahoma Aquarium and Jenks Chamber of Commerce marketing representatives and potentially representatives of other Aquarium campus businesses at least twice annually to discuss cross-marketing opportunities and promotion of the area. A report should be provided to the Jenks City Manager after each meeting.

(1) Operator will offer discounts and benefits to Aquarium members to promote Aquarium membership purchases and to increase frequency of attendance.

(iii) Operator or its related entities operating the Project shall permit the City and its designated affiliates to host up to four (4) events for up to 175 people annually for the duration of this agreement. For these events, the event space at the Property will be offered at no charge to the City, and favorable pricing for food and attractions will be negotiated between City and Operator for these events.

(e) Property Subject to Development. Developer will have the exclusive rights to develop the Property in accordance with the terms and conditions of this Agreement. The Property is currently owned by City and is to be conveyed by City to Developer in accordance with the terms and conditions set forth in this Agreement.

(f) Sale; Purchase Price. Subject to all the terms, covenants, and conditions of this Agreement, City will sell, transfer, and convey the Property to Developer for the sum of zero dollars (\$0.00). Additionally, Developer will perform or cause to be performed its obligations with respect to the Property in accordance with the terms and conditions of this Agreement. The monetary consideration and Developer's performance of its obligations are hereafter called the "**Purchase Price**," whether paid or performed.

(g) Relationship of the Parties. The undertaking of this Agreement is a complex process that will require the mutual cooperation of the Parties and their timely actions on matters that are appropriate or necessary to implement this Agreement. The Parties will use their best commercial efforts and good faith to perform and assist each other in performing their respective obligations in accordance with this Agreement. This Agreement specifically does not create any partnership, joint venture or agency relationship between the Parties, nor render any Party liable for any of the debts or obligations of any other Party.

2. Conveyance of Property.

(a) Declaring Property Surplus: After execution of this Agreement, the City Council of the City of Jenks will declare the Property surplus.

(b) Form of Deed; Other Closing Deliverables. Upon satisfaction of the items in Section 4 of this Agreement and the surplus declaration referenced above, City will convey to Developer good, valid, and marketable title to the Property in fee simple by special warranty deed (the “**Deed**”) in substantially the form of the special warranty deed depicted in the attached **Attachment B**. The Deed will contain a reversionary clause providing that if the Project isn’t constructed and open for business by December 31, 2025, absent any events of Force Majeure or for any City licenses, permits, or other City requirements that are delayed beyond the control of the Developer, the Property will revert to the City of Jenks. At or before Closing, the Parties shall take such actions and deliver to the other such other instruments, items, and documents as are necessary to carry out the purposes and intent of this Agreement, including such affidavits, certificates, or other documents as may be reasonably required by a mutually acceptable title company to close the transactions contemplated by this Agreement, or to issue the Title Policy to Developer.

(c) Time and Place for Delivery of Deed. City will deliver the Deed and possession of the Property to Developer on a date and time mutually agreed upon by the Parties (the “**Closing**”), provided the conditions precedent set forth in Section 4 of this Agreement have been satisfied. The conveyance will be delivered at the principal office of the title company or such other offices as may be mutually agreed to by the Parties, and Developer (or designee) will accept such conveyance and pay to City at such time and place the monetary portion of the Purchase Price for the Property, and Developer shall perform its obligations in accordance with the terms of this Agreement.

(d) Apportionment of Property Taxes. The portion of taxes, if any, assessed on the Property through the Closing Date (based on the actual number of days elapsed in the current year through Closing Date, assuming the Closing occurs at 12:01 a.m. on the Closing Date) will be borne by City. Developer shall only be responsible for the payment of ad valorem taxes assessed on the Property after the Closing Date.

(e) Recordation of Deed; Closing Costs. Developer will promptly file the Deed for recordation among the land records of Tulsa County, Oklahoma. Developer will pay all costs required by law directly related to recording the Deed, including recording fees and documentary stamp taxes (if any). In addition, Developer will pay: (a) the costs of obtaining any written commitments obligating the title company to issue the Title Policy on satisfaction of the requirements set forth in the commitment, including all title examination costs of the title company; (b) the premium for the Title Policy; (c) if desired or requested by Developer, the cost of an ALTA survey of the Property prepared by a registered land surveyor showing, at a minimum, the boundaries of the Property, the exact legal description thereof, the north direction, the location of all improvements, existing easements, the location and extent of any encroachments upon or by the Property, all utility service lines shown at the perimeter of the Property, and the total acres within the Property; (d) the title company’s fees for closing the transaction contemplated by this Agreement; and (e) Developer’s accounting, legal, and other expenses associated with the transactions contemplated by this Agreement, whether or not such transactions are consummated. Notwithstanding the foregoing, City shall bear all of its costs and expenses associated with consummating the transactions contemplated herein.

(f) Title Evidence. It is understood and agreed that Developer may purchase title insurance at Developer's option and expense, and City will cause the Title Developer to provide (i) a title insurance commitment (the "**Title Commitment**") agreeing to issue to Developer an ATLA's Form B Owner's Policy of Title Insurance in a coverage amount as Developer may designate (the "**Title Policy**"), insuring marketable title in Developer in fee simple, subject only to standard print exceptions and such other title exceptions as have previously been approved in writing by Developer; and (ii) all copies of documents underlying the exceptions contained in the Title Commitment. Developer shall have thirty (30) days after the receipt of the Title Commitment, exception documents, and Survey, within which to notify City in writing of any objections Developer has to any matters appearing or referred to in the Title Commitment or Survey. Any exceptions contained in the Title Commitments or Survey to which Developer does not object in writing during such thirty (30) day period will be deemed to be permitted title exceptions to City's title. With regard to items to which Developer does so object during such thirty (30) day period, City will have seven (7) days to cure such objections ("**Title Cure Period**"). If City is unable to cure such objections or is unwilling to otherwise cure such objections, City will so notify Developer in writing prior to expiration of the Title Cure Period, in which event Developer, at its option, and as its exclusive remedy, may (a) waive its objections and purchase the Property without reduction of the Purchase Price or (b) terminate this Agreement. If Developer so terminates this Agreement, then notwithstanding anything herein to the contrary, neither Party will have any further obligations hereunder, except as otherwise expressly provided in this Agreement.

