

**AGENDA  
SPECIAL MEETING  
JENKS CITY COUNCIL  
TUESDAY, JUNE 27, 2023, 6:00 P.M.  
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](mailto: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 June 06, 2023 pg. 3
  - B. Approve Encumbrances and Expenditures pg. 14
  - C. Monthly Reports pg. 53
  - D. Reappoint Phil Frasier as Presiding Municipal Court through June 30, 2025 and approve judicial services agreement. pg. 55
  - E. Reappoint Sharon Phillips as Alternate Municipal Court through June 30, 2025 and approve judicial services agreement. pg. 58
  - F. JZ 23 PUD 128.mi1 – minor amendment to Estates at Ritz Hollow for a lot line adjustment pg. 60
  - G. Approve Final Plat Amended for Estates at Ritz Hollow pg. 73
  - H. Approve Plat Amendment for South County Crossing. General Location: N of 121<sup>st</sup> St, between Elwood and Elm pg. 76
  - I. Approve request by the Jenks Public Schools Foundation to use Jenks streets for the Hometown Huddle from 3:00 p.m. until 8:30 p.m. on September 29, 2023. [Luttrell] pg. 89
  - J. Approve request by the Jenks Chamber of Commerce to use Jenks streets for the Party in the Park from 4:00 p.m. until 11:00 p.m. on September 22, 2023. pg. 100

- K. Approve request by the Jenks Athletic Department to use Jenks streets for Varsity home football games from 6:00 p.m. until 11:30 p.m. on the following dates: 8/18/23, 8/25/23, 9/8/23, 10/13/23, 11/3/23, 11/10/23. pg. 112
- L. Approve request by Erin Dory to use Jenks streets for the Battle for the Republic event from 2:00 p.m. on July 07, 2023, until 1:00 a.m. on July 08, 2023. pg. 126
- 2. Consideration and appropriate action relating to items removed from the Consent Agenda
- 3. Ordinance No. 1617, related to PUD 23 142: a request by Lou Reynolds for a Planned Unit Development to allow for outdoor entertainment, General, on AG (Agriculture) zoned land [Hilton] pg. 137
- 4. Emergency Clause for Ordinance No. 1617, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety.
- 5. PA 23-27: Request for a Comprehensive Land Use Map amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: N of 106<sup>th</sup> and E of Elm. pg. 171
- 6. Potential Executive Session for the purpose of discussing the possible purchase and appraisal of real property. 25 O.S. §307(B)(3) (Waco Ave. and 120<sup>th</sup> St between Union and Yukon)
- 7. Resolution 804 authorizing the acquisition of property for the construction of Waco Avenue extending north to 120th Street South and the construction of 120th Street South from Union Avenue to Yukon Avenue. pg. 177
- 8. Discuss potential Chamber relocation to ranch property (10596 S Peoria Ave) and potential demolition of the Hive (115 S 1<sup>st</sup> St), and potentially take action directing City Manager to obtain estimates and plans for demolition and potential new parking lot.

#### **OTHER BUSINESS**

- 1. City Manager's Report pg. 179
- 2. Committee Reports
- 3. Mayor's Report

#### **ADJOURNMENT**

**MINUTES  
JENKS CITY COUNCIL  
TUESDAY, JUNE 06, 6:00 P.M.  
JENKS CITY HALL, 211 NORTH ELM**

The Agenda for the Jenks City Council was posted on the City's website at 3:56 p.m. on June 02, 2023. The meeting was called to order at 6:03 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

A roll call vote of members was taken as follows:

|                |         |
|----------------|---------|
| Craig Murray   | Present |
| Rodney Cline   | Present |
| Kevin Short    | Absent  |
| Donna Ogez     | Present |
| Jere Schelling | Present |
| Gary Isbell    | Present |
| Mayor Cory Box | Present |

Invocation was given by Pastor Tommy Davis of New Directions International

Pledge of Allegiance was given

Animal Welfare Spotlight Animal Control Officer Fred Reid presented an animal for adoption

Citizen Comments The following citizens gave comments about items not on the agenda:

- Kaye Lynn (208 E Beaver St)
- Rick Evans (10708 S Forest)
- Nick Halter (2921 W 120<sup>th</sup> St)
- Karen Anderson (517 E Comanche)

Business

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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 May 16, 2023
  - B. Approve Encumbrances and Expenditures
  - C. Monthly Reports
  - D. Continue PA 23-28 to the June 27, 2023, City Council Special Meeting, a request for a Comprehensive Land Use Map Amendment from Parks and Open Space to Local Commercial. General Location: 10596 S Peoria

- E. Approve Final Plat for South County Crossing II. General Location: N of 121st, between Elwood and Elm.
- F. Approve Professional Transportation Service contract with the Metropolitan Tulsa Transit Authority for Fiscal Year 2023-2024 at a cost of \$32,032.
- G. Continue the public hearing for JZ 23 PUD 141, a request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed used development at the general location of 121st and HWY 75, to the June 22, 2023, Jenks Planning Commission
- H. Approve a Service Agreement with the Metropolitan Environmental Trust (M.e.t.) providing for a public education, household hazardous waste disposal, and related services for the City of Jenks; setting terms of agreement, termination, compliance with applicable Federal, State, and local laws; and authorizing the Jenks Public Works Authority to make payment of \$17,080.00 within the FY 23-24 Budget to the M.e.t. for the cost of said services through June 30, 2024
- I. Approve award of mowing, weedeating, and flower bed maintenance services for the period of July 1, 2023, to October 21, 2023, to: Abundant Life Lawn Services in an amount of \$49,030.00 (Account No. 50-522-5250), and \$8,160.00 (Account No. 50-523-5250), and \$26,540.00 (Account No. 10-561-5250); MowTown Outdoors in an amount of \$35,270.00 (Account No. 50-522-5250), and \$15,940.00 (Account No. 50-523-5250), and \$93,888.00 (Account No. 10-561-5250); Hazelwood's Lawn Service in the amount of \$4,235.00 (Account No. 50-522-5250), and \$540.00 (Account No. 10-561-5250), to be paid from FY 23-24 budget.
- J. Approve request by the Jenks Chamber to use Jenks streets from 3:00 p.m. until 9:00 p.m. on July 15, 2023, for their "Shark in the Park" event.

Craig Murray made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda.  
*Withdrawn*
- 3. Potential Executive Session for the purpose of discussing matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to location with the City of Jenks where public disclosure of the matter discussed would interfere with eh development of products or services or if public disclosure would violate the confidentiality of the business as allowed by 25 O.S. §307(C)(11) (Tulsa Premium Outlets campus) Craig Murray made a motion to enter Executive Session. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:



|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried. *Council entered Executive Session at 6:29 p.m. and returned at 7:19 p.m. No other business was discussed.*

4. Public Hearing for the purposed budget for Fiscal Year 2023-2024 [Sauceda] Finance Director Robert Saucedo introduced Item 4. He and City Manager Christopher Shrout answered questions. The Mayor opened the floor for comments. Karen Anderson (517 E Comanche) addressed the Council and asked questions. Fire Chief Greg Ostrum responded to the questions. The Mayor closed the floor after all the comments were heard.

5. Resolution No. 802 appropriating and approving the Fiscal Year 2023-2024 Annual Budget, providing for a pay plan and benefits program for the City of Jenks, Oklahoma, and proving for an effective date of July 1, 2023. Finance Director Robert Saucedo introduced Item 5. Donna Ogez made a motion to approve Item 5 with the condition revenues be amended appropriately if Resolution 803 is approved. Gary Isbell seconded the motion. A roll call vote of members was taken as follow:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

6. Establish a pilot Parklet Policy for Downtown Jenks Planning Director Marcaé Hilton introduced Item 6 and answered questions. City Manager Christopher Shrout also answered questions. Gary Isbell made a motion to approve Item 6, striking the words “between the building and the parklet” on 7(a)(iii). Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | No  |
| Mayor Cory Box | Yes |

Motion Carried.

7. Project Agreement for Aquarium Drive (E. “B” St. to S. Elm St.) and Elm Street (W. 101st St. to W. 111th St. S.) Trail Rehabilitation Project No.: TAP3-8106(004)IG, State Job No.: 38106(04) with the Oklahoma Department of Transportation (ODOT) and authorize the Mayor to execute the document. [Cloyde] City Engineer Chris Cloyde introduced Item 7.

Finance Director Robert Saucedo answered questions. Craig Murray made a motion to approve Item 7. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

8. Ordinance No. 1616 amending Chapter 3 of the City of Jenks Code of Ordinances, "Animals," by repealing and replacing the Chapter in its entirety; Providing for Definitions, General Regulations, Impoundment and Adoption of Animals, Prohibiting Exotic Animals with Exceptions; Providing for Penalties; Providing for Severability; Repealing all Ordinances or parts thereof in conflict herewith; and declaring an emergency. [Nowlin] Police Chief Jason Jackson introduced Item 8 and answered questions. Charlotte Montgomery (10612 S Fir St) asked questions about the ordinance. City Attorney Teresa Nowlin and City Manager Christopher Shrout then answered the questions. Donna Ogez made a motion to approve Item 8. Craig Murray seconded the motion. A roll call vote of members was taken as follow:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

9. Emergency Clause for Ordinance No. 1616, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety. Donna Ogez made a motion to approve Item 9. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

10. Consideration and appropriate action relating to Ordinance No. 1617, an Ordinance of the City of Jenks, Oklahoma (the "City") approving and adopting an amendment to Tax Increment District No. 4, City of Jenks, to remove certain undeveloped property from the boundaries of the Increment District; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Planning Commission;

providing for severability; declaring an emergency; and containing other provisions related thereto. Donna Ogez made a motion to continue Items 10-14 to the June 27, 2023, Special City Council meeting. Craig Murray seconded the motion. A roll call vote of members was taken as follows:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

11. Emergency Clause for Ordinance No. 1617, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety. *Item continued*
12. Consideration and appropriate action relating to Ordinance No. 1618, an Ordinance of the City of Jenks, Oklahoma (the "City") approving utilization of apportioned tax revenues authorized by statewide vote adopting Article 10, Section 6C of the Oklahoma Constitution and implemented by the Local Development Act, 62 O.S. §850, et seq.; approving and adopting the Coal Creek Village Economic Development Project Plan and expressing intent to carry out the Project Plan; ratifying and confirming the actions, recommendations and findings of the review Committee and the Planning Commission; designating and adopting two distinct Increment District boundaries and the Project Area boundaries; establishing and/or deferring the naming and effective date for the creation of the Increment Districts; adopting certain findings; reserving to the City the authority to make minor amendments to the Project Plan; authorizing the City Council of the City to carry out and administer the Project Plan; establishing a tax apportionment fund; authorizing directions for prospective apportionment of tax increments; establishing an allocation of use for tax increments; declaring apportionment funds to be funds of the City and limiting the pledge of apportioned increments to increments actually apportioned by the City; authorizing the City Council of the City, or a public trust designated thereby, to implement the Project Plan utilizing apportioned tax increments to pay or reimburse project costs directly and/or to issue bonds or notes, if feasible and desirable, to pay project costs and to retire said bonds or notes from apportioned tax increments; providing for severability; declaring an emergency; and containing other provisions related thereto. *Item continued*
13. Emergency Clause for Ordinance No. 1618, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety. *Item continued*
14. Consideration and appropriate action relating to Resolution No. 804, a Resolution creating, naming, and establishing the commencement date for Increment District No. 5, City of Jenks; ratifying and confirming Ordinance No. 1618 of the City Council of the City of Jenks, Oklahoma, providing for severability; and containing other provisions related thereto. *Item continued*

15. Potential Executive Session for the purpose of discussing the possible purchase of real property. 25 O.S. §307(B)(3) (10596 S Peoria Ave; parcel number 98225822504130) Craig Murray made a motion to enter Executive Session. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried. *Council entered Executive Session at 8:05 p.m. and returned at 8:37 p.m. No other business was discussed.*

16. Approve and ratify Purchase and Sale agreement with F&W Investments LLC for property located at 10596 S Peoria Ave, Jenks, OK, for the purpose of providing for parks and recreational services and potentially other general government services. [Shrout] City Manager Christopher Shrout gave a statement [*statement attached to the end of the minutes*] and answered questions from the Council. The Mayor opened the floor for comments, and the following individuals spoke and asked questions:

- Charlotte Montgomery (10612 S Fir St)
- Kaye Lynn (208 E Beaver)
- Karen Anderson (517 E Comanche)
- Brad Lenhart (777 W 106<sup>th</sup> St)
- Matt Bowler (312 E 124<sup>th</sup> St)

After the floor was closed, Rodney Cline read a message that Kevin Short prepared [*message attached at the end of the minutes*]. Donna Ogez made a motion to approve Item

16. Rodney Cline seconded the motion. A roll call vote of members was taken as follows:

|                |     |
|----------------|-----|
| Gary Isbell    | Yes |
| Craig Murray   | Yes |
| Rodney Cline   | Yes |
| Donna Ogez     | Yes |
| Jere Schelling | Yes |
| Mayor Cory Box | Yes |

Motion Carried.

17. Request approval of Resolution No. 803, a resolution amending the annual appropriations by \$2,647,500 in account number 10-525-5392 (City Operating Fund – Small Capital Projects – Building and Improvements) for Fiscal Year ending June 30, 2023, to fund the purchase of property at 10596 S. Peoria Ave, Jenks, OK. [Sauceda] Finance Director Robert Sauced introduced Item 17. Donna Ogez made a motion to approve Item
17. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

|              |     |
|--------------|-----|
| Gary Isbell  | Yes |
| Craig Murray | Yes |
| Rodney Cline | Yes |
| Donna Ogez   | Yes |

Jere Schelling  
Mayor Cory BoxYes  
Yes

Motion Carried.

Other Business

1. City Manager's Report City Manager Christopher Shrout gave his report and answered questions.
2. Committee Reports None given
3. Mayor's Report None given

Adjournment. The Jenks City Council adjourned at 9:43 p.m.

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Cory Box, **MAYOR**

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**CITY CLERK**

### Attachment A: City Manager's Statement

Related to the development of the area around 106th and Elm, it is staff's view that because nearly every other hard corner or signalized intersection within the City has been set aside for commercial development, it was appropriate and in line with City Council policy dating back decades to allow commercial development on this corner as well.

For example, the intersections of 91st and Elm, Main and Elm, 111th and Elm, 121st and Elm, 131st and Elm, 141st and Elm, 121st and Elwood, 131st and Harvard, and 141st and Harvard all have commercial contemplated at the intersections backing up to residential. In many instances the commercial property backs up to residential property with houses 30 feet away from the commercial property.

With most houses at 106th and Elm hundreds of feet from the proposed commercial development we did not find a solid argument for not allowing commercial development based on proximity to residential property. I know traffic has been brought up as well, but with utilities being actively relocated for the widening of Elm from 111th to 131st the existing bottleneck at 111th will soon be relieved. In addition, there are currently over 20,000 cars a day (over seven million annually) utilizing south Elm, an additional 100,000 or 200,000 cars visiting the potential commercial uses on an annual basis at 106th and Elm would have a minimal impact on traffic, percentage wise.

My concern potentially denying the change to commercial on the ranch property is that the Planning Commission approved the commercial use on the east side of Elm but denied the commercial use on the west side. I have not identified a defensible legal argument for one side of the road being allowed commercial uses while the ranch side would be denied those uses.

So, due to your concerns and the concerns of fellow citizens as well as our own concerns, the Mayor and I re-evaluated the potential uses for the ranch property. I visited the property and learned there is an 11,000 square foot multipurpose gym/office/activity center on the property, as well as a 5,000 square foot barn, and two residential structures totaling almost 5,000 square feet.

The purchase of the ranch property could assist the City with several concerns we have with our current facilities. The City Council has been working to identify a larger space for the senior citizens for the last decade. We thought we had settled on a location if the Police Department were to move out of their existing building – renovations could be funded to retrofit that space for the seniors. However, we would need to identify a location for the PD to move to. We've thought it would make sense for PD to move into City Hall since that is where the existing jail and dispatch are located and the department could be in one building. However, then we would need to identify where the staff that currently offices at City Hall could be relocated. In addition to this shuffling, the Jenks Chamber of Commerce is outgrowing their existing location at the Hive building at 1st and Main Street. Compound that with the development we have planned on Main Street and we also have an impending public parking shortage.

As you are aware, we are currently working on the construction design of a new fire station to be located at Central Park. The new fire station will effectively eliminate one of our few public park spaces in Jenks. Listening to the citizens, it was clear that parks and open spaces are a priority.

That is why we thought it would be a good idea to create a new public open space. The ranch just so happens to offer space to accommodate a new public park, a new space for the Jenks Chamber of Commerce and community to gather, space at the Hive for the seniors to immediately begin utilizing, and even potential access to a huge conservation area northwest of the turnpike owned by the Oklahoma Turnpike Authority that we may be able to provide public access to. We thought we were proposing a solution that would alleviate citizen concerns with development of the ranch property while also providing a wonderful amenity to the entire community.

Regarding concerns of the value of the purchase of the ranch property, there is an existing 11,000 square foot gym, office and recreation space, two residential buildings totaling 4,000 square feet, and a 5,000 square foot barn. The sale includes all real and personal property on the land, including tractors, and all contents of the gym which include a full weight room, basketball court, hoops, office furniture, TVs, pool table, shuffleboard, and other recreational equipment. Our architect has said the construction value of the gym is at least \$2.5 million. Taking into account the gym, residential buildings, and the personal property we can conservatively value all of the improvements at \$3 million. That leaves a \$3.5 million value on the 25 acres of land. Based on that, the land would be valued at \$3.22 per foot. When the City acquired part of the the trailer park property (across the street on the east side of Elm) through eminent domain in 2015 that property was valued around \$3 per foot. The outlet mall and pickleball concept both purchased their property for over \$5 per foot in 2019 and 2023 respectively. Land on Elm within the floodplain has been purchased for significantly more - Salad and Go paid \$45 per foot for their land at Main and Elm. The purchase of the ranch property, and any additional improvements, is also reimbursable through the tax increment finance district.

The money to purchase the ranch is proposed to be from a mix of Federal Cares Act funds and Federal ARPA funds. In order to fund a construction project with Federal ARPA funds we are required to follow federal guidelines set forth in Biden's Build America, Buy America program (The Build America, Buy America Act requires that all of the iron, steel, manufactured products, and construction materials used in infrastructure projects are produced in the United States.) as well as other federal restrictions. These requirements make construction projects using federal funds much more cumbersome, complicated, and expensive. That is why we think using the federal funds on a property with existing usable buildings is more practical than constructing buildings or other infrastructure with the federal money.

Finally, the purchase of the ranch property does not impact the timeline on any existing or planned project within the City, including the new fire station. The fire station is planned to be built across the street from City Hall in the existing Central Park. Because Central Park will be replaced with a fire station we propose replacing Central Park with a portion of the ranch property. The fire station is in the construction design process. When the construction design is complete it will be presented to the City Council for approval, bid, and construction will commence. We expect the design process will be complete by the end of the year.

Although the City has an option to purchase the ranch property, it is just that, an option. The City Council will take this issue up for discussion and potential action at tonight's meeting.

Related to the property east of Elm.

The property transferred to the developer on the east side of Elm contains 28 acres of land that can be developed and 12 acres of land within conservation easements. The land agreement stipulates the 12 acres in conservation easements will go through the lot split process and be deeded back to the City.

In addition, land behind Waterfront Grill and the Holiday Inn previously owned by the developer has been deeded to the City. In exchange for the property on Elm, the developer is responsible for developing a sales tax producing use and which would ultimately pay the City back for the property. If a sales tax producing use is not developed because the developer fails to perform or if the zoning is not approved, the riverfront land becomes the permanent property of the City (plus the developer pays the difference in value, if any) or the developer must pay the full appraised value for the land.

In addition to the protections spelled out in the property transfer contract, the City is eligible to be reimbursed for any expenses incurred related to the land transfer and/or development from the tax increment finance district.



**Attachment B: Councilor Kevin Short's Statement**

I want you to know I fully support the ranch acquisition.

I would like to express my firm support for the City of Jenks acquisition of the ranch property located near 106th on the west side of Elm.

This land acquisition accomplishes several objectives for the City and our residents. We will be acquiring approximately 25 acres along with functional structures that will be utilized by many of our residents. We will be acquiring land that will allow for an attractive public park and other needed amenities and features for our citizens. The replacement cost of the structures provide a sensible cost-benefit analysis and the land cost per square foot is very attractive.

This acquisition is not mutually-exclusive of other infrastructure priorities we have identified, namely a new, state-of-art fire station. We will be able to financially manage the necessary infrastructure projects to efficiently manage our ongoing growth.

In conclusion, I am in full support of approving this contract for land purchase of the ranch property. It is an effective use of our Federally-awarded ARPA funding. It is a win-win for our community.

*Statement read by Councilor Rodney Cline during the meeting.*

| P.O.#             | VENDOR # | NAME                                                | 2023-06-27 Jenks City Council Agenda Special Meeting |             |                    |          | Page 14 of 186 |
|-------------------|----------|-----------------------------------------------------|------------------------------------------------------|-------------|--------------------|----------|----------------|
|                   |          |                                                     |                                                      |             |                    |          |                |
| DEPARTMENT: 231   |          | GENERAL GOVERNMENT                                  |                                                      |             |                    |          |                |
| 224374            | 1 -1418  | CHARLEY'S SOUTHSIDE LOCK & SUPPLIES FOR PARKS MAINT | 5/2023                                               | 97469 04-10 |                    | 150.00   |                |
| DEPARTMENT TOTAL: |          |                                                     |                                                      |             |                    | 150.00   |                |
| DEPARTMENT: 241   |          | CITY PLANNER                                        |                                                      |             |                    |          |                |
| 224575            | 1 -3396  | BRANDON MACY                                        | IIMC CONFERENCE MAY 13-18                            | 5/2023      | IIMC CONF MAY 2023 | 1,318.20 |                |
| DEPARTMENT TOTAL: |          |                                                     |                                                      |             |                    | 1,318.20 |                |
| DEPARTMENT: 311   |          | UNIFORMED PATROL                                    |                                                      |             |                    |          |                |
| 224308            | 1 -1443  | GRIMSLEYS INC                                       | TRASH BAGS, PAPER TOWELS                             | 5/2023      | 456709 04-20       | 359.16   |                |
| 224574            | 1 -1457  | O'REILLY AUTO PARTS                                 | COMPRESS, OIL FILTER, WIP                            | 5/2023      | 2075-329248 04-25  | 375.43   |                |
| 224309            | 1 -1741  | BOARD OF TESTS                                      | INTOX CERT FOR COLE & DAV                            | 5/2023      | 13747 04-18        | 124.00   |                |
| DEPARTMENT TOTAL: |          |                                                     |                                                      |             |                    | 858.59   |                |
| DEPARTMENT: 315   |          | POLICE RESERVE                                      |                                                      |             |                    |          |                |
| 224574            | 1 -1457  | O'REILLY AUTO PARTS                                 | COMPRESS, OIL FILTER, WIP                            | 5/2023      | 2075-328200 04-17  | 503.32   |                |
| DEPARTMENT TOTAL: |          |                                                     |                                                      |             |                    | 503.32   |                |
| FUND TOTAL:       |          |                                                     |                                                      |             |                    | 2,830.11 |                |
| GRAND TOTAL:      |          |                                                     |                                                      |             |                    | 2,830.11 |                |

**Paid Unapproved**

G / L R E C A P  
2023.06.27 Jenks City Council Agenda - Special Meeting

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT   | TOTAL    |
|-----------------------|-----|------------|------------------------|----------|----------|
| 5/2023                | 10  | 5-231-5242 | MATERIALS AND SUPPLIES | 150.00   |          |
| 5/2023                | 10  | 5-241-5234 | TRAVEL                 | 1,318.20 |          |
| 5/2023                | 10  | 5-311-5125 | TRAINING & SCHOOLS     | 124.00   |          |
| 5/2023                | 10  | 5-311-5240 | VEHICLE PARTS/REPAIRS  | 375.43   |          |
| 5/2023                | 10  | 5-311-5244 | OFFICE SUPPLIES        | 359.16   |          |
| 5/2023                | 10  | 5-315-5240 | VEHICLE PARTS/REPAIRS  | 503.32   | 2,830.11 |
| GRAND TOTAL ESTIMATE: |     |            |                        |          | 0.00     |
| GRAND TOTAL ACTUAL:   |     |            |                        |          | 2,830.11 |
| REPORT TOTAL:         |     |            |                        |          | 2,830.11 |

**Paid Unapproved**

| P.O. #          |   | VENDOR #                 | NAME            | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                   | Page 16 of 186 |
|-----------------|---|--------------------------|-----------------|------------------------------------------------------|--------|-------------------|----------------|
| DEPARTMENT: 522 |   | ** INVALID DEPARTMENT ** |                 |                                                      |        |                   |                |
| 222969          | 1 | -3838                    | WILLARD B SMITH | DRAINAGE SYS MASTER PLAN                             | 5/2023 | 2 05-05A          | 1,054.43       |
|                 |   |                          |                 |                                                      |        | DEPARTMENT TOTAL: | 1,054.43       |
|                 |   |                          |                 |                                                      |        | FUND TOTAL:       | 1,054.43       |
|                 |   |                          |                 |                                                      |        | GRAND TOTAL:      | 1,054.43       |

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| PERIOD                | G/L | ACCOUNT    | NAME              | AMOUNT   | TOTAL    |
|-----------------------|-----|------------|-------------------|----------|----------|
| 5/2023                | 24  | 5-522-5393 | ROADS AND BRIDGES | 1,054.43 | 1,054.43 |
| GRAND TOTAL ESTIMATE: |     |            |                   |          | 0.00     |
| GRAND TOTAL ACTUAL:   |     |            |                   |          | 1,054.43 |
| REPORT TOTAL:         |     |            |                   |          | 1,054.43 |

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| P.O.#           | VENDOR # | NAME                     | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                   |          | Page 18 of 186 |
|-----------------|----------|--------------------------|------------------------------------------------------|--------|-------------------|----------|----------------|
| DEPARTMENT: 213 |          | CITY TREASURER           |                                                      |        |                   |          |                |
| 224599          | 1 -3763  | CRAWFORD & ASSOCIATES PC | PROFESSIONAL SERVICES                                | 5/2023 | 17052 05-15       | 834.88   |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 834.88   |                |
| DEPARTMENT: 216 |          | PERSONNEL                |                                                      |        |                   |          |                |
| 220007          | 1 -2013  | BENEFIT RESOURCES INC    | FSA PARTICIPANTS FEES                                | 5/2023 | 18-23140 06-01-23 | 205.44   |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 205.44   |                |
| DEPARTMENT: 231 |          | GENERAL GOVERNMENT       |                                                      |        |                   |          |                |
| 220010          | 1 -1596  | COMMUNITY CARE HMO INC   | MAY 23 EAP MONTHLY FEES                              | 5/2023 | MAY 23 EAP FEE    | 58.75    |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 58.75    |                |
| DEPARTMENT: 311 |          | UNIFORMED PATROL         |                                                      |        |                   |          |                |
| 224586          | 1 -3312  | WEX BANK-QUIKTRIP        | 89317159 05-23-23 FUEL                               | 5/2023 | 89317159 05-23-23 | 5,607.23 |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 5,607.23 |                |
| DEPARTMENT: 315 |          | POLICE RESERVE           |                                                      |        |                   |          |                |
| 224586          | 1 -3312  | WEX BANK-QUIKTRIP        | 89317159 05-23-23 FUEL                               | 5/2023 | 89317159 05-23-23 | 444.95   |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 444.95   |                |
| DEPARTMENT: 331 |          | CODE ENFORCEMENT         |                                                      |        |                   |          |                |
| 224586          | 1 -3312  | WEX BANK-QUIKTRIP        | 89317159 05-23-23 FUEL                               | 5/2023 | 89317159 05-23-23 | 67.10    |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 67.10    |                |
| DEPARTMENT: 411 |          | FIRE SUPPRESSION         |                                                      |        |                   |          |                |
| 224583          | 1 -1750  | LOWE'S BUSINESS ACCOUNT  | WOOD FOR FIRE ACADEMY                                | 5/2023 | 01503 05-23       | 76.01    |                |
| 224586          | 1 -3312  | WEX BANK-QUIKTRIP        | 89317159 05-23-23 FUEL                               | 5/2023 | 89317159 05-23-23 | 2,993.04 |                |
|                 |          |                          |                                                      |        | DEPARTMENT TOTAL: | 3,069.05 |                |

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| P.O.#             | VENDOR # | NAME                   | 2023-06-27 Jenks City Council Agenda Special Meeting |          |      |        |                   | Page 19 of 186 |
|-------------------|----------|------------------------|------------------------------------------------------|----------|------|--------|-------------------|----------------|
|                   |          |                        |                                                      |          |      |        |                   |                |
| DEPARTMENT: 512   |          | PROTECTIVE INSPECTIONS |                                                      |          |      |        |                   |                |
| 224586            | 1 -3312  | WEX BANK-QUIKTRIP      | 89317159                                             | 05-23-23 | FUEL | 5/2023 | 89317159 05-23-23 | 172.94         |
| DEPARTMENT TOTAL: |          |                        |                                                      |          |      |        |                   | 172.94         |
| DEPARTMENT: 521   |          | STREET MAINTENANCE     |                                                      |          |      |        |                   |                |
| 224586            | 1 -3312  | WEX BANK-QUIKTRIP      | 89317159                                             | 05-23-23 | FUEL | 5/2023 | 89317159 05-23-23 | 702.89         |
| DEPARTMENT TOTAL: |          |                        |                                                      |          |      |        |                   | 702.89         |
| DEPARTMENT: 522   |          | GENERAL MAINTENANCE    |                                                      |          |      |        |                   |                |
| 224586            | 1 -3312  | WEX BANK-QUIKTRIP      | 89317159                                             | 05-23-23 | FUEL | 5/2023 | 89317159 05-23-23 | 630.57         |
| DEPARTMENT TOTAL: |          |                        |                                                      |          |      |        |                   | 630.57         |
| DEPARTMENT: 561   |          | PARKS & GROUNDS        |                                                      |          |      |        |                   |                |
| 224586            | 1 -3312  | WEX BANK-QUIKTRIP      | 89317159                                             | 05-23-23 | FUEL | 5/2023 | 89317159 05-23-23 | 477.97         |
| DEPARTMENT TOTAL: |          |                        |                                                      |          |      |        |                   | 477.97         |
| DEPARTMENT: 562   |          | ANIMAL CONTROL         |                                                      |          |      |        |                   |                |
| 224586            | 1 -3312  | WEX BANK-QUIKTRIP      | 89317159                                             | 05-23-23 | FUEL | 5/2023 | 89317159 05-23-23 | 314.10         |
| DEPARTMENT TOTAL: |          |                        |                                                      |          |      |        |                   | 314.10         |
| FUND TOTAL:       |          |                        |                                                      |          |      |        |                   | 12,585.87      |

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| P.O.#             | VENDOR # | NAME              | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                    |           | Page 20 of 186 |
|-------------------|----------|-------------------|------------------------------------------------------|--------|--------------------|-----------|----------------|
| DEPARTMENT: 801   |          | INS & CASH REIMB. |                                                      |        |                    |           |                |
| 224589            | 1 -3340  | TERESA NOWLIN     | DEDUCTIBLE REIMBURSEMENT                             | 5/2023 | DEDUCTIBLE REIMBUR | 1,000.00  |                |
| 224590            | 1 -3447  | MATTHEW JOHNSON   | DEDUCTIBLE REIMBURSEMENT                             | 5/2023 | DEDUCTIBLE REIMBU  | 152.45    |                |
| DEPARTMENT TOTAL: |          |                   |                                                      |        |                    | 1,152.45  |                |
| FUND TOTAL:       |          |                   |                                                      |        |                    | 1,152.45  |                |
| GRAND TOTAL:      |          |                   |                                                      |        |                    | 13,738.32 |                |

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| PERIOD | G/L | ACCOUNT    | NAME                   | AMOUNT   | TOTAL     |
|--------|-----|------------|------------------------|----------|-----------|
| 5/2023 | 10  | 5-213-5250 | CONTRACTUAL SERVICES   | 834.88   |           |
| 5/2023 | 10  | 5-216-5252 | PROFESSIONAL SERVICES  | 205.44   |           |
| 5/2023 | 10  | 5-231-5262 | INSURANCE              | 58.75    |           |
| 5/2023 | 10  | 5-311-5238 | VEHICLE FUEL           | 5,607.23 |           |
| 5/2023 | 10  | 5-315-5238 | VEHICLE FUEL           | 444.95   |           |
| 5/2023 | 10  | 5-331-5238 | VEHICLE FUEL           | 67.10    |           |
| 5/2023 | 10  | 5-411-5238 | VEHICLE FUEL           | 2,993.04 |           |
| 5/2023 | 10  | 5-411-5242 | MATERIALS AND SUPPLIES | 76.01    |           |
| 5/2023 | 10  | 5-512-5238 | VEHICLE FUEL           | 172.94   |           |
| 5/2023 | 10  | 5-521-5238 | VEHICLE FUEL           | 702.89   |           |
| 5/2023 | 10  | 5-522-5238 | VEHICLE FUEL           | 630.57   |           |
| 5/2023 | 10  | 5-561-5238 | VEHICLE FUEL           | 477.97   |           |
| 5/2023 | 10  | 5-562-5238 | VEHICLE FUEL           | 314.10   | 12,585.87 |
| 5/2023 | 61  | 5-801-5250 | CONTRACTUAL SERVICES   | 1,152.45 | 1,152.45  |
|        |     |            | GRAND TOTAL ESTIMATE:  |          | 0.00      |
|        |     |            | GRAND TOTAL ACTUAL:    |          | 13,738.32 |
|        |     |            | REPORT TOTAL:          |          | 13,738.32 |

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| P.O.#             | VENDOR # | NAME                                               | 2023-06-27 Jenks City Council Agenda Special Meeting |        |       |          | Page 22 of 186 |
|-------------------|----------|----------------------------------------------------|------------------------------------------------------|--------|-------|----------|----------------|
| DEPARTMENT: 521   |          | STREET MAINTENANCE                                 |                                                      |        |       |          |                |
| 221662            | 1 -3676  | LOT MAINTENANCE OF OKLAHOMAMONTHLY STREET SWEEPING | 6/2023                                               | 040639 | 04-30 | 1,130.00 |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |        |       | 1,130.00 |                |
| FUND TOTAL:       |          |                                                    |                                                      |        |       | 1,130.00 |                |
| GRAND TOTAL:      |          |                                                    |                                                      |        |       | 1,130.00 |                |

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| PERIOD                | G/L | ACCOUNT    | NAME                 | AMOUNT   | TOTAL    |
|-----------------------|-----|------------|----------------------|----------|----------|
| 6/2023                | 10  | 5-521-5250 | CONTRACTUAL SERVICES | 1,130.00 | 1,130.00 |
| GRAND TOTAL ESTIMATE: |     |            |                      |          | 0.00     |
| GRAND TOTAL ACTUAL:   |     |            |                      |          | 1,130.00 |
| REPORT TOTAL:         |     |            |                      |          | 1,130.00 |

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| P.O.#             |   | VENDOR # | NAME                                              | 2023-06-27 Jenks City Council Agenda Special Meeting |             |         |        | Page 24 of 186 |
|-------------------|---|----------|---------------------------------------------------|------------------------------------------------------|-------------|---------|--------|----------------|
| DEPARTMENT: 245   |   |          | COMMUNITY DEVELOPMENT                             |                                                      |             |         |        |                |
| 220009            | 1 | -2101    | AMERICAN WASTE CONTROL INC TRASH SERVICE 22-23    | 6/2023                                               | 0006611366  | JUNE 23 | 76.26  |                |
| DEPARTMENT TOTAL: |   |          |                                                   |                                                      |             |         | 76.26  |                |
| DEPARTMENT: 311   |   |          | UNIFORMED PATROL                                  |                                                      |             |         |        |                |
| 220481            | 1 | -1228    | WEST PUBLISHING CORPORATIONINVESTIGATIVE SOFTWARE | 6/2023                                               | 848388805   | 06-01   | 207.00 |                |
| DEPARTMENT TOTAL: |   |          |                                                   |                                                      |             |         | 207.00 |                |
| DEPARTMENT: 411   |   |          | FIRE SUPPRESSION                                  |                                                      |             |         |        |                |
| 220009            | 1 | -2101    | AMERICAN WASTE CONTROL INC TRASH SERVICE 22-23    | 6/2023                                               | 0006611992  | JUNE 23 | 210.40 |                |
| DEPARTMENT TOTAL: |   |          |                                                   |                                                      |             |         | 210.40 |                |
| DEPARTMENT: 521   |   |          | STREET MAINTENANCE                                |                                                      |             |         |        |                |
| 220004            | 1 | -2027    | O G & E ELECTRIC SERVICES ELECTRIC SERVICE 22-23  | 6/2023                                               | 128515769-7 | JUN 23  | 29.46  |                |
| DEPARTMENT TOTAL: |   |          |                                                   |                                                      |             |         | 29.46  |                |
| FUND TOTAL:       |   |          |                                                   |                                                      |             |         | 523.12 |                |

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| P.O.#             | VENDOR # | NAME             | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                  |          | Page 25 of 186 |
|-------------------|----------|------------------|------------------------------------------------------|--------|------------------|----------|----------------|
| DEPARTMENT: 321   |          | CENTRAL DISPATCH |                                                      |        |                  |          |                |
| 220011            | 1 -1039  | INCOG            | E-911 ADMINISTRATIVE SERV                            | 6/2023 | E-002042 JUNE 23 | 5,917.27 |                |
| DEPARTMENT TOTAL: |          |                  |                                                      |        |                  | 5,917.27 |                |
| FUND TOTAL:       |          |                  |                                                      |        |                  | 5,917.27 |                |

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| P.O.#             | VENDOR # | NAME                         | 2023-06-27 Jenks City Council Agenda Special Meeting |        |               |           | Page 26 of 186 |
|-------------------|----------|------------------------------|------------------------------------------------------|--------|---------------|-----------|----------------|
| DEPARTMENT: 561   |          | PARKS & GROUNDS              |                                                      |        |               |           |                |
| 224281            | 1 -4012  | JEREMY'S ASPHALT MAINTENANCE | PARK WEST PARKING LOT MAI                            | 6/2023 | 2023-44 05-17 | 61,525.95 |                |
| DEPARTMENT TOTAL: |          |                              |                                                      |        |               | 61,525.95 |                |
| FUND TOTAL:       |          |                              |                                                      |        |               | 61,525.95 |                |
| GRAND TOTAL:      |          |                              |                                                      |        |               | 67,966.34 |                |

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| PERIOD                | G/L | ACCOUNT    | NAME                      | AMOUNT    | TOTAL     |
|-----------------------|-----|------------|---------------------------|-----------|-----------|
| 6/2023                | 10  | 5-245-5250 | CONTRACTUAL SERVICES      | 76.26     |           |
| 6/2023                | 10  | 5-311-5254 | SUBSCRIPTIONS             | 207.00    |           |
| 6/2023                | 10  | 5-411-5250 | CONTRACTUAL SERVICES      | 210.40    |           |
| 6/2023                | 10  | 5-521-5260 | UTILITIES                 | 29.46     | 523.12    |
| 6/2023                | 16  | 5-321-5254 | SUBSCRIPTIONS             | 5,917.27  | 5,917.27  |
| 6/2023                | 45  | 5-561-5392 | BUILDING AND IMPROVEMENTS | 61,525.95 | 61,525.95 |
| GRAND TOTAL ESTIMATE: |     |            |                           |           | 0.00      |
| GRAND TOTAL ACTUAL:   |     |            |                           |           | 67,966.34 |
| REPORT TOTAL:         |     |            |                           |           | 67,966.34 |

