

**AGENDA
JENKS CITY COUNCIL
TUESDAY, DECEMBER 20, 2022, 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.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN COMMENTS

BUSINESS

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 06, 2022 pg. 3
 - B. Approve Encumbrances and Expenditures pg. 7
 - C. Monthly Reports pg. 46
 - D. Approve Final Plat for Estate at Ritz Hollow. General Location: S of 111th, Between Elwood and Elm [Hilton] pg. 56
 - E. Approve Preliminary Plat for South County Crossing II. General Location: N of 121st St, between Elwood and Elm [Hilton] pg. 65
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. PA 22-25: request for a Comprehensive Land Use Map amendment from Business Park to High Intensity Single Family. General Location: HWY 75 and 111st St. [Hilton] pg. 79
4. Ordinance No. 1603, relating to JZ 22-683, changing the zoning of 418 W Main St from CG (Commercial General) to CS (Commercial Shopping) [Hilton] pg. 130
5. Emergency Clause for Ordinance No. 1603, making it effective immediately upon passage.

6. Ordinance No. 1604, relating to JZ 22-684, changing the zoning at 411 W “A” St from RS-3 (Single Family Residential) to CS (Commercial Shopping). [Hilton] pg. 136
7. Emergency Clause for Ordinance No. 1604, making it effective immediately upon passage.
8. Authorization to pay the invoice for construction costs for the Main Street Improvement Project (TSU Railroad to Date Street)(ODOT project number STP-31550(04)) in the amount of \$2,026,882.65; funding for the same to be paid from a supplemental appropriation from the 2020 G.O. Bond Fund to Account No. 27-860-5393 – Main Street Improvements – Roads & Bridges. [Cloyde] pg. 142
9. Resolution No. 787, a resolution amending the annual appropriations by \$1,288,500 in account number 27-860-5393 (City 2020 GO Bond Fund – Main Street Improvement – Roads and Bridges) for Fiscal Year ending June 30, 2023, to fund the payment to ODOT for the City’s portion of construction costs for the Main Street improvement project (TSU Railroad to Date Street) of \$2,026,882.65. [Sauceda] pg. 161
10. Potential Executive Session for purposes of conferring on matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or would violate the confidentiality of the business. 25 O.S. §307(C)(11) (Riverfront Tourist Commercial District – Aquarium Campus and area around 106th and Elm)

OTHER BUSINESS

1. City Manager’s Report pg. 163
2. INCOG Report
3. Committee Reports
4. Mayor’s Report

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, DECEMBER 06, 2022, 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 2:27 p.m. on December 02, 2022. The meeting was called to order at 6:00 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

A roll call vote of members was taken as follows:

Gary Isbell	Present
Craig Murray	Present
Rodney Cline	Present
Kevin Short	Present
Donna Ogez	Absent
Kaye Lynn	Present
Mayor Cory Box	Present

Invocation was given by Buddy Hunter of BattleCreek Church.

Pledge of Allegiance was given.

Animal Welfare Spotlight Animal Control Officer Fred Reid present an animal for adoption.

Citizen Comments None

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 special meeting held on November 09, 2022
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Resolution 783, acknowledging the City's meeting and holiday schedule for the 2023 calendar year [Macy]
 - E. Approve Change Order No. 3 for the Aquarium Parking Lot Expansion Project by A.C. Owens Construction, LLC (Tulsa, OK) for costs resulting from repair of electrical lines, replacement of sidewalk and raising of a valve box to grade in the amount of \$3,239.62 resulting in a new contract amount of \$1,234,344.26; and authorize the Mayor to execute the document; funding for the same to be funded by

- a supplemental appropriation to Fund 23 (Account No. 23-242-5392 – Economic Development – Accommodations Tax Fund – Building and Improvements) which will be funded with a transfer from JPWA Risk Management Fund – Transfers – Transfer to Fund 23 (Account No. 59-5-000-5510-023).
- F. Resolution No. 786, a resolution amending the annual appropriations by \$3,300 in account number 23-242-5392 (City Economic Development Fund – Economic Development - Building & Improvements) for Fiscal Year ending June 30, 2023, to fund Change Order No. 3 for the Aquarium Parking Lot Expansion Project.
- G. Approve request by Shari Holdman to use Jenks streets from 12:00 a.m. to 12:00 p.m. on September 23, 2023, for the Tulsa Race for the Cure [Luttrell]

Gary Isbell asked to pull Item 1.D and 1.E. Craig Murray made a motion to approve Item 1, pulling 1.D and 1.E. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda.
Item 1.D – Gary Isbell suggested that the meetings on April 04, 2023, be removed due to that being Election Day. Gary Isbell made a motion to approve Item 1.D with removal of the meetings on April 04, 2023. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried.