(g) Property Access. Prior to the Closing contemplated by this Agreement, Developer will have access to the Property to conduct such physical and environmental inspections as it deems necessary or appropriate.

(h) Limitations; Indemnity. Developer will exercise commercially reasonable care and prudence in performing inspections of the Property. If Closing does not occur, Developer, at Developer's expense, will restore the Property to the condition in which it existed immediately preceding any exercise by Developer of a right to inspect the Property. Developer will indemnify, defend, and hold harmless City from all claims, liens, actions, suits, proceedings, costs, expenses, damages, and other liabilities, including, without implied limitation, reasonable attorneys' fees and litigation expenses incurred by City arising out of Developer's exercise of any right to inspect the Property; provided, however, the foregoing shall not apply to any such liabilities arising from the negligence of City.

(i) Survey; Environmental Reports. The City has provided Developer with a copy of all surveys (the "**Survey**") and environmental reports pertaining to the Property which are in City's possession, custody or control and City has no knowledge of any other Surveys or environmental reports.

3. Project Timelines.

Developer shall use commercially reasonable efforts to ensure construction work related to the Project shall be commenced within six (6) months of execution of this agreement. For purposes of this Agreement, "**Completion Date**" means the date on which the City issues a final certificate of occupancy for the building and improvements after all construction work has been

completed (the “**Certificate of Occupancy**”). The Completion Date shall, subject to events of Force Majeure or for any City licenses, permits, or other City requirements that are delayed beyond the control of the Developer, be on or before December 31, 2025.

4. Conditions Precedent to Closing.

(a) Generally. Before City has any obligation to convey title to the Property to Developer, each of the conditions precedent in this Section 4 must have been performed to City’s reasonable satisfaction and within the timeframes established below. Notwithstanding any other provision of this Section 4, City will use its best efforts (i) to complete each review within thirty (30) days after receipt of the applicable documents and materials, (ii) to promptly schedule a meeting with Developer or give prompt written notice of any objections by staff, and (iii) to issue City’s or forward the City’s approval, rejection, or further requirements immediately following any decisive actions taken by the City through its designated boards, commissions, or city council.

(b) Approval of Site Plan and Design Documents. City will acknowledge Developer’s submission of, and City’s receipt of a formal Site Plan including Design Documents—consisting of layouts, renderings, plans, specifications, drawings, and other documents that fix or describe the size and character of the Project to be construed as to structural, materials, colors, and other such essentials as may be determined to be appropriate or necessary under the City’s zoning regulations—and City will promptly review and approve the Design Documents for the Project in accordance with the City’s prescribed practices and procedures existing as of the date hereof. Developer shall allow the City to approve the architectural layout and interior and exterior design of the Facility prior to construction.

(c) Site Plan. The Oklahoma Aquarium Foundation must approve the final site plan as approved by City staff as required by SUP 43.

(d) Shared Parking Agreement. A Shared Parking Agreement will be negotiated and executed with the Jenks Aquarium Authority and any other necessary party as detailed in a future Addendum to this Agreement. ("Parking Agreement Addendum")

(e) Release of the Property from the JAA lease. An amendment to the JAA lease must be approved by the JAA and the City.

(f) Surplus Resolution. City Council has declared the Property surplus.

(g) Guaranty Agreement. Receipt of Executed Guaranty Agreement in the form prescribed in Attachment C.

5. Assistance in Development Financing.

(a) Development Assistance Financing.

(i) JEDA will provide to Developer \$1,250,000.00 payable in two equal installments. The first installment will be paid within thirty (30) days of satisfaction of all conditions precedent as stated in Section 4 herein and receipt of all requisite personal guarantees referenced in this section. The second installment will be paid within fourteen (14) days of issuance of the following the commencement of construction.

(ii) The City's contribution of the Property valued at \$2,430,000.00 is likewise regarded as development assistance financing for the purposes of this Agreement in said amount. This amount is to be verified by the Developer debt lender appraisal and is subject to change based on the appraisal.

(iii) Thus, the City's total contribution of Development Assistance Financing is expected to equal \$3,680,000.00 under this Agreement.

(b) Preferred return: A 9% per annum preferred simple non-compounding interest return shall accrue and be paid by Operator on the unreturned Development Assistance Financing amount which all be paid in cash to JEDA annually. The payments will continue until 150% of the principal amount of the Development Assistance Financing is returned. Payment shall commence 12 months after Certificate of Occupancy is issued to Operator by City. To the extent authorized by law, any repayment obligation required by the City of the Preferred Return must be subordinate to the liens securing the Developer's lender loans. The Preferred Return can accrue (carry forward) unpaid without default to the Developer or Operator; provided, however, that in addition to the terms and conditions of this Agreement, any repayment owed to the City shall be considered a payment obligation by Developer of this Agreement.

(c) Additionally, Operator will designate a distributable amount of cash (this is cash remaining after all expenses have been paid out via cash in a year) to JEDA and Operator investors and affiliates annually, and JEDA is entitled to receive an annual payment of this distributable amount of cash. The amount of the distribution specific to JEDA will be commensurate with JEDA's Development Assistance Financing against the total fee simple cost of the Project ("Distributable Share"). By way of example, if the total fee simple cost of the Project is \$24,533,333, then JEDA's Distributable Share of Operator's distributable amount of cash shall equal fifteen percent (15%).

(d) If Project is sold, JEDA is entitled to receive its Distributable Share of net proceeds from the sale along with other investors.

(e) Personal Guarantees: Developer shall provide to JEDA guaranty agreement in the form attached hereto as Exhibit C from High Five Up Top, LLC, a holding company of Operator and Developer.

6. Restrictions Affecting Property.

(a) Restrictions on Use. The Developer agrees for itself, and its successors and assigns, and the Deed shall contain covenants to the effect that:

(i) The use of the Property shall be controlled by applicable zoning.

(ii) Neither the owner, the assigns, nor any successor(s) in interest shall discriminate upon the basis of race, color, religion, gender, sexual orientation, creed, or national origin in the sale, lease, or rental, use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof.