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| P.O.#             | VENDOR # | NAME                                               | 2023-06-27 Jenks City Council Agenda Special Meeting |                    |  |          | Page 28 of 186 |
|-------------------|----------|----------------------------------------------------|------------------------------------------------------|--------------------|--|----------|----------------|
| <hr/>             |          |                                                    |                                                      |                    |  |          |                |
| DEPARTMENT: 214   |          | CITY ATTORNEY                                      |                                                      |                    |  |          |                |
| 220045            | 1 -1228  | WEST PUBLISHING CORPORATIONSUBSCRIPTION 2022-2023  | 6/2023                                               | 848400913 JUN 23   |  | 409.69   |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 409.69   |                |
| DEPARTMENT: 221   |          | MUNICIPAL COURT                                    |                                                      |                    |  |          |                |
| 220030            | 1 -2586  | A T & T MOBILITY AIRCARDS/IPADS/PH 22-23           | 6/2023                                               | 704-4299 JUN 23    |  | 61.54    |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 61.54    |                |
| DEPARTMENT: 231   |          | GENERAL GOVERNMENT                                 |                                                      |                    |  |          |                |
| 220030            | 1 -2586  | A T & T MOBILITY AIRCARDS/IPADS/PH 22-23           | 6/2023                                               | 287291914369 JUN23 |  | 207.70   |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 207.70   |                |
| DEPARTMENT: 245   |          | COMMUNITY DEVELOPMENT                              |                                                      |                    |  |          |                |
| 223530            | 1 -1073  | OKLAHOMA NATURAL GAS GAS SERVICE 2022/2023         | 6/2023                                               | 113491891 JUN 23   |  | 180.13   |                |
| 224737            | 1 -1701  | PUBLIC SERVICE CO. OF OKL JUNE 23 ELECTRIC SERVICE | 6/2023                                               | 95094298213 JUN 23 |  | 566.15   |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 746.28   |                |
| DEPARTMENT: 311   |          | UNIFORMED PATROL                                   |                                                      |                    |  |          |                |
| 224737            | 1 -1701  | PUBLIC SERVICE CO. OF OKL JUNE 23 ELECTRIC SERVICE | 6/2023                                               | 95471419218 JUN 23 |  | 422.50   |                |
| 220030            | 1 -2586  | A T & T MOBILITY AIRCARDS/IPADS/PH 22-23           | 6/2023                                               | 287291914369 UN23  |  | 1,328.82 |                |
| 224298            | 1 -3455  | MALEA STONER THERAPY DOG MEMEBERSHIP               | 6/2023                                               | THERAPY DOG MEMEBE |  | 45.00    |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 1,796.32 |                |
| DEPARTMENT: 411   |          | FIRE SUPPRESSION                                   |                                                      |                    |  |          |                |
| 220008            | 1 -1073  | OKLAHOMA NATURAL GAS GAS SERVICE 2022-2023         | 6/2023                                               | 109782864 06-23    |  | 230.91   |                |
| 224737            | 1 -1701  | PUBLIC SERVICE CO. OF OKL JUNE 23 ELECTRIC SERVICE | 6/2023                                               | 95483091716 JUN 23 |  | 1,625.13 |                |
| 220030            | 1 -2586  | A T & T MOBILITY AIRCARDS/IPADS/PH 22-23           | 6/2023                                               | 287291914369 06-23 |  | 447.94   |                |
| DEPARTMENT TOTAL: |          |                                                    |                                                      |                    |  | 2,303.98 |                |

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|                   |         |                           |                           |        |                    |           |
|-------------------|---------|---------------------------|---------------------------|--------|--------------------|-----------|
| DEPARTMENT: 521   |         | STREET MAINTENANCE        |                           |        |                    |           |
| 224736            | 1 -1082 | PUBLIC SERVICE COMPANY OF | JUNE 23 ELECTRIC SERVICE  | 6/2023 | 95013387303 JUN 23 | 9,325.53  |
| 224372            | 1 -1092 | SIGNALTEK INC             | TRAFFIC SIGNAL LIGHT MONT | 6/2023 | 0623-2826 06-01    | 545.00    |
| DEPARTMENT TOTAL: |         |                           |                           |        |                    | 9,870.53  |
| DEPARTMENT: 561   |         | PARKS & GROUNDS           |                           |        |                    |           |
| 224736            | 1 -1082 | PUBLIC SERVICE COMPANY OF | JUNE 23 ELECTRIC SERVICE  | 6/2023 | 95116418005 JUN 23 | 519.29    |
| 220030            | 1 -2586 | A T & T MOBILITY          | AIRCARDS/IPADS/PH 22-23   | 6/2023 | 28729191436906-23  | 200.20    |
| DEPARTMENT TOTAL: |         |                           |                           |        |                    | 719.49    |
| DEPARTMENT: 562   |         | ANIMAL CONTROL            |                           |        |                    |           |
| 223530            | 1 -1073 | OKLAHOMA NATURAL GAS      | GAS SERVICE 2022/2023     | 6/2023 | 251827736 JUN 23   | 60.16     |
| 224737            | 1 -1701 | PUBLIC SERVICE CO. OF OKL | JUNE 23 ELECTRIC SERVICE  | 6/2023 | 95323119305 JUN 23 | 239.61    |
| DEPARTMENT TOTAL: |         |                           |                           |        |                    | 299.77    |
| FUND TOTAL:       |         |                           |                           |        |                    | 16,415.30 |
| GRAND TOTAL:      |         |                           |                           |        |                    | 16,415.30 |

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| PERIOD                | G/L | ACCOUNT    | NAME                 | AMOUNT   | TOTAL     |
|-----------------------|-----|------------|----------------------|----------|-----------|
| 6/2023                | 10  | 5-214-5254 | SUBSCRIPTIONS        | 409.69   |           |
| 6/2023                | 10  | 5-221-5258 | COMMUNICATIONS       | 61.54    |           |
| 6/2023                | 10  | 5-231-5258 | COMMUNICATIONS       | 207.70   |           |
| 6/2023                | 10  | 5-245-5260 | UTILITIES            | 746.28   |           |
| 6/2023                | 10  | 5-311-5128 | MEMBERSHIP DUES      | 45.00    |           |
| 6/2023                | 10  | 5-311-5258 | COMMUNICATIONS       | 1,328.82 |           |
| 6/2023                | 10  | 5-311-5260 | UTILITIES            | 422.50   |           |
| 6/2023                | 10  | 5-411-5258 | COMMUNICATIONS       | 447.94   |           |
| 6/2023                | 10  | 5-411-5260 | UTILITIES            | 1,856.04 |           |
| 6/2023                | 10  | 5-521-5250 | CONTRACTUAL SERVICES | 545.00   |           |
| 6/2023                | 10  | 5-521-5260 | UTILITIES            | 9,325.53 |           |
| 6/2023                | 10  | 5-561-5258 | COMMUNICATIONS       | 200.20   |           |
| 6/2023                | 10  | 5-561-5260 | UTILITIES            | 519.29   |           |
| 6/2023                | 10  | 5-562-5260 | UTILITIES            | 299.77   | 16,415.30 |
| GRAND TOTAL ESTIMATE: |     |            |                      |          | 0.00      |
| GRAND TOTAL ACTUAL:   |     |            |                      |          | 16,415.30 |
| REPORT TOTAL:         |     |            |                      |          | 16,415.30 |

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| <hr/>           |          |                           |                                                      |        |                    |                   |                |
| DEPARTMENT: 221 |          | MUNICIPAL COURT           |                                                      |        |                    |                   |                |
| 220001          | 1 -1033  | PHIL FRAZIER              | JUN 2023 MUN'L JUDGE                                 | 6/2023 | JUN 23 MUN'L JUDGE |                   | 1,470.87       |
|                 |          |                           |                                                      |        |                    | DEPARTMENT TOTAL: | 1,470.87       |
| DEPARTMENT: 411 |          | FIRE SUPPRESSION          |                                                      |        |                    |                   |                |
| 220055          | 1 -1726  | OTA PIKEPASS CUSTOMER SVC | JUN 23 MONTHLY PIKE PASS                             | 6/2023 | 20230595159 JUN 23 |                   | 75.60          |
| 224766          | 1 -2025  | FLEET FUELS               | 127318 06-08-23 DIESEL                               | 6/2023 | 127318 06-08-23    |                   | 1,244.94       |
|                 |          |                           |                                                      |        |                    | DEPARTMENT TOTAL: | 1,320.54       |
| DEPARTMENT: 512 |          | PROTECTIVE INSPECTIONS    |                                                      |        |                    |                   |                |
| 220055          | 1 -1726  | OTA PIKEPASS CUSTOMER SVC | JUN 23 MONTHLY PIKE PASS                             | 6/2023 | 20230595159 JUN 23 |                   | 3.50           |
|                 |          |                           |                                                      |        |                    | DEPARTMENT TOTAL: | 3.50           |
| DEPARTMENT: 521 |          | STREET MAINTENANCE        |                                                      |        |                    |                   |                |
| 220055          | 1 -1726  | OTA PIKEPASS CUSTOMER SVC | JUN 23 MONTHLY PIKE PASS                             | 6/2023 | 20230595159 JUN 23 |                   | 9.30           |
| 224766          | 1 -2025  | FLEET FUELS               | 127318 06-08-23 DIESEL                               | 6/2023 | 127318 06-08-23    |                   | 373.49         |
|                 |          |                           |                                                      |        |                    | DEPARTMENT TOTAL: | 382.79         |
| DEPARTMENT: 561 |          | PARKS & GROUNDS           |                                                      |        |                    |                   |                |
| 224766          | 1 -2025  | FLEET FUELS               | 127318 06-08-23 DIESEL                               | 6/2023 | 127318 06-08-23    |                   | 373.49         |
|                 |          |                           |                                                      |        |                    | DEPARTMENT TOTAL: | 373.49         |
|                 |          |                           |                                                      |        |                    | FUND TOTAL:       | 3,551.19       |

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|-------------------|----------|--------------------------|------------------------------------------------------|--------|--------------------|-----------|----------------|
| <hr/>             |          |                          |                                                      |        |                    |           |                |
| DEPARTMENT: 411   |          | ** INVALID DEPARTMENT ** |                                                      |        |                    |           |                |
| 220000            | 1 -1112  | BANCFIRST                | 0490090378 06-23 PR                                  | 6/2023 | 0490090378 06-23PR | 27,225.77 |                |
| DEPARTMENT TOTAL: |          |                          |                                                      |        |                    | 27,225.77 |                |
| FUND TOTAL:       |          |                          |                                                      |        |                    | 27,225.77 |                |
| GRAND TOTAL:      |          |                          |                                                      |        |                    | 30,776.96 |                |

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| PERIOD                | G/L | ACCOUNT    | NAME                  | AMOUNT    | TOTAL     |
|-----------------------|-----|------------|-----------------------|-----------|-----------|
| 6/2023                | 10  | 5-221-5252 | PROFESSIONAL SERVICES | 1,470.87  |           |
| 6/2023                | 10  | 5-411-5230 | BUSINESS              | 75.60     |           |
| 6/2023                | 10  | 5-411-5238 | VEHICLE FUEL          | 1,244.94  |           |
| 6/2023                | 10  | 5-512-5234 | TRAVEL                | 3.50      |           |
| 6/2023                | 10  | 5-521-5234 | TRAVEL                | 9.30      |           |
| 6/2023                | 10  | 5-521-5238 | VEHICLE FUEL          | 373.49    |           |
| 6/2023                | 10  | 5-561-5238 | VEHICLE FUEL          | 373.49    | 3,551.19  |
| 6/2023                | 14  | 5-411-5396 | MOTOR VEHICLES        | 27,225.77 | 27,225.77 |
| GRAND TOTAL ESTIMATE: |     |            |                       |           | 0.00      |
| GRAND TOTAL ACTUAL:   |     |            |                       |           | 30,776.96 |
| REPORT TOTAL:         |     |            |                       |           | 30,776.96 |

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| P.O. #          |   | VENDOR #           | NAME                  | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                   | Page 34 of 186 |
|-----------------|---|--------------------|-----------------------|------------------------------------------------------|--------|-------------------|----------------|
| DEPARTMENT: 521 |   | STREET MAINTENANCE |                       |                                                      |        |                   |                |
| 214172          | 1 | -1797              | MICHAEL TODD & CO INC | REPLACEMENT GRATER BLDS                              | 6/2023 | 210274 06-08      | 616.88         |
|                 |   |                    |                       |                                                      |        | DEPARTMENT TOTAL: | 616.88         |
|                 |   |                    |                       |                                                      |        | FUND TOTAL:       | 616.88         |
|                 |   |                    |                       |                                                      |        | GRAND TOTAL:      | 616.88         |

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT | TOTAL  |
|-----------------------|-----|------------|------------------------|--------|--------|
| 6/2023                | 10  | 5-521-5242 | MATERIALS AND SUPPLIES | 616.88 | 616.88 |
| GRAND TOTAL ESTIMATE: |     |            |                        |        | 0.00   |
| GRAND TOTAL ACTUAL:   |     |            |                        |        | 616.88 |
| REPORT TOTAL:         |     |            |                        |        | 616.88 |

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|                   |         |                             |                           |        |                   |          |
|-------------------|---------|-----------------------------|---------------------------|--------|-------------------|----------|
| DEPARTMENT: 231   |         | GENERAL GOVERNMENT          |                           |        |                   |          |
| 220157            | 1 -3433 | ETHERFLOW                   | MONTHLY MAINT AGREE       | 6/2023 | 1345 06-01        | 1,048.00 |
| 220889            | 1 -3433 | ETHERFLOW                   | CLOUD BACKUP SERVICE      | 6/2023 | 1343 06-01        | 1,037.50 |
| 221316            | 1 -3433 | ETHERFLOW                   | BITWARDEN USER LICENSES   | 6/2023 | 1344 06-01        | 51.34    |
| DEPARTMENT TOTAL: |         |                             |                           |        |                   | 2,136.84 |
| DEPARTMENT: 311   |         | UNIFORMED PATROL            |                           |        |                   |          |
| 220138            | 1 -1542 | CINTAS CORPORATION          | MONTHLY WATER COOLER      | 6/2023 | 9225934285 06-01  | 50.00    |
| 224618            | 1 -2508 | UNITED FORD                 | REPAIRS TO VEHIC # 610    | 6/2023 | 4210869 05-15     | 79.51    |
| DEPARTMENT TOTAL: |         |                             |                           |        |                   | 129.51   |
| DEPARTMENT: 321   |         | CENTRAL DISPATCH            |                           |        |                   |          |
| 222446            | 1 -1542 | CINTAS CORPORATION          | WATER COOLER DISP KITCHEN | 6/2023 | 9225934285A 06-01 | 49.50    |
| DEPARTMENT TOTAL: |         |                             |                           |        |                   | 49.50    |
| DEPARTMENT: 411   |         | FIRE SUPPRESSION            |                           |        |                   |          |
| 224663            | 1 -1027 | DAIOHS USA                  | COFFEE                    | 6/2023 | 751728 05-24      | 242.47   |
| 224659            | 1 -1631 | OKLAHOMA STATE UNIVERSITY   | DRVR OP PUMP TRAINING     | 6/2023 | 88959 05-23       | 1,600.00 |
| 224660            | 1 -2115 | O2 FOR U INC                | COMPRESSED OXYGEN         | 6/2023 | 46720 05-17       | 75.30    |
| 223822            | 1 -2286 | CONRAD FIRE EQUIPMENT INC   | QUOTE FOR HOSES           | 6/2023 | 567889 05-04      | 1,296.76 |
| 221372            | 1 -2747 | WITMER PUBLIC SAFETY GROUP  | SO GOGGLE COVER & LANYARD | 6/2023 | INV115865 10-06   | 37.88    |
| 224658            | 1 -2975 | NORTHERN SAFETY CO INC      | COAT REPAIR-OUTERSHELL    | 6/2023 | 905481687 05-17   | 102.75   |
| 224662            | 1 -3313 | AUTOZONE STORES LLC         | BLUE DIESEL EXHAUST FLUID | 6/2023 | 6377274968 05-25  | 134.95   |
| 224661            | 1 -3995 | ALPHA PLUMBING LLC          | KITCHEN DRAIN LINES       | 6/2023 | 23173 05-22       | 570.00   |
| DEPARTMENT TOTAL: |         |                             |                           |        |                   | 4,060.11 |
| DEPARTMENT: 521   |         | STREET MAINTENANCE          |                           |        |                   |          |
| 224616            | 1 -1190 | MAXWELL SUPPLY COMPANY      | SHOP SUPLIES ST REPAIRS   | 6/2023 | 592133 05-05      | 1,620.94 |
| 224607            | 1 -1217 | LIBERTY FLAGS INC           | REPLACEMENT FLAGS         | 6/2023 | 106870 05-23      | 3,161.46 |
| 224612            | 1 -1449 | RULE FASTENERS INC          | SIGN MAINT MATERIALS      | 6/2023 | 968617 05-10      | 28.05    |
| 224611            | 1 -1558 | COOPER N JILL INC           | BATTERY FOR SAND TRUCK    | 6/2023 | 42145525 05-23    | 105.23   |
| 224613            | 1 -1712 | TULSA COUNTY HIGHWAY CONSTR | SUP ST SIGN MAINTENANCE   | 6/2023 | 10004627 05-11    | 3,147.60 |
| 224615            | 1 -3186 | JEFFERY SCOTT HEAD          | ELECTRICAL WK DOWNTOWN    | 6/2023 | 1971 05-10        | 400.00   |
| 224608            | 1 -3927 | J&A TRAFFIC PRODUCTS        | STREET SIGN SUPPLIES      | 6/2023 | 36067 05-18       | 1,378.75 |
| DEPARTMENT TOTAL: |         |                             |                           |        |                   | 9,842.03 |

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|                   |         |                            |                           |        |                   |  |           |
|-------------------|---------|----------------------------|---------------------------|--------|-------------------|--|-----------|
| DEPARTMENT: 522   |         | GENERAL MAINTENANCE        |                           |        |                   |  |           |
| 224610            | 1 -1204 | CERTIFIED LABORATORIES     | SHOP SUPPLIES FLEET MAINT | 6/2023 | 8203138 04-18     |  | 1,032.63  |
| 220950            | 1 -3302 | LAMPTON WELDING SUPPLY CO  | IWELDING CYL RENT 22-23   | 6/2023 | 0001053644 05-31  |  | 75.46     |
| DEPARTMENT TOTAL: |         |                            |                           |        |                   |  | 1,108.09  |
| DEPARTMENT: 561   |         | PARKS & GROUNDS            |                           |        |                   |  |           |
| 224614            | 1 -1054 | LOCKE SUPPLY               | SUPLIES IRRIGATION ELM    | 6/2023 | 49543823-00 05-24 |  | 172.00    |
| 224609            | 1 -1101 | BROOKSHIRE GROCERY COMPANY | CLEAN SUPP SPLASH PAD     | 6/2023 | 8189 05-23        |  | 27.96     |
| 224606            | 1 -1182 | T & W TIRE LLC             | ON SITE TIRE TRIALER WK   | 6/2023 | 1080077712 05-22  |  | 1,495.75  |
| 223679            | 1 -3234 | ROBIN A. WINTER            | MOWING/WEED APR-JUNE 23   | 6/2023 | 20230602-1        |  | 11,960.00 |
| 223681            | 1 -3346 | RANDY HAZELWOOD            | MOWING/WEEDEAT. 4/1-6-23  | 6/2023 | 21 06-01          |  | 275.00    |
| 220063            | 1 -3924 | MOWTOWN OUTDOORS LLC       | MOWING/WEEDEATING SVC     | 6/2023 | 7248 05-22        |  | 24,149.00 |
| DEPARTMENT TOTAL: |         |                            |                           |        |                   |  | 38,079.71 |
| FUND TOTAL:       |         |                            |                           |        |                   |  | 55,405.79 |

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|-------------------|----------|-----------------------------|------------------------------------------------------|--------|-------------------|----------|----------------|
| <hr/>             |          |                             |                                                      |        |                   |          |                |
| DEPARTMENT: 321   |          | CENTRAL DISPATCH            |                                                      |        |                   |          |                |
| 220132            | 1 -1022  | OKLAHOMA DEPT OF PUBLIC SAF | MONTHLY OLETS FULL ACCESS                            | 6/2023 | LET-010026 05-17  | 1,050.00 |                |
| 220136            | 1 -1022  | OKLAHOMA DEPT OF PUBLIC SAF | MONTHLY OLETS CAR/LAPTOP                             | 6/2023 | LET-010026B 05-17 | 480.00   |                |
| 221119            | 1 -1022  | OKLAHOMA DEPT OF PUBLIC SAF | OLETS FULL ACCESS TERM 2                             | 6/2023 | LET-010026A 05-17 | 1,050.00 |                |
| DEPARTMENT TOTAL: |          |                             |                                                      |        |                   | 2,580.00 |                |
| FUND TOTAL:       |          |                             |                                                      |        |                   | 2,580.00 |                |

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| DEPARTMENT: 522   |          | ** INVALID DEPARTMENT ** |                                                      |        |         |          |                |
| 222969            | 1 -3838  | WILLARD B SMITH          | DRAINAGE SYS MASTER PLAN                             | 6/2023 | 3 05-28 | 9,897.15 |                |
| DEPARTMENT TOTAL: |          |                          |                                                      |        |         | 9,897.15 |                |
| FUND TOTAL:       |          |                          |                                                      |        |         | 9,897.15 |                |

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FUND: 33 - VISION SALES TAX

SUMMARY REPORT

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|-------------------|----------|-----------------------|------------------------------------------------------|--------|--------------|------------|----------------|
| DEPARTMENT: 750   |          | VISION SALES TAX      |                                                      |        |              |            |                |
| 223200            | 1 -3990  | DARIS CONTRACTORS LLC | 101ST STREET TRAIL PROJ                              | 6/2023 | 001 05-30-23 | 178,583.75 |                |
| DEPARTMENT TOTAL: |          |                       |                                                      |        |              | 178,583.75 |                |
| FUND TOTAL:       |          |                       |                                                      |        |              | 178,583.75 |                |
| GRAND TOTAL:      |          |                       |                                                      |        |              | 246,466.69 |                |

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT     | TOTAL      |
|-----------------------|-----|------------|------------------------|------------|------------|
| 6/2023                | 10  | 5-231-5250 | CONTRACTUAL SERVICES   | 2,085.50   |            |
| 6/2023                | 10  | 5-231-5254 | SUBSCRIPTIONS          | 51.34      |            |
| 6/2023                | 10  | 5-311-5240 | VEHICLE PARTS/REPAIRS  | 79.51      |            |
| 6/2023                | 10  | 5-311-5242 | MATERIALS AND SUPPLIES | 50.00      |            |
| 6/2023                | 10  | 5-321-5242 | MATERIALS AND SUPPLIES | 49.50      |            |
| 6/2023                | 10  | 5-411-5125 | TRAINING & SCHOOLS     | 1,600.00   |            |
| 6/2023                | 10  | 5-411-5232 | CLOTHING AND UNIFORMS  | 102.75     |            |
| 6/2023                | 10  | 5-411-5242 | MATERIALS AND SUPPLIES | 1,787.36   |            |
| 6/2023                | 10  | 5-411-5248 | REPAIR AND MAINTENANCE | 570.00     |            |
| 6/2023                | 10  | 5-521-5240 | VEHICLE PARTS/REPAIRS  | 105.23     |            |
| 6/2023                | 10  | 5-521-5242 | MATERIALS AND SUPPLIES | 9,336.80   |            |
| 6/2023                | 10  | 5-521-5250 | CONTRACTUAL SERVICES   | 400.00     |            |
| 6/2023                | 10  | 5-522-5240 | VEHICLE PARTS/REPAIRS  | 1,032.63   |            |
| 6/2023                | 10  | 5-522-5250 | CONTRACTUAL SERVICES   | 75.46      |            |
| 6/2023                | 10  | 5-561-5240 | VEHICLE PARTS/REPAIRS  | 1,495.75   |            |
| 6/2023                | 10  | 5-561-5248 | REPAIR AND MAINTENANCE | 199.96     |            |
| 6/2023                | 10  | 5-561-5250 | CONTRACTUAL SERVICES   | 36,384.00  | 55,405.79  |
| 6/2023                | 16  | 5-321-5254 | SUBSCRIPTIONS          | 2,580.00   | 2,580.00   |
| 6/2023                | 24  | 5-522-5393 | ROADS AND BRIDGES      | 9,897.15   | 9,897.15   |
| 6/2023                | 33  | 5-750-5393 | ROADS AND BRIDGES      | 178,583.75 | 178,583.75 |
| GRAND TOTAL ESTIMATE: |     |            |                        | 0.00       |            |
| GRAND TOTAL ACTUAL:   |     |            |                        | 246,466.69 |            |
| REPORT TOTAL:         |     |            |                        | 246,466.69 |            |

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| DEPARTMENT: 311 |   |          | UNIFORMED PATROL |                                                      |        |                   |                |
| 224195          | 1 | -4010    | FRONTIER JUSTICE | Q: AMMO FOR TRAINING                                 | 6/2023 | 527246 06-14      | 4,200.00       |
|                 |   |          |                  |                                                      |        | DEPARTMENT TOTAL: | 4,200.00       |
|                 |   |          |                  |                                                      |        | FUND TOTAL:       | 4,200.00       |
|                 |   |          |                  |                                                      |        | GRAND TOTAL:      | 4,200.00       |

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT   | TOTAL    |
|-----------------------|-----|------------|------------------------|----------|----------|
| 6/2023                | 10  | 5-311-5242 | MATERIALS AND SUPPLIES | 4,200.00 | 4,200.00 |
| GRAND TOTAL ESTIMATE: |     |            |                        |          | 0.00     |
| GRAND TOTAL ACTUAL:   |     |            |                        |          | 4,200.00 |
| REPORT TOTAL:         |     |            |                        |          | 4,200.00 |

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|-------------------|---|------------------|---------------------------|------------------------------------------------------|---------------------------|--------|--------------------|----------------|--|
| DEPARTMENT: N/A   |   | NON-DEPARTMENTAL |                           |                                                      |                           |        |                    |                |  |
| 224749            | 1 | -2653            | OKLAHOMA UNIFORM BUILDING | C                                                    | MAY 2023 BLDNG PERMT FEES | 6/2023 | MAY 23 BLDNG PERMI | 316.00         |  |
| DEPARTMENT TOTAL: |   |                  |                           |                                                      |                           |        |                    | 316.00         |  |
| DEPARTMENT: 561   |   | PARKS & GROUNDS  |                           |                                                      |                           |        |                    |                |  |
| 224605            | 1 | -4019            | JOSEPH VERSCHOOR          |                                                      | REPLACE FOUNTAIN VET PARK | 6/2023 | 1707 06-15         | 8,673.00       |  |
| DEPARTMENT TOTAL: |   |                  |                           |                                                      |                           |        |                    | 8,673.00       |  |
| FUND TOTAL:       |   |                  |                           |                                                      |                           |        |                    | 8,989.00       |  |
| GRAND TOTAL:      |   |                  |                           |                                                      |                           |        |                    | 8,989.00       |  |

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| PERIOD                | G/L | ACCOUNT    | NAME                     | AMOUNT   | TOTAL    |
|-----------------------|-----|------------|--------------------------|----------|----------|
| 6/2023                | 10  | 2100-024   | DUE TO STATE OF OKLAHOMA | 316.00   |          |
| 6/2023                | 10  | 5-561-5248 | REPAIR AND MAINTENANCE   | 8,673.00 | 8,989.00 |
| GRAND TOTAL ESTIMATE: |     |            |                          |          | 0.00     |
| GRAND TOTAL ACTUAL:   |     |            |                          |          | 8,989.00 |
| REPORT TOTAL:         |     |            |                          |          | 8,989.00 |

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|-------------------|---|----------|----------------------|------------------------------------------------------|--------|------------|-------|----------------|
| DEPARTMENT: 311   |   |          | UNIFORMED PATROL     |                                                      |        |            |       |                |
| 220008            | 1 | -1073    | OKLAHOMA NATURAL GAS | GAS SERVICE 2022-2023                                | 6/2023 | 182557209  | 06-23 | 51.94          |
| DEPARTMENT TOTAL: |   |          |                      |                                                      |        |            |       | 51.94          |
| DEPARTMENT: 411   |   |          | FIRE SUPPRESSION     |                                                      |        |            |       |                |
| 220008            | 1 | -1073    | OKLAHOMA NATURAL GAS | GAS SERVICE 2022-2023                                | 6/2023 | 113564527  | 06-23 | 160.60         |
| 224584            | 1 | -1119    | STAPLES INC          | PRINTER INK                                          | 6/2023 | 3275833711 | 05-19 | 221.78         |
| 224764            | 1 | -1119    | STAPLES INC          | BATTERIES FOR SBCA                                   | 6/2023 | 3283430841 | 06-06 | 316.81         |
| DEPARTMENT TOTAL: |   |          |                      |                                                      |        |            |       | 699.19         |
| FUND TOTAL:       |   |          |                      |                                                      |        |            |       | 751.13         |
| GRAND TOTAL:      |   |          |                      |                                                      |        |            |       | 751.13         |

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT | TOTAL  |
|-----------------------|-----|------------|------------------------|--------|--------|
| 6/2023                | 10  | 5-311-5260 | UTILITIES              | 51.94  |        |
| 6/2023                | 10  | 5-411-5242 | MATERIALS AND SUPPLIES | 538.59 |        |
| 6/2023                | 10  | 5-411-5260 | UTILITIES              | 160.60 | 751.13 |
| GRAND TOTAL ESTIMATE: |     |            |                        |        | 0.00   |
| GRAND TOTAL ACTUAL:   |     |            |                        |        | 751.13 |
| REPORT TOTAL:         |     |            |                        |        | 751.13 |

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|                   |         |                        |                            |        |          |           |          |
|-------------------|---------|------------------------|----------------------------|--------|----------|-----------|----------|
| DEPARTMENT: 216   |         | PERSONNEL              |                            |        |          |           |          |
| 224666            | 1 -2450 | JPMORGAN CHASE BANK NA | PRINTER INK                | 6/2023 | 03-08-23 | AMAZON    | 210.59   |
| DEPARTMENT TOTAL: |         |                        |                            |        |          |           | 210.59   |
| DEPARTMENT: 231   |         | GENERAL GOVERNMENT     |                            |        |          |           |          |
| 224602            | 1 -2450 | JPMORGAN CHASE BANK NA | SUPPLIES/DINNER PLAINNING  | 6/2023 | 12-14-22 | SAM'S CLU | 590.64   |
| 224664            | 1 -2450 | JPMORGAN CHASE BANK NA | AUDIO CABLES               | 6/2023 | 03-06-23 | AMAZON    | 40.34    |
| 224668            | 1 -2450 | JPMORGAN CHASE BANK NA | CHAMBER PODIUM             | 6/2023 | 04-24-23 | AMAZON    | 178.84   |
| 224669            | 1 -2450 | JPMORGAN CHASE BANK NA | CHAMBERS MAIN CAMERA       | 6/2023 | 04-24-23 | AMAZON1   | 214.48   |
| 224828            | 1 -2450 | JPMORGAN CHASE BANK NA | COUNCIL/STAFF DINNER MEET  | 6/2023 | 05-16-23 | ANDOLINI' | 784.68   |
| 224829            | 1 -2450 | JPMORGAN CHASE BANK NA | LUNCH MEETING              | 6/2023 | 05-08-23 | LOS CABOS | 97.43    |
| DEPARTMENT TOTAL: |         |                        |                            |        |          |           | 1,906.41 |
| DEPARTMENT: 311   |         | UNIFORMED PATROL       |                            |        |          |           |          |
| 224665            | 1 -2450 | JPMORGAN CHASE BANK NA | DATA RECOVERY SOFTWARE     | 6/2023 | 03-03-23 | PAYPAL*2C | 149.95   |
| 224838            | 1 -2450 | JPMORGAN CHASE BANK NA | CERTIFICATE OF INSURANCE   | 6/2023 | 05-11-23 | BUSINESS  | 1,097.38 |
| 224839            | 1 -2450 | JPMORGAN CHASE BANK NA | SEAT COVERS CHIEFS TAHOE   | 6/2023 | 05-27-23 | COVERCRAF | 421.52   |
| 224840            | 1 -2450 | JPMORGAN CHASE BANK NA | BALL MOUNT/MEASURING WHEEL | 6/2023 | 04-20-23 | AMAZON    | 1,181.27 |
| 224841            | 1 -2450 | JPMORGAN CHASE BANK NA | HOTEL/SOAP                 | 6/2023 | 05-27-03 | CHOCTAW C | 1,044.63 |
| 224842            | 1 -2450 | JPMORGAN CHASE BANK NA | TRG LUNCH/LANYARDS/SUPPLY  | 6/2023 | 05-16-23 | TED'S     | 3,218.93 |
| 224843            | 1 -2450 | JPMORGAN CHASE BANK NA | DINNER/LUNCH/BREAKFAST     | 6/2023 | 05-24-23 | DURANT R  | 612.64   |
| 224844            | 1 -2450 | JPMORGAN CHASE BANK NA | DINNER/SUPPLIES/PLUMBING   | 6/2023 | 05-18-23 | HIDEWAY P | 918.39   |
| 224845            | 1 -2450 | JPMORGAN CHASE BANK NA | LATCH REPAIRS #23-7425     | 6/2023 | 05-25-23 | MARK ALLE | 53.90    |
| 224846            | 1 -2450 | JPMORGAN CHASE BANK NA | AC MAINTENANCE/CREDIT      | 6/2023 | 05-15-23 | LEE MECHA | 70.84    |
| DEPARTMENT TOTAL: |         |                        |                            |        |          |           | 8,769.45 |
| DEPARTMENT: 321   |         | CENTRAL DISPATCH       |                            |        |          |           |          |
| 224844            | 1 -2450 | JPMORGAN CHASE BANK NA | DINNER/SUPPLIES/PLUMBING   | 6/2023 | 05-17-23 | HENDRICK  | 250.00   |
| DEPARTMENT TOTAL: |         |                        |                            |        |          |           | 250.00   |
| DEPARTMENT: 411   |         | FIRE SUPPRESSION       |                            |        |          |           |          |
| 224369            | 1 -2450 | JPMORGAN CHASE BANK NA | HOTEL FOR TRAINING         | 6/2023 | 05-07-23 | BEST WEST | 248.30   |
| 224370            | 1 -2450 | JPMORGAN CHASE BANK NA | JENKS DAY AT CAPITAL       | 6/2023 | 05-09-23 | MCDONALDS | 27.70    |
| 224667            | 1 -2450 | JPMORGAN CHASE BANK NA | MACBOOK DOCK               | 6/2023 | 04-06-23 | AMAZON1   | 319.99   |
| 224831            | 1 -2450 | JPMORGAN CHASE BANK NA | LIGHT FOR CHIEF Z OFFICE   | 6/2023 | 05-23-23 | WALMART   | 40.67    |
| 224833            | 1 -2450 | JPMORGAN CHASE BANK NA | HOTEL FOR TRAINING         | 6/2023 | 05-19-23 | SUPER 8   | 1,007.32 |
| 224834            | 1 -2450 | JPMORGAN CHASE BANK NA | SUPPLIES FOR CREWS         | 6/2023 | 06-01-23 | WALMART   | 305.69   |
| 224835            | 1 -2450 | JPMORGAN CHASE BANK NA | LUNCH MEETING              | 6/2023 | 05-31-23 | CHICK-FIL | 72.27    |
| 224836            | 1 -2450 | JPMORGAN CHASE BANK NA | LUNCH MEETINGS             | 6/2023 | 05-25-23 | SENOR PAB | 35.72    |
| 224837            | 1 -2450 | JPMORGAN CHASE BANK NA | FINGER RING CUTTER/BLADES  | 6/2023 | 05-17-23 | AMAZON    | 58.56    |
| 224863            | 1 -2450 | JPMORGAN CHASE BANK NA | HOTEL FOR TRAINING         | 6/2023 | 05-19-23 | HOTEL IND | 782.00   |
| 225036            | 1 -2450 | JPMORGAN CHASE BANK NA | LUNCH MEETING              | 6/2023 | 05-15-23 | LOUIE'S   | 62.04    |
| DEPARTMENT TOTAL: |         |                        |                            |        |          |           | 2,960.26 |

**Paid Unapproved**

| P.O.#             | VENDOR # | NAME                   | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                   |  | Page 49 of 186 |
|-------------------|----------|------------------------|------------------------------------------------------|--------|-------------------|--|----------------|
|                   |          |                        |                                                      |        |                   |  |                |
| DEPARTMENT: 412   |          | FIRE VOLUNTEERS        |                                                      |        |                   |  |                |
| 224391            | 1 -2450  | JPMORGAN CHASE BANK NA | BACKGROUND CHECK                                     | 6/2023 | 05-15-23 OSBI     |  | 19.00          |
| 224832            | 1 -2450  | JPMORGAN CHASE BANK NA | BACKGROND CHECK                                      | 6/2023 | 05-30-23 OSBI     |  | 19.00          |
| DEPARTMENT TOTAL: |          |                        |                                                      |        |                   |  | 38.00          |
|                   |          |                        |                                                      |        |                   |  |                |
| DEPARTMENT: 512   |          | PROTECTIVE INSPECTIONS |                                                      |        |                   |  |                |
| 224830            | 1 -2450  | JPMORGAN CHASE BANK NA | JOINT CODE CONFERENCE                                | 6/2023 | 03-23-23 REGISTER |  | 525.00         |
| 225028            | 1 -2450  | JPMORGAN CHASE BANK NA | BLUEBEAM ANNUAL LICENSE                              | 6/2023 | 05-15-23 PST*ECAD |  | 243.44         |
| DEPARTMENT TOTAL: |          |                        |                                                      |        |                   |  | 768.44         |
|                   |          |                        |                                                      |        |                   |  |                |
| FUND TOTAL:       |          |                        |                                                      |        |                   |  | 14,903.15      |
|                   |          |                        |                                                      |        |                   |  |                |
| GRAND TOTAL:      |          |                        |                                                      |        |                   |  | 14,903.15      |

**Paid Unapproved**

G / L R E C A P  
2023.06.27 Jenks City Council Agenda - Special Meeting

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| PERIOD                | G/L | ACCOUNT    | NAME                   | AMOUNT    | TOTAL     |
|-----------------------|-----|------------|------------------------|-----------|-----------|
| 6/2023                | 10  | 5-216-5244 | OFFICE SUPPLIES        | 210.59    |           |
| 6/2023                | 10  | 5-231-5230 | BUSINESS               | 1,456.07  |           |
| 6/2023                | 10  | 5-231-5242 | MATERIALS AND SUPPLIES | 450.34    |           |
| 6/2023                | 10  | 5-311-5125 | TRAINING & SCHOOLS     | 2,194.24  |           |
| 6/2023                | 10  | 5-311-5230 | BUSINESS               | 743.78    |           |
| 6/2023                | 10  | 5-311-5232 | CLOTHING AND UNIFORMS  | 6.66-     |           |
| 6/2023                | 10  | 5-311-5240 | VEHICLE PARTS/REPAIRS  | 475.42    |           |
| 6/2023                | 10  | 5-311-5242 | MATERIALS AND SUPPLIES | 1,084.37  |           |
| 6/2023                | 10  | 5-311-5244 | OFFICE SUPPLIES        | 268.46    |           |
| 6/2023                | 10  | 5-311-5248 | REPAIR AND MAINTENANCE | 356.46    |           |
| 6/2023                | 10  | 5-311-5250 | CONTRACTUAL SERVICES   | 77.50     |           |
| 6/2023                | 10  | 5-311-5254 | SUBSCRIPTIONS          | 724.95    |           |
| 6/2023                | 10  | 5-311-5269 | MISCELLANEOUS          | 2,850.93  |           |
| 6/2023                | 10  | 5-321-5248 | REPAIR AND MAINTENANCE | 250.00    |           |
| 6/2023                | 10  | 5-411-5125 | TRAINING & SCHOOLS     | 2,037.62  |           |
| 6/2023                | 10  | 5-411-5230 | BUSINESS               | 197.73    |           |
| 6/2023                | 10  | 5-411-5242 | MATERIALS AND SUPPLIES | 724.91    |           |
| 6/2023                | 10  | 5-412-5270 | VOLUNTEER EXPENSE      | 38.00     |           |
| 6/2023                | 10  | 5-512-5125 | TRAINING & SCHOOLS     | 525.00    |           |
| 6/2023                | 10  | 5-512-5254 | SUBSCRIPTIONS          | 243.44    | 14,903.15 |
| GRAND TOTAL ESTIMATE: |     |            |                        | 0.00      |           |
| GRAND TOTAL ACTUAL:   |     |            |                        | 14,903.15 |           |
| REPORT TOTAL:         |     |            |                        | 14,903.15 |           |