Item 1.E – City Engineer addressed the Council about Item 1.E and answered questions. Gary Isbell made a motion to approve Item 1.E. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes

Mayor Cory Box

Yes

Motion Carried.

3. Purchase of public safety vehicles (2 Chevy Tahoes for the Fire Department from Joe Cooper Chevrolet for \$115,754.00 and 4 Chevy Tahoes for the Police Department from Parkway Chevrolet for \$221,884), approve finance agreements (4.99% interest rate and 5-year loan term) between Bancfirst and the Jenks Public Works Authority, and approve Resolution 785, a resolution amending the annual appropriations by \$26,000 in account number 12-311-5396 (City – Uniformed Patrol Capital Fund – Motor Vehicles) and by \$14,000 in account number 14-411-5396 (City – Fire Suppression Capital Fund – Motor Vehicles) for Fiscal Year ending June 30, 2023, to fund the debt service for the remaining 6 months of the 2022-2023 fiscal year. (Chief Jackson & Chief Ostrum) Fire Chief Ostrum introduced Item 3, speaking to the needs of the Fire Department. City Manager Christopher ShROUT and Finance Director Robert Saucedo also addressed Council. All three answered questions. Craig Murray made a motion to approve Item 3. Gary Isbell seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried.

4. Ordinance No. 1602, related to planning case ROW-UEC 22-83, closing a Utility Easement located in the Elm Street Center Plat. General Location: 700 block of W 101st Place [Hilton] Planning Director Marcaé Hilton introduced Item 4. Gary Isbell made a motion to Approve Item 4. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried.

5. Emergency Clause for Ordinance No. 1602, making it effective immediately upon passage. Craig Murray made a motion to approve Item 5. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes

Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried.

6. Potential Executive Session for purposes of conferring on matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or would violate the confidentiality of the business. 25 O.S. §307(C)(11) (Riverfront Tourist Commercial District – Aquarium Campus) Gary Isbell made a motion to enter Executive Session. Craig Murray seconded the motion. A roll call vote of members was taken as follow:

Gary Isbell	Yes
Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Kaye Lynn	Yes
Mayor Cory Box	Yes

Motion Carried. *Council entered Executive Session at 6:21 p.m. and exited at 7:07 p.m. No other items were discussed.*

Other Business

1. City Manager's Report City Manager Christopher Shrout gave his report and answered questions.
2. Committee Reports
3. Mayor's Report Mayor gave his update
7. Adjournment. The Jenks City Council adjourned at 7:16 p.m.

Cory Box, **MAYOR**

CITY CLERK

P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 7 of 167
DEPARTMENT: 214		CITY ATTORNEY					
214214	1 -2053	DAVID WEATHERFORD	ENC FOR LOCKER V CITY	12/2022	12-01-22	DLW001746	210.00
						DEPARTMENT TOTAL:	210.00
DEPARTMENT: 412		FIRE VOLUNTEERS					
214826	1 -3884	STATPACKS	STATPACKS FOR APPARATUS	12/2022	38434 12-03		708.50
						DEPARTMENT TOTAL:	708.50
						FUND TOTAL:	918.50

P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 8 of 167
DEPARTMENT: 844		SANITARY SEWER INFRASTR.					
212487	1 -3906	TETRA TECH INC	ENGINEERING SVCS	12/2022	51993927	12-05	4,719.64
						DEPARTMENT TOTAL:	4,719.64
						FUND TOTAL:	4,719.64
						GRAND TOTAL:	5,638.14

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2022.12.20 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-214-5252	PROFESSIONAL SERVICES	210.00	
12/2022	10	5-412-5242	MATERIALS AND SUPPLIES	708.50	918.50
12/2022	32	5-844-5392	BUILDINGS & IMPROVEMENTS	4,719.64	4,719.64
				GRAND TOTAL ESTIMATE:	0.00
				GRAND TOTAL ACTUAL:	5,638.14
				REPORT TOTAL:	5,638.14

P.O.# VENDOR # NAME SUMMARY 2022-12-20 Jenks City Council Agenda INVOICE Page 10 of 167