(b) Covenants; Binding Upon Successors in Interest; Period of Duration. It is intended and agreed, and the Deed shall expressly provide, that the covenants provided in Section 6(a) shall be covenants running with the land and shall be binding, for the benefit of, and enforceable by, City, its successors and assigns, the City and any successor in interest to the Property, against the Developer, its successors and assigns, and every successor in interest to the Property.

7. Termination and Survival.

(a) Termination Date. Unless earlier terminated pursuant to provisions of this Agreement, this Agreement shall terminate as of the date that both of the following conditions have been met (such date being the “**Termination Date**”:

(i) The entire development assistance financing has been repaid to Developer in the manner set forth in Section 5 of the Agreement.

(ii) Developer has paid to JEDA all amounts owed under Section 5 herein.

(b) Survival. The following provisions survive the termination of this Agreement:

(i) The requirements from Section 1(b) the Project will be operational for at least twenty (20) years and that a material portion of such sales tax generating space shall have the appearance of “open for business” at all times during normal business hours, regardless of occupancy.

(ii) Sections 8(e), 13 and 15 of this Agreement.

(iii) Section 5(b) – Preferred Return payments by Operator to JEDA will continue so long as Operator remains as Operator at Property.

8. Transfer Restrictions.

(a) For a period that this Agreement is in place (Effective Date through Termination Date), Developer represents and agrees for itself, its successors and assigns, that except as by way of security for, and only for the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Project, or any part thereof, to perform its obligations with respect to the construction or operation of the Project under this Agreement, the Developer is prohibited from assigning the Property or any part thereof or interest therein, to

another entity which would give such entity “control” of the Property (excluding ordinary course leasing, development easements, or other routine operational grants), without obtaining the prior written approval of City, not to be unreasonably withheld, delayed or conditioned. Any assignment of the Property during Developer’s eligibility to receive development financing pursuant to Section 5 will require the Developer to assign and the transferee to assume all Project documents relevant to sustaining the Project as a going concern. Notwithstanding the foregoing, City approval shall not be required for, and any transfer restrictions described herein shall not apply to, assignments within or among (a) the ownership structure of any tax credit investor, member, manager, limited partner or general partners of the Developer, and/or a transfer of any limited partner interest owned by tax credit investor, or (b) any Affiliates of Developer. For the purposes of this Agreement, “**Affiliate**” means, with respect to any person or entity, any person or entity that directly or indirectly through one or more intermediaries controls, or is controlled by, or is under common control with, such first person or entity (for the purposes of this definition, “control,” including, with correlative meanings, the terms “controlling,” “controlled by,” and “under common control with,” as used with respect to any person or entity, means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a person or entity, whether through the ownership of voting securities, by agreement, or otherwise).

(b) City will be entitled to require, except as otherwise provided in this Agreement, as conditions to any such approval that: (i) the Developer will provide adequate assurances that the transferee has the capacity to carry out the Project; and (ii) any proposed transferee, by instrument in writing satisfactory to City and in form recordable among the Tulsa County land records, will, for itself and its successors and assigns, and expressly for the benefit of City, have expressly assumed all of the obligations on the Developer under this Agreement and agreed to be subject to all of the conditions and restrictions to which the Developer is subject.

(c) City and Developer acknowledge and agree that in connection with financing the Project, Developer may, but is not obligated to, assign this Agreement, the Property, the Project and/or the Developer to one or more third party entities for purposes of financing and developing the Project (any such entity being a “**JV Entity**”). Developer is permitted to assign or transfer this Agreement, the Property, the Project or ownership of Developer to a JV Entity. Notwithstanding any term of this Agreement to the contrary, the following shall not constitute a transfer or assignment pursuant to this Agreement: (i) the transfer of equity interests among the equity owners of the JV Entity or its successors or assigns, (ii) admission of a new member in the Developer or the JV Entity, and (iii) the exercise by any member or partner of the JV Entity of its right to remove the Developer or its Affiliate as the “Managing Member,” “Manager” or similar managerial position of the JV Entity and to appoint itself as the new “Managing Member,” “Manager” or similar managerial position of the JV Entity, whether or not a transfer of interest occurs in connection with any such removal.

(d) In the event Developer transfers the Property to an unaffiliated third party that is not a JV Entity or Affiliate after the Termination Date, City and Developer acknowledge that the appraised value of the Project may be re-assessed by the Assessor after such transfer for purposes of calculating property taxes thereon following the closing of such transfer. Developer shall provide written notice of such transfer to City and Assessor within ten days of closing.

9. Events of Default; Remedies.

(a) In General. Except as otherwise provided in this Agreement, in the event of a failure to keep, observe, or perform any material covenant, agreement, term or provision of this Agreement and such failure shall continue for a period of sixty (60) days after receipt by the defaulting Party of written notice thereof from the non-defaulting Party; provided, that if any such default cannot be cured or claim resolved, as the case may be, within such sixty (60) day period, and if the defaulting Party proceeds diligently to cure such default or resolve such claim, then the defaulting Party shall have a reasonable period of time extending beyond such sixty (60) day period with which to cure such default or resolve such claim. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within the time set forth in the immediately preceding sentence, the aggrieved party may take such action as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to, termination of the Agreement or institution of proceedings to compel specific performance by the party in default or breach of its obligations.

(b) Forced Delay in Performance for Events of Force Majeure. Neither City nor Developer, nor any successor in interest, shall be considered in breach of, or default in, its obligations with respect to this Agreement in the event of forced delay in the performance of such obligations due to unforeseeable causes beyond its reasonable control, including, but not restricted to, acts of God, acts of the public enemy, war, invasion, riot, insurrection, acts of the Federal Government, acts of the other Party, fires, floods, earthquakes, tornados, epidemics, pandemics (including, without limitation, COVID-19), quarantine restrictions, strikes, work stoppages, utility disruptions, freight shortages or delays, embargoes, shortages of labor or materials, and severe weather (including excessive precipitation) or delays of contractors, subcontractors or other laborers due to the foregoing causes (collectively, “**Force Majeure**”). In the event of the occurrence of any such Force Majeure, the time or times for performance of the obligations of City or of Developer shall be extended for the period of the Force Majeure as reasonably determined by party suffering the event of Force Majeure; provided, that the Party seeking the benefit of this provision shall have first notified the other Party in writing within thirty (30) days after the beginning of any such Force Majeure, and of the cause or causes thereof, and requested an extension for the period of the Force Majeure. Notwithstanding the foregoing, (a) the parties shall use commercially reasonable efforts to mitigate the effects of a Force Majeure event, and (b) an event of Force Majeure shall not excuse a party’s payment obligations hereunder.