**Paid Unapproved**

| P.O.#             |  | VENDOR # | NAME                   | 2023-06-27 Jenks City Council Agenda Special Meeting |        |                    |  | Page 51 of 186 |  |
|-------------------|--|----------|------------------------|------------------------------------------------------|--------|--------------------|--|----------------|--|
| DEPARTMENT: 241   |  |          | CITY PLANNER           |                                                      |        |                    |  |                |  |
| 220075            |  | 1 -2450  | JPMORGAN CHASE BANK NA | SIMPLIFILE TULSA COUNTY                              | 6/2023 | 05-23-23 SIMPLIFIL |  | 29.61          |  |
| DEPARTMENT TOTAL: |  |          |                        |                                                      |        |                    |  | 29.61          |  |
| DEPARTMENT: 311   |  |          | UNIFORMED PATROL       |                                                      |        |                    |  |                |  |
| 220155A           |  | 1 -2450  | JPMORGAN CHASE BANK NA | DROPBOX LICENSES                                     | 6/2023 | 05-30-23 DROPBOX   |  | 90.00          |  |
| DEPARTMENT TOTAL: |  |          |                        |                                                      |        |                    |  | 90.00          |  |
| FUND TOTAL:       |  |          |                        |                                                      |        |                    |  | 119.61         |  |
| GRAND TOTAL:      |  |          |                        |                                                      |        |                    |  | 119.61         |  |

**Paid Unapproved**

G / L   R E C A P  
2023.06.27 Jenks City Council Agenda - Special Meeting

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| PERIOD                | G/L | ACCOUNT    | NAME          | AMOUNT | TOTAL  |
|-----------------------|-----|------------|---------------|--------|--------|
| 6/2023                | 10  | 5-241-5256 | LEGAL NOTICES | 29.61  |        |
| 6/2023                | 10  | 5-311-5254 | SUBSCRIPTIONS | 90.00  | 119.61 |
| GRAND TOTAL ESTIMATE: |     |            |               |        | 0.00   |
| GRAND TOTAL ACTUAL:   |     |            |               |        | 119.61 |
| REPORT TOTAL:         |     |            |               |        | 119.61 |

**Paid Unapproved**



City of Jenks  
Fund 10  
Financial Position  
As of 05/31/2023

|                              | Actual<br>FY 22-23<br>Jul 1 - May 31 | Budget<br>Year 1<br>FY 22-23 | Actual<br>FY 21-22<br>Jul 1 - May 31 |
|------------------------------|--------------------------------------|------------------------------|--------------------------------------|
| <b>Gross Revenues:</b>       |                                      |                              |                                      |
| Sales Tax Collections        | \$ 9,764,694.23                      | \$ 10,110,000.00             | \$ 9,000,873.45                      |
| Use Tax Collections          | 2,568,009.94                         | 2,620,000.00                 | 2,354,851.27                         |
| Other Licenses & Permits     | 3,964.00                             | 7,500.00                     | 6,777.50                             |
| Electrical Licenses          | 9,650.00                             | 15,000.00                    | 7,875.00                             |
| Plumbing Licenses            | 11,250.00                            | 15,000.00                    | 7,589.50                             |
| Mechanical Licenses          | 6,225.00                             | 9,800.00                     | 5,750.00                             |
| Beverage Licenses            | 7,495.00                             | 32,000.00                    | 21,245.00                            |
| Solicitors Licenses          | 2,190.00                             | 2,000.00                     | 310.00                               |
| Sign Permits                 | 2,425.00                             | 2,000.00                     | 846.00                               |
| Electrical Permits           | 23,867.50                            | 30,000.00                    | 39,451.25                            |
| Plumbing Permits             | 31,832.00                            | 30,000.00                    | 44,397.25                            |
| Mechanical Permits           | 22,567.50                            | 30,000.00                    | 37,458.75                            |
| Building Permits             | 87,078.19                            | 220,000.00                   | 191,473.99                           |
| Fire Permits                 | 15,256.50                            | 10,000.00                    | 9,025.00                             |
| Solid Waste Revenue          | 50,168.11                            | 55,000.00                    | 46,643.51                            |
| Fireworks Permits            | 6,150.00                             | 10,000.00                    | 7,440.00                             |
| Inspection/Reinspection Fees | 6,682.00                             | 12,000.00                    | 10,460.50                            |
| Engineering Fees             | 23,650.00                            | 25,000.00                    | 48,772.00                            |
| Building Permits Admin Fee   | 1,283.50                             | 1,500.00                     | 1,697.00                             |
| Zoning Applications          | 14,945.00                            | 10,000.00                    | 5,255.00                             |
| Alcoholic Beverage Tax       | 74,802.27                            | 65,000.00                    | 66,563.66                            |
| Franchise Fees               | 1,451,773.30                         | 1,053,410.00                 | 1,195,976.86                         |
| McDonald's Rental Income     | 53,280.00                            | 53,000.00                    | 44,400.00                            |
| Assessment Letter            | 600.00                               | 1,000.00                     | 750.00                               |
| Miscellaneous Revenue*       | 2,254,599.70                         | 100,000.00                   | 2,199,939.58                         |
| Municipal Court Fine         | 143,052.66                           | 175,000.00                   | 146,221.10                           |
| Miscellaneous Zoning Fees    | 34,761.75                            | 40,000.00                    | 48,860.00                            |
| Gross Receipts               | 201,159.41                           | 150,000.00                   | 202,359.66                           |
| Community Room Rental        | 1,300.00                             | 1,400.00                     | 1,740.00                             |
| Auction Sales                | -                                    | 10,000.00                    | -                                    |
| Interest                     | 145,032.95                           | 2,000.00                     | 1,102.69                             |
| Interest on Investment       | 23,370.60                            | 41,300.00                    | 22,701.27                            |
| <b>Total Gross Revenues:</b> | <b>\$ 17,043,116.11</b>              | <b>\$ 14,938,910.00</b>      | <b>\$ 15,778,806.79</b>              |

|                                                           |                          |                          |                          |
|-----------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>Expenditures:</b>                                      |                          |                          |                          |
| City Manager                                              | \$ 216,717.40            | \$ 299,900.00            | \$ 206,054.93            |
| City Clerk                                                | 277,988.25               | 300,400.00               | 255,802.10               |
| City Treasurer                                            | 209,551.88               | 218,900.00               | 106,810.33               |
| City Attorney                                             | 159,752.74               | 199,100.00               | 47,163.39                |
| Personnel                                                 | 195,483.37               | 222,300.00               | 188,023.29               |
| Admin Support / Records                                   | 73,669.16                | 81,600.00                | 71,859.97                |
| Municipal Court                                           | 83,589.24                | 91,400.00                | 78,925.62                |
| General Government                                        | 214,544.91               | 231,500.00               | 158,529.36               |
| City Planner                                              | 24,685.19                | 99,500.00                | 10,569.18                |
| Community Development                                     | 66,588.92                | 30,000.00                | 22,101.41                |
| Uniformed Patrol                                          | 2,708,875.79             | 3,068,500.00             | 2,511,824.83             |
| Police Reserves                                           | 185,799.37               | 276,100.00               | 212,308.27               |
| Central Dispatch                                          | 470,077.32               | 625,000.00               | 381,705.53               |
| Code Enforcement                                          | 69,413.21                | 79,800.00                | 61,023.18                |
| Fire Suppression                                          | 2,769,264.14             | 2,963,500.00             | 2,425,255.17             |
| Fire Volunteers                                           | 11,156.23                | 74,400.00                | 31,665.59                |
| Protective Inspections                                    | 248,677.85               | 288,400.00               | 244,861.11               |
| Street Maintenance                                        | 453,860.06               | 576,000.00               | 404,452.00               |
| General Maintenance                                       | 17,466.10                | 27,000.00                | 27,771.50                |
| Parks & Grounds                                           | 610,619.14               | 607,000.00               | 413,560.40               |
| Animal Control                                            | 158,333.69               | 180,200.00               | 124,370.12               |
| <b>Total Operating Expenditures:</b>                      | <b>\$ 9,226,113.96</b>   | <b>\$ 10,540,500.00</b>  | <b>\$ 7,984,637.28</b>   |
| <b>Capital Expenditures:</b>                              |                          |                          |                          |
| Small Capital Projects                                    | \$ 100,000.00            | \$ 6,520,000.00          | \$ -                     |
| <b>Excess (deficiency) of Revenues over Expenditures:</b> | <b>\$ 7,717,002.15</b>   | <b>\$ (2,121,590.00)</b> | <b>\$ 7,794,169.51</b>   |
| <b>Transfers (In/Out)</b>                                 |                          |                          |                          |
| Transfers In                                              | 7,313,584.86             | \$ 7,876,990.00          | \$ 6,756,285.88          |
| Transfers Out                                             | (12,382,704.17)          | (12,856,400.00)          | (11,992,349.52)          |
| <b>Total Transfers:</b>                                   | <b>\$ (5,069,119.31)</b> | <b>\$ (4,979,410.00)</b> | <b>\$ (5,236,063.64)</b> |
| <b>Net Change in Fund Balance:</b>                        | <b>\$ 2,647,882.84</b>   | <b>\$ (7,101,000.00)</b> | <b>\$ 2,558,105.87</b>   |

\*Miscellaneous Revenue includes \$2,085,292.48 in FY22-23 and \$2,075,516.48 in FY21-22 from Federal ARPA funds for Coronavirus Local Fiscal Recovery.



## CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007

JENKS, OKLAHOMA 74037-2007

PHONE (918) 299-5883 • FAX (918) 299-4489

To: Mayor and City Councilmembers

Cc: Chris Shrout, City Manager

From: Teresa Nowlin, City Attorney  
Walter Gerow, Deputy Finance Director

Date: June 21, 2023

Re: Reappointment of Municipal Judge and Alternate Municipal Judge

---

City Code requires that our municipal judge and the alternate municipal judge be reappointed in June of odd numbered years. Phil Frasier, Esq. has served as our municipal judge since approximately 1973 and desires to be reappointed.

Sharon Phillips, Esq. has served as the alternate municipal judge since 1987 and desires to be reappointed. Ms. Phillips is Mr. Frasier's spouse and serves without additional compensation.

Attached are a judicial services agreement for each. Judge Frasier's recommended compensation has been adjusted to correlate with the compensation comparable cities in the metro are paying their municipal judge.

Staff recommends reappointment of both.

## **JUDICIAL SERVICES AGREEMENT**

This Judicial Services Agreement (“the Agreement”) is made and entered into by and between the City of Jenks (“City”), and Phil Frazier (“Contractor”).

### **I. PURPOSE OF REPRESENTATION**

City is retaining Contractor to serve as the Presiding Municipal Court Judge.

### **II. CONTRACTOR REPORTS TO THE CITY COUNCIL**

Contractor reports directly to the Jenks City Council.

### **III. CONFLICTS OF INTEREST**

Contractor agrees that he shall not engage in the practice of law before the City Council or before any of the City’s Courts, agencies, boards, or commissions during his tenure in office. Contractor agrees to follow all personnel regulations, policies, ordinances, and guidelines in his professional and personal capacity while on City property and while attending any City function.

### **IV. SALARY**

City agrees to pay Contractor the sum of \$1,866.67 per month.

### **V. RETENTION OF CONTRACTOR**

Contractor is being retained because of his experience and expertise in the area of municipal criminal law. Contractor will meet all ethical and professional standards applicable to judges.

### **VI. RESPONSIBILITIES OF CONTRACTOR**

Contractor shall provide judicial services necessary for the City’s Municipal Court operations. Those services include, but are not limited to reviewing applications for warrants, attending all Court dockets, coordinating Court-related programs, being available and on an on-call basis for weekend arraignments and setting bail, if necessary, receiving and responding to e-mails, and receiving and responding to calls from police officers. Contractor acknowledges and accepts that he does not serve in a supervisory capacity of any City employee.

### **VII. ACCEPTANCES**

This Agreement constitutes the entire agreement between City and Contractor and supersedes all prior agreements, written or oral, relating to the subject matter of this Agreement. Any change must be made or confirmed in writing and duly executed by both parties.

### **VIII. ASSIGNABILITY OF AGREEMENT**

This Agreement is personal in nature and may not be assigned by Contractor.

**IX. INDEPENDENT CONTRACTOR**

Contractor agrees and acknowledges that during the existence of this Agreement, he acts in the capacity of an independent contractor and that he is not an employee of the City.

**X. APPLICABLE LAW AND VENUE**

This Agreement and its incorporated documents shall be governed by and construed in accordance with the laws of the State of Oklahoma. The venue of any suit brought concerning this Agreement or its incorporated documents is fixed in any court of competent jurisdiction in Tulsa County, Oklahoma.

**XI. TERMINATION**

Either party may terminate this Agreement upon thirty (30) days' written notice.

**XII. TERM**

This Agreement shall commence on July 1, 2023, and shall remain in full force and effect through June 30, 2025, unless terminated as provided above. Extension of the term beyond fiscal year '23-'24 is subject to annual appropriation.

IN WITNESS WHEREOF, this Agreement has been executed THIS \_\_\_\_ day of June, 2023.

Contractor

By: \_\_\_\_\_  
Phil Frazier  
Attorney at Law

CITY OF JENKS

ATTEST:

By: \_\_\_\_\_  
Mayor  
City of Jenks

\_\_\_\_\_  
City Clerk

## **JUDICIAL SERVICES AGREEMENT**

This Judicial Services Agreement (“the Agreement”) is made and entered into by and between the City of Jenks (“City”), and Sharon Phillips (“Contractor”).

### **I. PURPOSE OF REPRESENTATION**

City is retaining Contractor to serve as the Alternate Municipal Court Judge.

### **II. CONTRACTOR REPORTS TO THE CITY COUNCIL**

Contractor reports directly to the Jenks City Council.

### **III. CONFLICTS OF INTEREST**

Contractor agrees that she shall not engage in the practice of law before the City Council or before any of the City’s Courts, agencies, boards, or commissions during his tenure in office. Contractor agrees to follow all personnel regulations, policies, ordinances, and guidelines in her professional and personal capacity while on City property and while attending any City function.

### **IV. SALARY**

City agrees to pay Contractor the sum of \$0 per month. Contractor is the spouse of Presiding Municipal Court Judge Frasier and compensation will be handled between the judges.

### **V. RETENTION OF CONTRACTOR**

Contractor is being retained because of her experience and expertise in the area of municipal criminal law. Contractor will meet all ethical and professional standards applicable to judges.

### **VI. RESPONSIBILITIES OF CONTRACTOR**

Contractor shall provide judicial services necessary for the City’s Municipal Court operations when the Presiding Municipal Court Judge is not available. Those services include, but are not limited to reviewing applications for warrants, attending all Court dockets, coordinating Court-related programs, being available and on an on-call basis for weekend arraignments and setting bail, if necessary, receiving and responding to e-mails, and receiving and responding to calls from police officers. Contractor acknowledges and accepts that she does not serve in a supervisory capacity of any City employee.

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IN WITNESS WHEREOF, this Agreement has been executed THIS \_\_\_\_ day of June, 2023.

Contractor

By: \_\_\_\_\_  
Sharon Phillips  
Attorney at Law

CITY OF JENKS

ATTEST:

By: \_\_\_\_\_  
Mayor  
City of Jenks

\_\_\_\_\_  
City Clerk

# Jenks | City Council Staff Report



|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| To           | Mayor Cory Box and City Council<br>Christopher Shrout, City Manager                                                     |
| Hearing Date | June 27, 2023                                                                                                           |
| Case         | JZ 23 PUD 128mi1   No Change in Zoning                                                                                  |
| Request(s)   | Recommendation of approval of Minor Amendment to JZ 21-PUD 128<br>Recommendation of approval of Amendment to Final Plat |
| Location     | South of 111th and west of Elm                                                                                          |
| Applicant    | Ryan McCarty, Select Design                                                                                             |

## Staff Report

Preparer | Marcaé Hilton

### Attachments

- ☐ PUD 128 & Minor Amendment request
- ☐ Revised Final Plat

### Preparer

Ryan McCarty, Select Design  
Ryan McCarty, Select Design

## Background Information

### STAFF COMMENTARY

PC SUMMARY | June 22, 2023, Approved | Consent Agenda items are not advertised | 6-0-0 (*Planning Commission had only 6 members at the time of this hearing.*)

JZ 21-PUD 128 a Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*, was approved along with the Preliminary Plat by City Council at the regular scheduled meeting of April 20, 2021. The subdivision has private gated streets with multiple amenities. The developer believes this single-family product market will demand larger back yards for private amenities such as pools. The depth of the rear yard, the lots are long and narrow, the developer is seeking an amendment to reduce the front yard setback. The garage setback will still be an additional five feet.

### PLANNING DATA

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Request(s)     | JZ 23 PUD-128MI1 (Minor Amendment to amend the front yard setback)<br>Amend Final Plat to match PUD amendment. |
| TAC COMMENTS   | June 09, 2023<br>Diana Carew, COX, Land Use Contractor   Approved                                              |
| City Council   | Ward 6                                                                                                         |
| Current Zoning | AG   Agriculture                                                                                               |



Intended Use  
Parcel ID

Single-family Residential

**Parcel ID: 98236-82-360-2010**

Property Address: 1000 W 111 ST S

Legal: W/2 NW NE NE & NW SW NE NE

Gross Acres: 7.50STR

**Parcel ID: 98236-82-360-1210**

Property Address: 11333 S ELGIN AV W

Legal S/2 S/2 NE NE LESS E660 N136 & LESS E449 S193.9

Gross Acres 6.00

STR  
Comprehensive Plan  
General Location  
Plat data

Section 36, Township 18, Range 12

Medium Intensity Single-family

South of 111<sup>th</sup> between Elgin and Elm

Final Plat approved (December 20, 2022) Estates At Ritz Hollow “Final Plat” was in the process of recordation at Tulsa County when they applied for the PUD & plat amendment. Tulsa County stopped the process and will wait to process the amended plat.

Site Area

13.507 Acres

Public Comment

None at the time of this staff report, consent items are not advertised.

Data (Original Application)

Protection of natural trees

Landscaped Entry Features

Masonry/stucco screening walls with stone columns

Hackett beam rock walls

New Trees

Dedicated sitting areas with benches

Preservation of existing stream

Coordination with USACE | Section 404 | Clean Water Act

Detention | Passive recreation

2 Acres of green space

| BULK AND AREA STANDARDS                                       | RS-3 (UDO) | PUD 128 | Amendment      | RS-3  |
|---------------------------------------------------------------|------------|---------|----------------|-------|
| LOT WIDTH (Min. Ft.) One Family                               | 45         | 66*     | No Change (NC) | 65    |
| LOT AREA (Min. Sq. Ft.) One Family                            | 5,000      | 8,650   | (NC)           | 6,900 |
| STRUCTURE HEIGHT (Max. Ft.)                                   | 35         | 35      | (NC)           | 35    |
| LIVABILITY SPACE Per D.U.   UDO   Impervious Surface Coverage | 60%        |         | (NC)           | 4,000 |
| Building Setback from 111 <sup>th</sup>                       | -          | 85      | (NC)           | -     |
| Front Yard Abutting a Public Street: —Not an Arterial         | 20         | 35*     | 20             | 25    |
| All Other Yards Abutting a Public Street: —Not an Arterial    | 15         | 15*     | (NC)           | 15    |
| Rear Yards (min. ft.)                                         | 20         | 20      | (NC)           | 20    |
| Side Yards (min. ft.) —One side yard                          | 5          | 5       | (NC)           | 10    |
| Side Yards (min. ft.) —Other side yard                        | 5          | 5       | (NC)           | 5     |
| Minimum House Size                                            |            | 2, 200  | (NC)           |       |
| Masonry   First Floor                                         |            | 100%    | (NC)           |       |
| *See PUD for Exception                                        |            |         |                |       |

Zoning Surrounding:

North: RS-2 Residential Single-family | Haddington Heights  
South: AG | Agriculture-Single-family Residence  
West: AG | Agriculture-Single-family Residence  
East: AG | Agriculture-Single-family Residence

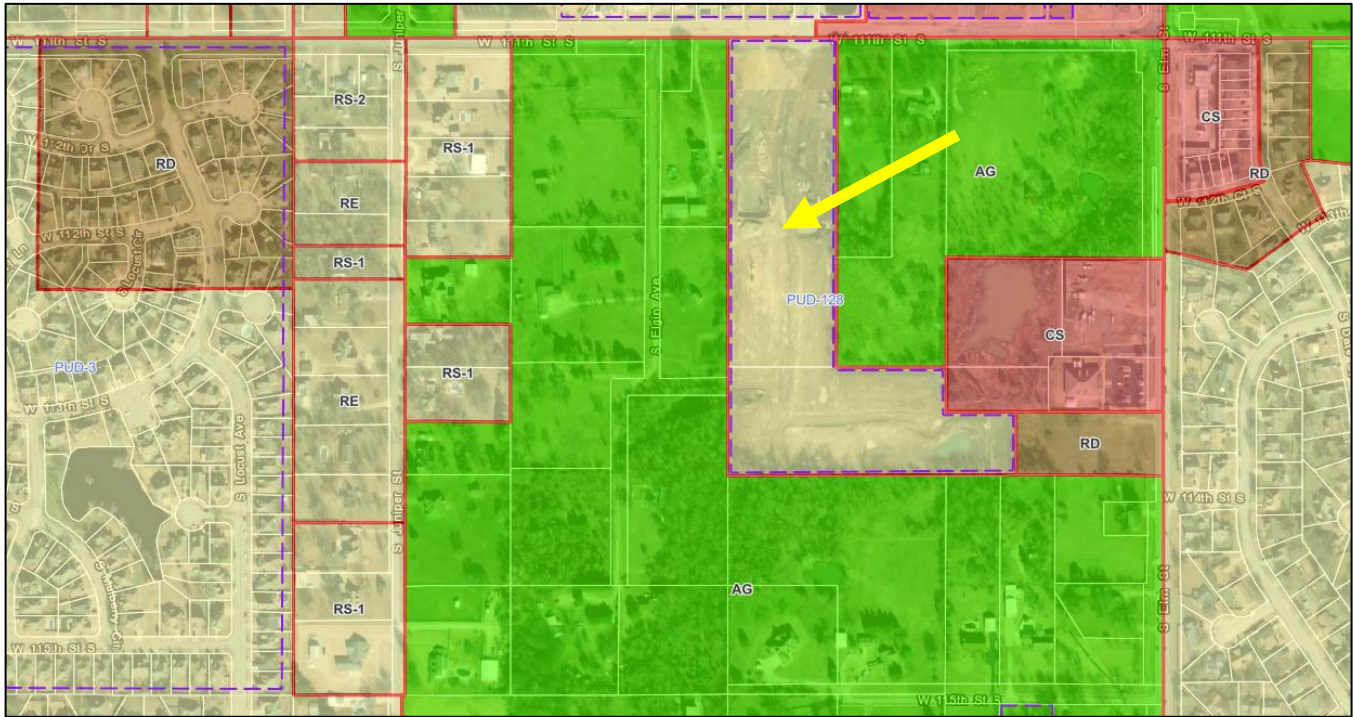


Figure 1: ZONING MAP

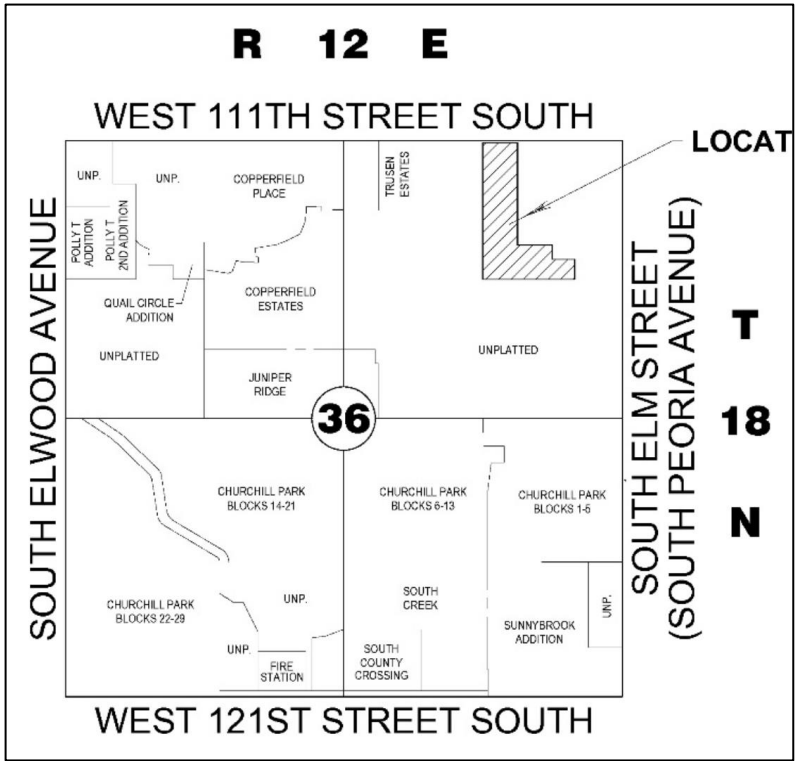


Figure 2: Site Map

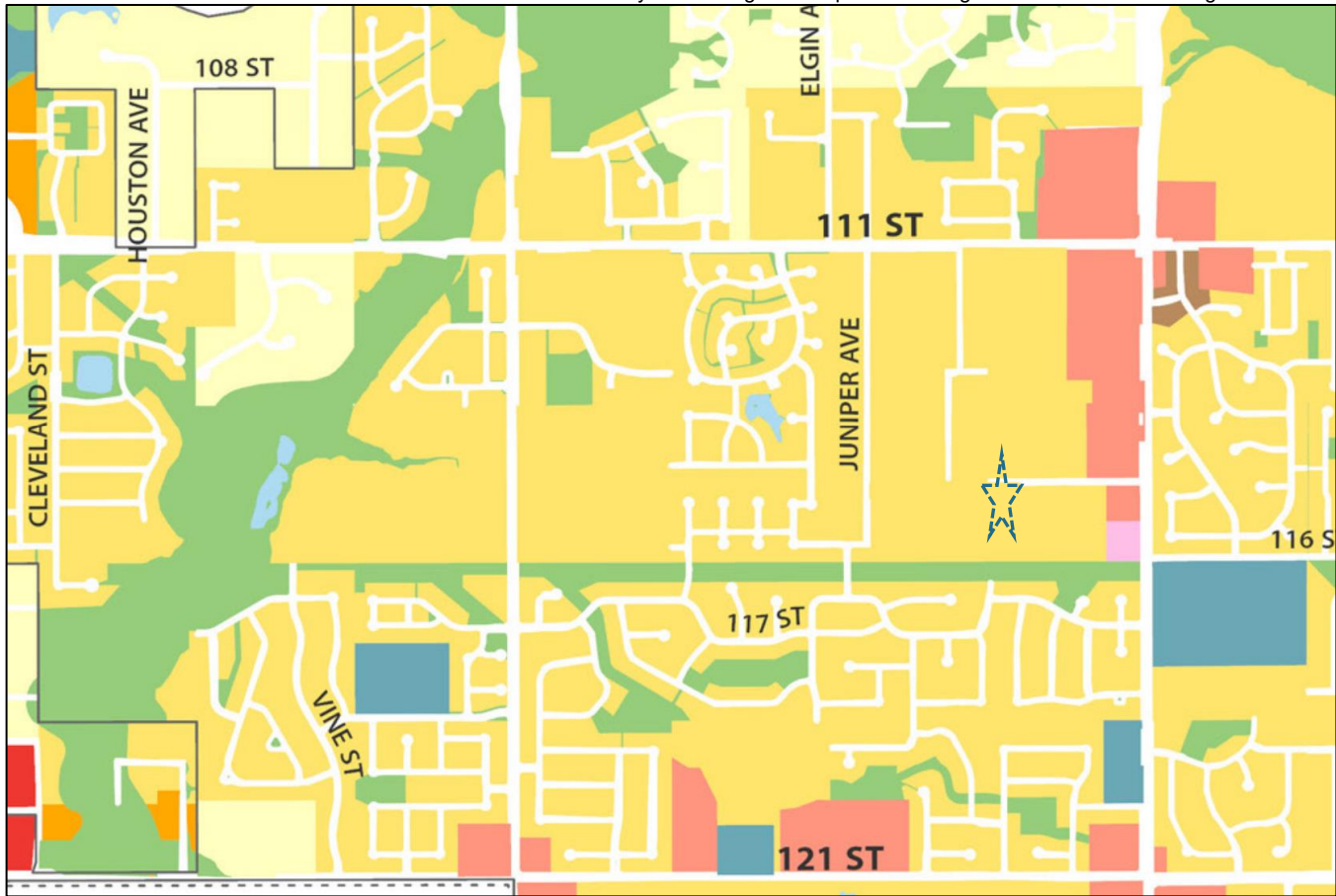


Figure 3: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

## Staff Evaluation & Recommendation

**EVALUATION** | The Estates At Ritz Hollow brings a small subdivision in an area predominantly undeveloped. Staff has met with the consultant on several occasions, this minor amendment request is specifically regarding the front yard setback.

### *Front yard Setbacks:*

1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.
2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

Approving this PUD Minor Amend request and Amending the Final Plat will allow the developer to move forward with filing the final plat and the release of building permits.

**RECOMMENDATION | 2 ACTIONS** | *Planning Commission, Staff and TAC recommend approval of JZ 23 PUD -128MI1, Minor Amendment No. 1 to PUD 128 reducing the front yard buildline to 20 feet for Estates at Ritz Hollow and amending the Final Plat and deed of dedication to match.*

# **PUD 128-A**

## **Minor Amendment No. 1**

# *Estates at Ritz Hollow*

## **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**

Date Prepared - 5/17/2023



**Estates at Ritz Hollow (PUD 128-A)**

May 17, 2023

RS-3 – Single Family Residential Subdivision

**Prepared By:***Select Design*

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

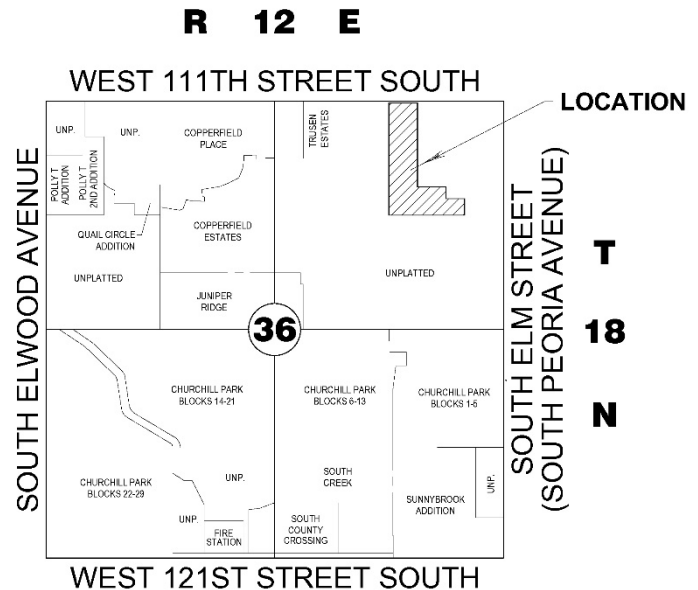
Email: rmccarty.selectdesign@gmail.com

**Prepared for:***Brumble Construction Co.*8301 E. 81<sup>st</sup> Street, Suite D

Tulsa, OK 74133

Phone: (918) 299-0042

Email: dbrumble@weslock.com

**Development Concept**

Estates at Ritz Hollow is a private, gated single-family development on a 13.5-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111<sup>th</sup> Street South approximately a quarter mile west of the intersection of 111<sup>th</sup> Street and South Elm Street. The property is surrounded by unplatted property with Haddington Heights located on the north side of 111<sup>th</sup> Street. This Planned Unit Development is an overlay covering the RS-3 zoning district and will follow RS-3 dimensional and density standards with a few notable exceptions.

A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Estates at Ritz Hollow will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include multiple detention facilities with fountains/aerators, preservation of existing mature trees where possible, Hackett beam rock walls, masonry / stucco screening walls with stone columns along north property boundary, entry/exit gates with keypad, new tree plantings, sitting areas with benches, and substantial green space for the enjoyment of the residents in Estates at Ritz Hollow.



**Development Standards**

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Land Area: ..... 13.507 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (588,371.99 / 8,400 square feet): ..... 70  
Maximum dwelling units (residential lots) allowed by this PUD: ..... 40

Minimum lot width (at building setback line): ..... 66 feet \*  
\* with the exception of Lot 3, Block 3 which shall be a minimum of thirty (30) feet

Minimum lot area: ..... 8,650 square feet

Land area per dwelling unit (based on 40 dwelling units): ..... 14,709 square feet

Maximum structure height: ..... 35 feet \*  
\* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

Off-Street Parking: ..... Three (3) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way ..... 85 feet from the centerline of W. 111<sup>th</sup> St. S.

**Front yard Setbacks:**

1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.
2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

Rear yard: ..... 20 feet

Side yard: ..... 5 feet \*  
\* no residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

All other yards abutting an arterial street: ..... 15 feet \*  
\* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set a minimum of twenty-five (25) from the private street reserve.

## Signage

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An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

## Access and Circulation

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The subject tract shall be accessed from West 111<sup>th</sup> Street South along the north side of the property. Interior vehicular access shall be derived from a single gated entrance with curbed, asphalt private streets (26 feet in width) throughout. A secondary, gated asphalt emergency access (20' wide) shall be provided near the southwest corner of the property. The private street shall be design and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

## Topography and Existing Soils

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The property consists of partially wooded pastureland with elevations ranging from 662 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (13) Dennis silt loam
  - 3% to 5% slopes
- (14) Dennis silt loam
  - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
  - 0% to 12% slopes



## **Utilities and Drainage**

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Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

## **Environmental and Open Space Considerations**

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The property contains a natural stream channel potentially regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation located in the southeastern portion of the property.

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however beam rock walls with landscaping and seating will be included as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents in Estates at Ritz Hollow.

## **Amenities**

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- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas

## **Site Plan Review**

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For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

## **Platting Requirement**

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No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

## **Anticipated Construction Schedule**

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Estates at Ritz Hollow anticipated construction schedule begins in May of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.