DEPARTMENT: 231 GENERAL GOVERNMENT

222131	1 -1212	TULSA COUNTY CLERK	NOVEMBER MONTHLY FILINGS	12/2022	100002880 12-01	34.00
220157	1 -3433	ETHERFLOW	MONTHLY MAINT AGREE	12/2022	1280 12-01	1,048.00
220889	1 -3433	ETHERFLOW	CLOUD BACKUP SERVICE	12/2022	1283 12-01	1,037.50
221316	1 -3433	ETHERFLOW	BITWARDEN USER LICENSES	12/2022	1282 12-01	51.34

DEPARTMENT TOTAL: 2,170.84

DEPARTMENT: 241 CITY PLANNER

221982	1 -2199	LEE ENTERPRISES INC	ADVERTISING INVOICE	12/2022	JZ 22-684 PUBLIC N	84.48
222094	1 -2199	LEE ENTERPRISES INC	ADVERTISING INVOICE	12/2022	I000078488-1119	40.96
221983	1 -2510	LEKTRON LED TECHNOLOGIES LL	PUBLIC NOTICE PLAN SIGNS	12/2022	0000044985 11-15	150.00
222011	1 -2510	LEKTRON LED TECHNOLOGIES LL	PLANNING SIGNS	12/2022	0000045010 11-17	150.00

DEPARTMENT TOTAL: 425.44

DEPARTMENT: 311 UNIFORMED PATROL

222019	1 -1054	LOCKE SUPPLY	SUPPLIES-LIGHTS IN PD	12/2022	47792063-00 10-17	44.28
222025	1 -1101	BROOKSHIRE GROCERY COMPANY	TRNG ROOM DRINKS	12/2022	6862 08-31	50.52
220137	1 -1542	CINTAS CORPORATION	MONTHLY WATER COOLER	12/2022	9202401021 12-01	50.00
222020	1 -2508	UNITED FORD	PARTS FOR PD VEHICLE	12/2022	4094153 11-01	94.85
222024	1 -2876	SUNDANCE OFFICE SUPPLY INC	PD OFFICE SUPPLIES	12/2022	496516 11-16	167.79
222021	1 -3186	JEFFERY SCOTT HEAD	ELEC WORK PD OFFICE	12/2022	1932 10-24	400.00
222029	1 -3296	KONICA MINOLTA BUSINESS SOL	PRINTER MAINT	12/2022	283308698 10-26	31.30

DEPARTMENT TOTAL: 838.74

DEPARTMENT: 411 FIRE SUPPRESSION

222161	1 -1027	DAIOHS USA	COFFEE STATION 2	12/2022	105759 11-29	247.69
222121	1 -1101	BROOKSHIRE GROCERY COMPANY	FIRE ACADEMY SUPPLIES	12/2022	6819 11-21	77.90
221978	1 -1294	AIR COMFORT INC	FIX THERMOSTAT	12/2022	140116 11-15	278.00
222122	1 -1692	SPECIAL-OPS UNIFORMS INC	MARSHAL O'BRIEN CLASS A	12/2022	807774 11-21	843.88
222123	1 -2286	CONRAD FIRE EQUIPMENT INC	E2 REPAIRS	12/2022	564220 11-14	703.22
221972	1 -2503	ALL MAINTENANCE SUPPLY	TRUCK WASH SUPPLIES	12/2022	00120623-01 11-10	162.17
221979	1 -2747	WITMER PUBLIC SAFETY GROUP	EQUIP FOR OUR TRUCKS	12/2022	INV133286 11-07	215.55
221973	1 -2876	SUNDANCE OFFICE SUPPLY INC	COPY PAPER	12/2022	496478 11-16	51.79
221975	1 -3215	NEW CONCEPTS REMODELING	FIRE INSPECTIONS	12/2022	7001 11-09	13,589.25
222124	1 -3313	AUTOZONE STORES LLC	DEF	12/2022	6377182215 11-18	73.80
222163	1 -3313	AUTOZONE STORES LLC	ST 1 SUPPLIES	12/2022	6377190572 12-07	53.48
222125	1 -3701	AMERICAN TEXTILE SCREENPRIN	SHORTS FOR ZICKEFOOSE	12/2022	55427 09-26	100.00

DEPARTMENT TOTAL: 16,396.73

P.O.# VENDOR # NAME SUMMARY 2022-12-20 Jenks City Council Agenda INVOICE Page 11 of 167