10. Rights and Remedies Cumulative; No Waiver by Delay. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights shall not operate as a waiver of such rights to so deprive it of or limit such rights in any way, and no waiver made by either Party with respect to the performance of any obligation of the other Party or any condition to its own obligations under this Agreement shall be considered a waiver of any rights of the Party making the waiver except to the extent specifically waived in writing.

11. Representations and Warranties of City. City represents and warrants to Developer as follows:

(a) City has the requisite right, power, and authority to execute and deliver this Agreement and all documents now or hereafter to be executed and delivered by City pursuant to this Agreement and to perform all of its obligations arising under this Agreement. City has duly and properly taken or obtained or caused to be taken or obtained all action necessary for City (a) to enter into and to deliver this Agreement and the Deed, and (b) to carry out the terms of this Agreement and the transaction contemplated hereunder.

(b) City's execution, delivery, and performance of this Agreement does not and will not (a) contravene any provision of any existing law or regulation, judgment, order, decree, injunction, writ, or other legal requirement of any court, administrative agency, or governmental body applicable to City or the Property; or (b) result in a breach or default under any terms, conditions, or provisions of any indenture, mortgage, note, bond, agreement, guaranty, or other document by which City or the Property are bound or otherwise affected. All consents and approvals of third parties and governmental authorities required in connection with the execution, delivery, and performance by City of this Agreement, and the consummation by City of the transaction contemplated by this Agreement have been obtained or will be obtained by Closing.

(c) Except as set forth herein, City has and will convey to Developer good, valid, and marketable title to the Property, free and clear of all security interests, liens, mortgages, encumbrances, pledges, claims, options, covenants, conditions, restrictions, charges and assessments of any nature whatsoever with full right and lawful authority to transfer the Property to Developer without any restrictions thereto whatsoever. No Person has any right, or option to acquire any ownership interest in the Property or Project.

(d) The Property is in compliance in all material respects with all applicable Environmental Laws and there are no conditions on the Property that would constitute a violation of the Environmental Laws, give rise to liability under the Environmental Laws, or involve the presence or release (in amounts or concentrations requiring removal or remediation) of Hazardous Materials at, on or from the Property. "**Environmental Laws**" shall mean any and all applicable local, state, and federal governmental laws, rules, regulations, ordinances, and administrative orders concerning the protection or pollution of the environment, the use, transport, release and disposal of Hazardous Substances and/or occupational health and safety in effect on the Closing Date. "**Hazardous Substances**" shall mean "hazardous wastes," "hazardous substances," "hazardous materials," "toxic substances," "pollutants," and "contaminants" identified or classified as such in or under applicable Environmental Laws.

(e) There are no outstanding assessments or additional tax liabilities currently due against the Property.

(f) City has not received any notice of any violation of any applicable law, ordinance, including zoning ordinances, rule, regulation, or requirement of any governmental agency, body, or subdivision affecting or relating to the Property or its intended use by Developer, and no such violations exist.

(g) There is no pending or, to the knowledge of the City, threatened judicial, administrative or arbitral action, suit, proceeding (public or private), claim or demand pending or threatened against (i) the Property, or (ii) the City relating to the Property or Project.

(h) City has timely and properly filed (or there has been timely filed on its behalf) all tax returns, if any, that are required to be filed by it (taking into account any extensions of time in which to file) pertaining to the Property and all such tax returns are correct and complete and none of them has been amended. City has timely and properly paid, collected and remitted all taxes which are due and payable (whether or not shown on its tax returns), collectible or remittable by it, on or before the date hereof pertaining to the Property, including all taxes held in trust for any Governmental Authority. There are no ongoing, pending or threatened tax audits, adjustments, assessments, reassessments, claims, actions, suits, examinations, investigations or other proceeding with or against any tax authority or with respect to taxes pertaining to the Property. No deficiency or proposed adjustment, assessment, reassessment, or claim (that has not been paid or resolved) for any amount of tax pertaining to the Property has been proposed, asserted or assessed by any governmental authority against City pertaining to the Property that has not been paid or resolved.

(i) Set forth in Schedule 11(i) is a true, complete and correct list and description of all contracts and agreements, whether written or oral, to which City is a party relating to the Property or that otherwise affect any portion of the Property (the “**Contracts**”). City has provided Developer true, correct, and current copies of the Contracts and all such Contracts are in full force and effect in accordance with their terms.

12. Indemnification and Insurance. Developer shall indemnify and hold harmless the City to the full extent of any liability arising out of or related to Developer’s obligations under this Agreement, the subject matter thereof and/or the obligations stated herein, not caused by willful misconduct, bad faith or gross negligence of the City. City shall indemnify and hold harmless the Developer to the full extent of any liability caused by City’s acts or omissions under this Agreement (including City’s breaches of this Agreement). NOTWITHSTANDING THE FOREGOING, IN NO EVENT SHALL ANY PARTY HERETO BE OBLIGATED TO INDEMNIFY FOR CONSEQUENTIAL, PUNITIVE OR SPECIAL DAMAGES UNLESS THE SAME ARE PAYABLE TO A THIRD PARTY.

(a) **Insurance requirements.** Prior to commencement of construction of the Project, Developer shall obtain and maintain, or shall cause its contractors to obtain and maintain, in full force and effect, policies of liability insurance equal to the total amount of all construction contracts for improvements being constructed, and comprehensive liability insurance with personal injury coverage in the amount of \$5 million and property damage coverage in the amount of \$2 million. At all times Developer will, or cause its contractors or subcontractors to, maintain statutory workers’ compensation insurance as required by Oklahoma state law.

13. Mutual Rights of Access.

(a) Developer Prior to Conveyance. Prior to transfer of possession to Developer, the City shall permit representatives of Developer to have access to any part of the real property identified herein to which the City holds the right of access, at all reasonable times, to obtain data and make various tests concerning the real property necessary to carry out this Agreement. DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS CITY TO THE FULL EXTENT OF ANY LIABILITY ARISING OUT OF OR RELATED TO DEVELOPER’S ACCESS RIGHTS HEREUNDER.