**Legal Description**

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A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.507 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

**Exhibits**

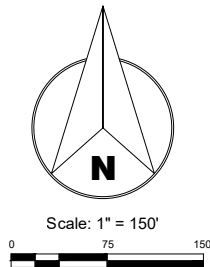
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- Exhibit A: ..... Conceptual Site Plan
- Exhibit B: ..... Aerial Photography
- Exhibit C: ..... Site Topography

West 111th Street South



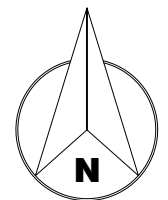
# Estates at Ritz Hollow



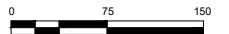
**EXHIBIT A**  
Conceptual Site Plan



# *Estates at Ritz Hollow*



Scale: 1" = 150'

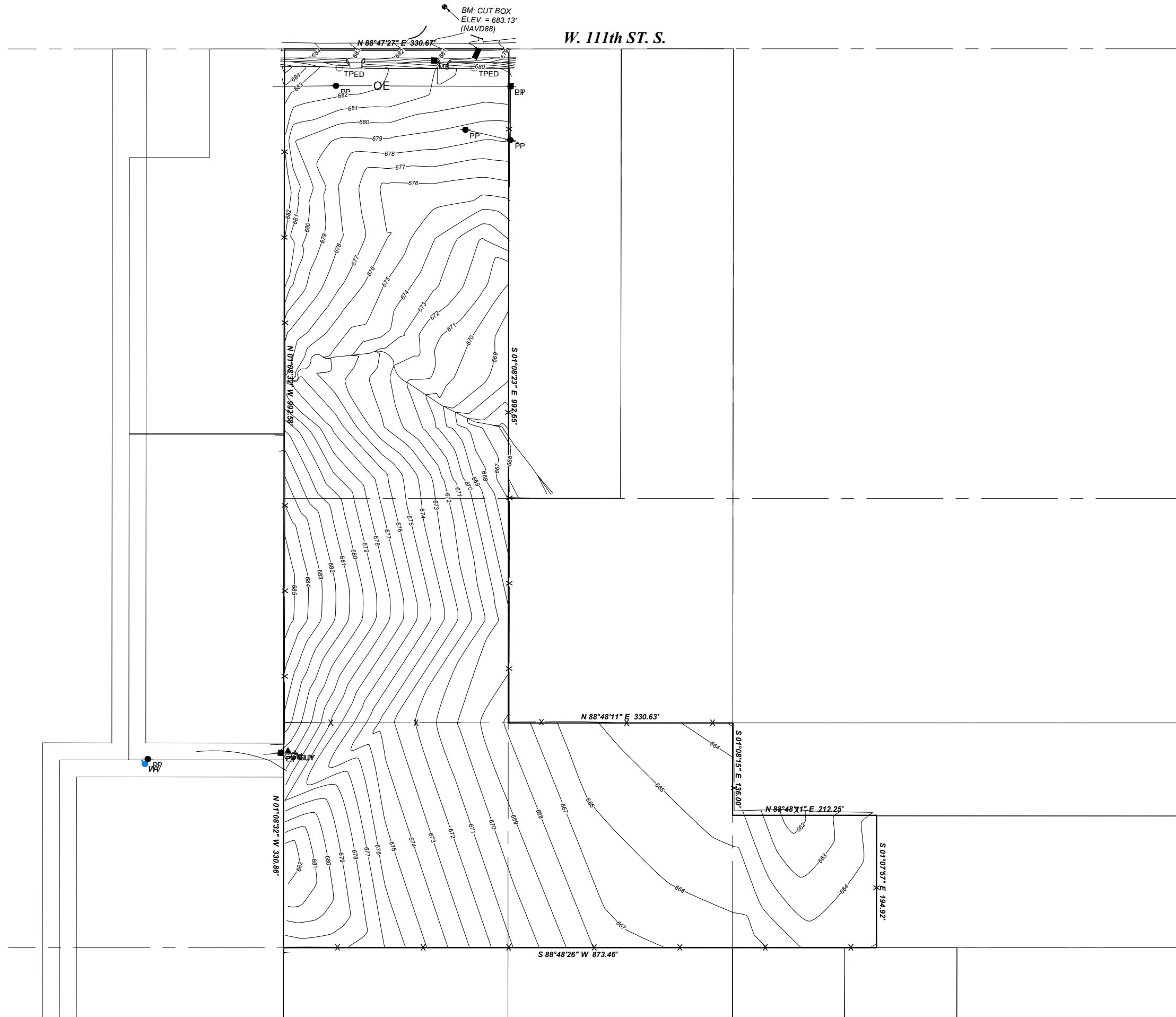


**EXHIBIT B**  
Aerial Photography



# EXHIBIT C

## Site Topography





Lot Area & Address Table

| BLOCK | LOT | STREET ADDRESS                          | LOT AREA (SF) |
|-------|-----|-----------------------------------------|---------------|
| 1     | 1   | 11212 SOUTH FIR AVENUE                  | 15,178.99     |
|       | 2   | 11216 SOUTH FIR AVENUE                  | 10,932.73     |
|       | 3   | 11220 SOUTH FIR AVENUE                  | 10,019.43     |
|       | 4   | 11224 SOUTH FIR AVENUE                  | 9,266.56      |
|       | 5   | 11228 SOUTH FIR AVENUE                  | 8,923.94      |
| 2     | 1   | 11240 SOUTH FIR AVENUE                  | 10,030.39     |
|       | 2   | 11244 SOUTH FIR AVENUE                  | 10,395.19     |
|       | 3   | 11248 SOUTH FIR AVENUE                  | 10,614.66     |
|       | 4   | 11252 SOUTH FIR AVENUE                  | 10,689.54     |
|       | 5   | 11256 SOUTH FIR AVENUE                  | 10,620.06     |
|       | 6   | 11260 SOUTH FIR AVENUE                  | 10,350.47     |
|       | 7   | 11264 SOUTH FIR AVENUE                  | 11,368.74     |
| 3     | 1   | 11308 SOUTH FIR AVENUE                  | 8,780.64      |
|       | 2   | 11312 SOUTH FIR AVENUE                  | 8,909.85      |
|       | 3   | 11316 SOUTH FIR AVENUE                  | 10,890.00     |
|       | 4   | 698 WEST 113TH COURT SOUTH              | 10,197.85     |
|       | 5   | 694 WEST 113TH COURT SOUTH              | 8,874.65      |
|       | 6   | 690 WEST 113TH COURT SOUTH              | 8,896.55      |
|       | 7   | 686 WEST 113TH COURT SOUTH              | 9,350.08      |
| 4     | 8   | 682 WEST 113TH COURT SOUTH              | 9,801.94      |
|       | 9   | 678 WEST 113TH COURT SOUTH              | 10,193.44     |
|       | 1   | 11245 SOUTH FIR AVENUE                  | 9,442.82      |
|       | 2   | 11249 SOUTH FIR AVENUE                  | 9,226.43      |
|       | 3   | 11253 SOUTH FIR AVENUE                  | 9,152.48      |
|       | 4   | 11257 SOUTH FIR AVENUE                  | 9,220.73      |
|       | 5   | 11261 SOUTH FIR AVENUE                  | 9,478.44      |
|       | 6   | 11265 SOUTH FIR AVENUE                  | 10,047.33     |
|       | 7   | 699 WEST 113TH COURT SOUTH              | 10,077.01     |
|       | 8   | 695 WEST 113TH COURT SOUTH              | 8,873.87      |
|       | 9   | 691 WEST 113TH COURT SOUTH              | 9,455.43      |
|       | 10  | 687 WEST 113TH COURT SOUTH              | 9,164.48      |
|       | 11  | 683 WEST 113TH COURT SOUTH              | 8,734.39      |
| 5     | 12  | 679 WEST 113TH COURT SOUTH              | 8,931.51      |
|       | 13  | 675 WEST 113TH COURT SOUTH              | 12,285.89     |
| RES   | 1   | 11217 SOUTH FIR AVENUE                  | 16,445.35     |
|       | 2   | 11221 SOUTH FIR AVENUE                  | 10,236.18     |
|       | 3   | 11225 SOUTH FIR AVENUE                  | 10,805.63     |
|       | 4   | 11229 SOUTH FIR AVENUE                  | 10,926.85     |
|       | 5   | 11233 SOUTH FIR AVENUE                  | 10,606.96     |
|       | A   | 11234 SOUTH FIR AVENUE                  | 19,186.97     |
|       | B   | 11239 SOUTH FIR AVENUE                  | 15,290.47     |
|       | C   | 704 WEST 113TH STREET SOUTH             | 4,170.02      |
| RES   | D   | 662 WEST 113TH COURT SOUTH              | 46,165.36     |
|       | E   | 11204 SOUTH FIR AVENUE                  | 2,575.94      |
|       | F   | 11205 SOUTH FIR AVENUE                  | 5,000.74      |
|       | G   | 11100 SOUTH FIR AVENUE (PRIVATE STREET) | 64,582.30     |
|       | H   | 674 WEST 113TH COURT SOUTH              | 17,469.20     |

Planned Unit Development No. 128-A  
MINOR AMENDMENT NO. 1

*Estates at Ritz Hollow*  
AMENDED

A RE-PLAT OF "ESTATES AT RITZ HOLLOW", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

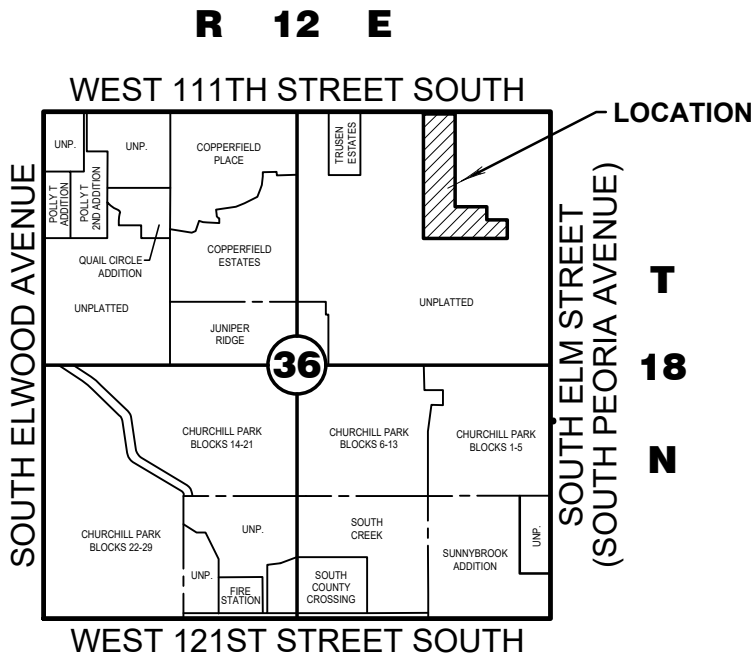
THE BRUMBLE GROUP, LLC  
5014 EAST 101ST STREET, SUITE 101  
TULSA, OKLAHOMA 74137  
PHONE: (918) 409-8723  
MR. DANNY BRUMBLE

Engineer

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15567  
DEL CITY, OKLAHOMA 73155  
PHONE: (405) 234-0980  
EMAIL: ahale@engineeredbydesign.pro  
C.A. # 7655 EXPIRES 6-30-2024

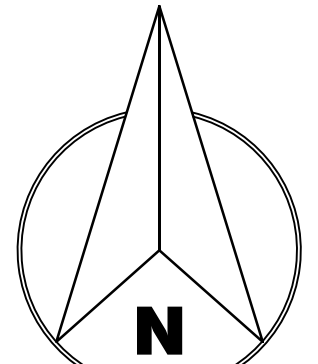
Surveyor

FRITZ LAND SURVEYING, LLC  
2017 WEST 91ST STREET  
TULSA, OKLAHOMA 74132  
PHONE: (918) 231-0575  
EMAIL: fritzlandsurveying@gmail.com  
C.A. # 5848 EXPIRES 6-30-2024

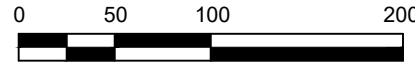


Location Map

SCALE: 1"=2000'



Scale: 1" = 100'



Building Setback Note

A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS IN FIVE (5) BLOCKS AND EIGHT (8) RESERVE AREAS.

GROSS SUBDIVISION AREA: 588,371.99 SF / 13.507 ACRES

Curve Table

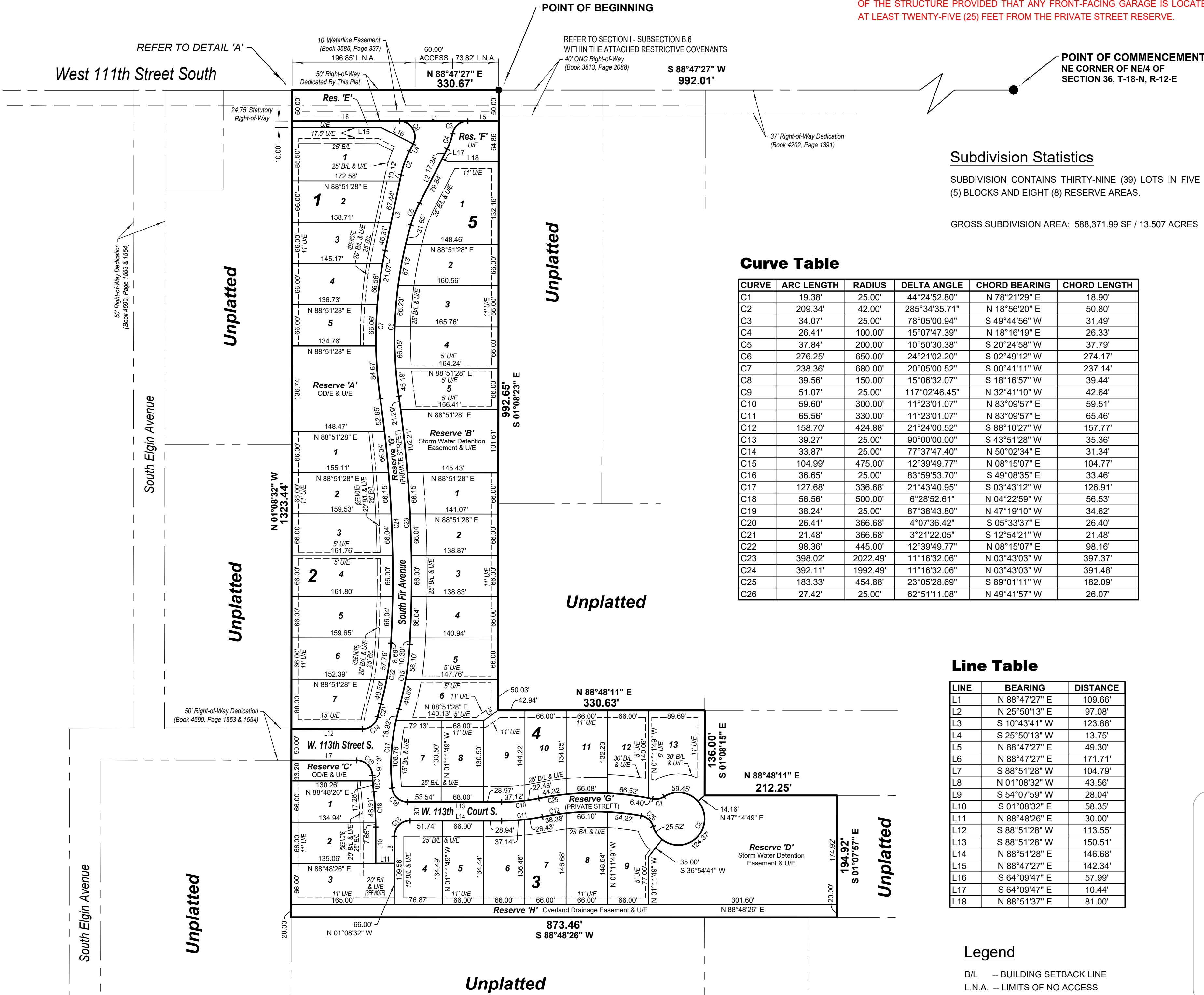
| CURVE | ARC LENGTH | RADIUS   | DELTA ANGLE   | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|---------------|---------------|--------------|
| C1    | 19.38'     | 25.00'   | 44°24'52.80"  | N 78°21'29" E | 18.90'       |
| C2    | 209.34'    | 42.00'   | 285°34'35.71" | N 18°56'20" E | 50.80'       |
| C3    | 34.07'     | 25.00'   | 78°05'00.94"  | S 49°44'56" W | 31.49'       |
| C4    | 26.41'     | 100.00'  | 15°07'47.39"  | N 18°16'19" E | 26.33'       |
| C5    | 37.84'     | 200.00'  | 10°50'30.38"  | S 20°24'58" W | 37.79'       |
| C6    | 276.25'    | 650.00'  | 24°21'02.20"  | S 02°49'12" W | 274.17'      |
| C7    | 238.36'    | 680.00'  | 20°05'00.52"  | S 00°41'11" W | 237.14'      |
| C8    | 39.56'     | 150.00'  | 15°06'32.07"  | S 18°16'57" W | 39.44'       |
| C9    | 51.07'     | 25.00'   | 117°02'46.45" | N 32°41'10" W | 42.64'       |
| C10   | 59.60'     | 300.00'  | 11°23'01.07"  | N 83°09'57" E | 59.51'       |
| C11   | 65.56'     | 330.00'  | 11°23'01.07"  | N 83°09'57" E | 65.46'       |
| C12   | 158.70'    | 424.88'  | 21°24'00.52"  | S 88°10'27" W | 157.77'      |
| C13   | 39.27'     | 25.00'   | 90°00'00.00"  | S 43°51'28" W | 35.36'       |
| C14   | 33.87'     | 25.00'   | 77°37'47.40"  | N 50°02'34" E | 31.34'       |
| C15   | 104.99'    | 475.00'  | 12°39'49.77"  | N 08°15'07" E | 104.77'      |
| C16   | 36.65'     | 25.00'   | 83°59'53.70"  | S 49°08'35" E | 33.46'       |
| C17   | 127.68'    | 336.68'  | 21°43'40.95"  | S 03°43'12" W | 126.91'      |
| C18   | 56.56'     | 500.00'  | 6°28'52.61"   | N 04°22'59" W | 56.53'       |
| C19   | 38.24'     | 25.00'   | 87°38'43.80"  | N 47°19'10" W | 34.62'       |
| C20   | 26.41'     | 366.68'  | 4°07'36.42"   | S 05°33'37" E | 26.40'       |
| C21   | 21.48'     | 366.68'  | 3°21'22.05"   | S 12°54'21" W | 21.48'       |
| C22   | 98.36'     | 445.00'  | 12°39'49.77"  | N 08°15'07" E | 98.16'       |
| C23   | 398.02'    | 2022.49' | 11°16'32.06"  | N 03°43'03" W | 397.37'      |
| C24   | 392.11'    | 1992.49' | 11°16'32.06"  | N 03°43'03" W | 391.48'      |
| C25   | 183.33'    | 454.88'  | 23°05'28.69"  | S 89°01'11" W | 182.09'      |
| C26   | 27.42'     | 25.00'   | 62°51'11.08"  | N 49°41'57" W | 26.07'       |

Line Table

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 88°47'27" E | 109.66'  |
| L2   | N 25°50'13" E | 97.08'   |
| L3   | S 10°43'41" W | 123.88'  |
| L4   | S 25°50'13" W | 13.75'   |
| L5   | N 88°47'27" E | 49.30'   |
| L6   | N 88°47'27" E | 171.71'  |
| L7   | S 88°51'28" W | 104.79'  |
| L8   | N 01°08'32" W | 43.56'   |
| L9   | S 54°07'59" W | 28.04'   |
| L10  | S 01°08'32" E | 58.35'   |
| L11  | N 88°48'26" E | 30.00'   |
| L12  | S 88°51'28" W | 113.55'  |
| L13  | S 88°51'28" W | 150.51'  |
| L14  | N 88°51'28" E | 146.68'  |
| L15  | N 88°47'27" E | 142.34'  |
| L16  | S 64°09'47" E | 57.99'   |
| L17  | S 64°09'47" E | 10.44'   |
| L18  | N 88°51'37" E | 81.00'   |

Legend

B/L -- BUILDING SETBACK LINE  
L.N.A. -- LIMITS OF NO ACCESS  
OD/E -- OVERLAND DRAINAGE EASEMENT  
U/E -- UTILITY EASEMENT



Basis of Bearings

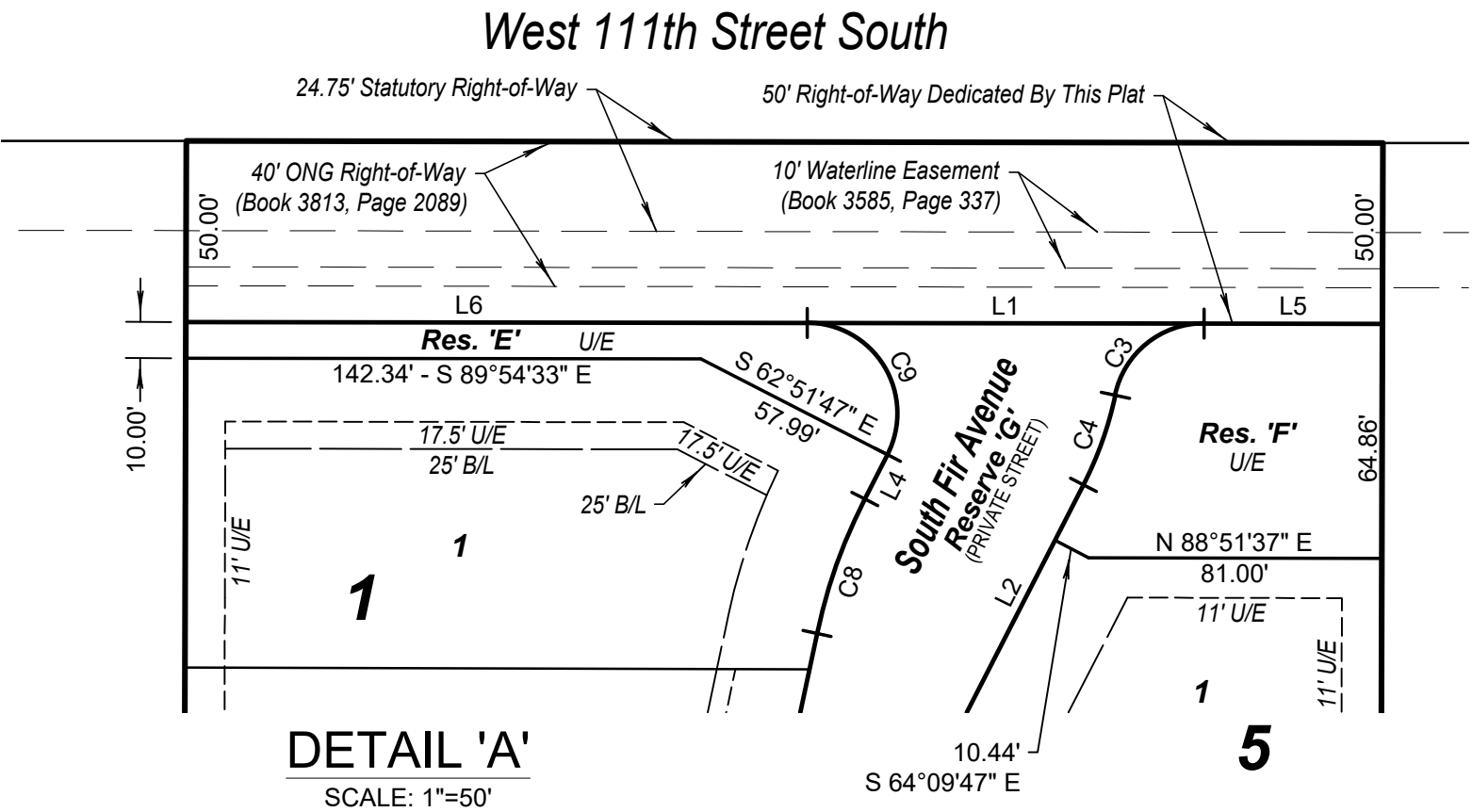
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

ADS Benchmark #348

5/8" REBAR WITH 1.5" ALUMINUM CAP STAMPED '348' LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.341 (NAVD 1988)  
N: 376434.265 / E: 2561695.970





Deed of Dedication & Restrictive Covenants  
ESTATES AT RITZ HOLLOW AMENDED  
PUD NO. 128-A MINOR AMENDMENT NO. 1

KNOW ALL MEN BY THESE PRESENTS:

THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A RE-PLAT OF "ESTATES AT RITZ HOLLOW AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼) OF SECTION THIRTY-SIX (36), 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE¼ OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE¼ A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE¼ OF THE NE¼; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE¼ OF THE NE¼ A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.51 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE¼ OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "ESTATES AT RITZ HOLLOW AMENDED"; A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER 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, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, 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/DEVELOPER 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/DEVELOPER 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 ACCOMPANYING 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. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE 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, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN BOOK 3813, PAGE 2088 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND 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. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF ESTATES AT RITZ HOLLOW AMENDED, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR IT'S DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREAS 'B' AND 'D' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

- THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED MASTER HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING EMERGENCY ACCESS, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE AREA "D"

RESERVE AREA "D" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

L. RESERVE AREA "E" AND "F"

RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING SUBDIVISION PERIMETER SCREENING FENCES AND WALLS, ENTRY FEATURES, UTILITY EASEMENT AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE

TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

M. RESERVE AREA "G"

RESERVE AREA "G" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF ESTATES AT RITZ HOLLOW AMENDED.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

N. RESERVE AREA "H"

RESERVE AREA "H" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

O. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

P. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON LOTS 1-8, BLOCK 4 AND LOTS 2-5, BLOCK 5 SHALL EACH HAVE ALL ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO SOUTH FIR STREET.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "ESTATES AT RITZ HOLLOW AMENDED" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS **PUD 128-A MINOR AMENDMENT NO. 1**), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON \_\_\_\_\_, 2023, (HEREINAFTER THE "JENKS ZONING CODE"); AND

WHEREAS **PUD 128-A MINOR AMENDMENT NO. 1** WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (**ESTATES AT RITZ HOLLOW AMENDED**), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 13.507 ACRES (588,371.99SQUARE FEET)  
EXISTING ZONING: **PUD 128-A MINOR AMENDMENT NO. 1**

ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN ESTATES AT RITZ HOLLOW AMENDED:

PERMITTED USES:

USE UNIT 1, AREA WIDE USES BY RIGHT  
USE UNIT 6, SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 66 FEET

MINIMUM LOT AREA: 8,650 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF WEST 111TH STREET SOUTH

**FRONT YARD ABUTTING A PRIVATE STREET RESERVE:** A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.



SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "ESTATES AT RITZ HOLLOW AMENDED" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW AMENDED AMENDED, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW AMENDED) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.
2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.
3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW AMENDED

1. STEM WALLS:  
ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE, OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.
2. ROOFING:  
ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED, AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED. THE MINIMUM ROOF PITCH SHALL BE AN 8/12 PITCH ON THE FORWARD FACING GABLES.
3. EXTERIOR WALLS:  
THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).
4. MINIMUM SQUARE FOOTAGE:  
ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 1,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.
5. MINIMUM LOT WIDTH:  
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.
6. MINIMUM LOT AREA:  
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.
7. WINDOWS:  
ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.
8. SIDING:  
NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.
9. MAILBOXES:  
ALL MAILBOXES SHALL BE OF A SINGULAR DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.
10. WAIVER:  
THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. EXISTING BUILDING

NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION

NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT.

G. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION III.A HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS

FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.
2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.
3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.
4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT; PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES

TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS

ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS) SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL AS DESCRIBED UNDER SECTION III.A HEREOF.

O. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHESLINES

CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'ESTATES AT RITZ HOLLOW AMENDED ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF ESTATES AT RITZ HOLLOW AMENDED ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ HOLLOW AMENDED AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT

LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

SECTION V. 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN ESTATES AT RITZ HOLLOW AMENDED AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION IV. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. 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.

IN WITNESS WHEREOF: THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 26TH DAY OF JANUARY, 2023.

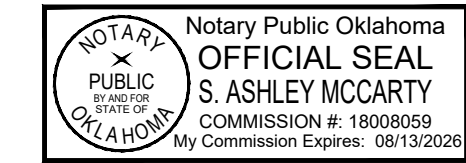
THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DANNY BRUMBLE, MANAGING MEMBER

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, PERSONALLY APPEARED DANNY BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

\_\_\_\_\_  
S. ASHLEY MCCARTY  
MY COMMISSION EXPIRES: 8/13/2026  
MY COMMISSION NUMBER: 18008059



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 "ESTATES AT RITZ HOLLOW AMENDED", A SUBDIVISION IN THE CITY OF JENKS, 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, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

\_\_\_\_\_  
JENNIFER FRITZ  
MY COMMISSION EXPIRES: 6/23/2026  
MY COMMISSION NUMBER: 14005589



# Jenks | City Council Staff Report



|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| To           | Mayor Cory Box and City Council<br>Christopher Shrout, City Manager |
| Hearing Date | June 27, 2023                                                       |
| Case Number  | South County Crossing Final Plat                                    |
| Request      | <i>Amendment to Final Plat   Deed of Dedication (DOD)</i>           |
| Location     | North of 121 <sup>st</sup> between Elwood and Elm                   |

|              |                          |
|--------------|--------------------------|
| Staff Report | Preparer   Marcaé Hilton |
|--------------|--------------------------|

|                    |              |
|--------------------|--------------|
| Attachments        | Preparer     |
| Amendment Document | Kevin Jordan |

## Background Information

**PC SUMMARY** | June 22, 2023, Approved | 6-0-0 (*Planning Commission had only 6 members at the time of this hearing.*) *Consent items are not advertised. The developer has sold the back lots of South County Crossing to one entity therefore triggering the need to adjust some of the Deed of Dedication language.*

**DOD SUMMARY:**

- a. *SECTION I. EASEMENTS AND UTILITIES, subsection J. MUTUAL ACCESS EASEMENT, is amended by numbering the first paragraph “1” and by adding the following after paragraph 1:*
  - 2. *Roads, curbs, sidewalks and other improvements constructed within the Mutual Access Easements shall be in accordance with standards and specifications approved by the City of Jenks, Oklahoma.*
  - 3. *Roads, curbs, sidewalks, landscaping and other improvements (excluding Lot owner fencing and gates) within Mutual Access Easements shall be maintained and repaired by the Property Owners’ Association including repair of appurtenances. The Property Owners’ Association shall provide routine and customary maintenance of roads, curbs, sidewalks, landscaping and other improvements within the Mutual Access Easements which shall be in accordance with the following standards:*
    - Potholes and other damage to roads, curbs and sidewalks shall be repaired.*
    - Mutual Access Easements shall be kept free of litter.*
    - Landscaping vegetation shall be trimmed and grass shall be mowed during the growing season at intervals not exceeding 4 weeks.*



b. *SECTION III. PROPERTY OWNERS' ASSOCIATION, is amended as follows:*

*At the end of subsection A. FORMATION, the phrase, “, the Mutual Access Easements and other stormwater detention and drainage easements and improvements created for the benefit of the Subdivision” shall be added.*

*Subsection C. ASSESSMENT, shall be deleted in its entirety and replaced with the following:*

*Each record Owner of Lot 5 North, Lot 5 South, Lot 6 North and Lot 6 South shall be subject to assessment by the Property Owners' Association for the purposes of improvement, repair and maintenance of the Reserve Area “A”. Each record Owner of Lot 1 and/or Lot 2 shall be subject to assessment by the Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 1 and/or Lot 2. Each record Owner of Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South shall be subject to assessment by the Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South. Each record Owner of a Lot served by a Mutual Access Easement shall be subject to assessment by the Property Owners' Association for the improvement, repair and maintenance of the Mutual Access Easement(s) that provide(s) access to their Lot. The assessments provided for herein on each record Owner of a Lot shall be proportional to the area of each Lot as a percentage of the combined total area of all Lots that bear responsibility for the assessments as set forth herein. A lien for non-payment of assessments can be foreclosed by the Property Owners' Association and/or the City of Jenks, Oklahoma.*

**ZONING REQUEST:** Private, legal, binding amendment to the Deed of Dedication for the explicit terms of Section I. Easements and Utilities and Section III. Property Owners Association

**PREVIOUS APPROVALS:**

JZ 22 PUD 112 MI3 (Minor Amendment No. 03) | South County Crossing | Approved by Planning Commission, December 08, 2022, *“To allow for the sale of sundries within a prescription pharmacy.*

JZ 22 PUD 112 MI2 (Minor Amendment No. 02) | South County Crossing | Approved by City Council, March 22, 2022. *“To allow for an exception to the required exterior masonry building materials for Lots 3, 4, 5, & 6 by allowing architectural metal and stucco as exterior materials in addition to Masonry”*

JZ 21 PUD 112 MI1 (Minor Amendment No. 01) | South County Crossing | Approved by City Council- February 16, 2021.

- *Approval of exception to required exterior materials*
- *Lot 3, Block One | 40,000 square foot warehouse*
- *Warehouse building is setback more than 100 yards*
- *Per the engineering site plan calculations, it meets the 300-foot setback condition allowing for the 4 ft. high masonry wainscot requirement to be waived*

- *Approved architectural metals to create a sustainable modern look*

## PUD 112| STAFF COMMENTARY

Lots 3-6 of Block One of South County Crossing is abutted by a Single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned (IM) Industrial Moderate to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017. The proposed development was and is “consistent” with the Comprehensive Plan, but to be compatible with immediate surrounding properties, separation buffers were added. The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line to protect the single-family dwellings.

Public Comment                      None | Minor Amendments are not advertised

General Location                    North of 121<sup>st</sup> and West of Elm

Zoning                                  PUD 112 & IM (Industrial Medium) | Ordinance No. 1461

**Minor Amendment No. 1** | Approved metal on Lot (3) Three, Block (1) One

**Minor Amendment No. 2** | Approved an exception to the required exterior masonry building materials by allowing architectural metal and stucco as exterior materials in addition to Masonry.

- Masonry, *Stucco and/or Architectural Metal* Covering 100% up to 20 feet on all south facing walls
- Masonry, *Stucco, and/or Architectural Metal* Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry, *Stucco, and/or Architectural Metal* wainscoting on remaining walls within 300 feet of the centerline of 121st Street

**Minor Amendment No. 3** | Approved a Drug Store and allow for the sale of sundries on Lot 6

Use                                        Industrial Development | No Change | Office & Warehousing

Use Units | 1, 4, 10, 11, 15, 17, 21, 22, 24

Approved Language: *“Use Unit 11 - Prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale.”*

Excluded Uses:

- UU4 pressure station, shelter water storage facility, temporary open aired facilities
- UU16 | gasoline stations
- UU 21 | billboards

Building Materials: *(Requested to be amended to add Stucco and Metal)*

- Masonry Covering 100% up to 20 feet on all south facing walls
- Masonry Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121<sup>st</sup> Street
- Awnings, canopies, overhangs office area only encouraged

Screening:

- HVAC out of view
- Materials solid waste collection and loading areas wooden fence with doors
- Perimeter Fence | Wooden 6 feet tall

Lighting:

- Oriented to minimize light leaving development
- Control light pattern leaving site at boundary of development
- Photometric study required | 0.00 foot candles at property line
- All lights face down and away

Parking:

- Area B-Lots 3 and 4 | shared parking
- Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses
- Uses may share parking via shared parking analysis
- Off street parking and loading are specified in PUD document

*See PUD 112 for additional details.*

|                    |                                                                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plat               | South County Crossing   Plat No. 6849   04.23.19                                                                                                                                     |
| STR                | Section: 36, Township: 18N, Range: 12E                                                                                                                                               |
| Lot Splits(s)      | JL 21-362   Lot 3 Block 1, Approved CC, November 23, 2021<br>JL 22-371   Lot 6, Block 1   Approved CC, July 07, 2022<br>JL 22-380   Lot 4 & 5, Block 1   Approved PC, March 23, 2023 |
| Comprehensive Plan | Local Comercial                                                                                                                                                                      |

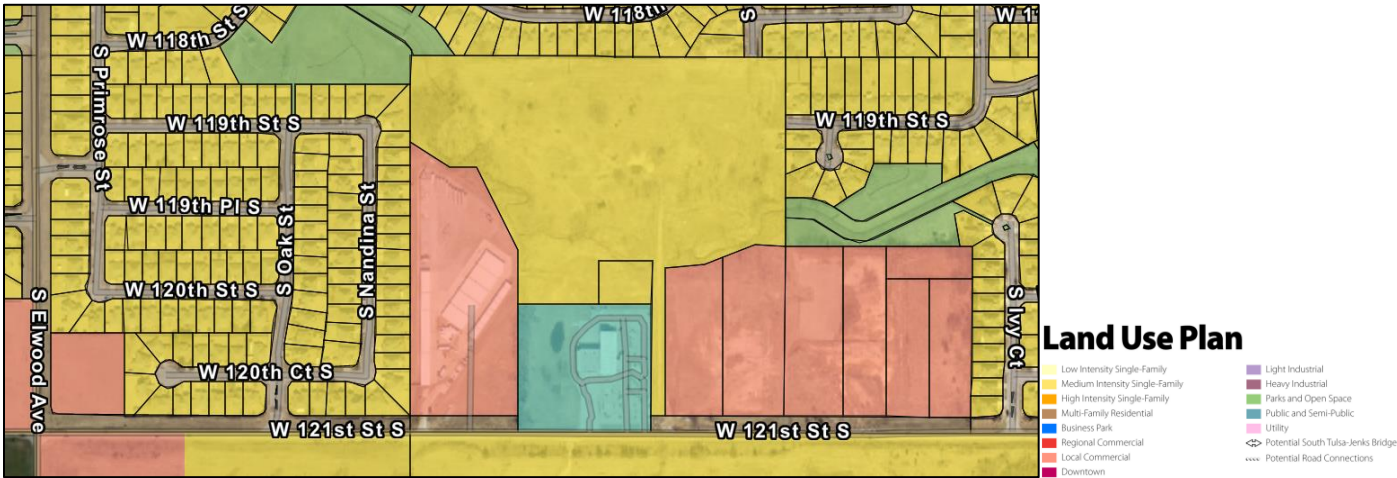


Figure 1: Comprehensive Plan

Zoning

North | Industrial PUD 112

East | PUD 112, (RS-2) Single-family Residential | South Creek

South | PUD 135 | Mix of Residential Uses

West | AG | City of Jenks Fire Station | “Ewing Perryman” & PUD 132 (OM, CG, AG) & PUD 12 (RS-2) Single-family Residential | South Creek



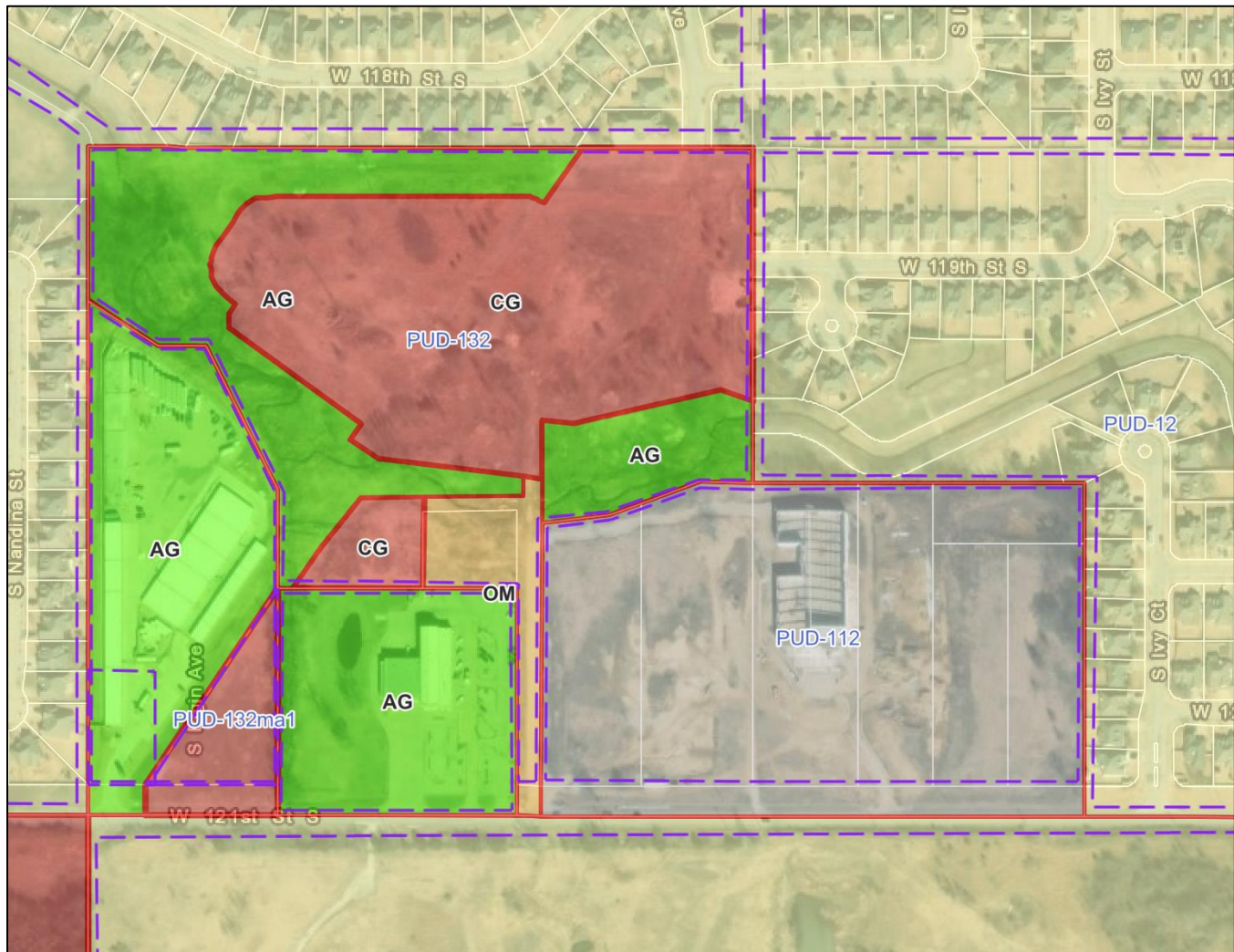


Figure 2: Zoning Map | INCOG

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### Staff Evaluation & Recommendation

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**Evaluation** | Approval of the Deed of Dedication changes does not waive any other lot or approved PUD 112 requirements.

**RECOMMENDATION** | *Staff, TAC and Planning Commission recommend approval of the changes to the Deed of Dedication.*

**FIRST AMENDMENT TO THE SOUTH COUNTY CROSSING (P.U.D. 112)  
DEED OF DEDICATION**

This First Amendment to the South County Crossing Deed of Dedication (“First Amendment”) is made this \_\_\_\_ day of June 2023, by and among Black Gold at 121<sup>st</sup>, LLC, an Oklahoma limited liability company, (hereinafter referred to as the “Developer”); Jordan Portfolio Partners, LLC, an Oklahoma limited liability company; Martin Commercial Properties, LLC, an Oklahoma limited liability company; Curtin Drug, Inc., an Oklahoma corporation; and Flintco, LLC, an Oklahoma limited liability company (all parties hereto shall be referred to collectively as “Current Owners”).

**RECITALS**

- A. WHEREAS, Developer formed South County Crossing, P.U.D. 112, a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, as more particularly set forth in Plat No. 6849 and Deed of Dedication dated April 1, 2019 and filed of record on April 23, 2019, a copy of which is attached hereto as Exhibit A (“South County Crossing”);
- B. WHEREAS, Current Owners are all the current owners of record of all Lots making up South County Crossing, with Lot ownership as follows:
- (1) Lot 1: Black Gold at 121<sup>st</sup>, LLC;
  - (2) Lot 2: Black Gold at 121<sup>st</sup>, LLC;
  - (3) Lot 3 South: Black Gold at 121<sup>st</sup>, LLC and Jordan Portfolio Partners, LLC;
  - (4) Lot 3 North: Flintco, LLC;
  - (5) Lot 4 South: Black Gold at 121<sup>st</sup>, LLC and Martin Commercial Properties, LLC;
  - (6) Lot 4 North: Flintco, LLC;
  - (7) Lot 5 South: Black Gold at 121<sup>st</sup>, LLC and Martin Commercial Properties, LLC;
  - (8) Lot 5 North: Flintco, LLC;
  - (9) Lot 6 South: Curtin Drug, Inc; and
  - (10) Lot 6 North: Flintco, LLC; and
- C. WHEREAS, Current Owners desire to amend the South County Crossing Deed of Dedication dated April 1, 2019 as set forth herein.