DEPARTMENT: 521		STREET MAINTENANCE				
222015	1 -1054	LOCKE SUPPLY	SUPPLIES-XMAS LIGHTS	12/2022	48049101-00 11-16	826.36
222016	1 -1054	LOCKE SUPPLY	SUPPLIES-LIGHT POLE	12/2022	48027399-00 11-14	32.35
222014	1 -1092	SIGNALTEK INC	TRAFFIC SIGNAL LIGHT RPRS	12/2022	2826-1122 11-15	440.95
222096	1 -1196	ROSENCUTTER BROS INC	LOAD OF DEBRIS	12/2022	22-3692 10-31	465.00
222144	1 -1196	ROSENCUTTER BROS INC	LOADS OF DEBRIS TO DUMP	12/2022	22-3706 11-30	1,575.00
221940	1 -1704	TULSA NEW HOLLAND	PTS FOR TRACTOR #575	12/2022	542968-01 10-03	179.14
222145	1 -2350	DUNHAM'S ASPHALT SERVICES	IASPHALT FOR STREET REPAIR	12/2022	5989 11-29	606.52
222146	1 -3062	ALL AMERICAN FORKLIFT LLC	REPAIR GENIE BOOM LIFT208	12/2022	ZLCS136999 09-20	1,101.03
221943	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	12/2022	1935 10-30	720.00
222012	1 -3186	JEFFERY SCOTT HEAD	ELEC WORK-DNTWN LIGHTS	12/2022	1939 11-17	1,520.00
222013	1 -3186	JEFFERY SCOTT HEAD	ELEC WORK MAIN STREET	12/2022	1940 11-17	320.00
221509	1 -3445	PROACTIVE LANDSCAPING INC	HOLIDAY LIGHTS INSTALL/RE	12/2022	65197 12-08	5,274.00
221621	1 -3445	PROACTIVE LANDSCAPING INC	HOLIDAY LIGHTING INSTALL	12/2022	65195 12-08	2,040.00
220087	1 -3676	LOT MAINTENANCE OF OKLAHOMA	MONTHLY STREET SWEEPING	12/2022	040249 10-31	2,260.00
DEPARTMENT TOTAL:						17,360.35
DEPARTMENT: 522		GENERAL MAINTENANCE				
222101	1 -1101	BROOKSHIRE GROCERY COMPANY	SUPPLIES-PW THANKSGIVING	12/2022	6807 11-21	178.31
222143	1 -1106	GRAINGER	SUPPLIES FOR SHOP VAC	12/2022	9521061946 11-21	46.72
221938	1 -1252	A & N TRAILER PARTS	REPAIR PT FOR TRAILER 207	12/2022	00360222 11-08	84.85
220950	1 -3302	LAMPTON WELDING SUPPLY CO	IWELDING CYL RENT 22-23	12/2022	0001036547 11-30	73.34
DEPARTMENT TOTAL:						383.22
DEPARTMENT: 561		PARKS & GROUNDS				
221937	1 -1054	LOCKE SUPPLY	SUPPL FOR CHRISTMAS LIGHT	12/2022	48001114-00 11-10	239.04
221943	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	12/2022	1934 10-24	400.00
221509	1 -3445	PROACTIVE LANDSCAPING INC	HOLIDAY LIGHTS INSTALL/RE	12/2022	65197 12-08	1,846.50
222099	1 -3751	GREENPRO LLC	WEED CONTROL/TURF BLDR	12/2022	INV-28738 11-19	71.00
DEPARTMENT TOTAL:						2,556.54
DEPARTMENT: 562		ANIMAL CONTROL				
222023	1 -1370	WOODLAND WEST ANIMAL HOSPIT	VET SERVICES	12/2022	169683 11-04	1,307.97
DEPARTMENT TOTAL:						1,307.97
FUND TOTAL:						41,439.83

P.O.# VENDOR # NAME SUMMARY OF SERVICES 2022-12-20 Jenks City Council Agenda INVOICE # Page 12 of 167

DEPARTMENT: 411		** INVALID DEPARTMENT **				
220735	1 -1967	MAGNUM CONST INC	STATION 2 UPGRADES	12/2022	1 11-11-22	136,092.61
DEPARTMENT TOTAL:						136,092.61
FUND TOTAL:						136,092.61

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DEPARTMENT: 521	STREET MAINTENANCE					
221392 1 -2205	SOUTHWEST ENVIROTX	ROAD DE-ICER	12/2022	9820 11-30		12,510.00
				DEPARTMENT TOTAL:		12,510.00
				FUND TOTAL:		12,510.00