(b) Authority After Transfer of Possession. After transfer of possession of the real property identified herein to Developer, Developer shall permit representatives of the City to have reasonable access to the Property, during normal business hours of Developer, for the purposes of inspecting all work being performed in connection with construction. City shall notify Developer in writing prior to accessing the Property, and Developer shall have the right to have representatives of Developer on location at any time City or its representatives access the Property. This provision is not intended to restrict any access to which the City is otherwise authorized by law or pursuant to its police powers.

(c) 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.

14. Miscellaneous.

(a) Nondiscrimination. Developer agrees not to discriminate on the basis of race, color, religion, gender, sexual orientation or national origin in the sale, lease, or rental or in the use or occupancy of the Project or any related facilities in violation of applicable law or regulation.

(b) Notices and Demands. A notice, demand, or other communication under this Agreement by either Party to the other will be sufficiently given and delivered if dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

(i) In the case of Developer, such communication is addressed (or delivered personally) to Developer in care of:

HD5 Entertainment, LLC
507 N Bradley
McKinney, TX 75069
Attention: Scott Emley

Email: scott@bowlhighfive.com

with copy to (which shall not constitute notice):

Ruffner Schoenbaum Murphy Banaszak, PLLC
901 S. Mopac Expressway Building 4, Suite 290
Austin, Texas 78746
Attention: Jill G. Murphy

Operator: High Five Entertainment, LLC
1502 RR 620 SOUTH
Lakeway, TX 78734
Attention: Brad Little

(ii) In the case of City, such communication is addressed (or delivered) to the:

City of Jenks
211 North Elm
PO Box 2007
Jenks, OK 74037-2007
Attention:
City Manager

Email: cshrout@jenksok.org

With a copy to: City Attorney, at the same address.

(iii) At such other address as the Parties may from time to time communicate in writing to each other.

(c) Conflict of Interests. No member, official, representative, or employee of City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership, or association in which he is, directly or indirectly, interested.

(d) City Representatives Not Individually Liable. No member, official, representative, or employee of City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Developer or successor on any obligations under the terms of the Agreement.

(e) No Brokerage Agreement. The Parties represent to each other that the sale of land pursuant to this Agreement has not involved any broker nor is any Party liable for the payment of a brokerage commission in connection with the negotiation of this Agreement or the sale of land pursuant to this Agreement. The Parties agree to indemnify and hold harmless each other from any and all liability, loss, claim, or expenses arising out of any breach of their respective representations in this Section 15(e).

(f) Right to Records and Right to Audit. Developer agrees to keep all books, accounts, and records covering all transactions relating to this Agreement. JEDA and City have the right, freedom, and access to examine such books, accounts, and records and all other documents and material in Grantee's possession or under its control with respect to the subject matter and terms of this Agreement. JEDA and City have the right to make copies of such information. All such books, accounts, and records must be kept available for at least five (5) years after the expiration of this Agreement.

(g) Applicable Law; Severability; 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 shall

become invalid or unenforceable, then the remainder shall remain valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the Parties with respect to its subject matter, there being no terms, conditions, warranties, or representations with respect to its subject matter other than those contained herein. This Agreement shall be binding upon and shall inure to the benefit of the Parties, their respective successors and assigns.

(h) Amendments to Agreement. This Agreement may not be changed orally, but only by an agreement in writing and signed by the parties hereto.

(i) Third Parties. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the Parties 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 or entity.

(j) No Partnership Created. This Agreement specifically does not create any partnership or joint venture between the Parties, or render any Party liable for any of the debts or obligations of any other Party.

(k) Time is of the Essence. The Parties understand and agree that time is of the essence with regard to all the terms and provisions of this Agreement.

(l) 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 the consummation of the matters or completion of the undertakings set forth herein, as may be reasonably requested by any other party to consummate more effectively the purposes or subject matter of this Agreement.

(m) Provisions Not Merged with Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring title to the Property from City to Developer or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

(n) Construction of the Agreement. The parties acknowledge that the parties 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.

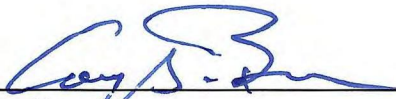
(o) Counterparts. This Agreement is executed in multiple counterparts, each of which will constitute an original of this instrument.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and Developer have caused this Agreement to be duly executed in its name and on its behalf.

[SIGNATURE PAGES TO FOLLOW]

City:

CITY OF JENKS



Cory Box, Mayor

ACKNOWLEDGMENT

STATE OF OKLAHOMA,)
) ss.
COUNTY OF TULSA.)

Before me, the undersigned, a Notary Public in and for said County and State, on this 27 day of March, 2024, personally appeared Cory Box, to me known to be the identical person who executed the foregoing instrument as the Mayor of the City of Jenks, and acknowledged to me that he executed the same as his free and voluntary act on behalf of the City of Jenks, for the uses and purposes therein set forth.

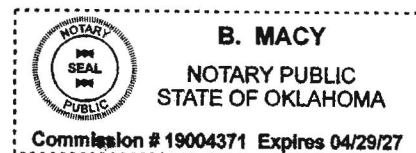
Witness my hand and official seal the day and year above written.



NOTARY PUBLIC

My Commission Number: 19004371
My Commission Expires: 4/29/27

(Seal)



JEDA:

JENKS ECONOMIC DEVELOPMENT AUTHORITY



Cory Box, Chairperson

ACKNOWLEDGMENT

STATE OF OKLAHOMA,)
) ss.
COUNTY OF TULSA.)

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of March, 2024, personally appeared Cory Box, to me known to be the identical person who executed the foregoing instrument as the Chairperson of the Jenks Economic Development Authority, and acknowledged to me that he executed the same as his free and voluntary act on behalf of the Jenks Economic Development Authority, for the uses and purposes therein set forth.

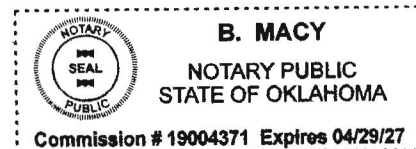
Witness my hand and official seal the day and year above written.