**DECLARATION**

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the Current Owners agree and declare as follows:

1. Amendment. The South County Crossing Deed of Dedication shall be and hereby is amended as follows:

- a. SECTION I. EASEMENTS AND UTILITIES, subsection J. MUTUAL ACCESS EASEMENT, is amended by numbering the first paragraph “1” and by adding the following after paragraph 1:

2. Roads, curbs, sidewalks and other improvements constructed within the Mutual Access Easements shall be in accordance with standards and specifications approved by the City of Jenks, Oklahoma.

3. Roads, curbs, sidewalks, landscaping and other improvements (excluding Lot owner fencing and gates) within Mutual Access Easements shall be maintained and repaired by the Property Owners’ Association including repair of appurtenances. The Property Owners’ Association shall provide routine and customary maintenance of roads, curbs, sidewalks, landscaping and other improvements within the Mutual Access Easements which shall be in accordance with the following standards:

Potholes and other damage to roads, curbs and sidewalks shall be repaired.

Mutual Access Easements shall be kept free of litter.

Landscaping vegetation shall be trimmed and grass shall be mowed during the growing season at intervals not exceeding 4 weeks.

- b. SECTION III. PROPERTY OWNERS’ ASSOCIATION, is amended as follows:

At the end of subsection A. FORMATION, the phrase, “, the Mutual Access Easements and other stormwater detention and drainage easements and improvements created for the benefit of the Subdivision” shall be added.

Subsection C. ASSESSMENT, shall be deleted in its entirety and replaced with the following:

Each record Owner of Lot 5 North, Lot 5 South, Lot 6 North and Lot 6 South shall be subject to assessment by the Property Owners’ Association for the purposes of improvement, repair and maintenance of the Reserve Area “A”. Each record Owner of Lot 1 and/or Lot 2 shall be subject to assessment by the Property Owner’s Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 1 and/or Lot 2. Each record Owner of Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South shall be subject to assessment by the

Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South. Each record Owner of a Lot served by a Mutual Access Easement shall be subject to assessment by the Property Owners' Association for the improvement, repair and maintenance of the Mutual Access Easement(s) that provide(s) access to their Lot. The assessments provided for herein on each record Owner of a Lot shall be proportional to the area of each Lot as a percentage of the combined total area of all Lots that bear responsibility for the assessments as set forth herein. A lien for non-payment of assessments can be foreclosed by the Property Owners' Association and/or the City of Jenks, Oklahoma.

2. No Other Amendments. Other than the amendments set forth in this First Amendment, there are no other amendments of modifications to the South County Crossing Deed of Dedication.
3. Enforcement. The declarations and restrictions set forth in this First Amendment are covenants to run with the land and shall be binding upon the owners, their successors and assigns.
4. Severability. If any provision of this First Amendment is held to be invalid or unenforceable by any court of competent jurisdiction, the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions.
5. Governing Law. This First Amendment shall be governed and construed in accordance with the laws of the State of Oklahoma.

[signature page to follow]



IN WITNESS WHEREOF, the Current Owners have executed this First Amendment effective as of the dates set forth above.

Black Gold at 121<sup>st</sup>, LLC

Curtin Drug, Inc

By: \_\_\_\_\_  
Kevin Jordan, Manager

By: \_\_\_\_\_  
Nick Curtin, President

Jordan Portfolio Partners, LLC

Martin Commercial Properties, LLC

By: \_\_\_\_\_  
Kevin Jordan, Manager

By: \_\_\_\_\_  
Dean Martin, Manager

Flintco, LLC

By: \_\_\_\_\_  
David Kollmann  
President, Central Region

State of Oklahoma     )  
                                           )  
 County of Tulsa         )

Before me, a notary public in and for said state and county, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023, personally appeared Kevin Jordan to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Black Gold 121<sup>st</sup>, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

\_\_\_\_\_

\_\_\_\_\_ (printed name)

My commission expires:

State of Oklahoma     )  
                                           )  
 County of Tulsa         )

Before me, a notary public in and for said state and county, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023, personally appeared Kevin Jordan to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Jordan Portfolio Partners, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

\_\_\_\_\_

\_\_\_\_\_ (printed name)

My commission expires:

State of Oklahoma     )  
                                           )  
 County of Tulsa         )

Before me, a notary public in and for said state and county, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023, personally appeared Dean Martin to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Martin Commercial Properties, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

\_\_\_\_\_

\_\_\_\_\_ (printed name)

My commission expires:

State of Oklahoma     )  
                                           )  
 County of Tulsa         )

Before me, a notary public in and for said state and county, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023, personally appeared Nick Curtin to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Curtin Drug, Inc., and acknowledged to me, as its President, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma corporation, for the uses and purposes therein set forth.

\_\_\_\_\_

\_\_\_\_\_ (printed name)

My commission expires:

State of Oklahoma     )  
                                      )  
County of Tulsa        )

Before me, a notary public in and for said state and county, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023, personally appeared David Kollmann to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Flintco, LLC, and acknowledged to me, as its President, Central Region, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

\_\_\_\_\_  
\_\_\_\_\_(printed name)

My commission expires:

## Special Event Committee Recommendation

Event title: Hometown Huddle

Proposed date(s): 09/29/2023

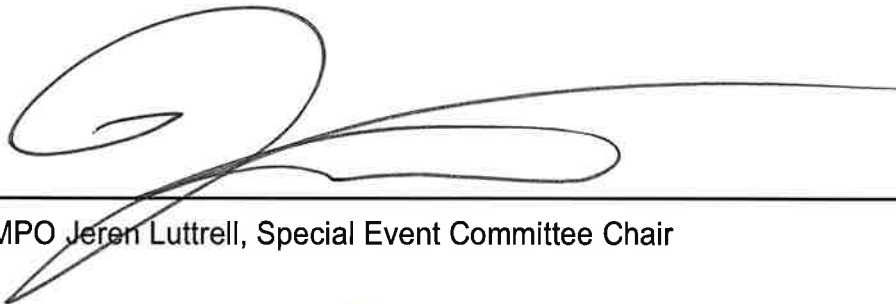
Description: Block party for homecoming

After reviewing the special event application and meeting with the applicant the committee has voted with a  
Unanimous vote to:

- ☒ Recommend the event be approved by City Council.  
☐ Does not recommend the event be approved by City Council.

Comments:

Closure of 2nd Street between north alley and "A" Street on 09/28/2023. Closure of "A", "B" and 2nd street at 3 on 09/29/2023



06/13/2023

MPO Jeren Luttrell, Special Event Committee Chair

Date

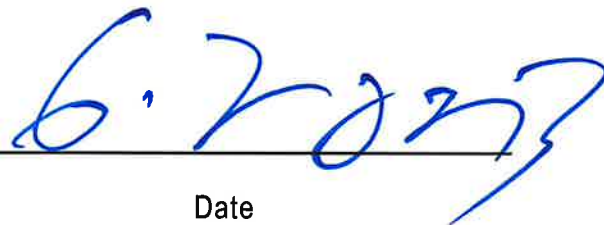
After reviewing the committee's recommendation:

- ☐ Accept as submitted and approve it to be presented to City Council  
☐ Accept with the following modifications before it is presented to City Council  
☐ Reject the recommendation

Comments:



Chris Shrout, City Manager



Date

**Print****Special Event Application - Submission #5074****Date Submitted: 6/7/2023**

**MPO Jeren Luttrell**  
**PO Box 2007**  
**211 N Elm St Jenks OK,**  
**74037**  
**918-299-6311**  
**[jluttrell@jenksok.org](mailto:jluttrell@jenksok.org)**

Special Event Applications are submitted for review and approval for events conducted on a public property, public right of way or easement, and/or events that require the use of other public resources. This application is required on all such events within the City of Jenks and must be submitted 90 days before the event (exceptions may be granted for special, unusual circumstances). There is no fee for a Special Event Application or its approval.

The point of contact during the application process will be MPO Jeren Luttrell; his contact information is listed above. He will be glad to answer questions and offer guidance during this process to insure that your submitted application packet is complete with all required documentation.

Once the completed application packet has been accepted, a date will be scheduled for the applicant to present their plan to the Special Events Committee. The Committee will send its recommendation regarding the event to the City Council, who will vote to approve or deny the event. You may attend the City Council meeting for your event's City Council review. Agendas are displayed at the City of Jenks City Hall at 211 N. Elm and online at [www.jenks.com](http://www.jenks.com).

An application approval does not imply city sponsorship. The applicant will be responsible for any extra ordinary costs relating to the public for the event; for example, required city personnel and services, approved barricades, directional signage, adequate cleanup, and/or damages occurring to city property and/or facilities. The applicant has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, County/City Public Health Regulations, police safety requirements, and insurance coverage requirements.

**Event and Event Organizer Information****Event Title\***

Hometown Huddle

**Event Description\***

Festive style block party before the Jenks vs Westmoore Football game

**Date of Event\***

9/29/2023

**Event Location (Include Site & Street Maps)\***

Downtown Commons Park to include 2nd Street, A &amp; B streets and the ESC parking lot.

**Diagram/Map\***

Hometown Huddle Map.pdf

**Total Anticipated Attendance (Participants, staff, vendors, crowd, etc.)\***

1500

**Event Organizer\***

Jenks Public Schools Foundation

**Email Address\***

mae.caves@jenksps.org

**Primary Contact\***

Mae Caves

**Primary Phone\***

918-299-4463

**Secondary Contact**

Liz Flake

**Secondary Phone**

918-299-4463

**Primary Email Address\***

mae.caves@jenksps.org

**Primary Mailing Address\***

PO Box 595

**City\***

Jenks

**State\***

OK

**Zip Code\***

74037

**Agency Status\***☐ Profit☒ Non-Profit☐ Fundraiser/What  
Cause**Fundraiser/What Cause (Please Specify)**

Jenks Public Schools

---

**TIMELINE OF EVENT****Event Start**

**Date\***

9/29/2023

**Time\***

5:00 PM

**Street Closing (for setup)****Date \***

9/29/2023

**Time\***

3:00 PM

**Event Closes****Date\***

9/29/2023

**Time\***

7:30 PM

**Street Opening****Date\***

9/29/2023

**Time\***

8:30 PM

**Street(s) requested to be closed\***

2nd Street from alley to A Street and Downtown Commons parking lot request to be closed the evening of 9-28-22. It is difficult to get students and store workers to move their vehicles from the Downtown Commons parking lot and the street parking where the designated food trucks are to park. A street to be closed on 9-29-22 at 3:00 between the ESC and Downtown commons park. 2nd street between A&B Street closed at 3:00 if possible.

Attach diagram/Maps as appropriate

**Map/Diagram**

Hometown Huddle Map.pdf

**Medical Plan\***

Campus Police on site during event

**Security Plan\***

Campus Police on site during event

**Safety Plan\***

Campus Police on site during event

**Traffic Plan \***

Street closure signs will help redirect traffic

**Fire Prevention Plan\***

Campus Police on site during event. Will contact JFD if needed.



**Parking Plan\***

JPS parking lots to include the ESC North Parking Lot

**Disabled Parking\***

JPS parking lots with designated disabled parking

**Noise & Light Pollution Plan\***

Event will take place during daylight

**Restroom Facilities Plan\***

Downtown Commons restrooms, Football stadium restrooms and ESC restrooms

**Refuse Collection Plan\***

American Waste dumpster and temporary trash cans for event

---

**Additional Responsibilities****Open Air Event\***☒ Yes☐ No**Private Property \***☐ Yes☒ No**Owner of Property/Contact****Phone****Non-City Public Property\***☒ Yes☐ No**Owner of Property/Contact****Phone**

Jenks Public Schools

918-299-4415

**City of Jenks Property\***☒ Yes☐ No**Explain**

Downtown Commons park and streets

**Alcohol/Beer\***

OK ABLE License Required

- ☐ Yes  
☒ No

**Explain****Food Sales\***

- ☒ Yes  
☐ No

**Number of Food Vendors**

8

**Tents\***

- ☒ Yes  
☐ No

**Tent Sizes/Locations**

10x10 tents on A and 2nd streets. 10x10 tents provided by individual vendors

Attach map

**Other Information\***

- ☐ Yes  
☒ No

**Explain****Special Permits Needed\***

- ☐ Yes  
☒ No

**Explain****Appropriate Zoning\***

- ☐ Yes  
☒ No

**Explain****Venue Insurance\***

- ☒ Yes  
☐ No

**Agency Contact**

Tedford Insurance

**Phone**

918-299-2345

**EXTRAORDINARY USES\***

- |                                               |                                                     |                                                           |
|-----------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Animals              | <input checked="" type="checkbox"/> Road Closures   | <input checked="" type="checkbox"/> Tents/Temp Structures |
| <input type="checkbox"/> Firearms             | <input checked="" type="checkbox"/> Cooking         | <input type="checkbox"/> Aircraft                         |
| <input type="checkbox"/> Explosives/Fireworks | <input type="checkbox"/> Alcoholic Beverages Served | <input type="checkbox"/> Other                            |

Please specify if other chosen

**1. Describe your organization and its purpose.\***

The Jenks Public Schools Foundation is an independent not-for-profit corporation that invests in programming to achieve district-wide excellence at Jenks Public Schools.

**2. Describe your experience managing similar events and/or activities.\***

The Foundation has established a Hometown Huddle team staffed with paid employees, volunteers and student leaders. The team includes an event coordinator (paid staff), public relations member, food vendor liaison, business and student club vendor relations, logistics, volunteer coordinator and pep rally coordinator.

**3. What is the purpose of the event?\***

The community-wide event welcomes students, parents, staff, alumni and community alike to support our campus clubs and teams before the Jenks Football game.

**4. Summarize your event.\***

Hometown Huddle is a pep rally, festival-style block party with food, music, games and inflatables.

**5. Has an event like this been held before? By whom?\***

This year will be the 10th year for JPS Foundation to host Hometown Huddle.

**6. What do you see as the biggest challenge for a successful event?\***

Weather is our biggest challenge with an outdoor event. In the event of inclement weather, the event will be moved indoors.

**7. What is your budget for the entire event?\***

\$5000.00

**8. Do you have adequate funding to hold the event at this time? If not, when will you have the funds and how will you acquire them?\***

Yes, our organization has an approved budget each year voted on by our Board of Directors.

**9. What is your advertising plan?\***

Posters, emails, flyers distributed district-wide, main street banner, yard signs and McDonald's Marquee.

**10. How many people will be needed to staff the event?\***

Each vendor/School club will provide their own manpower for their booth. Campus security will be on site during the event. Our volunteers will help set-up and tear down comprised of a team of about 50.

**11. List all the organizations that will provide staff for the event (include numbers).\***

JPS Foundation-2  
Campus Police- 3-5  
Committee- 10  
Volunteers- 40

**12. List any special equipment needed and the organization that will provide it.\***

Electric generator provided by JPS Facilities Maintenance

**13. List any special equipment needed and the organization that will provide it.\***

Electric generator provided by JPS Facilities Maintenance

**Affidavit of Applicant**

City personnel and services, approved barricades and directional signage will be required for street closings, traffic/crowd control, and security. The Event Organizer has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, City/County Public Health Regulations, and Police/Park/Public Safety requirements. Further, the Event Organizer is responsible for:

1) Providing evidence of public liability coverage in a sum of not less than \$1,000,000 (one million) dollars, including property damage coverage of not less than \$100,000 (one hundred thousand) dollars before the event date or within ten days of Council approval, whichever comes first, and

2) Notifying businesses in the affected areas two weeks prior to the event.

Failure to comply with these requirements may result in additional fees and denial of subsequent applications by the Event Organizer. An application approval does not imply City sponsorship. Review the cover letter for further information in reference to Special Events.

I certify the information contained in the foregoing application is true and correct to the best of my knowledge and belief, and that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event.

I further certify that I, on the behalf of the Event Organizer, am also authorized to commit that Organizer and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Jenks.

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.

**Electronic Signature**

Mae Caves

Print Name\*

Mae Caves

Date\*

5/30/2023

Route To: Jenks Police Department, Attn: MPO Jeren Luttrell, P. O. Box 2007, Jenks, OK 74037, email:  
jluttrell@jenksok.org

## City of Jenks & Related Entities Hold Harmless Agreement

Name of Event Sponsor\*

Mae Caves

hereinafter referred to as "APPLICANT"

Address of Applicant\*

PO Box 595

City

Jenks

State

OK

Zip Code

74037

The APPLICANT has made an application to use certain property, streets, sidewalks, or easements under the ownership or control of the City of Jenks, Oklahoma, or its related public trust entities e.g. the Jenks Public Works Authority and the Jenks Aquarium Authority d/b/a the Oklahoma Aquarium, hereinafter collectively referred to as "CITY", for a special event to be held on

Date\*

9/29/2023

Between the hours of\*

3:00 PM

—

8:30 PM

Event described as\*

Community wide event festival-style block party before the Jenks vs. Westmoore Football Game

That APPLICANT warrants that any participating agencies selected or employed by APPLICANT for the special event carry public liability and property damage insurance.

That in consideration of CITY granting APPLICANT approval for the special event above described, APPLICANT agrees to hold CITY, its officers, agents and employees harmless and indemnify the same from any claims which could be asserted by APPLICANT, its invitees, agents or employees, for damages, personal injury or death which occurred as a result of said special event which was not caused by the deliberate or grossly negligent acts or acts of CITY's officers, agents or employees.

Date\*

5/30/2023

**Name of Sponsoring Organization\***

Jenks Public Schools Foundation

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Mae Caves

**Print Name\***

Mae Caves

**Phone Number\***

19182994463

**Witness Signature**

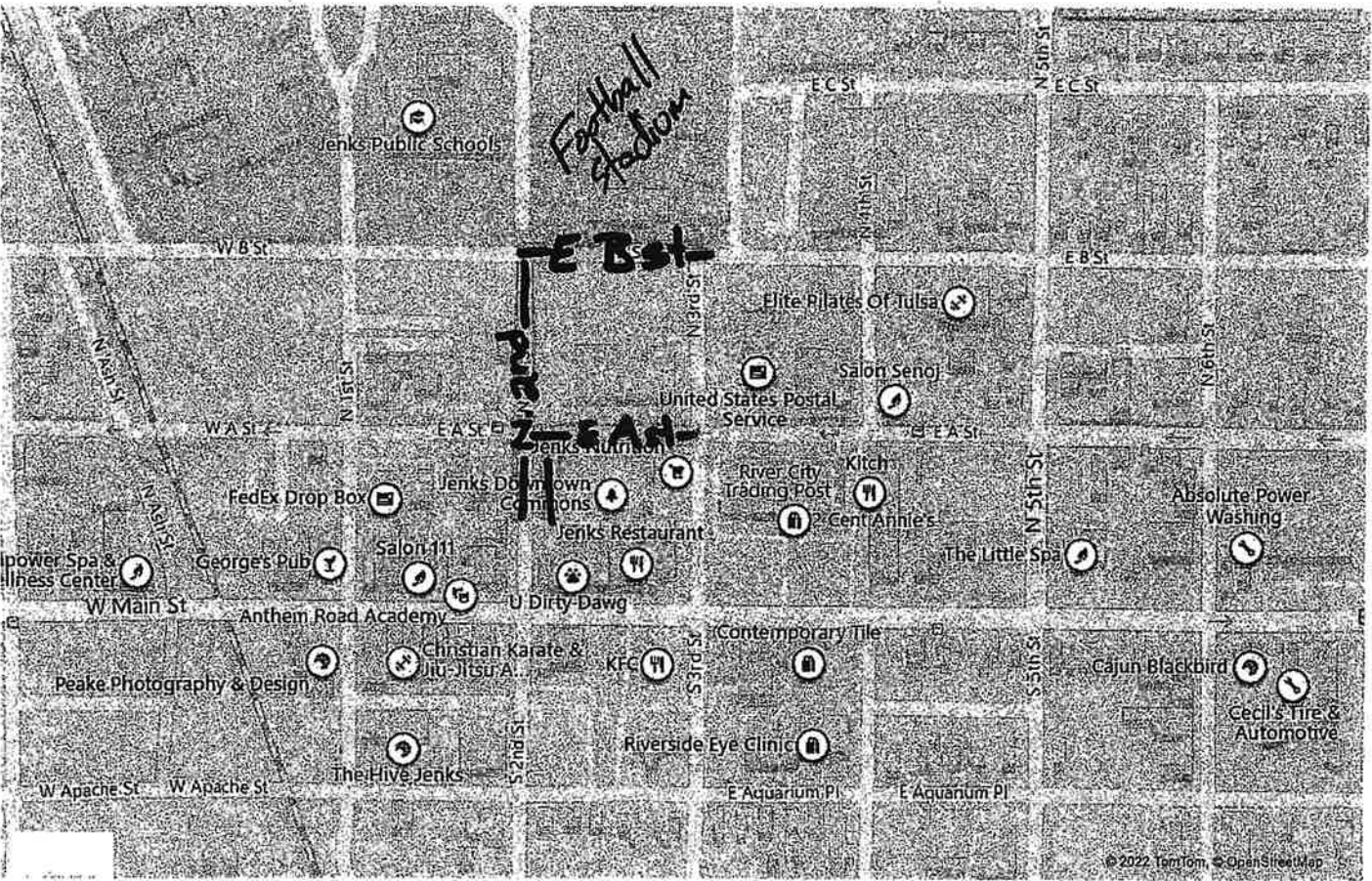
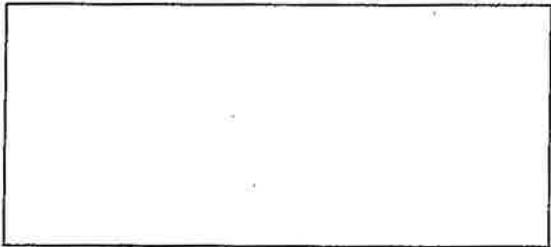
For Office Use



Jenks, OK

Population: 8:50 AM,5/23/2022

Area: 57°F (14°C), Cloudy,See more



Data from: Wikipedia

## Special Event Committee Recommendation

Event title: Party in the park

Proposed date(s): 09/22/2023

Description: Community gathering in the Commons Park

After reviewing the special event application and meeting with the applicant the committee has voted with a  
Unanimous vote to:

- ☒ Recommend the event be approved by City Council.  
☐ Does not recommend the event be approved by City Council.

Comments:

Closure of 2nd Street between Main and "A" Street



06/12/2023

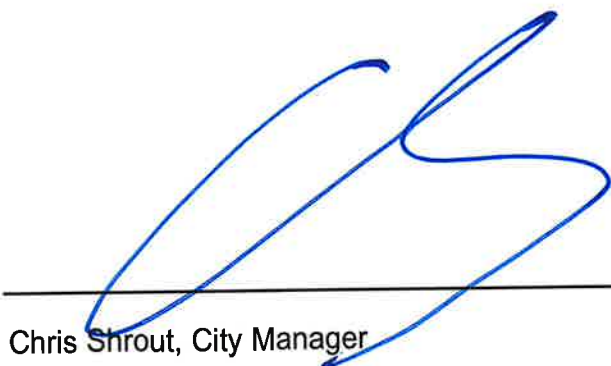
Date

MPO Jeren Luttrell, Special Event Committee Chair

After reviewing the committee's recommendation:

- ☒ Accept as submitted and approve it to be presented to City Council  
☐ Accept with the following modifications before it is presented to City Council  
☐ Reject the recommendation

Comments:



Chris Shrout, City Manager



Date



**Print****Special Event Application - Submission #5104****Date Submitted: 6/9/2023**

**MPO Jeren Luttrell**  
**PO Box 2007**  
**211 N Elm St Jenks OK,**  
**74037**  
**918-299-6311**  
**[jluttrell@jenksok.org](mailto:jluttrell@jenksok.org)**

Special Event Applications are submitted for review and approval for events conducted on a public property, public right of way or easement, and/or events that require the use of other public resources. This application is required on all such events within the City of Jenks and must be submitted 90 days before the event (exceptions may be granted for special, unusual circumstances). There is no fee for a Special Event Application or its approval.

The point of contact during the application process will be MPO Jeren Luttrell; his contact information is listed above. He will be glad to answer questions and offer guidance during this process to insure that your submitted application packet is complete with all required documentation.

Once the completed application packet has been accepted, a date will be scheduled for the applicant to present their plan to the Special Events Committee. The Committee will send its recommendation regarding the event to the City Council, who will vote to approve or deny the event. You may attend the City Council meeting for your event's City Council review. Agendas are displayed at the City of Jenks City Hall at 211 N. Elm and online at [www.jenks.com](http://www.jenks.com).

An application approval does not imply city sponsorship. The applicant will be responsible for any extra ordinary costs relating to the public for the event; for example, required city personnel and services, approved barricades, directional signage, adequate cleanup, and/or damages occurring to city property and/or facilities. The applicant has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, County/City Public Health Regulations, police safety requirements, and insurance coverage requirements.

**Event and Event Organizer Information****Event Title\***

Party in the Park

**Event Description\***

community gathering

**Date of Event\***

9/22/2023

**Event Location (Include Site & Street Maps)\***

Commons Park

**Diagram/Map\***Screenshot 2023-06-09 at 11.49.45  
AM.png

**Total Anticipated Attendance (Participants, staff, vendors, crowd, etc.)\***

one thousand

**Event Organizer\***

Jenks Chamber

**Email Address\***

amy.smith@jenkschamber.com

**Primary Contact\***

Amy Smith

**Primary Phone\***

9186195199

**Secondary Contact**

Lane Castleberry

**Secondary Phone**

9182995005

**Primary Email Address\***

amy.smith@jenkschamber.com

**Primary Mailing Address\***

115 S First Street

**City\***

Jenks

**State\***

Oklahoma

**Zip Code\***

74037

**Agency Status\***☐ Profit☒ Non-Profit☐ Fundraiser/What  
Cause**Fundraiser/What Cause (Please Specify)**

Community engagement

---

**TIMELINE OF EVENT****Event Start**

**Date\***

9/22/2023

**Time\***

5:00 PM

**Street Closing (for setup)****Date \***

9/22/2023

**Time\***

4:00 PM

**Event Closes****Date\***

9/22/2023

**Time\***

10:00 PM

**Street Opening****Date\***

9/22/2023

**Time\***

11:00 PM

**Street(s) requested to be closed\***

2nd between main and A street

Attach diagram/Maps as appropriate

**Map/Diagram**Screenshot 2023-06-09 at 11.49.45  
AM.png**Medical Plan\***

Jenks police and Fire if needed

**Security Plan\***

Jenks Police and fire if needed

**Safety Plan\***

Jenks Police and fire if needed

**Traffic Plan \***

Jenks Police and fire if needed

**Fire Prevention Plan\***

Jenks Police and fire if needed

**Parking Plan\***

Jenks school parking because they will not be

**Disabled Parking\***

school activity parking lot

**Noise & Light Pollution Plan\***

none

**Restroom Facilities Plan\***

city public park

**Refuse Collection Plan\***

the jenks chamber

---

**Additional Responsibilities****Open Air Event\***

☒ Yes

☐ No

**Private Property \***

☐ Yes

☒ No

**Owner of Property/Contact****Phone****Non-City Public Property\***

☐ Yes

☒ No

**Owner of Property/Contact****Phone****City of Jenks Property\***

☒ Yes

☐ No

**Explain**

the commons park

**Alcohol/Beer\***

OK ABLE License Required

☐ Yes☒ No**Explain****Food Sales\***☒ Yes☐ No**Number of Food Vendors**

8 food truck vendors

**Tents\***☒ Yes☐ No**Tent Sizes/Locations**

vendors personal tents

Attach map

**Other Information\***☐ Yes☒ No**Explain****Special Permits Needed\***☐ Yes☒ No**Explain****Appropriate Zoning\***☐ Yes☒ No**Explain****Venue Insurance\***☒ Yes☐ No**Agency Contact**

tedford insurance

**Phone**

9182995005

**EXTRAORDINARY USES\***☐ Animals☐ Firearms☐ Explosives/Fireworks☒ Road Closures☐ Cooking☐ Alcoholic Beverages Served☐ Tents/Temp Structures☐ Aircraft☐ Other

Please specify if other chosen

2nd street

**1. Describe your organization and its purpose.\***

the Jenks Chamber, Community engagement

**2. Describe your experience managing similar events and/or activities.\***

6 events throughout the city annually

**3. What is the purpose of the event?\***

community ongagoment

**4. Summarize your event.\***

party in the park food vendors and live entertainment

**5. Has an event like this been held before? By whom?\***

yes the chamber, last year

**6. What do you see as the biggest challenge for a successful event?\***

none

**7. What is your budget for the entire event?\***

2k

**8. Do you have adequate funding to hold the event at this time? If not, when will you have the funds and how will you acquire them?\***

yes, sponsors

**9. What is your advertising plan?\***

throughout out members and our community media pages

**10. How many people will be needed to staff the event?\***

3

**11. List all the organizations that will provide staff for the event (include numbers).\***

lane Castleberry, Heather Turner, Amy Smith

**12. List any special equipment needed and the organization that will provide it.\***

outdoor movie screen

**13. List any special equipment needed and the organization that will provide it.\***

outdoor movie screen

**Affidavit of Applicant**

City personnel and services, approved barricades and directional signage will be required for street closings, traffic/crowd control, and security. The Event Organizer has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, City/County Public Health Regulations, and Police/Park/Public Safety requirements. Further, the Event Organizer is responsible for:

1) Providing evidence of public liability coverage in a sum of not less than \$1,000,000 (one million) dollars, including property damage coverage of not less than \$100,000 (one hundred thousand) dollars before the event date or within ten days of Council approval, whichever comes first, and

2) Notifying businesses in the affected areas two weeks prior to the event.

Failure to comply with these requirements may result in additional fees and denial of subsequent applications by the Event Organizer. An application approval does not imply City sponsorship. Review the cover letter for further information in reference to Special Events.

I certify the information contained in the foregoing application is true and correct to the best of my knowledge and belief, and that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event.

I further certify that I, on the behalf of the Event Organizer, am also authorized to commit that Organizer and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Jenks.

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Amy Smith

**Print Name\***

Amy Smith

**Date\***

6/9/2023

Route To: Jenks Police Department, Attn: MPO Jeren Luttrell, P. O. Box 2007, Jenks, OK 74037, email:  
jluttrell@jenksok.org

## City of Jenks & Related Entities Hold Harmless Agreement

Name of Event Sponsor\*

Amy Smith

hereinafter referred to as "APPLICANT"

Address of Applicant\*

115 S First Street

City

Jenks

State

Oklahoma

Zip Code

74037

The APPLICANT has made an application to use certain property, streets, sidewalks, or easements under the ownership or control of the City of Jenks, Oklahoma, or its related public trust entities e.g. the Jenks Public Works Authority and the Jenks Aquarium Authority d/b/a the Oklahoma Aquarium, hereinafter collectively referred to as "CITY", for a special event to be held on

Date\*

6/9/2023

Between the hours of\*

4:00 PM

—

10:00 PM

Event described as\*

party in the Park

That APPLICANT warrants that any participating agencies selected or employed by APPLICANT for the special event carry public liability and property damage insurance.

That in consideration of CITY granting APPLICANT approval for the special event above described, APPLICANT agrees to hold CITY, its officers, agents and employees harmless and indemnify the same from any claims which could be asserted by APPLICANT, its invitees, agents or employees, for damages, personal injury or death which occurred as a result of said special event which was not caused by the deliberate or grossly negligent acts or acts of CITY's officers, agents or employees.

Date\*

6/9/2023

Name of Sponsoring Organization\*

Jenks Chamber



**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Amy Smith

**Print Name\***

Amy Smith

**Phone Number\***

9186195199

**Witness Signature**

For Office Use



# Commons Jenks

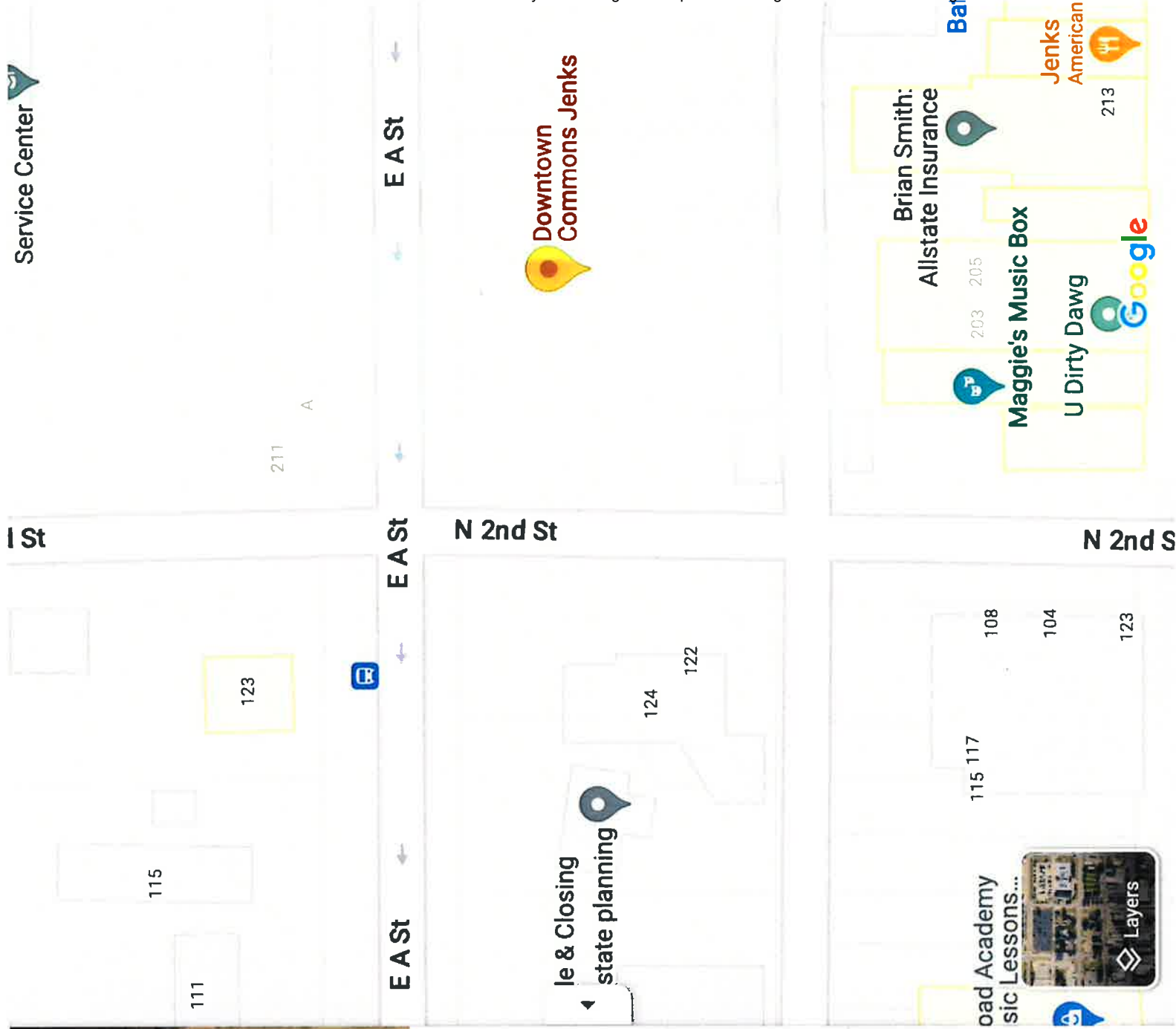
- Reviews
- About
- Nearby
- Share
- Send to phone

Jenks, OK 74037

es 10 PM

ck.com

005





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Tedford Insurance - Jenks Office<br>P O Box 1050<br><br>Jenks OK 74037 | <b>CONTACT NAME:</b> Sherry Wiley, CISR Elite<br><b>PHONE (A/C, No, Ext):</b> (918) 299-2345 <b>FAX (A/C, No):</b> (918) 299-5441<br><b>E-MAIL ADDRESS:</b> sherry@tedfordinsurance.com<br><b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Twin City Fire Insurance Co. <b>NAIC #</b> 29459<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |
| <b>INSURED</b><br>Jenks Chamber Of Commerce<br>Po Box 902<br><br>Jenks OK 74037           |                                                                                                                                                                                                                                                                                                                                                                                                                |

## COVERAGES

CERTIFICATE NUMBER: 23-24

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                               | ADDL INSD                           | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------|---------------|-------------------------|-------------------------|--------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY                                                                                | <input checked="" type="checkbox"/> |          | 38SBAVK0732   | 3/1/2023                | 3/1/2024                | EACH OCCURRENCE \$ 1,000,000                           |
|          | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                                                                  |                                     |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 |
|          |                                                                                                                                                 |                                     |          |               |                         |                         | MED EXP (Any one person) \$ 10,000                     |
|          |                                                                                                                                                 |                                     |          |               |                         |                         | PERSONAL & ADV INJURY \$ 1,000,000                     |
|          |                                                                                                                                                 |                                     |          |               |                         |                         | GENERAL AGGREGATE \$ 2,000,000                         |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |                                     |          |               |                         |                         | PRODUCTS - COMP/OP AGG \$ 2,000,000                    |
|          | OTHER:                                                                                                                                          |                                     |          |               |                         |                         | DBRES \$ 25,000                                        |
| A        | AUTOMOBILE LIABILITY                                                                                                                            | <input checked="" type="checkbox"/> |          | 38SBAVK0732   | 3/1/2023                | 3/1/2024                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000       |
|          | <input type="checkbox"/> ANY AUTO                                                                                                               |                                     |          |               |                         |                         | BODILY INJURY (Per person) \$                          |
|          | <input type="checkbox"/> ALL OWNED AUTOS                                                                                                        |                                     |          |               |                         |                         | BODILY INJURY (Per accident) \$                        |
|          | <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS                             |                                     |          |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                      |
|          |                                                                                                                                                 |                                     |          |               |                         |                         | \$                                                     |
|          | UMBRELLA LIAB                                                                                                                                   |                                     |          |               |                         |                         | EACH OCCURRENCE \$                                     |
|          | EXCESS LIAB                                                                                                                                     |                                     |          |               |                         |                         | AGGREGATE \$                                           |
|          | DED RETENTION \$                                                                                                                                |                                     |          |               |                         |                         | \$                                                     |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                                                                                   |                                     |          |               |                         |                         | PER STATUTE OTH-ER                                     |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)                                                                     | <input type="checkbox"/> Y/N        | N/A      |               |                         |                         | E.L. EACH ACCIDENT \$                                  |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                          |                                     |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$                          |
|          |                                                                                                                                                 |                                     |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$                         |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

|                                                                                              |                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| jluttrell@jenksok.org<br><br>Jenks Police Department<br>211 N. Elm Street<br>Jenks, OK 74037 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br><b>AUTHORIZED REPRESENTATIVE</b><br>S Wiley, CISR Elite/S |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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### Special Event Committee Recommendation

Event title: Jenks Varsity Football

Proposed date(s): 8/18/23, 8/25/23, 9/8/23, 9/29/23, 10/13/23, 11/3/23, 11/10/23

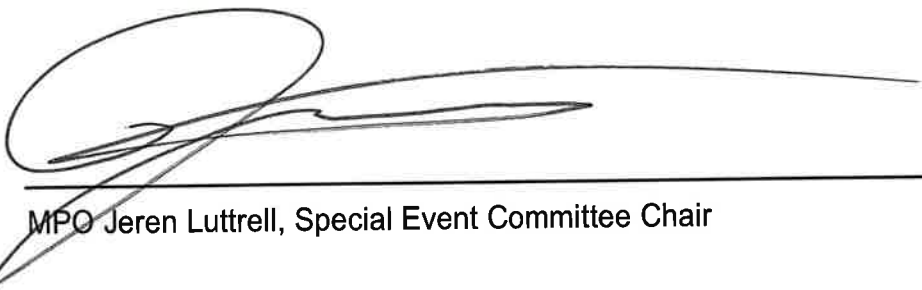
Description: Jenks Varsity Football Games

After reviewing the special event application and meeting with the applicant the committee has voted with a Unanimous vote to:

- ☒ Recommend the event be approved by City Council.  
☐ Does not recommend the event be approved by City Council.