P.O.# VENDOR # NAME SUMMARY REPORT 2022-12-20 Jenks City Council Agenda INVOICE Page 14 of 167

DEPARTMENT: 750	VISION SALES TAX					
220966 1 -3963	ELLSWORTH CONSTRUCTION LLC 1ST ST OVERLAY PROJECT	12/2022	1	11-11-22		99,368.57
				DEPARTMENT TOTAL:		99,368.57
				FUND TOTAL:		99,368.57
				GRAND TOTAL:		289,411.01

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2022.12.20 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-231-5250	CONTRACTUAL SERVICES	2,085.50	
12/2022	10	5-231-5254	SUBSCRIPTIONS	51.34	
12/2022	10	5-231-5256	LEGAL NOTICES	34.00	
12/2022	10	5-241-5256	LEGAL NOTICES	425.44	
12/2022	10	5-311-5240	VEHICLE PARTS/REPAIRS	94.85	
12/2022	10	5-311-5242	MATERIALS AND SUPPLIES	144.80	
12/2022	10	5-311-5244	OFFICE SUPPLIES	167.79	
12/2022	10	5-311-5250	CONTRACTUAL SERVICES	431.30	
12/2022	10	5-411-5232	CLOTHING AND UNIFORMS	943.88	
12/2022	10	5-411-5240	VEHICLE PARTS/REPAIRS	703.22	
12/2022	10	5-411-5242	MATERIALS AND SUPPLIES	882.38	
12/2022	10	5-411-5248	REPAIR AND MAINTENANCE	278.00	
12/2022	10	5-411-5252	PROFESSIONAL SERVICES	13,589.25	
12/2022	10	5-521-5242	MATERIALS AND SUPPLIES	826.36	
12/2022	10	5-521-5248	REPAIR AND MAINTENANCE	3,926.69	
12/2022	10	5-521-5250	CONTRACTUAL SERVICES	12,607.30	
12/2022	10	5-522-5240	VEHICLE PARTS/REPAIRS	84.85	
12/2022	10	5-522-5242	MATERIALS AND SUPPLIES	225.03	
12/2022	10	5-522-5250	CONTRACTUAL SERVICES	73.34	
12/2022	10	5-561-5248	REPAIR AND MAINTENANCE	239.04	
12/2022	10	5-561-5250	CONTRACTUAL SERVICES	2,317.50	
12/2022	10	5-562-5252	PROFESSIONAL SERVICES	1,307.97	41,439.83
12/2022	14	5-411-5392	BUILDING AND IMPROVEMENTS	136,092.61	136,092.61
12/2022	30	5-521-5248	REPAIR AND MAINTENANCE	12,510.00	12,510.00
12/2022	33	5-750-5393	ROADS AND BRIDGES	99,368.57	99,368.57
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		289,411.01
			REPORT TOTAL:		289,411.01

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 16 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 213		CITY TREASURER				
221969	1 -3763	CRAWFORD & ASSOCIATES PC	PREP ANNL FINCL STMTS	12/2022	16467 11-15	8,119.00
					DEPARTMENT TOTAL:	8,119.00
DEPARTMENT: 214		CITY ATTORNEY				
221980	1 -3340	TERESA NOWLIN	IMLA CONF TRAVEL EXP	12/2022	10-21-22 UBER	51.85
					DEPARTMENT TOTAL:	51.85
DEPARTMENT: 216		PERSONNEL				
220007	1 -2013	BENEFIT RESOURCES INC	FSA PARTICIPANTS FEES	12/2022	18-20585 12-01-22	214.10
					DEPARTMENT TOTAL:	214.10
DEPARTMENT: 231		GENERAL GOVERNMENT				
221981	1 -3975	WALTER GEROW	A/P MEETING LUNCH	12/2022	11-10-22 RUBICON P	69.60
					DEPARTMENT TOTAL:	69.60
DEPARTMENT: 311		UNIFORMED PATROL				
222075	1 -1047	JENKS PUBLIC WORKS AUTHOR	DECEMBER 2022 WATER SERV	12/2022	05-0230-01 DEC 22	44.23
222008	1 -1457	O'REILLY AUTO PARTS	WIPER BLADES/CAPSULE	12/2022	2075-305340 10-13	128.27
					DEPARTMENT TOTAL:	172.50
DEPARTMENT: 411		FIRE SUPPRESSION				
222075	1 -1047	JENKS PUBLIC WORKS AUTHOR	DECEMBER 2022 WATER SERV	12/2022	05-0160-01 DEC 22	370.24
					DEPARTMENT TOTAL:	370.24
DEPARTMENT: 512		PROTECTIVE INSPECTIONS				
222003	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE'S	12/2022	2075-309488 11-15	75.90
					DEPARTMENT TOTAL:	75.90