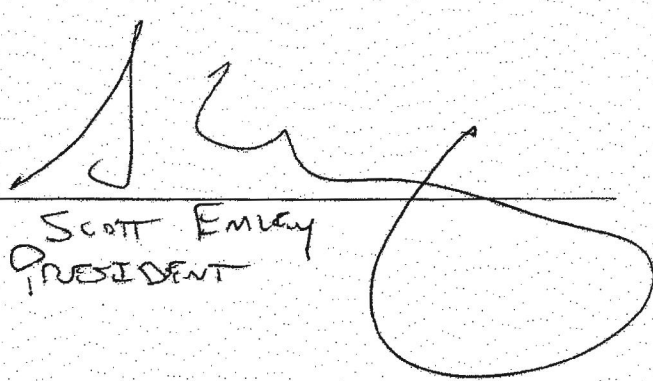
NOTARY PUBLIC

My Commission Number: 19004371
My Commission Expires: 4/29/27

(Seal)



DEVELOPER:


Name: Scott Emley
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS,)
) ss.
COUNTY OF Collin)

Before me, the undersigned, a Notary Public in and for said County and State, on this 27 day of MARCH, 2024, personally appeared Scott Emley to me known to be the identical person who executed the foregoing instrument as Scott Emley, and acknowledged to me that he executed the same as his free and voluntary act on behalf HDS Entertainment, LLC, for the uses and purposes therein set forth.

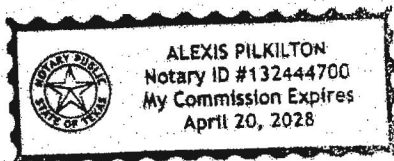
Witness my hand and official seal the day and year above written.



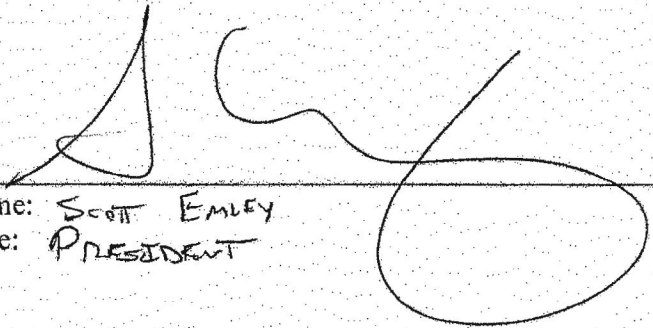
NOTARY PUBLIC

My Commission Number: 132444700
My Commission Expires: 4/20/28

(Seal)



OPERATOR:

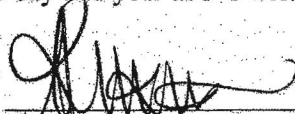

Name: SCOTT EMLEY
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS,)
) ss.
COUNTY OF Collin)

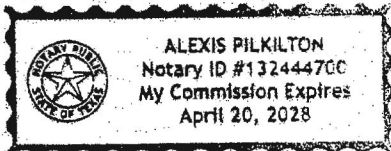
Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of March, 20 14, personally appeared Scott Emley to me known to be the identical person who executed the foregoing instrument as Scott Emley, and acknowledged to me that he executed the same as his free and voluntary act on behalf High Five Entertainment LLC, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.


NOTARY PUBLIC

My Commission Number: 13244700
My Commission Expires: 4/20/28

(Seal)



**ATTACHMENT A
LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), 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 RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 19;

THENCE NORTH 01°03'12" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 61.20 FEET TO THE SOUTH LINE OF SAID LOT 1 AND A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2614.67 FEET, AN ARC LENGTH OF 6.03 FEET, A CHORD BEARING OF SOUTH 77°32'15" WEST AND A CHORD LENGTH OF 6.03 FEET;

THENCE SOUTH 88°59'49" WEST AND CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 5.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°59'49" WEST 371.00 FEET;

THENCE NORTH 01°04'24" WEST A DISTANCE OF 420.06 FEET TO THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 88°46'04" EAST ALONG SAID NORTH LINE A DISTANCE OF 220.01 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 166.19 FEET, A CHORD BEARING OF SOUTH 69°35'27" EAST AND A CHORD LENGTH OF 162.27 FEET;

THENCE SOUTH 01°04'24" EAST A DISTANCE OF 361.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 153,287.6 SQ. FEET OR 3.52 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

**ATTACHMENT B
FORM OF DEED**

When recorded, please return to:

Special Warranty Deed

THIS INDENTURE, made this _____ day of _____, 2023, between the **City of Jenks**, party of the first part, hereinafter called Grantor, and **HD5 Entertainment, LLC**, party of the second part, Grantee.

WITNESSETH: That in consideration of the sum of Zero Dollars (\$0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said Grantee, Acre Development Partners II, LLC, and its assigns, all of its interest in the following described real estate ("Property"), situated in the County of Tulsa, State of Oklahoma, to-wit:

See Attachment A Attached

Revenue stamps exempt per 68 O.S. § 3202 (11)

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

LESS AND EXCEPT any interest in and to oil, gas and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals, provided however, Grantor waives and conveys to Grantee all surface rights (including all rights of surface entry) relating to the Property, including, without limitation, any and all surface rights relating to the portion of the mineral estate retained by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate retained by Grantor with land other than the Property, and SUBJECT TO easements, encumbrances, restrictions and other matters of record, and the matters set forth on Attachment A, and warrants the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

And that Grantor will WARRANT AND FOREVER DEFEND the same unto the said Grantee, and its assigns, against said Grantor, or its assigns and all and every person or persons whomsoever lawfully claiming or to claim the same from any acts or liens which might have occurred during Grantor's ownership of said property.

REVERTER. In the event the Grantee has not completed the Project by December 31, 2025, as set forth in (and subject to the exceptions listed in) the Disposition and Economic Development Agreement executed by the parties on **xxxxxx**, then all right, title and interest in and to the Property shall automatically revert to the Oklahoma Aquarium Foundation. This provision is deemed to run with the land and shall be binding upon grantee's successors and assigns.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its hand the above date and year.