Comments:

Closure of "B" Street from 2nd to 3rd.



06/05/2023

MPO Jeren Luttrell, Special Event Committee Chair

Date

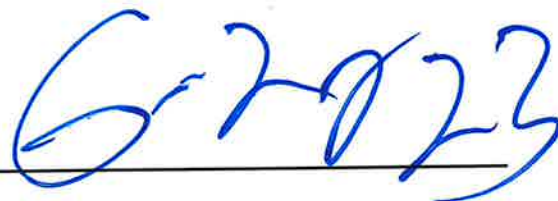
After reviewing the committee's recommendation:

- ☒ Accept as submitted and approve it to be presented to City Council  
☐ Accept with the following modifications before it is presented to City Council  
☐ Reject the recommendation

Comments:



Chris Shrout, City Manager



Date



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### Special Event Application

[Sign in to Save Progress](#)

#### Steps

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2. [Application](#)

3. [Event Coordination & Consideration](#)

4. [Event Overview](#)

5. [Affidavit of Application](#)

6. [Hold Harmless Agreement](#)

#### Application

##### Event and Event Organizer Information

**Event Title\***

Jenks Varsity Football

**Event Description\***

Varsity Home Football Events

**Date of Event\***

08/18/2023

**Event Location (Include Site & Street Maps)\***

Allan Trimble Stadium 207 East B. St. Jenks, OK. 74

**Diagram/Map\***

[Browse...](#) JHSGy....pdf

**Total Anticipated Attendance (Participants, staff, vendors, crowd, etc.)\***

7000

**Event Organizer\***

Jenks Athletic Department

**Email Address\***

tony.dillingham@jenksps.org

**Primary Contact\***

Tony Dillingham

**Primary Phone\***

9187984500

**Secondary Contact**

David Beiler

**Secondary Phone**

918-299-4415 Ext: 2460

**Primary Email Address\***

tony.dillingham@jenksps.org

**Primary Mailing Address\***

205 East B. St.

<https://www.jenks.com/FormCenter/Police-Department-7/SPECIAL>**City\***

Jenks

**State\***

OK

**Zip Code\***

74037

**Agency Status\***

- ☐ Profit
- ☐ Non-Profit
- ☒ Fundraiser/What Cause

**Fundraiser/What Cause (Please Specify)**

School Athletic Event

**TIMELINE OF EVENT****Event Start****Date\***

08/18/2023

**Time\***

6:00 PM

**Street Closing (for setup)****Date \***

08/18/2023

**Time\***

4:30 PM

**Event Closes****Date\***

08/18/2023

**Time\***

10:30 PM

**Street Opening****Date\***

08/18/2023

**Time\***

11:30 PM

**Street(s) requested to be closed\***

B. St. Immediately South of Allan Trimble Stadium between 2nd and 3rd St.

Attach diagram/Maps as appropriate

**Map/Diagram** No file selected.[Continue](#)[Go Back](#)

\* indicates a required field



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#### Event Coordination & Consideration

##### Medical Plan\*

Yes, Use 9-1-1 System, AED on site, team physicians

##### Security Plan\*

Yes, Campus Police, Athletic Department Staff, HS Administrators

##### Safety Plan\*

Yes, Incident Management Team, Campus Police, EAP's on file with City of Je

##### Traffic Plan \*

Yes School puts out barricades and takes them down

##### Fire Prevention Plan\*

Yes, Fire Extinguishers, 9-1-1 System

##### Parking Plan\*

Yes, School Parking, ESC, Field House, Buses park along B. St.

##### Disabled Parking\*

Yes

##### Noise & Light Pollution Plan\*

Yes

##### Restroom Facilities Plan\*

Yes, Stadium facilities

##### Refuse Collection Plan\*

Yes, School cleans

**Additional Responsibilities****Open Air Event\***☒ Yes☐ No**Private Property \***☒ Yes☐ No**Owner of Property/Contact**

Jenks Public Schools

**Phone**

918-299-4415

**Non-City Public Property\***☐ Yes☒ No**Owner of Property/Contact****Phone****City of Jenks Property\***☐ Yes☒ No**Explain****Alcohol/Beer\***

OK ABLE License Required

☐ Yes☒ No**Explain****Food Sales\***☒ Yes☐ No**Number of Food Vendors**

Band Concessions

**Tents\***☐ Yes☒ No**Tent Sizes/Locations**

Attach map

**Other Information\***☐ Yes☒ No**Explain****Special Permits Needed\***☐ Yes☒ No**Explain****Appropriate Zoning\***☐ Yes☒ No**Explain**



**Venue Insurance\***☒ Yes☐ No**Agency Contact**

Tedford Insurance

**Phone**

918-299-2345

**EXTRAORDINARY USES\***☐ Animals☐ Road Closures☐ Tents/Temp  
Structures☐ Firearms☐ Cooking☐ Aircraft☐ Explosives/Fireworks☐ Alcoholic

Beverages Served

☒ Other**Please specify if  
other chosen**

popcorn, pre-prepared

**Continue****Go Back**

\* indicates a required field



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6. [Hold Harmless  
Agreement](#)

#### Event Overview

##### 1. Describe your organization and its purpose.\*

Jenks Public Schools Athletic Department. Our purpose is to promote character development, teamwork and school and community spirit.

##### 2. Describe your experience managing similar events and/or activities.\*

I have been athletic director for 21 years and we have been hosting these local varsity football games during that time frame as well as hosting OSSAA

##### 3. What is the purpose of the event?\*

Home Varsity Football scrimmages and games

##### 4. Summarize your event.\*

We are requesting the approval to block off a portion of B. St. between 2nd and 3rd St. prior to and after the conclusion of varsity football events.

##### 5. Has an event like this been held before? By whom?\*

Yes, by the Jenks Athletic Department

##### 6. What do you see as the biggest challenge for a successful event?\*

Adequate parking for visiting football teams as well as visiting bands and adequate parking for patrons attending the games.

##### 7. What is your budget for the entire event?\*

No cost to the City of Jenks

**8. Do you have adequate funding to hold the event at this time? If not, when will you have the funds and how will you acquire them?\***

Yes

**9. What is your advertising plan?\***

Game schedules as well as the school website, Facebook, Twitter, Instagram and radio spots.

**10. How many people will be needed to staff the event?\***

One City Police officer has been the norm beyond what we provide as a school district and athletic department.

**11. List all the organizations that will provide staff for the event (include numbers).\***

Athletic Department (15), Jenks Campus Police (4-6), Jenks Public Schools Administrators (4-6)

**12. List any special equipment needed and the organization that will provide it.\***

Road barriers will be provided by Jenks Public Schools and our athletic department staff will put up the barriers and take them down at approved

**13. List any special equipment needed and the organization that will provide it.\***

Same as 12.

[Continue](#) | [Go Back](#)

\* indicates a required field



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#### Affidavit of Application

##### Affidavit of Applicant

City personnel and services, approved barricades and directional signage will be required for street closings, traffic/crowd control, and security. The Event Organizer has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, City/County Public Health Regulations, and Police/Park/Public Safety requirements. Further, the Event Organizer is responsible for:

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☒ I agree.**Electronic Signature**

Tony Dillingham

**Print Name\***

Tony Dillingham

**Date\***

06/01/2023

**Route To: Jenks Police Department, Attn: MPO Jeren Luttrell, P. O. Box 2007, Jenks, OK 74037, email: [jluttrell@jenksok.org](mailto:jluttrell@jenksok.org)**

**Continue**[Go Back](#)

\* indicates a required field



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6. [Hold Harmless  
Agreement](#)

#### Hold Harmless Agreement

### City of Jenks & Related Entities Hold Harmless Agreement

#### Name of Event Sponsor\*

Jenks Athletic Department  
hereinafter referred to as "APPLICANT"

#### Address of Applicant\*

205 East B. St.

#### City

Jenks

#### State

OK

#### Zip Code

74037

The APPLICANT has made an application to use certain property, streets, sidewalks, or easements under the ownership or control of the City of Jenks, Oklahoma, or its related public trust entities e.g. the Jenks Public Works Authority and the Jenks Aquarium Authority d/b/a the Oklahoma Aquarium, hereinafter collectively referred to as "CITY", for a special event to be held on

#### Date\*

08/18/2023

#### Between the hours of\*

4:30 PM

11:30 PM

#### Event described as\*

Varsity Home Football Events

<https://www.jenks.com/FormCenter/Police-Department-7/SPECIALIA>  
**That APPLICANT warrants that any participating agencies selected or employed by APPLICANT for the special event carry public liability and property damage insurance.**

**That in consideration of CITY granting APPLICANT approval for the special event above described, APPLICANT agrees to hold CITY, its officers, agents and employees harmless and indemnify the same from any claims which could be asserted by APPLICANT, its invitees, agents or employees, for damages, personal injury or death which occurred as a result of said special event which was not caused by the deliberate or grossly negligent acts or acts of CITY's officers, agents or employees.**

**Date\***

06/01/2023

**Name of Sponsoring Organization\***

Jenks Athletic Department/Tony Dillingham

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Tony Dillingham

**Print Name\***

Tony Dillingham

**Phone Number\***

9187984500

**Witness Signature**

Jason Culler

For Office Use

☒ Receive an email copy of this form.**Email address**

tony.dillingham@jenksps.org

This field is not part of the form submission.

**Submit****Submit and Print**[Go Back](#)

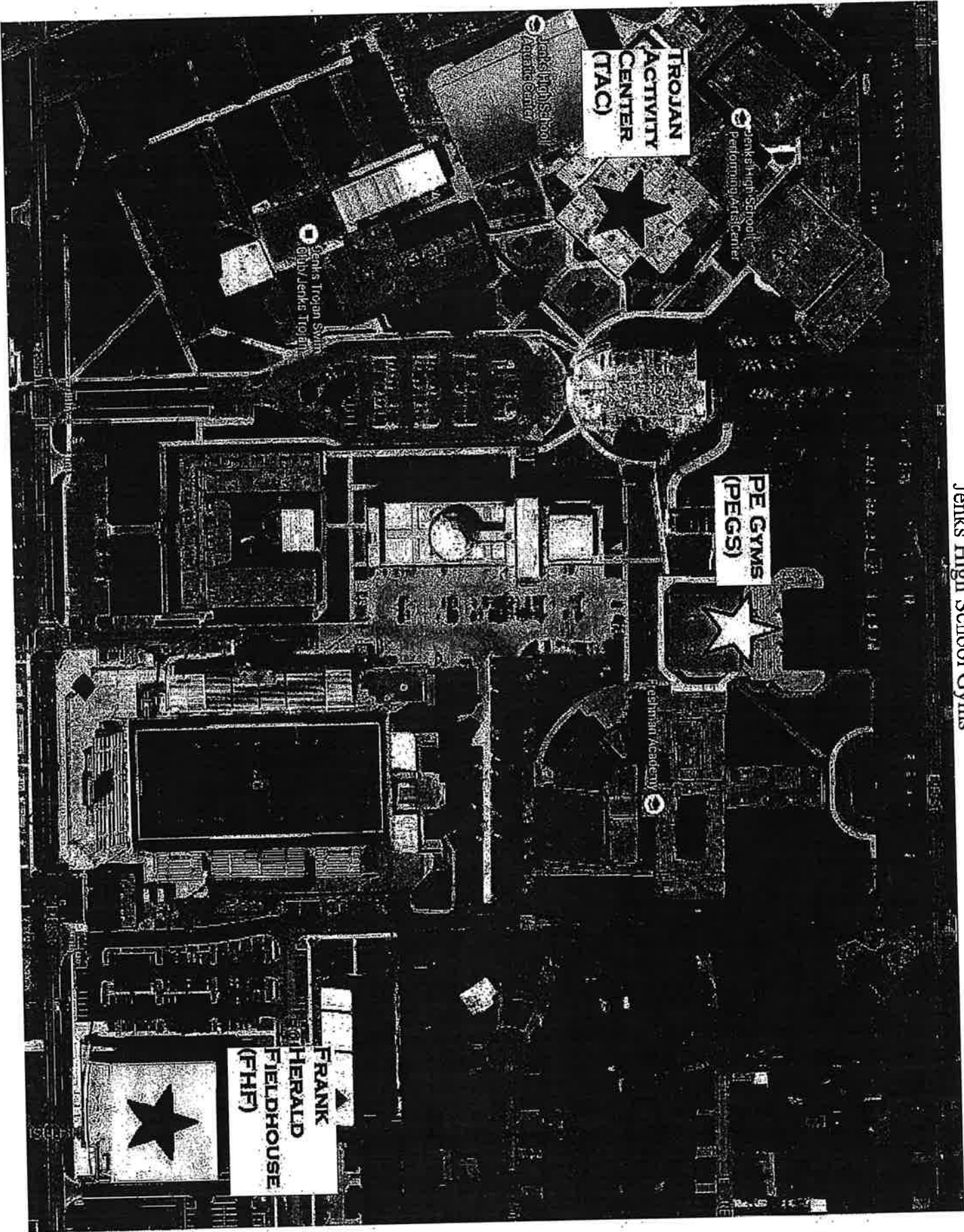
**Special Event Application****Jenks Varsity Football Events for 2023****Dates of contests and times of requested closure of street**

|                 |                                 |                                                                         |
|-----------------|---------------------------------|-------------------------------------------------------------------------|
| <b>8-18-23</b>  | <b>Trojan Preview Scrimmage</b> | <b>Event Start time: 5:00 p.m. Street Closure time: 4:15-10:30 p.m.</b> |
| <b>8-25-23</b>  | <b>Jenks vs Edmond Santa Fe</b> | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |
| <b>9-8-23</b>   | <b>Jenks vs Union</b>           | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |
| <b>9-29-23</b>  | <b>Jenks vs Westmoore</b>       | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |
| <b>10-13-23</b> | <b>Jenks vs Moore</b>           | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |
| <b>11-3-23</b>  | <b>Jenks vs Bixby</b>           | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |
| <b>11-10-23</b> | <b>Playoff Game #1</b>          | <b>Event Start time: 7:30 p.m. Street Closure time: 4:30-10:30 p.m.</b> |

**Area that we are requesting to be closed: A section of B Street immediately South of Allan Trimble Stadium between 2<sup>nd</sup> and 3<sup>rd</sup> Street.**



Jenks High School Gyms



## Special Event Committee Recommendation

Event title: Battle For The Republic

Proposed date(s): 07/08/2023

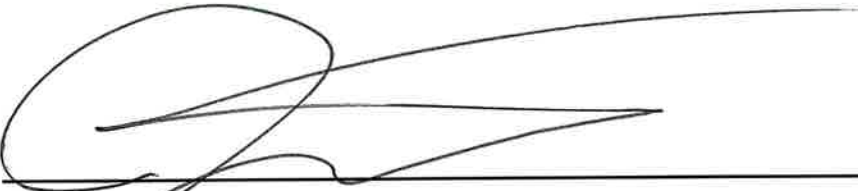
Description: Charity fundraiser

After reviewing the special event application and meeting with the applicant the committee has voted with a Unanimous vote to:

- ☒ Recommend the event be approved by City Council.
- ☐ Does not recommend the event be approved by City Council.

Comments:

Closure of Second Street at Main Street to "A" Street and north alley



06/05/2023

Date

MPO Jeren Luttrell, Special Event Committee Chair

After reviewing the committee's recommendation:

- ☒ Accept as submitted and approve it to be presented to City Council
- ☐ Accept with the following modifications before it is presented to City Council
- ☐ Reject the recommendation

Comments:



Chris Shrout, City Manager

6.7.2023  
Date

6/4/2023

<https://www.jenks.com/Admin/FormCenter/Submissions/Print/5032>**Print****Special Event Application - Submission #5032****Date Submitted: 6/2/2023**

**MPO Jeren Luttrell**  
**PO Box 2007**  
**211 N Elm St Jenks OK,**  
**74037**  
**918-299-6311**  
**jluttrell@jenksok.org**

Special Event Applications are submitted for review and approval for events conducted on a public property, public right of way or easement, and/or events that require the use of other public resources. This application is required on all such events within the City of Jenks and must be submitted 90 days before the event (exceptions may be granted for special, unusual circumstances). There is no fee for a Special Event Application or its approval.

The point of contact during the application process will be MPO Jeren Luttrell; his contact information is listed above. He will be glad to answer questions and offer guidance during this process to insure that your submitted application packet is complete with all required documentation.

Once the completed application packet has been accepted, a date will be scheduled for the applicant to present their plan to the Special Events Committee. The Committee will send its recommendation regarding the event to the City Council, who will vote to approve or deny the event. You may attend the City Council meeting for your event's City Council review. Agendas are displayed at the City of Jenks City Hall at 211 N. Elm and online at [www.jenks.com](http://www.jenks.com).

An application approval does not imply city sponsorship. The applicant will be responsible for any extra ordinary costs relating to the public for the event; for example, required city personnel and services, approved barricades, directional signage, adequate cleanup, and/or damages occurring to city property and/or facilities. The applicant has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, County/City Public Health Regulations, police safety requirements, and insurance coverage requirements.

**Event and Event Organizer Information****Event Title\***

Battle for the Republic

**Event Description\***

Fundraiser

**Date of Event\***

7/8/2023

**Event Location (Include Site & Street Maps)\***

201 E. Main Street, Jenks, OK 74037

**Diagram/Map\***

Screenshot 2023-06-02 134017.jpg

**Total Anticipated Attendance (Participants, staff, vendors, crowd, etc.)\***

500+

**Event Organizer\***

Erin Dory

**Email Address\***

erin.dory@tacticalelectronics.com

**Primary Contact\***

Erin Dory

**Primary Phone\***

9182498326

**Secondary Contact**

Julie Thornton

**Secondary Phone**

9183848811

**Primary Email Address\***

erin.dory@tacticalelectronics.com

**Primary Mailing Address\***

2200 N. Hemlock Ave.

**City\***

Broken Arrow

**State\***

OK

**Zip Code\***

74012

**Agency Status\***

- ☐ Profit
- ☒ Non-Profit
- ☐ Fundraiser/What Cause

**Fundraiser/What Cause (Please Specify)**

TE FORCE Foundation is a non-profit charitable organization dedicated to providing assistance to military personnel, first responders, law enforcement, and under privileged members of our community. The fundraiser, which is a battle of the bands with food trucks and lawn games is specifically to raise funds for granting more requests in 2024. The nonprofit organization Soldier's Wish will attend to help us grant a wish to a veteran onstage at Maggie's.

---

**TIMELINE OF EVENT**

6/4/2023

<https://www.jenks.com/Admin/FormCenter/Submissions/Print/5032>

|                                   |               |              |
|-----------------------------------|---------------|--------------|
| <b>Event Start</b>                | <b>Date*</b>  | <b>Time*</b> |
|                                   | 7/8/2023      | 2:00 PM      |
| <b>Street Closing (for setup)</b> | <b>Date *</b> | <b>Time*</b> |
|                                   | 7/8/2023      | 12:00 PM     |
| <b>Event Closes</b>               | <b>Date*</b>  | <b>Time*</b> |
|                                   | 7/8/2023      | 12:00 AM     |
| <b>Street Opening</b>             | <b>Date*</b>  | <b>Time*</b> |
|                                   | 7/8/2023      | 1:00 AM      |

**Street(s) requested to be closed\***

2nd Street between Main Street and the Alley running behind Tedford Insurance and Maggie's Music Box.

Attach diagram/Maps as appropriate

**Map/Diagram**

Street Closure Map.docx

**Medical Plan\***

Eleven event volunteers are CPR trained. We have a first aid kit and an AED device available for the event. We also have Special Event coverage through State Farm for accidents and should emergency help be needed; both the police and the fire station are 0.5 miles away.

**Security Plan\***

Volunteer Security and Maggie's Staff to assist. Insurance did not require security for the event.

**Safety Plan\***

Safety Risks have been assessed. Bottled water and shade will be provided all day, access to multiple bathrooms will be available, ample signage will be on site pointing to any and all hazards. Unruly crowds will be kept under control though volunteer security and Maggie's staff. All food will be prepared and sold by licensed vendors. Ample seating will be available for the entire event. Alcohol will be handled entirely though Maggie's music box and their staff.

**Traffic Plan \***

Traffic flow should not be impeded by the closing of 2nd street. No portion of Main Street will be blocked.

**Fire Prevention Plan\***

Maggie's staff are trained in fire safety. They are knowledgeable about emergency procedures and the operation of fire protection equipment. Fire alarms, fire extinguishers, fire sprinkler systems, and smoke detectors are installed indoors. Exits have been marked and there are several options for exiting the building should that be needed. Maggie's is located 0.5 miles from the closest Fire Station and police station should emergency help be required.

**Parking Plan\***

Ample parking is available in lots sitting between A and B Street in Jenks. As well as the lot on A and 1st street.

**Disabled Parking\***

Disabled parking spots available in front of Maggie's, Tedford Insurance, BancFirst and 121 E. Main in front of the closed Mexican food restaurant.

**Noise & Light Pollution Plan\***

This event is at Maggie's Music Box which is a live music venue. They operate under specific Noise and Light Pollution guidelines already. The live music ends at 11:30 p.m.

**Restroom Facilities Plan\***

Maggie's Facilities, Downtown Common's Bathrooms and Porta potty's if required.

**Refuse Collection Plan\***

Maggie's has trash dumpsters available for use on the day of the event.

**Additional Responsibilities****Open Air Event\***☒ Yes☐ No**Private Property \***☒ Yes☐ No**Owner of Property/Contact**

Kevin Smith

**Phone**

9187985981

**Non-City Public Property\***☐ Yes☒ No**Owner of Property/Contact****Phone****City of Jenks Property\***☒ Yes☐ No**Explain**

2nd Street which is included in this special event request is the property of the City.

6/4/2023

<https://www.jenks.com/Admin/FormCenter/Submissions/Print/5032>**Alcohol/Beer\***

OK ABLE License Required

☐ Yes☒ No**Explain**

Alcohol is being sold on Maggie's property.

**Food Sales\***☒ Yes☐ No**Number of Food Vendors**

2

**Tents\***☐ Yes☒ No**Tent Sizes/Locations**

Attach map

**Other Information\***☐ Yes☒ No**Explain****Special Permits Needed\***☐ Yes☒ No**Explain****Appropriate Zoning\***☐ Yes☒ No**Explain****Venue Insurance\***☒ Yes☐ No**Agency Contact**

State Farm-Billy W. Hancock

**Phone**

918-481-1411

**EXTRAORDINARY USES\***☐ Animals☐ Firearms☐ Explosives/Fireworks☒ Road Closures☐ Cooking☐ Alcoholic Beverages Served☐ Tents/Temp Structures☐ Aircraft☐ Other

Please specify if other chosen

**1. Describe your organization and its purpose.\***

TE FORCE Foundation is a non-profit charitable organization dedicated to providing assistance to military personnel, first responders, law enforcement, and under privileged members of our community. Since our inception in 2021, TE FORCE Foundation has fulfilled 21 grants totaling over \$61,000 gifted with 80% of those funds dedicated to aiding in disaster relief or medical assistance. We are proud of the impact that we have made so far and \$0.90 of every \$1.00 helps those in need.

**2. Describe your experience managing similar events and/or activities.\***

We are a new foundation, just celebrating our second year in April. Our first fundraiser was held at the Tulsa Riverside Airport which included live music, yard games, dinner, and an auction. Although I may not have extensive experience in organizing fundraisers, I am confident that partnering with Maggie's Music Box will ensure a seamless and successful event. Maggie's Music Box brings a wealth of experience in hosting live music events. They also have prior experience hosting celebrations that required the closing of 2nd Street to accommodate large numbers of customers.

**3. What is the purpose of the event?\***

We are currently partnering with Maggie's Music Box in Jenks to organize an event to raise money for upcoming grants in 2024.

**4. Summarize your event.\***

We will be hosting "Battle for the Republic" on July 8th which will consist of an afternoon of live music, food trucks, yard games and supporting our community. Live music begins at 3:00 p.m. and concludes at 11:30 p.m. The crowd will vote on the winning band which will get a prize. Soldier's Wish will be in attendance to help us grant a wish to a deserving veteran in need of assistance.

**5. Has an event like this been held before? By whom?\***

No

**6. What do you see as the biggest challenge for a successful event?\***

Getting 2nd street closed so that food trucks can be brought in and additional space can be provided for the event.

**7. What is your budget for the entire event?\***

\$15,000

**8. Do you have adequate funding to hold the event at this time? If not, when will you have the funds and how will you acquire them?\***

Yes

**9. What is your advertising plan?\***

Social Media, Email blitz, Press releases



6/4/2023

<https://www.jenks.com/Admin/FormCenter/Submissions/Print/5032>**10. How many people will be needed to staff the event?\***

20

**11. List all the organizations that will provide staff for the event (include numbers).\***

Tactical Electronics- 20. Maggie's Music Box-15.

**12. List any special equipment needed and the organization that will provide it.\***

Abco rentals for chairs, tables and water stations. Ruth's Chicken Food Truck, Stu-B-Que Food Truck,

**13. List any special equipment needed and the organization that will provide it.\***

Soldier's Wish Commemorative Deuce Army Truck on display

**Affidavit of Applicant**

City personnel and services, approved barricades and directional signage will be required for street closings, traffic/crowd control, and security. The Event Organizer has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, City/County Public Health Regulations, and Police/Park/Public Safety requirements. Further, the Event Organizer is responsible for:

1) Providing evidence of public liability coverage in a sum of not less than \$1,000,000 (one million) dollars, including property damage coverage of not less than \$100,000 (one hundred thousand) dollars before the event date or within ten days of Council approval, whichever comes first, and

2) Notifying businesses in the affected areas two weeks prior to the event.

Failure to comply with these requirements may result in additional fees and denial of subsequent applications by the Event Organizer. An application approval does not imply City sponsorship. Review the cover letter for further information in reference to Special Events.

I certify the information contained in the foregoing application is true and correct to the best of my knowledge and belief, and that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event.

I further certify that I, on the behalf of the Event Organizer, am also authorized to commit that Organizer and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Jenks.

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Erin Dory

Print Name\*

Erin Dory

Date\*

6/2/2023

Route To: Jenks Police Department, Attn: MPO Jeren Luttrell, P. O. Box 2007, Jenks, OK 74037, email:  
jluttrell@jenksok.org

## City of Jenks & Related Entities Hold Harmless Agreement

Name of Event Sponsor\*

Erin Dory

hereinafter referred to as "APPLICANT"

Address of Applicant\*

2200 N. Hemlock Ave.

City

Broken Arrow

State

OK

Zip Code

74012

The APPLICANT has made an application to use certain property, streets, sidewalks, or easements under the ownership or control of the City of Jenks, Oklahoma, or its related public trust entities e.g. the Jenks Public Works Authority and the Jenks Aquarium Authority d/b/a the Oklahoma Aquarium, hereinafter collectively referred to as "CITY", for a special event to be held on

Date\*

7/8/2023

Between the hours of\*

12:00 PM

—

11:45 PM

Event described as\*

A fundraiser for TE FORCE Foundation which is a non-profit charitable organization dedicated to providing assistance to military personnel, first responders, law enforcement, and under privileged members of our community. This event includes live music, food and yard games.

That APPLICANT warrants that any participating agencies selected or employed by APPLICANT for the special event carry public liability and property damage insurance.

That in consideration of CITY granting APPLICANT approval for the special event above described, APPLICANT agrees to hold CITY, its officers, agents and employees harmless and indemnify the same from any claims which could be asserted by APPLICANT, its invitees, agents or employees, for damages, personal injury or death which occurred as a result of said special event which was not caused by the deliberate or grossly negligent acts or acts of CITY's officers, agents or employees.

Date\*

6/2/2023

6/4/2023

<https://www.jenks.com/Admin/FormCenter/Submissions/Print/5032>**Name of Sponsoring Organization\***

Tactical Electronics for Community Engagement

**Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Electronic Signature**

Erin K. Dory

**Print Name\***

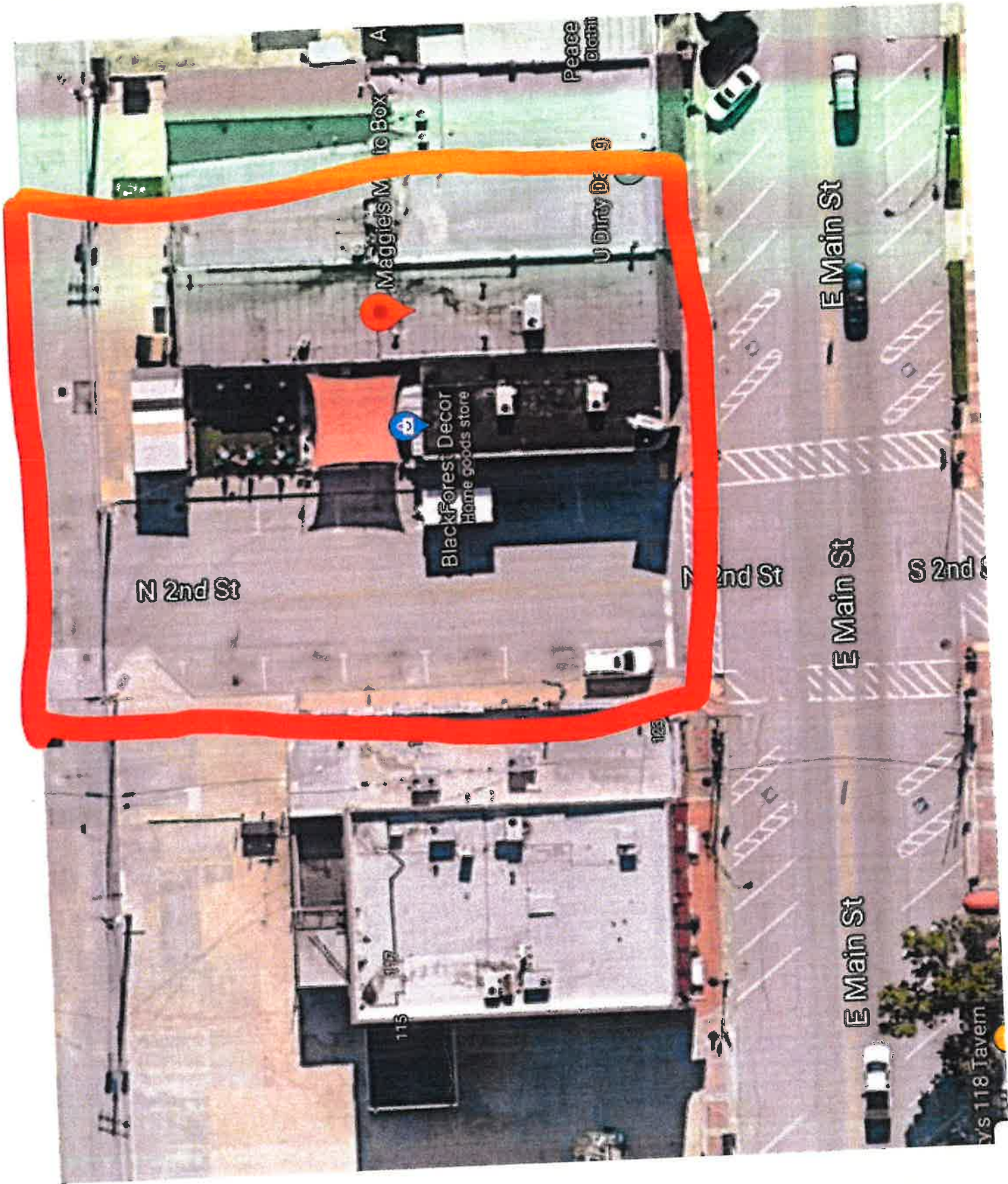
Erin Dory

**Phone Number\***

9182498326

**Witness Signature**

For Office Use





# Jenks | City Council Staff Report



|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| To           | Mayor Cory Box and City Council<br>Christopher Shrout, City Manager   |
| Hearing Date | June 27, 2023                                                         |
| Case         | JZ 23 PUD 142   No Change in Zoning                                   |
| Request      | Approval of Planned Unit Development   General Entertainment, Outdoor |
| Location     | East of Elm and south of Polecat Creek                                |

## Staff Report

Preparer | Marcaé Hilton

## Attachments

PUD Documents

## Preparer

Eller and Detrich, P.C.

## Background Information

### STAFF COMMENTARY

PC SUMMARY | June 22, 2023, Approved with conditions 5-1-0 (*Planning Commission had only 6 members at the time of this hearing.*) Craig Bowman made a motion to approve PUD 142 with the following conditions, it was seconded by John Brown:

#### STAFF CONDITIONS

#### NOISE:

- The use of amplified music shall be restricted to the standards **below**, ~~of the UDO as related to "hours of operation" for outdoor general entertainment~~ except for events approved through the Special Event process. Hours of outdoor music shall be limited to:
  - ~~7:00~~ 8:00 am to 9:00 pm weekly | Sunday - Thursday,
  - ~~7:00~~ 8:00 am to 11:00 pm weekly | Friday and Saturday.
- ~~\*Noise levels at the sporting experience shall not have an increase of more than 75 decibels at the west property boundary, except for events approved through the Special Event process.~~
- Noise makers such as cow bells, vuuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.
- All amplified noise must be directed away from existing residential properties.

#### TRAILS AND PARKS:

- The trails identified in the approved site plan shall be made available to the public during operating hours.
- Page 8. Right-of-way for the extension of West 106th Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Subdivision Regulations. The street shall be designed with four lanes and

*a divided median. A turn lane shall be provided on Elm for northbound traffic. All staff recommendations excluding the measurement of noise per decibel level.*

**PLANNING COMMISSION CONDITIONS**

- Hours of Operation 8:00 am*
- Strike Medical Marijuana Uses*
- Sound Standards-\*Agree to abide by future noise/nuisance regulation to be determined and approved within the next 90 days.*

PUD No. 142 is a cohesive project that integrates and permits the specific uses related to a baseball facility in a park like setting within a connected, aesthetically pleasing, and unified development.

The purpose of the PUD is to establish a regulatory framework for the development of The Fields at Elm Creek Park including the creation of a gathering space that preserves existing trees and enhances the natural features to create a transitional area between the high intensity River District use adjacent the Tulsa Premium Outlet Mall and the residential area across South Elm Place to the west. PUD No. 142 establishes substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

**PUBLIC COMMENT**

|                                   |                                                                                                                                                    |                |                        |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------|
| ACCT_NUM                          | Staff has provided the emails received from citizens since this item was advertised.                                                               |                |                        |
| ACCT_NUM                          | 98330833024440                                                                                                                                     |                |                        |
| ACCT_NUM                          | 98330833040740                                                                                                                                     |                |                        |
| ACCT_NUM                          | 98330833028940 (part of this parcel)                                                                                                               |                |                        |
| CURRENT LAND USE DESIGNATION:     | Parks and Open Space                                                                                                                               |                |                        |
| REQUESTED LAND USE:               | Outdoor General Entertainment (recreation)                                                                                                         |                |                        |
| ZONING:                           | AG (Agriculture)                                                                                                                                   |                |                        |
| PROTECTED AREAS-NOT TOUCHED:      | Mitigation No. 1, Mitigation No. 2                                                                                                                 |                |                        |
| PLANNED USES:                     | Baseball fields accessory uses.                                                                                                                    |                |                        |
| PROJECT DETAILS (FROM DEVELOPER): | Estimated green space: 63 of 118 Acres.<br>Roughly 52 % of total area will be green space.                                                         |                |                        |
| GENERAL LOCATION:                 | East of Elm   North and South of 106 <sup>th</sup> Street                                                                                          |                |                        |
| STR:                              | Section: 30, Township: 18N, Range: 13E                                                                                                             |                |                        |
| GROSS ACRES:                      | 118.89+-                                                                                                                                           |                |                        |
| PLAT:                             | Unplatted, platting required.                                                                                                                      |                |                        |
| CURRENT ZONING:                   | AG (Agriculture) No Change Requested                                                                                                               |                |                        |
| LANDSCAPING:                      | 50% of total net area of project not including ball fields shall be improved and maintained with landscaping and preserved as existing open space. |                |                        |
| PARKING:                          | 600 Spaces provided                                                                                                                                |                |                        |
| EXCEPTIONS TO UDO:                | Lighting                                                                                                                                           | UDO<br>37 feet | PUD<br>60 feet or less |

HOURS OF OPERATION

AMPLIFIED MUSIC

SIGNAGE:

SURROUNDING ZONING:

SURROUNDING LAND USES:

DAY OF WEEK

UDO

PUD

Sunday-Thursday

7 am - 9 pm

8 am - 10 pm

Friday-Saturday

7 am - 11 pm

8 am - 11 pm

DAY OF WEEK

UDO

PUD

Sunday-Thursday

N/A

8 am - 9 pm

Friday-Saturday

N/A

8 am - 11 pm

All sign types excluding Billboard Signs are permitted  
A formal Comprehensive Sign Plan will be submitted for approval and will allow sponsorship signage.