Paid Unapproved

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 17 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 521 STREET MAINTENANCE						
222002	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE'S	12/2022	2075-306824 10-24	193.22
222003	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE'S	12/2022	2075-306142 10-19	85.78
DEPARTMENT TOTAL:						279.00
DEPARTMENT: 561 PARKS & GROUNDS						
222075	1 -1047	JENKS PUBLIC WORKS AUTHOR	DECEMBER 2022 WATER SERV	12/2022	01-2801-00 DEC 22	4,841.44
222001	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLES	12/2022	2075-302715 09-22	44.97
222003	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE'S	12/2022	2075-305571 10-14	84.80
222004	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE'S	12/2022	2075-307045 10-26	192.09
DEPARTMENT TOTAL:						5,163.30
DEPARTMENT: 562 ANIMAL CONTROL						
222075	1 -1047	JENKS PUBLIC WORKS AUTHOR	DECEMBER 2022 WATER SERV	12/2022	05-2105-00 DEC 22	123.32
DEPARTMENT TOTAL:						123.32
FUND TOTAL:						14,638.81

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 18 of 167
DEPARTMENT: 321 CENTRAL DISPATCH							
220131	1 -1022	OKLAHOMA DEPT OF PUBLIC SAF	MONTHLY OLETS FULL ACCESS	12/2022	LET-007772 11-22	350.00	
220135	1 -1022	OKLAHOMA DEPT OF PUBLIC SAF	MONTHLY OLETS CAR/LAPTOP	12/2022	LET-007772B 11-22	160.00	
221118	1 -1022	OKLAHOMA DEPT OF PUBLIC SAF	OLETS FULL ACCESS TERM 2	12/2022	LET-007772A 11-22	350.00	
DEPARTMENT TOTAL:						860.00	
FUND TOTAL:						860.00	
GRAND TOTAL:						15,498.81	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-213-5250	CONTRACTUAL SERVICES	8,119.00	
12/2022	10	5-214-5234	TRAVEL	51.85	
12/2022	10	5-216-5252	PROFESSIONAL SERVICES	214.10	
12/2022	10	5-231-5230	BUSINESS	69.60	
12/2022	10	5-311-5240	VEHICLE PARTS/REPAIRS	128.27	
12/2022	10	5-311-5260	UTILITIES	44.23	
12/2022	10	5-411-5260	UTILITIES	370.24	
12/2022	10	5-512-5240	VEHICLE PARTS/REPAIRS	75.90	
12/2022	10	5-521-5240	VEHICLE PARTS/REPAIRS	279.00	
12/2022	10	5-561-5240	VEHICLE PARTS/REPAIRS	321.86	
12/2022	10	5-561-5260	UTILITIES	4,841.44	
12/2022	10	5-562-5260	UTILITIES	123.32	14,638.81
12/2022	16	5-321-5254	SUBSCRIPTIONS	860.00	860.00
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		15,498.81
			REPORT TOTAL:		15,498.81