CITY OF JENKS

By: _____
Cory Box
Mayor

STATE OF OKLAHOMA)
) ss.
County of Tulsa)

This instrument was acknowledged before me on the ____ day of _____,
2023, by Cory Box as Mayor of the City of Jenks, for the purposes therein stated.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year
last above written.

Notary Public

My Commission Expires _____
My Commission No. _____

[SEAL]

ATTACHMENT C FORM OF GUARANTY AGREEMENT

In consideration of Jenks Economic Development Authority (the "Authority") and the City of Jenks ("City") providing development assistance financing in the form of economic development incentives to HD5 Entertainment, LLC, a Texas limited liability company (the "Obligor"); and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned ("Guarantor") hereby unconditionally guarantees due payment, performance and fulfillment to the Authority of all liabilities, obligations and undertakings of Obligor to the Authority, whether direct or indirect and/or by merger absolute or contingent, due or to become due, now existing or hereafter arising or acquired, sole, joint or several, and whether consisting of obligations to pay money or to perform the Obligor's obligations to the Authority under the Disposition and Economic Development Agreement of the Obligor in favor of the Authority effective on or about March 27, 2021 (the "Obligations").

The aggregate liability of all of the undersigned hereunder shall be limited to the value of \$3,680,000.00 calculated in accordance with the methods set forth in the Disposition and Economic Development Agreement which are hereby incorporated herein.

This agreement ("Guaranty") shall operate as a continuing and absolute guaranty and shall remain in full force and effect until receipt by the Authority of written notice of the revocation of this Guaranty or termination of the Economic Development Agreement.

Notice of the acceptance of this Guaranty and notices of transactions entered into in reliance hereof are hereby waived. The undersigned consents to any renewal, extension or postponement of the time of payment of any of the Obligations or to any other forbearance or indulgence with respect thereto and consents to any substitution, exchange, modification or release of any security therefor or the release of any of the undersigned or any other person primarily or secondarily liable on any of the Obligations, whether or not notice therefor shall be given to the undersigned, and agrees to the provisions of any instrument, security or other writing evidencing or securing any of the Obligations, and the enforcement hereof shall not be affected by the delay, neglect or failure of the Authority to take any action with respect to any security, right, obligation, endorsement, guaranty or other means of collecting the Obligations which it may at any time hold, including perfection or enforcement thereof, or by any change with respect to the Obligor in the form or manner of doing business, whether by incorporation, consolidation, merger, partnership formation or change in membership, or otherwise, it being hereby agreed that the undersigned shall be and remain bound upon this guaranty irrespective of any action, delay or omission by the Authority in dealing with the Obligor, any of the Obligations, any collateral therefor or any person at any time with respect thereto.

On any default by the Obligor, the liability of the undersigned shall be effective immediately and the undersigned waives all requirements of notice, demand, presentment or protest and any right which the undersigned might otherwise have to require the Authority first to proceed against the Obligor or against any other guarantor or any other person or first to realize on any security held by it before proceeding against the undersigned for the enforcement of this Guaranty. The undersigned shall not assert any right arising from payment or other performance hereunder, whether by set-off or counterclaim, or claim of indemnity or reimbursement, or otherwise, until the undersigned's liability hereunder shall have been discharged in full and all of the Obligations shall have been paid.

If for any reason the Obligor has no legal existence or is under no legal obligation to discharge any of the Obligations, or if any amounts included in the Obligations shall have become irrecoverable from the Obligor by operation of law or for any other reason, or if any security or other guaranty shall be found invalid, the undersigned shall nonetheless be and remain bound upon this guaranty.

This instrument, and all rights and remedies of the parties, shall be determined as to their validity, construction, effect and enforcement, and in all other respects of the same or indifferent nature, by the laws of the State of Oklahoma. No provision of this guaranty may be amended or waived except in writing signed by the Authority and City.

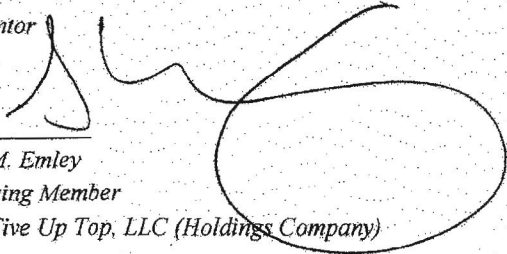
This Guaranty is intended to take effect as a sealed instrument, shall inure to the benefit of the Authority and its successors and assigns and shall be binding upon the undersigned and legal representatives, successors and assigns of the undersigned.

If this Guaranty is executed by two or more parties, they shall be jointly and severally liable hereunder provided that the aggregate liability of the undersigned hereunder shall be limited as set forth in the second paragraph hereof, and the word "undersigned" wherever used herein shall be construed to refer to each of such parties separately, all in the same manner and with the same effect as if each of them had signed separate instruments; in such case of revocation of this Guaranty or of the death or incapacity of any of the undersigned shall be effective only with respect to the person by whom or for whom such notice is given.

IN WITNESS WHEREOF, the undersigned have signed this Guaranty as of the 27th day of MARCH, 2023.

Guarantor

By:


Scott M. Emley
Managing Member

High Five Up Top, LLC (Holdings Company)



JENKS POLICE DEPARTMENT

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

211 N Elm ST
PO Box 2007
Jenks, OK 74037

11/26/2025-12/2/2025

Patrol

- There were 62 traffic stops, 4 motor vehicle accidents, 6 arrests, 325 calls for service, and 21 reports taken during this reporting period.

Training

- Taser certification
- Standard Field Sobriety Testing (instructor)
- SWAT training
- Crisis Negotiators training



Drone Division-Black Friday





Animal Welfare

At Large: 9
Missing: 0
Assist Other Agency: 0
Dead Animal Pickup: 0
Other: 2
Vicious Animal: 0
Wildlife: 0

Animal Bite: 0
Adoption Inquiry: 1
Barking Dog: 0
Livestock All: 0
Trap: 0
Welfare/Cruelty: 2

Pound Population

Dogs 7
Cats 0



Code Enforcement

4 Certified letters mailed to record owners.

1 Administrative Hearing findings letter being reviewed by City Attorney.

3 Administrative Hearing findings letter reviews finalized by City Attorney to be mailed.

Malea Stoner and Lizzy participated in PAWS for Reading on December 2 at the Jenks Library. The librarians and children love Lizzy and she loves them.