AG (Agriculture)

Undeveloped, 1 Single-family residential

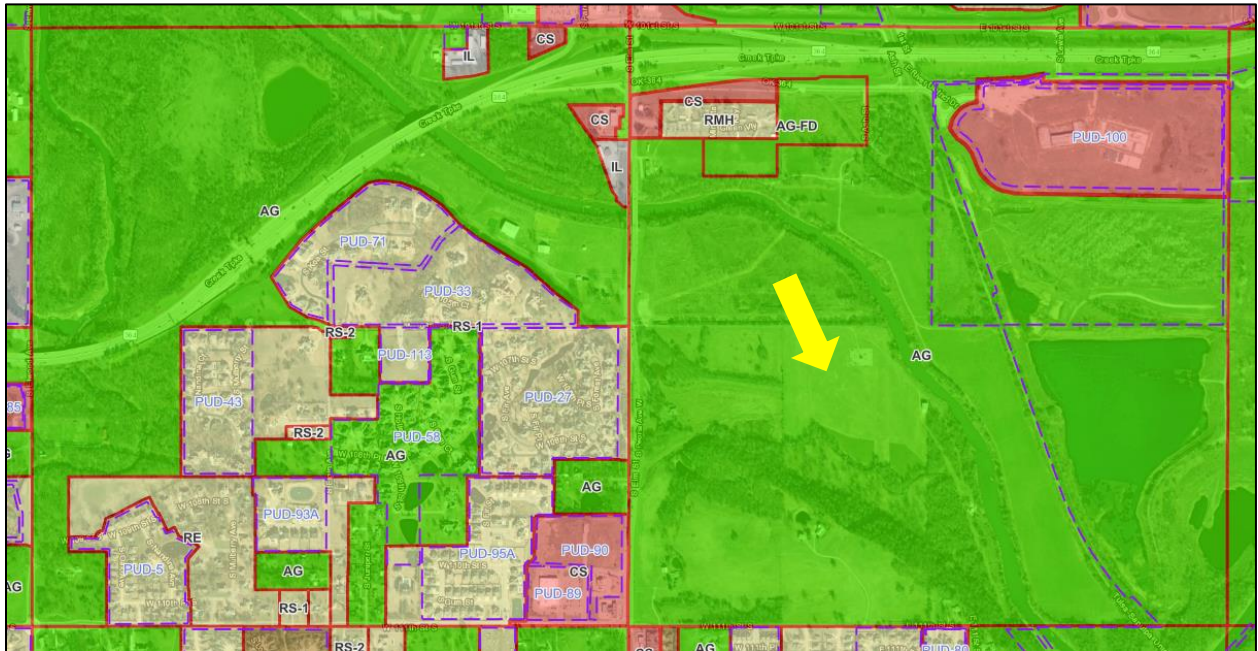


Figure 1: Zoning Map | GIS

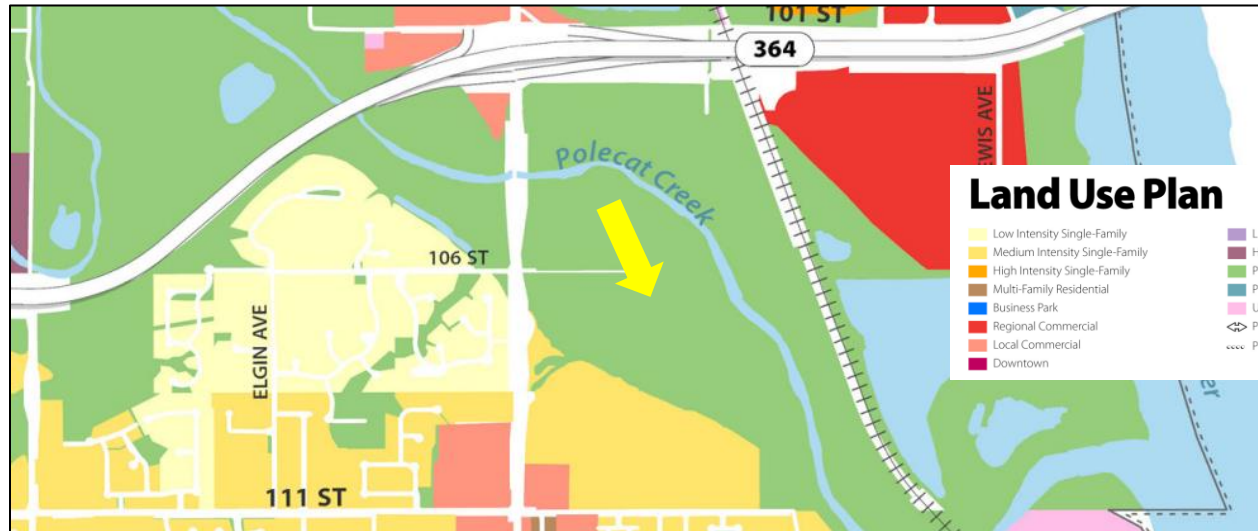


Figure 2: Current Land Use Map

| Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards                                                                              |     |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------|
| Standard                                                                                                                                             | AG  | PUD 142           |
| <b>Lot Standards (Minimum)</b>                                                                                                                       |     |                   |
| Lot Area (acres)                                                                                                                                     | 2.5 | 118               |
| Lot Width (ft)                                                                                                                                       | 300 | Exceeds Code      |
| <b>Yard Setbacks (Minimum, unless otherwise stated)</b>                                                                                              |     |                   |
| Front (ft)                                                                                                                                           | 25  | 300               |
| Front, maximum (ft)                                                                                                                                  | n/a | n/a               |
| Exterior Side (ft) (3)                                                                                                                               | 25  | 200               |
| Exterior Side, maximum (ft)                                                                                                                          | n/a | n/a               |
| Interior Side (ft) (3)                                                                                                                               | 10  | Meet or exceed    |
| Rear (ft) (3)                                                                                                                                        | 40  | Meet or exceed    |
| <b>Building Standards (Maximum)</b>                                                                                                                  |     |                   |
| Height (ft)                                                                                                                                          | 35  | 50                |
| Impervious Surface Coverage                                                                                                                          | n/a | 52% is greenspace |
| <b>Notes</b>                                                                                                                                         |     |                   |
| (3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table. |     |                   |

| Table 16-6-3(F)(2): Application of Transition Zone Types |                       |                             |               |
|----------------------------------------------------------|-----------------------|-----------------------------|---------------|
| Subject Lot Land Use                                     | Adjacent Lot Land Use |                             |               |
|                                                          | Agricultural          | Single-Family Residential   | Entertainment |
| Agricultural                                             | n/a                   | n/a                         | n/a           |
| Single-Family Residential                                | n/a                   | n/a                         | n/a           |
| Entertainment                                            | n/a                   | C (see Table 16-6-3 (F)(3)) | A             |

| Table 16-6-3(F)(3): Transition Zone Type   Specification        |                                  | Type C  |
|-----------------------------------------------------------------|----------------------------------|---------|
| (a)                                                             | Minimum Zone Width (1)           | 15 feet |
| (b)                                                             | Minimum Fence/Wall Height (2)(3) | 6 feet  |
| <b>Minimum Number of Landscape Elements per 100 Linear Feet</b> |                                  |         |
| (c)                                                             | Understory Tree                  | 4       |

| Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses |                       |    |
|------------------------------------------------------------------------------------------------------|-----------------------|----|
| KEY USE TABLE: "S" Specific Use, "P" Permitted Use, "T" Temporary Use, "C" Conditional Use           |                       |    |
| Use                                                                                                  | Additional Regulation | AG |
| <b>Agricultural Uses</b>                                                                             |                       | AG |
| Commercial Agriculture                                                                               |                       | S  |
| Passive Agriculture                                                                                  |                       | P  |
| Urban Agriculture, Indoor                                                                            |                       | S  |
| Urban Agriculture, Outdoor                                                                           |                       | P  |
| <b>Residential Uses</b>                                                                              |                       | AG |



|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| Community Group Home                        | 16-5-2(B) |           |
| Multifamily Building, 8 units or more       | 16-5-2(C) |           |
| Multifamily Building, less than 8 units     | 16-5-2(C) |           |
| Multifamily Complex                         | 16-5-2(D) |           |
| Re-Entry Facility                           |           |           |
| Residential, above ground floor             |           |           |
| Residential Treatment Center                | 16-5-2(E) |           |
| Senior Housing, dependent                   |           |           |
| Senior Housing, independent                 |           |           |
| Single-Family Detached                      |           | P         |
| Transitional Living Center                  | 16-5-2(G) |           |
| <b>Institutional and Utility Uses</b>       |           | <b>AG</b> |
| Government Uses, indoor                     |           | P         |
| Government Uses, outdoor                    | 16-5-3(A) | S         |
| Wireless Communication Facility             | 16-5-3(B) | S         |
| Wireless Communication Facility, Small Cell | 16-5-3(B) | S         |
| <b>Retail Uses</b>                          |           | <b>AG</b> |
| Adult Uses                                  | 16-5-4(A) |           |
| Convenience Store                           |           |           |
| General Retail, less than 10,000 sqft       | 16-5-4(B) |           |
| General Retail, 10,000 sqft — 49,999 sqft   | 16-5-4(C) |           |
| General Retail, 50,000 or more sqft         | 16-5-4(D) |           |
| Multitenant Shopping Center                 | 16-5-4(E) |           |
| Pawn Shop                                   |           |           |
| <b>Service Uses</b>                         |           | <b>AG</b> |
| Acute Care Center                           |           |           |
| Business Park                               | 16-5-5(A) |           |
| Check Cashing/Pay Day Loan Store            |           |           |
| Commercial Animal Boarding                  | 16-5-5(B) | P         |
| General Service, less than 10,000 sqft      | 16-5-5(C) |           |
| General Service, 10,000 — 49,999 sqft       | 16-5-5(D) |           |
| General Service, 50,000 sq ft or more       | 16-5-5(E) |           |
| Hospital                                    |           |           |
| Medical/Dental Office                       |           |           |
| Personal Storage Facility                   | 16-5-5(F) |           |
| Professional Office                         |           |           |
| Professional Office, above ground floor     |           |           |
| Tattoo Parlor                               |           |           |
| Veterinary Clinic/Animal Hospital           |           | S         |
| <b>Lodging Uses</b>                         |           | <b>AG</b> |
| Hotel                                       |           |           |
| Motel                                       |           |           |
| Short-Term Rental                           | 16-5-6(B) | C         |
| <b>Eating/Drinking Uses</b>                 |           | <b>AG</b> |
| Bar/Tavern                                  |           |           |
| Brewery/Winery/Distillery, micro            |           |           |

|                                                          |                |    |
|----------------------------------------------------------|----------------|----|
| Brewery/Winery/Distillery, tasting room                  |                |    |
| Coffee/Tea Shop                                          | 16-5-7(A)      |    |
| Food Truck Court                                         | 16-5-7(B)      |    |
| Restaurant, delivery/carry out only                      |                |    |
| Restaurant, fast casual                                  |                |    |
| Restaurant, sit down                                     |                |    |
| Entertainment Uses                                       |                | AG |
| Archery/Gun Range                                        |                | S  |
| General Entertainment, indoor, less than 10,000 sqft     | 16-5-8(A)      | S  |
| General Entertainment, indoor, 10,000 sqft – 49,999 sqft | 16-5-8(B)      | S  |
| General Entertainment, indoor, more than 50,000 sqft     | 16-5-8(C)      | S  |
| General Entertainment, outdoor                           | 16-5-8(D)      | S  |
| Vehicle Related Uses                                     |                | AG |
| Autobody Repair                                          |                |    |
| Car Wash                                                 | 16-5-9(A)      |    |
| Fuel Sales                                               | 16-5-9(B)      |    |
| Gas Station With Mini-Mart                               |                |    |
| Service Station                                          |                |    |
| Trucking Establishment                                   | 16-5-9(C)      |    |
| Vehicle Sales and Rental                                 |                |    |
| Industrial Uses                                          |                | AG |
| Brewery/Winery/Distillery                                |                |    |
| Laboratory                                               |                |    |
| Manufacturing, Artisan                                   |                |    |
| Manufacturing, Heavy                                     |                |    |
| Manufacturing, Light                                     |                |    |
| Mining and Mineral Processing and Oil and Gas            | Municipal Code | S  |
| Warehouse, distribution                                  |                |    |
| Warehouse, office                                        | 16-5-10(A)     |    |
| Warehouse, storage                                       |                |    |
| Medical Marijuana Uses                                   |                | AG |
| Medical Marijuana Commercial Grower                      | 16-5-11(A)     | P  |
| Medical Marijuana Education Facility                     | 16-5-11(A)     | S  |
| Medical Marijuana Dispensary                             | 16-5-11(A)     |    |
| Medical Marijuana Research Facility                      | 16-5-11(A)     |    |
| Medical Marijuana Testing Laboratory                     | 16-5-11(A)     |    |
| Medical Marijuana Processing Facility, Heavy             | 16-5-11(A)     |    |
| Medical Marijuana Processing Facility, Light             | 16-5-11(A)     |    |
| Accessory Uses                                           |                | AG |
| Accessory Building                                       | 16-5-12(A)     | P  |
| Accessory Dwelling                                       | 16-5-12(B)     | P  |
| Accessory Retail                                         | 16-5-12(C)     | P  |
| Accessory Structure                                      | 16-5-12(D)     | P  |
| Donation Drop Box                                        | 16-5-12(E)     |    |
| Drive Through                                            | 16-5-12(F)     |    |
| Home Based Business                                      | 16-5-12(H)     | C  |
| Outdoor Activity/Operation, permanent                    | 16-5-12(I)     |    |

|                                                |            |    |
|------------------------------------------------|------------|----|
| Outdoor Display/Sale of Merchandise, permanent | 16-5-12(J) |    |
| Outdoor Storage, permanent                     | 16-5-12(K) |    |
| Solar Energy Collection System, canopy         | 16-5-12(L) | P  |
| Solar Energy Collection System, ground         | 16-5-12(M) | P  |
| Solar Energy Collection System, roof           | 16-5-12(N) | P  |
| Temporary Uses                                 |            | AG |
| Carnival/Fair                                  |            | T  |
| Construction Related                           |            | T  |
| Farmers Market                                 |            | T  |
| Flea Market                                    |            |    |
| Food Truck                                     | 16-5-13(A) |    |
| Outdoor Dining                                 | 16-5-13(B) | T  |
| Outdoor Activity/Operation, temporary          |            | T  |
| Outdoor Display/Sale of Merchandise, temporary | 16-5-13(C) | T  |
| Outdoor Storage, temporary                     |            |    |
| Seasonal Sales                                 | 16-5-13(E) | T  |

## Staff Evaluation & Recommendation

**EVALUATION** Approving this request will allow the developer to continue to move forward with the baseball fields, having the entitlements in place on the subject property, the Planned Unit Development provides the zoning specifics.

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

(A) ...The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,
- (2) To provide more efficient use of land,
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,
- (5) To unify building and structures through design,
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.

(B) General Provisions.

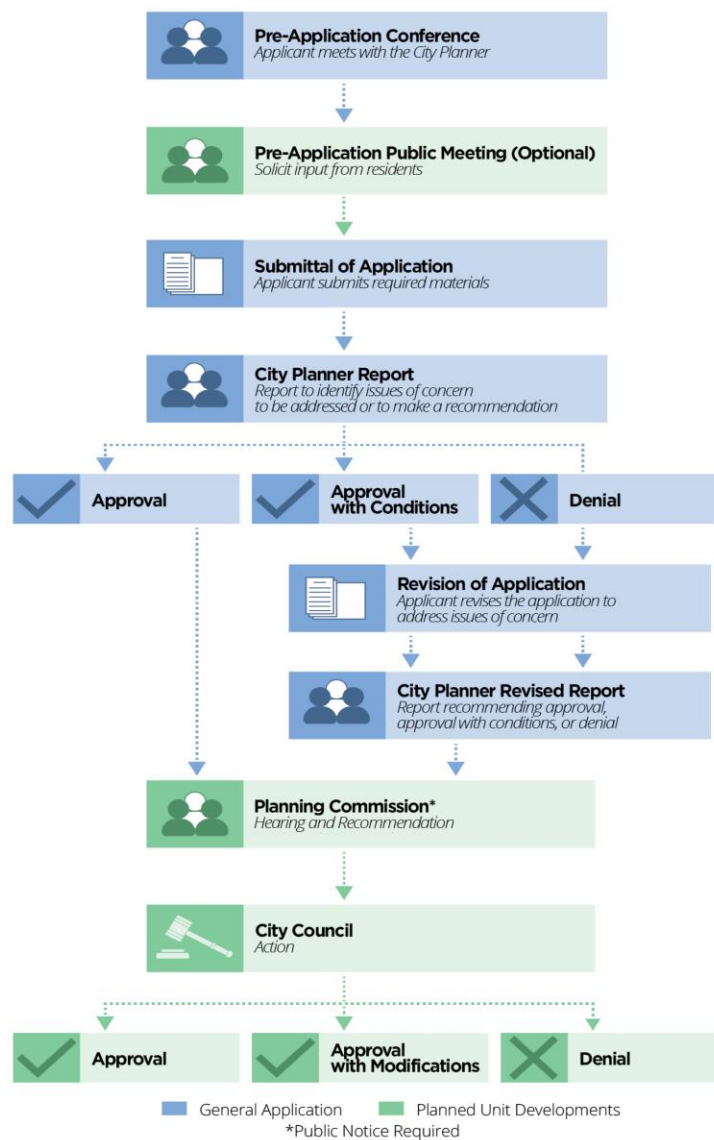
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.
- (2) Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development.
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.

- (5) *The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

(D) *Standards for Review.*

- (1) *Comprehensive Plan Alignment.*
- (2) *Placemaking.*
- (3) *Integrated Design with Identifiable Centers and Edges.*
- (4) *Public Welfare.*
- (5) *Compatibility with Adjacent Land Uses.*
- (6) *Impact on Public Facilities and Resources.*
- (7) *Archaeological, Historical or Cultural Impact.*
- (8) *Drives, Parking and Circulation.*

**Figure 9.4: Planned Unit Development Process**



**RECOMMENDATION** | Staff and Planning Commission recommend approval of PUD 142, with the additional language below.

**STAFF CONDITIONS**

*Provide Staff with clean copy of PUD 142 with comments included and any requirements from CC upon resolution of noise language.*

**NOISE:**

- *The use of amplified music shall be restricted to the standards below, ~~of the UDO as related to "hours of operation" for outdoor general entertainment~~ except for events approved through the Special Event process. Hours of outdoor music shall be limited to:*
  - ~~7:00~~ **8:00** am to 9:00 pm weekly | Sunday - Thursday,
  - ~~7:00~~ **8:00** am to 11:00 pm weekly | Friday and Saturday.
- *~~\*Noise levels at the sporting experience shall not have an increase of more than 75 decibels at the west property boundary, except for events approved through the Special Event process.~~*
- *Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.*
- *All amplified noise must be directed away from existing residential properties.*

**TRAILS AND PARKS:**

- *The trails identified in the approved site plan shall be made available to the public during operating hours.*
- *Page 8. Right-of-way for the extension of West 106th Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Subdivision Regulations. The street shall be designed with four lanes and a divided median. A turn lane shall be provided on Elm for northbound traffic. All staff recommendations excluding the measurement of noise per decibel level.*

**PLANNING COMMISSION CONDITIONS**

- *Hours of Operation 8:00 am*
- *Strike Medical Marijuana Uses*
- *Sound Standards-\*Applicant agrees to abide by future noise/nuisance regulation to be determined and approved within the next 90 days.*

**PUD No. 142****The Fields at Elm Creek Park**

**Approximately 118 Acres East of the Intersection of South Elm Avenue and West 106<sup>th</sup> Street, Jenks, Oklahoma**



**Applicant:**  
**Eller & Detrich, P.C.**  
 2727 East 21<sup>st</sup> Street,  
 Suite 200  
 Tulsa, Oklahoma 74114

**Consultant:**  
**Wallace Design Collective**  
 123 N. Martin Luther King,  
 Jr., Blvd.  
 Tulsa, Oklahoma 74103

**Developer:**  
**Oak Properties, LLC**  
 48 East 16<sup>th</sup> Street  
 Tulsa, Oklahoma 74119

**May 2023**

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List of Exhibits

- Exhibit “A” - Aerial Photograph
- Exhibit “B” - Existing Zoning
- Exhibit “C” - Conceptual Site Plan
- Exhibit “D” - Conceptual Landscape Plan
- Exhibit “E” - Access and Circulation Plan
- Exhibit “F” - Existing Topography and Soils
- Exhibit “G” - Drainage Concept
- Exhibit “H” - Existing and Proposed Utilities
- Exhibit “I” - Legal Description



## **I. DEVELOPMENT STATEMENT**

The Planned Unit Development (“PUD”) is a supplemental Zoning District authorized by Article 9, Section 16-9-8, of the Jenks Unified Development Ordinance (“UDO”). A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines for a particular project (the “Development Standards”). A PUD may only modify the provisions of the UDO and does not modify any other municipal laws, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision of the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to enforce by the City. The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable UDO requirements. If there is a conflict between the Development Standards and the UDO, the Development Standards shall apply. If a provision is not addressed by the PUD, then the UDO controls.



## II. DEVELOPMENT CONCEPT

The Fields at Elm Creek Park is located on approximately 118 acres bounded on the north and east by Polecat Creek, on the west by South Elm Place and on the south by agriculturally zoned property used in a rural residential manner. No single family zoning or platted residential subdivisions about the Project.

To buffer and further ensure compatibility and consistency with the property to the south, a landscaping buffer incorporating mostly existing trees will be left in place. Additionally, to the south, the nearest residence is located nearly 1,000 feet from any ball field. To the west, on the other side of South Elm Place, the nearest residence is located nearly 600 feet from any ball field.

**Exhibit “A”** is an **Aerial Photograph** that shows the location of The Fields at Elm Creek Park.

PUD No. 142 proposes a Little League Baseball park with up to ten (10) fields.

The purpose of PUD No. 142 is to create a regulatory framework for the development of The Fields at Elm Creek Park to create a gathering space that preserves existing trees and enhances the natural features to create a transitional area between the high intensity River District use by the Jenks Outlet Mall and the residential area across South Elm Place to the west.

PUD No. 142 provides a framework for a well-planned, cohesive project that integrates and permits the proposed use as a baseball facility in a park like setting within a connected, aesthetically pleasing and unified development.

As shown on **Exhibit “B”**, **Existing Zoning**, the site is currently zoned AG – Agricultural District.

PUD No. 142 uses substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

The **Conceptual Site Plan** for the Project is shown on **Exhibit “C”**. The Project is designed so that public utilities, road access, drainage and other necessary facilities will be provided. The proposed parking is more than adequate to service the Project.

The Fields at Elm Creek Park is compatible and consistent with the use of adjacent properties.

The Project will have access to South Elm Place at West 106<sup>th</sup> Street. Vehicular access will be from West 106<sup>th</sup> Street South, which will be constructed as a four-lane road, and will be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular traffic or pedestrians.

Sidewalks will be extended along South Elm Place and West 106<sup>th</sup> Street in accordance with the Jenks Subdivision Regulations. Right-of-way for the extension of West 106<sup>th</sup> Street will be dedicated, as necessary, during platting to comply with the Jenks Major Streets and Highway Plan.

The Project is located within FEMA Flood Zone AE.

Detail Landscape Plans will be submitted to the City of Jenks for approval at the time of Site Plan review.

### **III. DEVELOPMENT STANDARDS**

**LAND AREA:** Approximately 118.89 Acres

**PERMITTED USES:**

Those uses permitted by right in the AG - Agricultural District; General Entertainment, Outdoor; Wireless Communication Facility; Mining and Mineral Processing and Oil and Gas (pipeline systems and related facilities only), Parks and Open Space, and Uses Customarily Accessory to the Permitted Principal Uses.

**OFF-STREET PARKING:**

As required by the applicable Use of the UDO; provided that General Entertainment, Outdoor use shall have a minimum of 600 parking spaces.

**MINIMUM BALLFIELD SETBACKS:**

|                                            |          |
|--------------------------------------------|----------|
| From the centerline of South Elm Street    | 300 Feet |
| From the southerly boundary of the Project | 200 Feet |

**MAXIMUM BUILDING HEIGHT:** 50 Feet

**ACCESSORY BUILDINGS:**

The Project shall be permitted to have up to ten (10) accessory buildings. For purposes hereof, playground equipment and similar park amenities shall be not be considered accessory buildings.

**SIGNS:**

All sign types, excluding Billboard Signs, shall be permitted in the Project. Signs displaying sponsor information and advertisements shall be permitted to be installed on the interior fences and walls of the ball fields. The Developer shall submit a Comprehensive Sign Plan detailing the number, size, and location of Project signage for review and approval by the City prior to any sign permits being issued.

**LANDSCAPING REQUIREMENTS:**

A minimum of fifty percent (50%) of the total net area of the Project, not including ball fields, shall be improved and maintained with internal landscaping and/or preserved as existing open space.

**LANDSCAPE BUFFER AND SCREENING:**

Landscaping buffers along South Elm Street and the southerly boundary of the Project shall be established in the Detail Landscape Plans at the time of Site Plan review.

**Exhibit "D"** is the **Conceptual Landscape Plan**.

**LIGHTING:**

Ball field lights shall not exceed 60 FT in height.

All Project lighting shall otherwise comply with UDO provisions pertaining to lighting.

**HOURS OF OPERATION:**

Hours of operation shall be 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Saturday.

**TRASH DUMPSTER AREAS:**

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

**NO OUTSIDE STORAGE:**

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage.

Staff recommends and the developer has agreed the following language be added to PUD 142.

**NOISE:** The use of amplified music shall be restricted to the standards of the UDO as related to "hours of operation" for outdoor general entertainment except for events approved through the Special Event process. Hours of outdoor music shall be limited to: 7:00 am to 9:00 pm weekly | Sunday - Thursday, 7:00 am to 11:00 pm weekly | Friday and Saturday.

Noise levels at the sporting experience shall not have an increase of more than 75 decibels at the west property boundary, except for events approved through the Special Event process.

Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.

All amplified noise must be directed away from existing residential properties.

**TRAILS AND PARKS:**

The trails identified in the approved site plan shall be made available to the public during operating hours.

#### IV. ACCESS AND CIRCULATION

##### RIGHTS-OF-WAY:

~~Right-of-way for the extension of West 106<sup>th</sup> Street shall be dedicated, as necessary, during the platting of the Project in accordance with the Jenks Major Street and Highway Plan~~

##### SIDEWALKS:

Sidewalks shall be extended along South Elm Place and West 106<sup>th</sup> Street in accordance with the Jenks Subdivision Regulations. Additionally, walking and nature trails will be installed throughout the Project.

A map of the **Access and Circulation Plan** for the Project is attached as **Exhibit “E”**.

Right-of-way for the extension of West 106<sup>th</sup> Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Major Street and Highway Plan and the Jenks Subdivision Regulations. The street shall be designed with four lanes and a divided median. A turn lane shall be provided on Elm for northbound traffic.

## **V. TOPOGRAPHY AND SOILS**

Existing soils onsite consist of silty loam soils across the majority of the site north of the existing drainage ditch. Along Polecat Creek, soils consist of very fine sandy loam. A large swath of clay soil can be found south of the existing drainage ditch within the large grass fields. South of these fields, there are large rock outcrops along the large sloped areas near the south property line.

**Existing Topography and Soils** are represented on **Exhibit “F”** attached hereto.

## **VI. UTILITIES**

All utilities to serve the Project are available at or will be extended to the property boundary.

**Exhibit “G”** is the **Existing and Proposed Utilities Plan**.

## **VII. SITE PLAN REVIEW**

No Building Permit will be issued for any building within The Fields at Elm Creek Park until a Detail Site Plan and Detail Landscape Plan for the lot or parcel have been submitted to the City of Jenks and approved as being in compliance with the approved PUD Development Standards.

## **VIII. SCHEDULE OF DEVELOPMENT**

The development within The Fields at Elm Creek Park is expected to begin in the Fall of 2023, after approval of the planning and development, platting and Detail Site Plan.

## **IX. LEGAL DESCRIPTION**

The **Legal Description** of the Project is attached hereto as **Exhibit “I”**.



PUD 142

# THE FIELDS AT ELM CREEK PARK

Exhibit "A"  
AERIAL PHOTO & BOUNDARY  
AND ADJACENT DEVELOPMENTS



wallace  
design  
collective

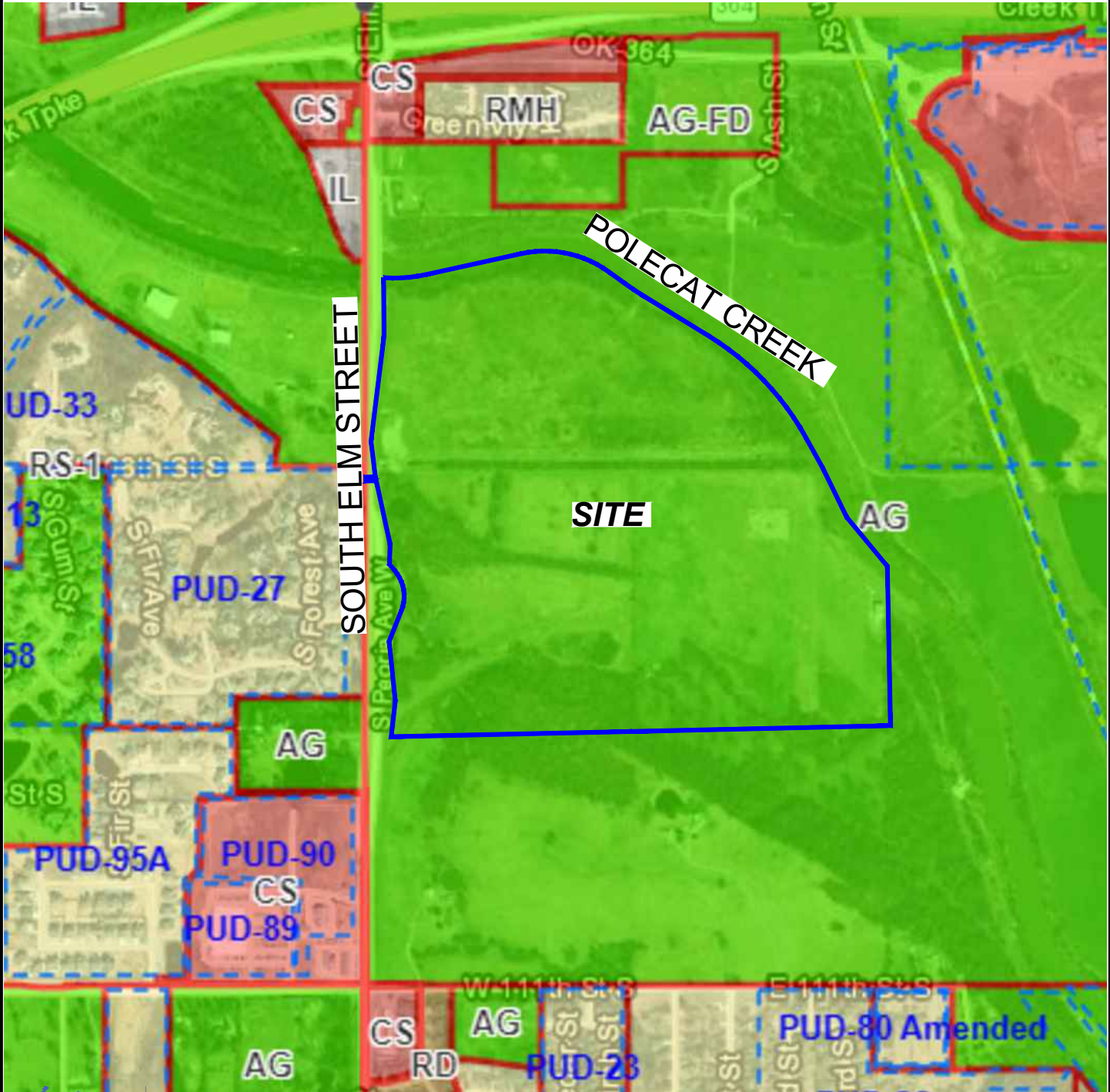




PUD 142

# THE FIELDS AT ELM CREEK PARK

Exhibit "B"  
EXISTING ZONING MAP



\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\PUDEXHIBITS\2340122 Exhibit B-Zoning Map.dwg



wallace  
design  
collective





# THE FIELDS at ELM CREEK PARK

## Exhibit "C" CONCEPTUAL SITE PLAN

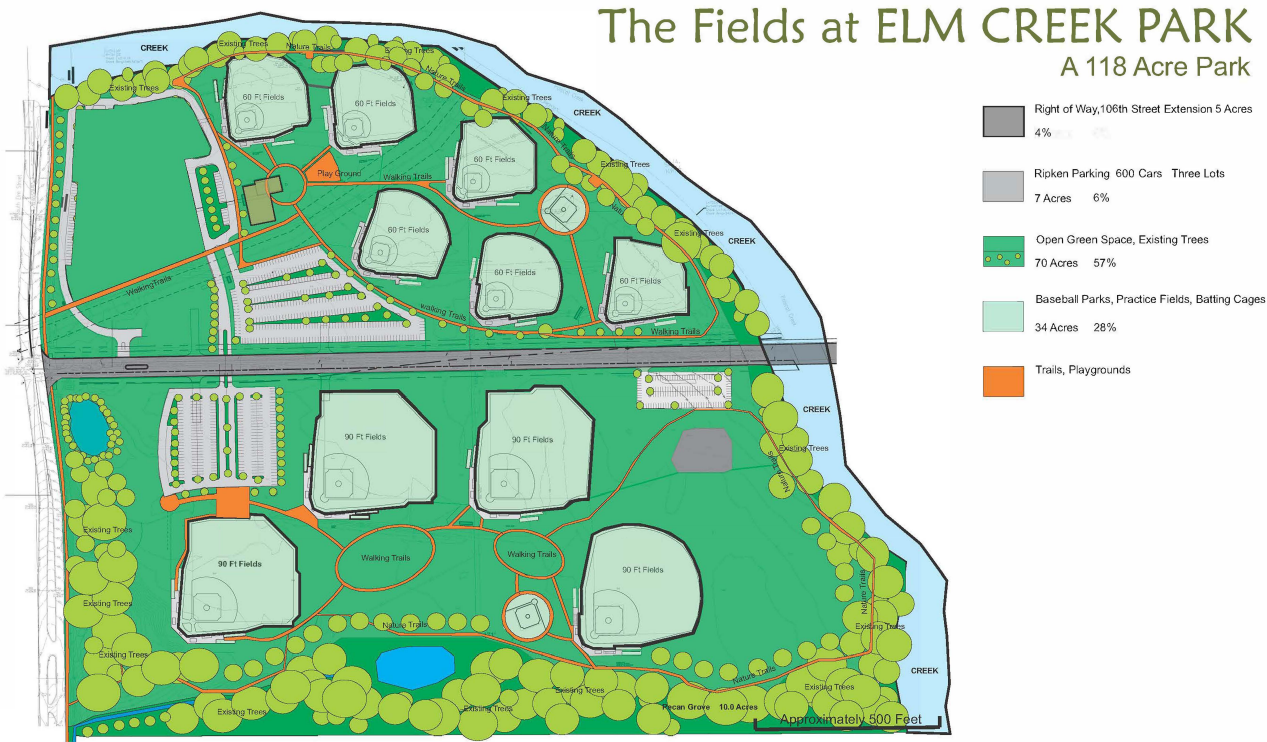
### The Fields at ELM CREEK PARK A 118 Acre Park



PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "D"  
CONCEPTUAL LANDSCAPE PLAN



Conceptual Site Plan NTS

NOTE: SITE PLAN FROM OTHERS  
NOT TO SCALE

\\civil-server\projects\2340122 - Jenks\DWG\PRODUCTION\PUDEXHIBITS\2340122 Exhibit D-LS Plan.dwg



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design  
collective

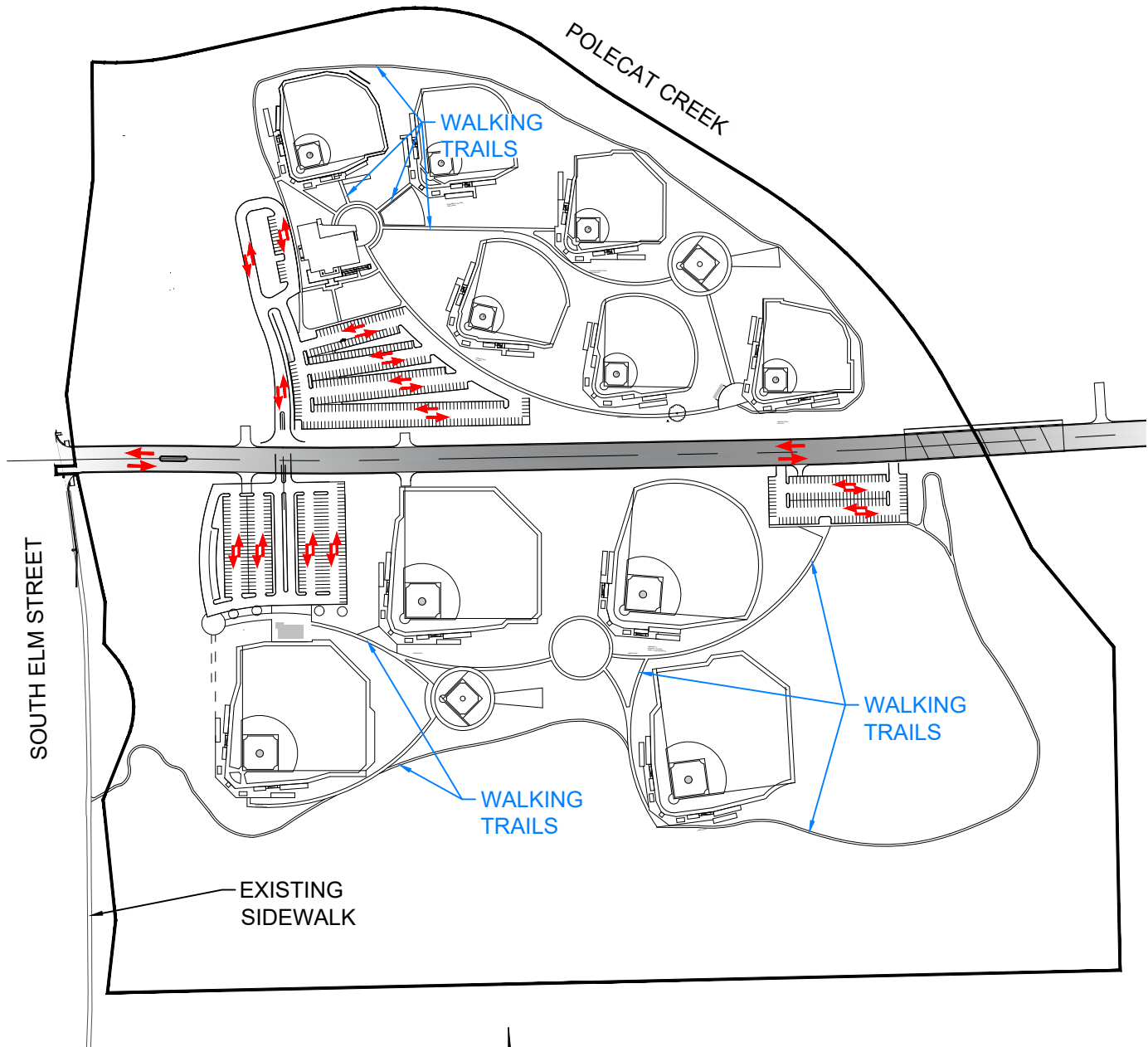


PUD 142

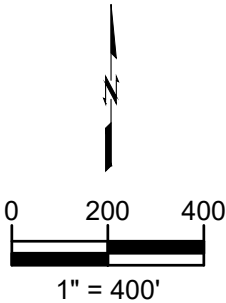
# THE FIELDS AT ELM CREEK PARK

## Exhibit "E" ACCESS & CIRCULATION PLAN

\\civil-server\projects\2340122 - Jenks\DWG\PRODUCTION\PUDEXHIBITS\2340122 Exhibit E - Access Plan.dwg



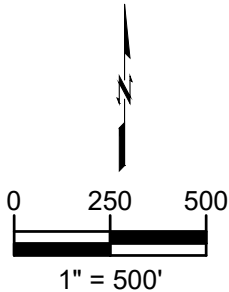
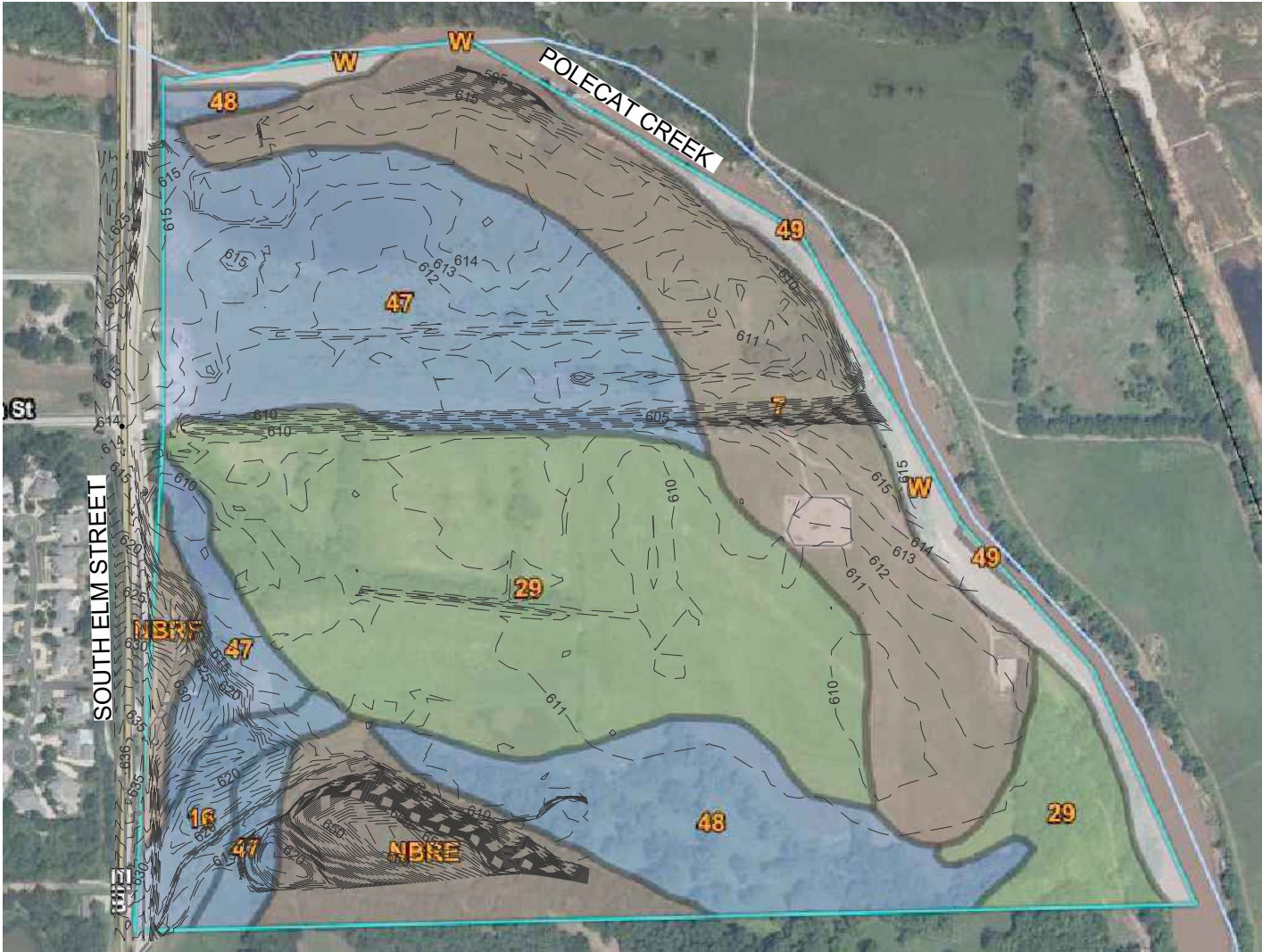
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PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "F"  
EXISTING TOPOGRAPHY & SOILS



| Map unit symbol | Map unit name                                                      |
|-----------------|--------------------------------------------------------------------|
| 7               | Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded |
| 16              | Dennis-Radley complex, 0 to 12 percent slopes                      |
| 29              | Latanier clay, 0 to 1 percent slopes, occasionally flooded         |
| 47              | Radley silt loam, 0 to 1 percent slopes, occasionally flooded      |

|      |                                                                                 |
|------|---------------------------------------------------------------------------------|
| 48   | Radley silt loam, 0 to 1 percent slopes, frequently flooded                     |
| 49   | Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded              |
| NBRE | Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony       |
| NBRF | Niotaze-Bigheart-Rock outcrop complex, 15 to 25 percent slopes, extremely stony |
| W    | Water                                                                           |