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P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 20 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 245	COMMUNITY DEVELOPMENT					
221984	1 -1488	JENKS CHAMBER OF COMMERCE	SPEAKER/MIC SOUND SYS	12/2022	111522 11-15	3,572.40
DEPARTMENT TOTAL:						3,572.40
DEPARTMENT: 311	UNIFORMED PATROL					
220480	1 -1228	WEST PUBLISHING CORPORATION	INVESTIGATIVE SOFTWARE	12/2022	847431343 12-01	198.00
222026	1 -1443	GRIMSLEYS INC	PD & DISP TOILETRIES	12/2022	438859 10-12	807.72
222080	1 -3312	WEX BANK-QUIKTRIP	85408339 11-30-22 FUEL	12/2022	85408339 11-30-22	167.78
222028	1 -3858	UNITED TACTICAL SYSTEMS LLC	PEPPERBALL TRAINING	12/2022	0080739-IN 08-29	1,980.00
DEPARTMENT TOTAL:						3,153.50
DEPARTMENT: 411	FIRE SUPPRESSION					
221977	1 -1011	CECILS TIRE & AUTOMOTIVE	LLTRAILER TIRE	12/2022	I003280 09-21	116.94
221986	1 -3976	DAVID KRIMBILL	GAS FF I TESTING	12/2022	11-16-22 KUM & GO	20.00
DEPARTMENT TOTAL:						136.94
DEPARTMENT: 412	FIRE VOLUNTEERS					
221987	1 -3762	OKLAHOMA FIREFIGHTERS	PENSIADD NEW VLNTR FF	12/2022	VOLUNTEER-GARRETT	60.00
DEPARTMENT TOTAL:						60.00
DEPARTMENT: 521	STREET MAINTENANCE					
221936	1 -1041	ANCHOR STONE CO.	ROCK STOCK FOR REPAIRS	12/2022	2225423 09 10-21	1,545.24
220004	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERVICE 22-23	12/2022	128515769-7 DEC 22	29.46
221947	1 -3894	OTA PLATEPAY	TURNPIKE USAGE	12/2022	8655665/9186662 12	11.70
DEPARTMENT TOTAL:						1,586.40
DEPARTMENT: 522	GENERAL MAINTENANCE					
222018	1 -1750	LOWE'S BUSINESS ACCOUNT	SUPPLIES FOR SHOP	12/2022	43154 10-20	207.14
DEPARTMENT TOTAL:						207.14

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FUND: 10 - GENERAL FUND

SUMMARY REPORT

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DEPARTMENT: 561		PARKS & GROUNDS				
221939	1 -1418	CHARLEY MERRIMAN	VANDALISM REPAIR VET PK	12/2022	94109 10-25	420.00
222017	1 -1750	LOWE'S BUSINESS ACCOUNT	LANDSCAPING SUPPLIES	12/2022	02994 11-01	94.51
221941	1 -1756	SOUTHWOOD LANDSCAPE & NURSE	FLOWERS-VETERANS PARK	12/2022	S582898 09-21	1,369.36
222009	1 -3792	ST JOHN URGENT CARE CLINIC	SPRE-EMPL DRUG SCREEN	12/2022	10239617V7661	619.00
221947	1 -3894	OTA PLATEPAY	TURNPIKE USAGE	12/2022	8683851/9165959 12	10.10
DEPARTMENT TOTAL:						2,512.97
DEPARTMENT: 562		ANIMAL CONTROL				
222010	1 -1029	JOHN DEERE FINANCIAL	DOG/CAT FOOD	12/2022	E18689 08-02	927.65
222027	1 -1135	JENKS VETERINARY HOSPITAL	CLAVAMOX DROPS	12/2022	192020 09-30	45.17
DEPARTMENT TOTAL:						972.82
FUND TOTAL:						12,202.17

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 22 of 167
DEPARTMENT: 321		CENTRAL DISPATCH					
220011	1 -1039	INCOG	E-911 ADMINISTRATIVE SERV	12/2022	E-001964 DEC 2022	5,917.27	
DEPARTMENT TOTAL:						5,917.27	
FUND TOTAL:						5,917.27	

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 23 of 167
DEPARTMENT: 801		INS & CASH REIMB.					
221985	1 -0026	JASON R JACKSON	DEDUCTIBLE REIMB	12/2022	DEDUCTIBLE REIMB	446.81	
DEPARTMENT TOTAL:						446.81	
FUND TOTAL:						446.81	
GRAND TOTAL:						18,566.25	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-245-5268	CONTINGENCY	3,572.40	
12/2022	10	5-311-5125	TRAINING & SCHOOLS	1,980.00	
12/2022	10	5-311-5238	VEHICLE FUEL	167.78	
12/2022	10	5-311-5242	MATERIALS AND SUPPLIES	807.72	
12/2022	10	5-311-5254	SUBSCRIPTIONS	198.00	
12/2022	10	5-411-5238	VEHICLE FUEL	20.00	
12/2022	10	5-411-5240	VEHICLE PARTS/REPAIRS	116.94	
12/2022	10	5-412-5270	VOLUNTEER EXPENSE	60.00	
12/2022	10	5-521-5242	MATERIALS AND SUPPLIES	1,556.94	
12/2022	10	5-521-5260	UTILITIES	29.46	
12/2022	10	5-522-5242	MATERIALS AND SUPPLIES	207.14	
12/2022	10	5-561-5242	MATERIALS AND SUPPLIES	1,473.97	
12/2022	10	5-561-5248	REPAIR AND MAINTENANCE	420.00	
12/2022	10	5-561-5250	CONTRACTUAL SERVICES	619.00	
12/2022	10	5-562-5242	MATERIALS AND SUPPLIES	972.82	12,202.17
12/2022	16	5-321-5254	SUBSCRIPTIONS	5,917.27	5,917.27
12/2022	61	5-801-5250	CONTRACTUAL SERVICES	446.81	446.81
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		18,566.25
			REPORT TOTAL:		18,566.25