TO Christopher Shrout, City Manager
Robert Carr, Assistant City Manager
City Council, Planning Commission, Board of Adjustment

SUBJECT Update from Planning Department

FROM Marcaé Hilton, City Planner

PLANNING QUOTE: *"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities."*
SOCRATES

Planning Summary

Preparer | Marcaé Hilton

VOTE KEY	VOTE	DATE OF HEARING
APPROVED	A	
CONTINUED	C	
DENIED	D	
WITHDRAWN	W	
DECEMBER PLANNING AGENDA ITEMS		
GOVERNING BODY/CASE	VOTE	DATE
CITY COUNCIL		DECEMBER 02, 2025
PLAT	A	BRIDGEPOINT FINAL PLAT 131 ST AND ELM PHILLIPS
PLAT	A	PRELIMINARY PLAT FAR EAST MISSION CHURCH 131 ST ELM WALLACE
UE CLOSURE	A	SUNRISE RIDGE UE CLOSURE/VACATION REQUEST LOT 3 & 4 BLOCK 5
PLANNING COMMISSION		DECEMBER 4, 2025
JL 25-414	A	LOT COMBO ESTATES AT RITZ HOLLOW
PLAT 25-16	A	FINAL PLAT 121 CROSSING 121 ST AND WEST HWY 75 HARRIS
PARKING PLAN	A	121 CROSSING 121 ST AND WEST HWY 75 HARRIS
JZ 25-PUD 148 MI2	A	MINOR AMEND MIN/MAX SQ FT-HOMES RESERVE, SOUTHERN WOOD
JZ 25-700	A	REZONING FROM AG TO RE RACKLEY 2300 W 91 ST ZEMANEK
JZ 25-PUD 97 MI2	A	PUD AMENDMENT TO SIGN REQUIREMENTS JENKS LANDING
UDO	C	AMENDMENTS TO UDO ARTICLE 3 AND 7
TAC		DECEMBER 08, 2025
	-	MINOR SUBDIVISION-SPLIT/COMBO DANE TROUT 1217 W 108th Street
	-	PRELIM PLAT THE HIDEAWAY RICK DODSON (TANNER CONSULTING)
	-	LOT SPLIT PENDERGRASS 1866 N ASH STREET
BOA		DECEMBER 11, 2025
CITY COUNCIL		DECEMBER 16, 2025
JZ 25-700	-	REZONING FROM AG TO RE RACKLEY 2300 W 91 ST ZEMANEK
PLAT 25-16	-	FINAL PLAT 121 CROSSING 121 ST AND WEST HWY 75 HARRIS
EXECUTIVE SUMMARY	-	RANCH AND WILDERNESS AREA MASTERPLAN
NOVEMBER PLANNING AGENDA ITEMS		
GOVERNING BODY/CASE	VOTE	DATE
CITY COUNCIL		NOVEMBER 4 2025
DOWNTOWN MASTERPLAN	-	DRAFT EXECUTIVE SUMMARY
ORDINANCE FOR UEC	A	25-03 UEC BENTLEY RANCH BENTLEY RANCH 131ST & PEORIA/ELM

ORDINANCE CORRECTION	A	JZ 25-699 PUD 146 MA2 GLENWOOD PLAZA NW/131 & ELM
PLANNING COMMISSION		NOVEMBER 6, 2025
PLAT 25-14	A	BRIDGEPOINT FINAL PLAT 131 ST AND HARVARD WALLACE
PLAT 25-19	A	PRELIMINARY PLAT CHURCH 131 ST & HARVARD WALLACE
PLAT 25-16	C	FINAL PLAT 121 CROSSING 121ST AND WEST HWY 75 HARRIS
PARKING PLAN	C	121 CROSSING 121 ST AND WEST HWY 75
JZ 25-PUD 113 MI2	A	MINOR AMEND TO PUD 113 BUILD LINE ADJUSTMENT STONE BLUFF
ROW-UEC 25-04	A	SUNRISE RIDGE UE CLOSURE/VACATION REQUEST LOT 3 & 4 BLOCK 5
JZ 25-700	C	REZONING FROM AG TO RE RACKLEY 2300 W 91 ST ZEMANEK
UDO	C	AMENDMENTS TO UDO ARTICLE 3 AND 7
TAC		OCTOBER 27, 2025
PLAT	-	BRIDGEPOINT FINAL PLAT 131 ST AND ELM PHILLIPS
PLAT 25-19	-	PRELIMINARY PLAT FAR EAST MISSION CHURCH 131 ST ELM WALLACE
JZ 25-PUD 113 MI2	-	MINOR AMEND TO PUD 113 BUILD LINE ADJUSTMENT STONE BLUFF
UE CLOSURE	-	SUNRISE RIDGE UE CLOSURE/VACATION REQUEST LOT 3 & 4 BLOCK 5
BOA		NOVEMBER 13, 2025 CANCELLED
CITY COUNCIL		NOVEMBER 18, 2025 CANCELLED ITEMS MOVED TO DEC. 02 AGENDA
PLAT	-	BRIDGEPOINT FINAL PLAT 131 ST AND ELM PHILLIPS
PLAT	-	PRELIMINARY PLAT FAR EAST MISSION CHURCH 131 ST ELM WALLACE
JZ 25-700	-	REZONING FROM AG TO RE RACKLEY 2300 W 91 ST ZEMANEK
UE CLOSURE	-	SUNRISE RIDGE UE CLOSURE/VACATION REQUEST LOT 3 & 4 BLOCK 5
UDO	-	AMENDMENTS TO UDO ARTICLE 3 AND 7
OTHER PLANNING ITEMS		DESCRIPTION
NOISE ORDINANCE	UPDATE	REVISION OF JENKS NOISE ORDINANCE DUE TO CHANGES AT STATE
FOOD TRUCK	UPDATE	UPDATE FOOD TRUCK ORDINANCE TO MATCH STATE STATUTE
DOWNTOWN MASTERPLAN	ACCEPTANCE	JANUARY 2026
RANCH	ACCEPTANCE	JANUARY 2026 EXECUTIVE SUMMARY NEXT STEPS
SITE PLANS		