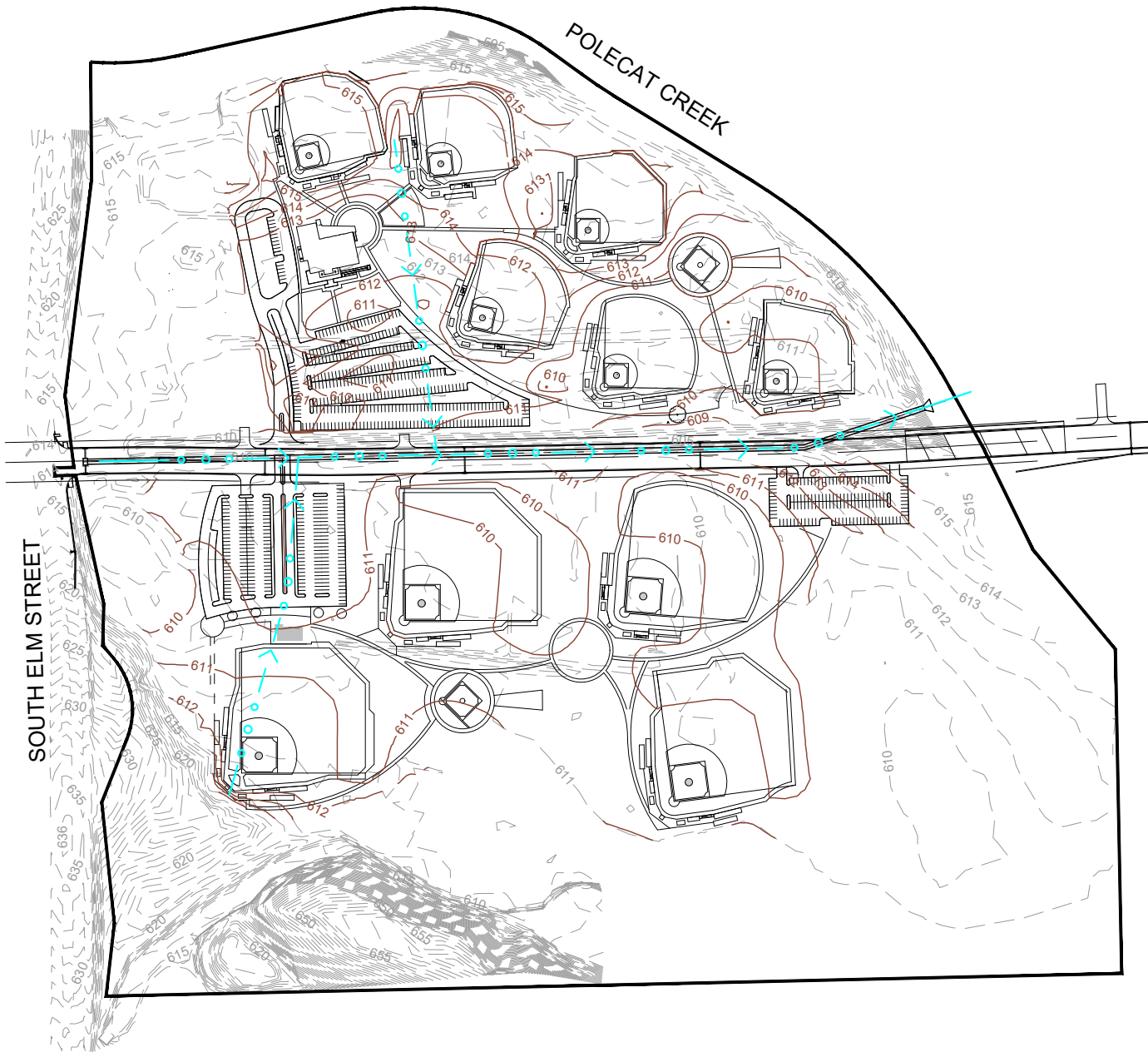
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PUD 142

# THE FIELDS AT ELM CREEK PARK

## Exhibit "G" DRAINAGE CONCEPT

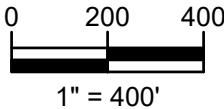
\\civil-server\projects\2340122 - Jenks\Draw\PRODUCTION\PUDEXHIBITS\2340122 Exhibit G - Drainage Concept.dwg



wallace  
design  
collective

### LEGEND

— • • • — > — DRAINAGE FLOW PATH





PUD 142

# THE FIELDS AT ELM CREEK PARK

## Exhibit "H" EXISTING & PROPOSED UTILITIES

\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\PUDEXHIBITS\2340122 Exhibit H - Utilities.dwg

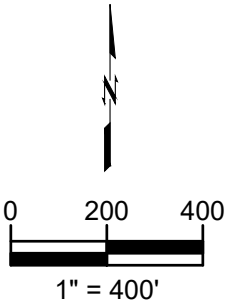


### LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



wallace  
design  
collective





**Exhibit "I"****LEGAL DESCRIPTION  
PUD 142  
THE FIELDS AT ELM CREEK PARK****Tract A – Document Number 2006107753**

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), Township Eighteen (18) North, Range thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof lying South of the Center line of Polecat Cree, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest quarter (NW/4) of said Section 30; Thence north  $88^{\circ}55'25''$  East a distance of 50.00 feet along the South boundary of the Northwest Quart (NW/4) to the point of beginning; Thence North  $01^{\circ}04'28''$  West a distance of 549.25 feet parallel to the West boundary of said Section 30; Thence North  $01^{\circ}48'49''$  East a distance of 473.21 feet to the center line of Polecat Creek, said point being 75.00 feet along the center line of Polecat Creek to the West boundary; Thence South  $80^{\circ}59'17''$  East along the center line of Polecat Creek a distance of 0.00 feet to a point on a curve; Thence 276.74 feet on a curve to the left with a central angle of  $21^{\circ}23'30''$  and a radius of 741.23 feet to a point of tangency; Thence North  $77^{\circ}37'13''$  East a distance of 499.33 feet to a point on a curve; Thence 469.90 feet along a curve to the right with a central angle of  $48^{\circ}24'31''$  and a radius of 556.16 feet to appoint of tangency; Thence south  $53^{\circ}58'16''$  East a distance of 100.00 feet to a point on a curve; Thence 99.95 feet along a curve to the left with a central angle  $04^{\circ}26'38''$  and a radius of 1286.65 feet to a point of tangency; Thence South  $58^{\circ}24'54''$  East a distance of 405.44 feet to a point on a curve; Thence 723.64 feet along a curve to the right with a central angle of  $29^{\circ}26'51''$  and radius of 1407.98 feet to a point of tangency; Thence South  $28^{\circ}58'03''$  East a distance of 178.58 feet to a point in the South boundary of said Northwest Quarter (NW/4); Thence leaving the center line of Polecat Creek, South  $88^{\circ}55'24''$  West a distance of 2303.93 feet along the South boundary of said Northwest Quarter (NW/4) to the point of beginning.

AND

**Tract B – Document Number 2009005012**

Lot Four (4), and the East half (E/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Eighteen North (18N), Range Thirteen East (13E), Tulsa County, Oklahoma, except two (2) acres in the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4), lying North and East of Polecat Creek.

Less and Except

**Document Numbers 20090244337 and 2009024438**

Lot Four (4), and the Southeast Quarter (SE/4) of the Southwest Quarter (SE/4 SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma.

AND

**Tract C – Document Number 2023014151**

The NW ¼ of the SW ¼ of Section 30, Township 18 North, Range 13 East of the Indian Base of Meridian, Tulsa County State of Oklahoma, according to the U.S. Government Survey thereof, less and except the following parcels, to-wit:

Beginning at a point on the West line of said Section 30 a distance of 2836 feet South of the Northwest corner of said Section 30, thence running East around the arc of a curve to the left with a radius of 300 feet and a central angle of 39°03' a distance of 204.5 feet to a point of Tangency, thence S 39°03' E a distance 149.7 feet to a point of curve to the right with a radius of 200 feet and a central angle of 61°57', thence around the arc of the curve a distance of 216.24 feet to a point of tangency, thence S 22°54' W a distance of 414.6 feet to a point of curve to the left with a radius of 400 feet and a central angle of 22°54', thence around the arc of the curve a distance of 159.9 feet to a point on the West line of said Section 30 a distance of 1438.4 feet North of the Southwest corner of said Section 30, thence North along the West line of said Section 30 to the point of beginning containing 1.67 acres more or less.

Commencing at the NW Corner of said NW ¼ of the SW ¼ said point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°47'57" E 24.75 feet along the North Line of said NW ¼ of the SW ¼; Thence departing said North line S 01°05'48" E-20.00 feet to the POINT OF BEGINNING; Thence N 88°47'57" E -52.70 feet; Thence S 12°18'29" E – 331.27 feet; Thence S 01°38'42" W – 102.06 feet; Thence N 40°09'53" W – 107.30 feet to a Point of Curve; Thence on the arc of a non-tangent curve to the right whose center bears N 40°51'19" E, having a Delta of 16°18'34", a Radius of 300.00 feet, a distance of 85.40 feet; Thence N 01°05'48" W – 271.00 feet to the POINT OF BEGINNING, containing 31,299 square feet of 0.72 acres, more or less.

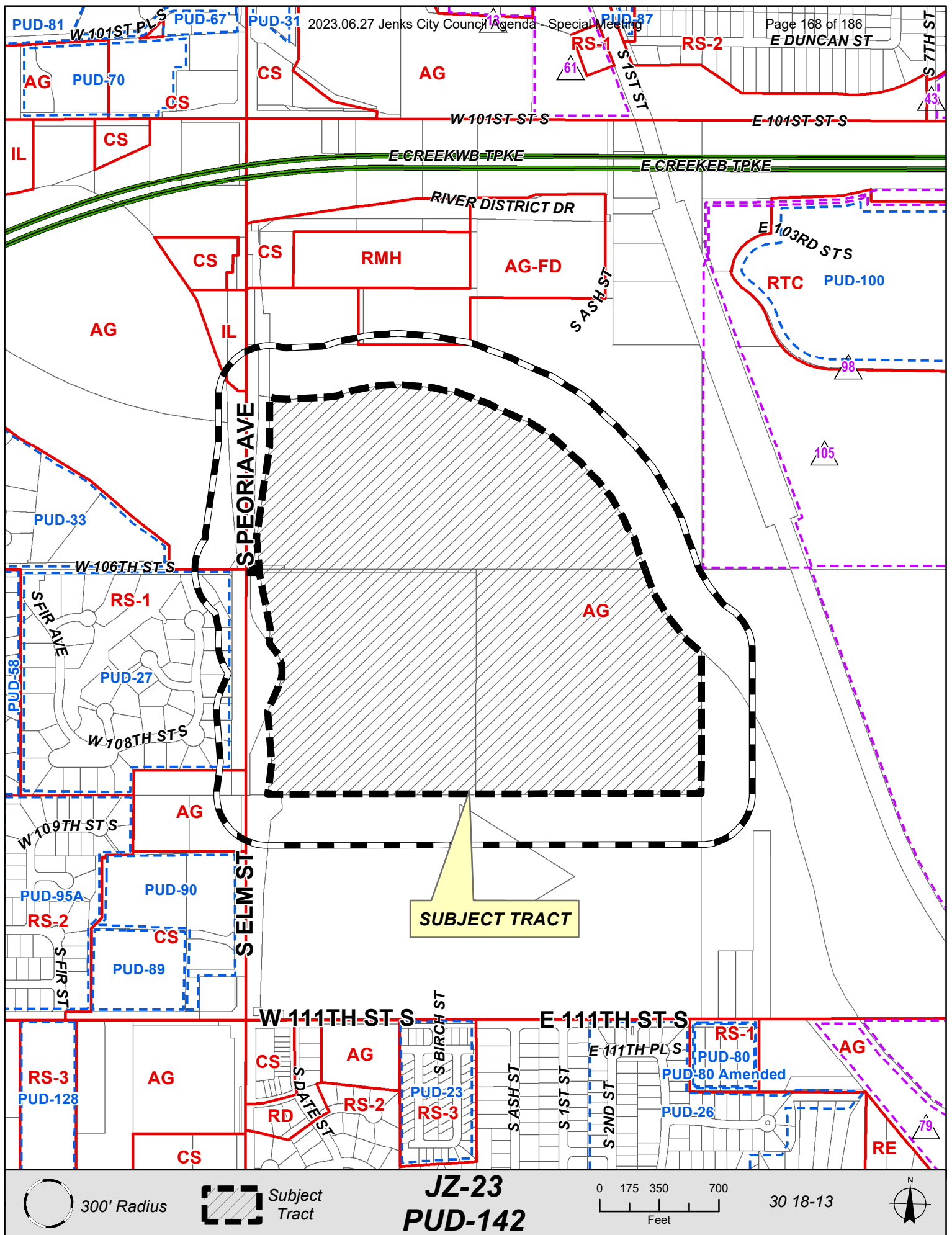
Commencing at the SW Corner of the NW  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  from which the NW corner of said NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  bears N 01°05'48" W – 1324.79, said NW Corner point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°39'50" E 24.75 feet along the South Line of said NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  to the POINT OF BEGINNING; Thence leave said South Line N 01°05'48" W – 243.29 feet; Thence N 21°47'07" E – 263.75 feet; Thence S 05°51'46" E – 306.35 feet; Thence S 06°26'47" W - 0182.13 feet to a point on said South Line; Thence S 88°39'50" W – 104.10 feet along said South Line to the POINT OF BEGINNING, containing 43.711 square feet or 1.00 acres, more or less.

And less the North 20 feet of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

AND

**Tract D – Document Number 2009005854**

The North Twenty (20) feet of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base and meridian (T 18 R 13E) Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.



**ORDINANCE NO. 1617  
(JZ 23 PUD-142)**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO PUD-142 (PLANNED UNIT DEVELOPMENT NUMBER 138); REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY**

.....

**WHEREAS**, the owner of certain real property has petitioned for the zone change of a parcel of land and creation of a Planned Unit Development; and

**WHEREAS**, a public hearing on said zone change was held by the Jenks Planning Commission on June 22, 2023, and the zone change was heard by the Jenks City Council on June 27, 2023, and due consideration has been given to any public comments; and

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

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

**SECTION I.** PUD-142 (Planned Unit Development 142) is hereby approved and created for the following described property:

Exhibit A

**General Location:** 106<sup>th</sup> St and Elm St

The zoning map and zoning district of the City of Jenks is hereby amended to create PUD-142.

**SECTION II.** That approval of PUD-142 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as well as the corresponding Planned Unit Development. Including §16-9-8(K) of the Jenks City Code, which states that the PUD will be considered null and void if no building permits have been issued or if the property hasn't been platted within five (5) years. Should the PUD become void, the underlying zoning will not change

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

**SECTION IV.** If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such

decision shall not affect the validity of the remainder of this ordinance or any part thereof.

**Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2023**

**CITY OF JENKS, OKLAHOMA**

\_\_\_\_\_  
**MAYOR**

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

**Emergency Clause approved separately this \_\_\_\_\_ day of \_\_\_\_\_ 2023.**

**CITY OF JENKS, OKLAHOMA**

\_\_\_\_\_  
**MAYOR**

**Attest:**

\_\_\_\_\_  
**CITY CLERK**

**Approved as to form:**

\_\_\_\_\_  
**CITY ATTORNEY**

# Jenks | City Council Staff Report



|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| To             | Mayor Cory Box and City Council<br>Christopher Shrout, City Manager                 |
| Hearing Date   | June 27, 2023                                                                       |
| Case Number(s) | PA 23-27                                                                            |
| Request        | Future Land Use Map Amendment for parcel east of Elm and north of 106 <sup>th</sup> |
| Applicant      | City of Jenks in conjunction with property owner                                    |

## Staff Report

Preparer | Marcaé Hilton

### Attachments

- ☐ Legal Notices
- ☐ Future Land Use Map

### Preparer

City of Jenks  
Houseal Lavigne Associates

## Background Information

**CC SUMMARY: May 16, 2023** | City Council voted to continue the item until June 27, 2023.

**CC SUMMARY: May 02, 2023** | This item was continued to the May 16, 2023 City Council meeting.

**PC SUMMARY: April 20, 2023** | Approved 4/3/0 (Four Affirmative Votes | Brown, Wilson, Bowman, West) The Planning Commission took comments from many citizens. Staff answered questions from Chair West regarding the project request. In addition, staff received multiple emails. Please see attached background information.

The Commission took a break at 7:31 p.m. and returned at 7:47 p.m. Public comments continued after the break.

Chair West closed the floor and the Commissioner discussed the case. John Brown made a motion to approve Item 9, changing the Comprehensive Land Use map to **Local Commercial**, with the following conditions for any further steps/development: a traffic study, an environmental/floodplain study be done before development, an any development to have a percentage of green space dedicated to public space/trails/parks in the zoning application. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

## FAQ

1. Comprehensive Future Land Use Map Amendments are specific to “Land Use” decisions.
2. Comp Plan Map Designations:
  - a. 2020 | Horizon Jenks
    - i. Land Use Plan: Parks and Open Space
    - ii. Transportation:
      1. Adjacent to Primary Arterial
      2. ¼ mile south of Freeway/Parkway
    - iii. Trail System: Existing Multi-Use Trail
  - b. 2015-2025
    - i. Zoning Districts: AG (Agriculture)
 

(+) Zoning district and Plan Category are in accordance\*.

(0) Zoning District and Plan Category may be found in accordance\*\*.

\*No Map amendment required. (AG)

\*\* (CS) Would have been processed with a PUD or SUP with no amendment.
    - ii. Intensities: Development Sensitive
    - iii. Land Use: No Designation
    - iv. Special District: Not Specified
    - v. Transportation:
      1. Adjacent to Arterial
      2. ¼ mile south of Turnpike
      3. Trail System
  - c. 1992-2005
    - i. Zoning Districts: AG (Agriculture)
 

(+) Zoning district and Plan Category are in accordance\*.

(0) Zoning District and Plan Category may be found in accordance.

\*No Map amendment required. (AG)

\*\* (CS) Would have been processed with a PUD or SUP with no amendment.
    - ii. Intensities: Development Sensitive
    - iii. Land Use: No Designation
    - iv. Special District: Not Specified
    - v. Transportation:
      1. Adjacent to Arterial
      2. ¼ mile south of Turnpike
      3. Trail System
3. Comprehensive Plan (Comp Plan) amendments are considered “Planning” not “Zoning”.
4. The Comp Plan is a living document and provides guidance for future development of land.
5. Parks and Open Space is a development sensitive area but could be developed according to local, state, and federal regulations for flood plain designations.
6. Sites Amendment:



- a. Currently Parks and Open Space.
- b. Zoned AG (Agriculture).
- c. Part of the approved “Jenks River Entertainment District” TIF collection project areas. Increment District C | Potential Baseball Venue & Commercial Uses

7. Application

- a. Planning staff requested the change adjacent to Elm Street based on conversations/predevelopment meetings.
- b. The developer and owner are in agreement to the changes being requested.

8. The Planning Commission had 3 approval options (PC Approved 4-3-0):

- *Approve*
- *Approve with Conditions*
- *Deny*

**CASE SUMMARY | PA 23-27** | Staff requested a change to the “Land Use Map” on behalf of the developer. During the PC hearing on April 20, 2023, staff asked PC to consider lessening the intensity of Regional Commercial to Local Commercial.

General Location: North and south of 106<sup>th</sup> and east of Elm.

Applicant: City of Jenks in conjunction with the owner/developer in anticipation of needed retail along Elm:

|          |                                      |
|----------|--------------------------------------|
| ACCT_NUM | 98330833024440                       |
| ACCT_NUM | 98330833040740                       |
| ACCT_NUM | 98330833028940 (part of this parcel) |

CURRENT LAND USE DESIGNATION: Parks and Open Space

REQUESTED LAND USE: AMEND APPROXIMATELY 5 (FIVE) TO 7 (SEVEN) ACRES ALONG ELM | TO LOCAL COMMERCIAL

ZONING: AG (Agriculture)

PROTECTED AREAS: Mitigation No. 1, Mitigation No. 2 (untouched)

PLANNED USES: CS (Commercial Shopping) and baseball fields

RECOMMENDATION: Staff recommends approval of Local Commercial adjacent to Elm for the purpose of allowing Commercial Uses.

PROJECT DETAILS (FROM DEVELOPER): Estimated green space: 63 of 122 Acres.  
Roughly 52 % of total area will be Green Space

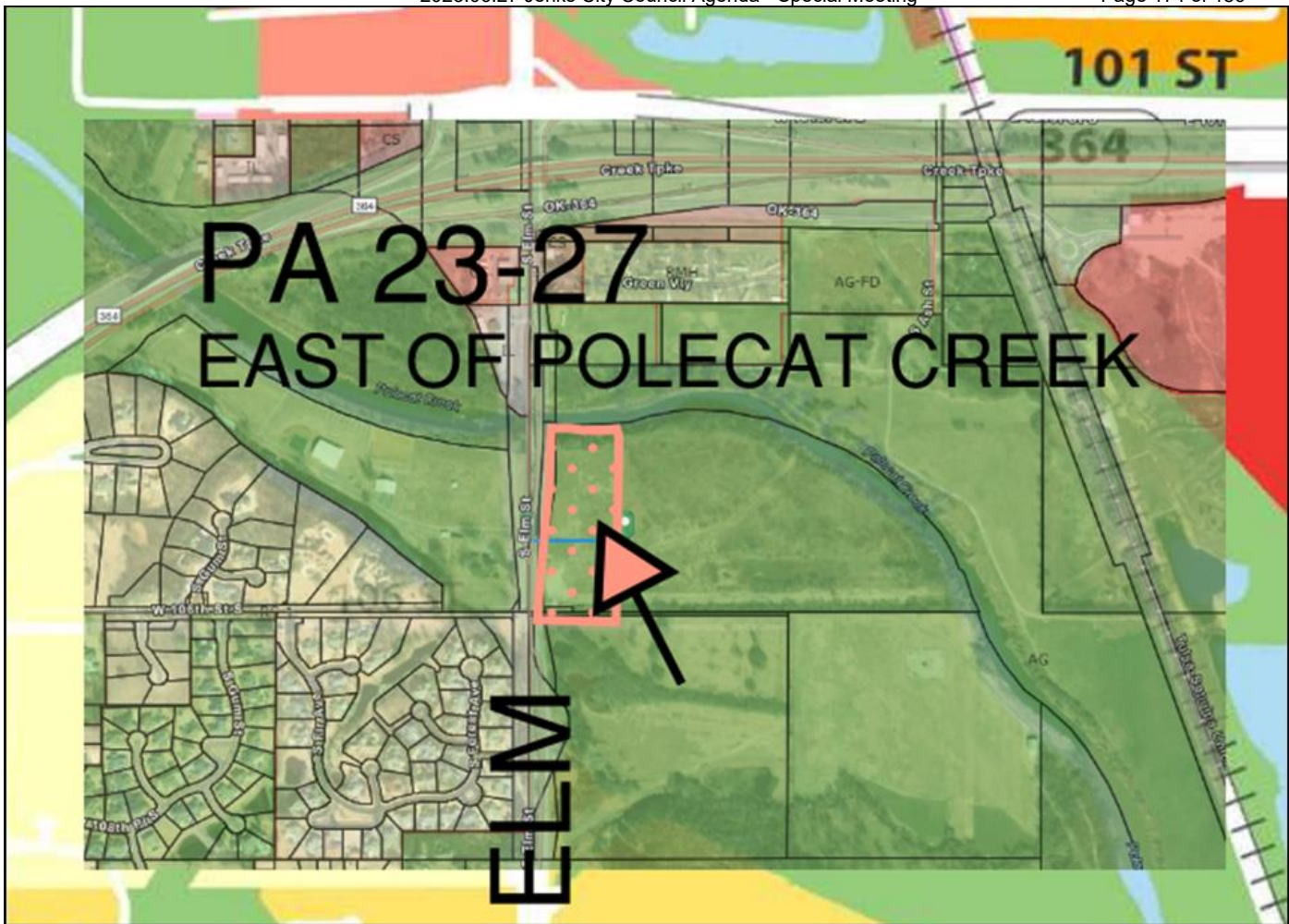


Figure 1: Comprehensive Plan Land Use Map

**GENERAL INFORMATION ON HORIZON JENKS** | The [Horizon Jenks Plan](#) was adopted by Resolution 712, September 1, 2020. The process, which began in May of 2019, took over a year and provided the citizens of Jenks the ability to partner with staff on creating community vision of Jenks to guide the City in its decision making for the next 20 years. The Comprehensive Plan is a set of policies that direct future growth and development for the City of Jenks.

**What are the contents of the Horizon Jenks Comprehensive Plan?**

A typical Comprehensive Plan outlines the existing conditions of the City, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The Jenks Comprehensive Plan addresses the following:

- Land Use & Development
- Commercial Areas
- Transportation & Mobility
- Parks, Open Space, and Environmental Features

- Agricultural and Cultural Facilities
- Housing & Neighborhoods
- Economic Development Framework
- Community Facilities & Utilities
- Implementation Strategy

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## Staff Evaluation

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**EVALUATION** | The Comprehensive Plan was adopted by Resolution 712; State Statute gives the Municipality the authority as follows:

**Oklahoma Statutes; Title 11. Cities and Towns; Chapter 1 - Oklahoma Municipal Code; Article; Article XLIII-Buildings and Zoning; Section 43-103 - Purpose of Regulations – Comprehensive Plan**

Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

1. To lessen congestion in the streets;
2. To secure safety from fire, panic and other dangers;
3. To promote health and the general welfare, including the peace and quality of life of the district;
4. To provide adequate light and air;
5. To prevent the overcrowding of land;
6. To promote historical preservation;
7. To avoid undue concentration of population; or
8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. *The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed.*

Per State Statute, Municipalities are to regulate buildings, structures and land in accordance with the comprehensive plan and be designed to accomplish any of a list of objectives.

All of the parcels are currently designated as Open Space: *Open space areas are largely located within the floodplain of the Polecat Creek, making development undesirable.* Staff

understands the ability to develop within a floodplain is far more costly and requires additional layers of engineering, this makes the property undesirable to develop, but not impossible.

***Horizon Jenks | Local Commercial:*** Local Commercial areas should be developed at key high-traffic intersections to serve the needs of the immediate surrounding area and support growing residential neighborhoods. This focused approach to Local Commercial development will help to maintain the open character of the City's arterial corridors south of the Turnpike. Local Commercial areas are auto-oriented but proximity to residential areas means these nodes should also be accessible on foot from surrounding neighborhoods. Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for retail and service for locals; uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and stand-alone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.

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#### Staff Recommendations

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**RECOMMENDATIONS** | Staff and Planning Commission recommends this item (PA 23-27, East of Elm and south of Pole Cat Creek near 106th) be approved for Local Commercial on the Land Use Map.

## RESOLUTION NO. 804

A RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY FOR THE CONSTRUCTION OF WACO AVENUE EXTENDING NORTH TO 120th STREET SOUTH AND THE CONSTRUCTION OF 120th STREET SOUTH FROM UNION AVENUE TO YUKON AVENUE INCLUDING EASEMENTS, DEEDS AND THE SETTLEMENT OF CLAIMS RELATED TO THE ACQUISITION OF PROPERTY

WHEREAS, the City of Jenks has proposed the construction of Waco Avenue extending north to 120th Street South and the construction of 120th Street South from Union Avenue to Yukon Avenue in southern part of the City of Jenks (the "Project"); and

WHEREAS, the Project will require the acquisition of property as outlined in the attached Exhibit indicating the specific parcels affected for the construction of the roadway, and any related utility relocations and drainage improvements; and

WHEREAS, the Project is for expanding and enhancing the road system within the City of Jenks and to provide for the public safety and welfare, including emergency vehicle access and connectivity with existing and proposed public roadways; and

WHEREAS, to provide for the orderly acquisition of the property necessary for the Project, such property shall first be appraised before the initiation of negotiations and reasonable effort shall be made to acquire, expeditiously, the real property by negotiation or by purchase.

WHEREAS, the construction of the Project is in the best interest of the residents of the City of Jenks.

THEREFORE, BE IT RESOLVED BY THE CITY OF JENKS AS FOLLOWS:

1. The acquisition and appropriation of the real property described on the attached Exhibit is necessary for the construction of Waco Avenue extending north to 120th Street South and the construction of 120th Street South from Union Avenue to Yukon Avenue in southern part of the City of Jenks, for enlarging and expanding the road system for the City of Jenks and to provide for the public safety and welfare, including emergency vehicle access and connectivity with existing and proposed public roadways.
2. The City Manager is authorized to take all steps necessary for acquisition, including obtaining appraisal of the real property to be acquired, making offers of purchase, the negotiation of agreements, and the acceptance of the dedication of property.
3. Reports on the status of acquisitions shall be provided to the City Council.

This Resolution is approved in open meeting of the City of Jenks on the \_\_\_\_ day of June, 2023

CITY OF JENKS, OKLAHOMA

\_\_\_\_\_  
Mayor

(seal)

Attest: \_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

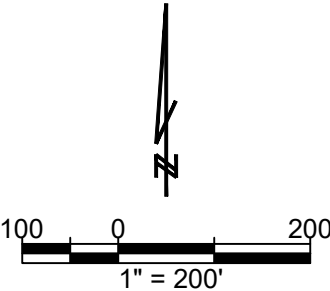




\*PARCEL LINES SHOWN ARE APPROXIMATES

EFFECTED OWNERS LEGEND

- (1) LAHOMA FAMILY, LLC
- (2) WINKLE TRUST
- (3) RETAIL BUILDINGS INC



|                |             |                 |             |               |
|----------------|-------------|-----------------|-------------|---------------|
| DESIGN         |             |                 |             | CITY OF JENKS |
| REVIEW         |             |                 |             |               |
| APPROVED       |             |                 |             | EXHIBIT       |
| DATE           | 6/22/2023   |                 |             |               |
| COUNTY : TULSA | LOCAL ST. : | STATE JOB NO. : | SHEET NO. : |               |



# JENKS POLICE DEPARTMENT

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

211 N Elm ST  
PO Box 2007  
Jenks, OK 74037

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6/13/2023- 6/20/2023

## Patrol

- There were 80 traffic stops, 12 motor vehicle accidents, 7 arrests, 480 calls for service, and 25 reports taken during this reporting period.
- 5 Domestic Assault and Battery
- 1 Mental Health Call
- 2 Larceny
- 2 Burglary (car, residence, or business)
- 1 DUI's
- 2 Fraud

## Training

- Knowlton stated CLEET Bridge Academy
- Solomon teaching defensive tactics at CLEET

## Events Attended

- Women in Buisness Lunch
- Jenks Public Schools Emergency Procedures Review



## **Weather Event**

- Dispatch logged over 75 calls during this time for Police
- EOC was open and active as it along with dispatch had power
- Tornado sirens activated but didn't continue after power went down









**Animal Control**

**Calls (per SOMS records)**

|                      |   |
|----------------------|---|
| At Large:            | 5 |
| Animal Bite:         | 0 |
| Missing:             | 1 |
| Barking Dog:         | 1 |
| Livestock All:       | 3 |
| Trap:                | 0 |
| Vicious Animal:      | 2 |
| Welfare/Cruelty:     | 3 |
| Wildlife:            | 4 |
| Assist Other Agency: | 0 |
| Dead Animal Pickup:  | 0 |
| Other:               | 7 |

**Other Calls Not In SOMS:**

- 1 voicemail re: euthanasia
- 1 voicemail re: adoption
- 1 voicemail re: dogs at large



## Code Enforcement

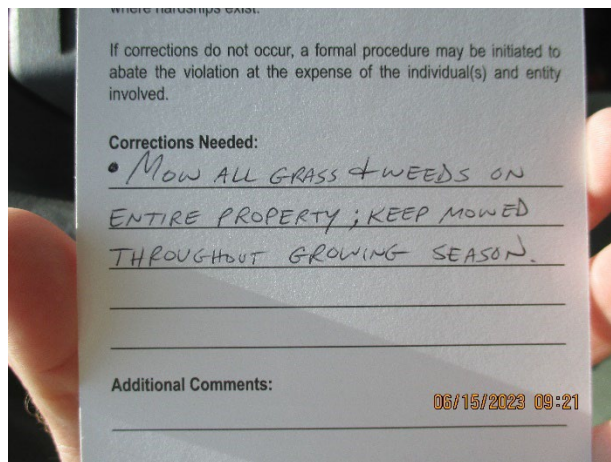
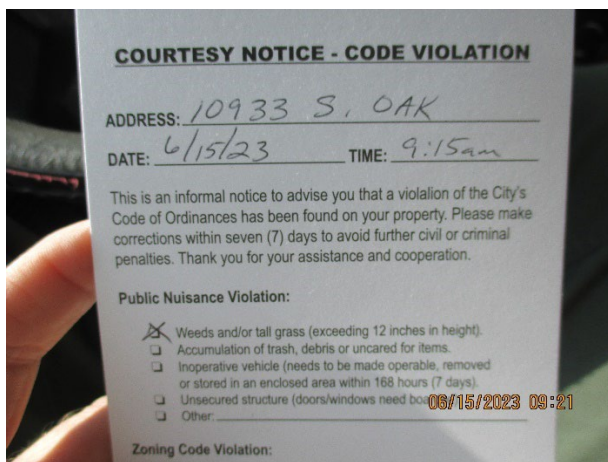
3 cases closed.

3 door hangers issued.

5 Certified letters mailed to record owners and renters.

## Tall Grass and Weeds

- 10933 S. Oak Ave. – Tall grass and weeds reported. Door hanger issued. New owner of property contacted Malea Stoner and stated that her lawn mower broke down and HOW Foundation was coming to mow the yard. Yard mowed. Case closed.



- 10937 S. Oak Ave. – Tall grass and weeds, inoperable vehicle on grass. Door hanger issued. Malea Stoner spoke to homeowner. Suggested she contact HOW Foundation or a lawn service to mow since she does not have a mower. Homeowner said vehicle is operable, so it was explained to her that without a tag on the car that it is considered inoperable and she should place the tag back on the vehicle and move it off of the grass. Fred Reid rechecked property. Grass



has not ben mowed. Tag was placed back on the vehicle, but tag expired in 2020. Malea Stoner will contact homeowner again via telephone and give her 7 more days to take care of violations prior to sending Certified letter.

**COURTESY NOTICE - CODE VIOLATION**

ADDRESS: 10937 S. OAK  
 DATE: 6/15/23 TIME: 9:20 am

This is an informal notice to advise you that a violation of the City's Code of Ordinances has been found on your property. Please make corrections within seven (7) days to avoid further civil or criminal penalties. Thank you for your assistance and cooperation.

**Public Nuisance Violation:**

☒ Weeds and/or tall grass (exceeding 12 inches in height).  
☐ Accumulation of trash, debris or uncleaned items.  
☒ Inoperative vehicle (needs to be made operable, removed or stored in an enclosed area within 168 hours (7 days)).  
☐ Unsecured structure (doors/windows need boarded).  
☐ Other: \_\_\_\_\_

**Zoning Code Violation:**

☐ Operable vehicle parked in yard/sidewalk.  
☐ Inoperative vehicle parked in front or side yard.  
☐ Recreational vehicle improperly parked.  
☐ Structure setback or bulk and area requirements violation.  
☐ Sign permit/code violation.  
☐ Other: \_\_\_\_\_

06/15/2023 09:27

If corrections do not occur, a formal procedure may be initiated to abate the violation at the expense of the individual(s) and entity involved.

**Corrections Needed:**

• MOW GRASS & WEEDS ON ENTIRE PROPERTY; KEEP MOWED THROUGHOUT GROWING SEASON.  
 • MAKE VEHICLE OPERABLE OR REMOVE.  
 • PARK ON HARD DUST-FREE SURFACE SUCH AS ASPHALT OR CONCRETE

**Additional Comments:**

06/15/2023 09:27



- 3909 W. 103<sup>rd</sup> Ct. – Report of tall grass and weeds. Door hanger issued.

City of Jenks - Code Enforcement Office  
 City Hall - 211 North Elm - Jenks, Oklahoma 74037  
 Phone: (918) 299-6311 - Fax: (918) 556-7498

**COURTESY NOTICE - CODE VIOLATION**

ADDRESS: 3909 W. 103<sup>rd</sup> CT.  
 DATE: 6/15/23 TIME: 9:30 am

This is an informal notice to advise you that a violation of the City's Code of Ordinances has been found on your property. Please make corrections within seven (7) days to avoid further civil or criminal penalties. Thank you for your assistance and cooperation.

**Public Nuisance Violation:**

☒ Weeds and/or tall grass (exceeding 12 inches in height).  
☐ Accumulation of trash, debris or uncleaned items.  
☐ Inoperative vehicle (needs to be made operable, removed or stored in an enclosed area within 168 hours (7 days)).  
☐ Unsecured structure (doors/windows need boarded).  
☐ Other: \_\_\_\_\_

06/15/2023 09:37

Upon request, Code Enforcement staff may grant time extensions where hardships exist.

If corrections do not occur, a formal procedure may be initiated to abate the violation at the expense of the individual(s) and entity involved.

**Corrections Needed:**

• MOW ALL GRASS & WEEDS; KEEP MOWED THROUGHOUT GROWING SEASON

**Additional Comments:**

06/15/2023 09:38





- Lot 2, Block 3, Victoria Pond – Fred Reid found tall grass and weeds and tree debris when investigating 2 other properties. Certified letter mailed to record owner.



### Inoperable Vehicle

- 10232 S. Prescott St. – Report of inoperable vehicle in driveway with flat tire, hood up, and expired tag. Only violation found was expired tag. Certified letter mailed to record owner.