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 25 of 167
DEPARTMENT: 245 COMMUNITY DEVELOPMENT							
222127	1 -1701	PUBLIC SERVICE CO. OF OKL	DECEMBER 22 ELECTRIC SERV	12/2022	95094298213 DEC 22	519.14	
220009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERVICE 22-23	12/2022	0006425773 DEC 22	76.26	
DEPARTMENT TOTAL:						595.40	
DEPARTMENT: 311 UNIFORMED PATROL							
222127	1 -1701	PUBLIC SERVICE CO. OF OKL	DECEMBER 22 ELECTRIC SERV	12/2022	95471419218 DEC 22	330.49	
DEPARTMENT TOTAL:						330.49	
DEPARTMENT: 411 FIRE SUPPRESSION							
222127	1 -1701	PUBLIC SERVICE CO. OF OKL	DECEMBER 22 ELECTRIC SERV	12/2022	95483091716 DEC 22	1,217.58	
220009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERVICE 22-23	12/2022	0006424588 DEC 22	200.37	
DEPARTMENT TOTAL:						1,417.95	
DEPARTMENT: 521 STREET MAINTENANCE							
222126	1 -1082	PUBLIC SERVICE COMPANY OF	DECEMBER 22 ELECTRIC SERV	12/2022	95013387303 DEC 22	9,184.70	
DEPARTMENT TOTAL:						9,184.70	
DEPARTMENT: 522 GENERAL MAINTENANCE							
222100	1 -1750	LOWE'S BUSINESS ACCOUNT	SUPPLIES FOR SHOP	12/2022	62829 11-18	706.26	
DEPARTMENT TOTAL:						706.26	
DEPARTMENT: 561 PARKS & GROUNDS							
222126	1 -1082	PUBLIC SERVICE COMPANY OF	DECEMBER 22 ELECTRIC SERV	12/2022	95116418005 DEC 22	699.03	
222097	1 -1457	O'REILLY AUTO PARTS	SUPPLIES-VEHICLE & EQUIP	12/2022	2075-309730 11-17	25.50	
220009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERVICE 22-23	12/2022	0006424743 DEC 22	164.52	
DEPARTMENT TOTAL:						889.05	
DEPARTMENT: 562 ANIMAL CONTROL							
222127	1 -1701	PUBLIC SERVICE CO. OF OKL	DECEMBER 22 ELECTRIC SERV	12/2022	95323119305 DEC 22	217.16	
DEPARTMENT TOTAL:						217.16	
FUND TOTAL:						13,341.01	

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 26 of 167
DEPARTMENT: 321		CENTRAL DISPATCH					
220052	1 -2532	A T & T	E-911 POLICE DEPT SERVICE	12/2022	29936408048	DEC 22	284.46
DEPARTMENT TOTAL:							284.46
FUND TOTAL:							284.46

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 27 of 167
DEPARTMENT: 866		ELWOOD AVE/111TH - MAIN					
222095	1 -3978	RICK E WINFIELD	ROW ACQ ELWOOD 111-MAIN	12/2022	ROW ACQ ELWOOD 111	20,219.92	
						DEPARTMENT TOTAL:	20,219.92
						FUND TOTAL:	20,219.92
						GRAND TOTAL:	33,845.39

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-245-5250	CONTRACTUAL SERVICES	76.26	
12/2022	10	5-245-5260	UTILITIES	519.14	
12/2022	10	5-311-5260	UTILITIES	330.49	
12/2022	10	5-411-5250	CONTRACTUAL SERVICES	200.37	
12/2022	10	5-411-5260	UTILITIES	1,217.58	
12/2022	10	5-521-5260	UTILITIES	9,184.70	
12/2022	10	5-522-5242	MATERIALS AND SUPPLIES	706.26	
12/2022	10	5-561-5240	VEHICLE PARTS/REPAIRS	25.50	
12/2022	10	5-561-5250	CONTRACTUAL SERVICES	164.52	
12/2022	10	5-561-5260	UTILITIES	699.03	
12/2022	10	5-562-5260	UTILITIES	217.16	13,341.01
12/2022	16	5-321-5254	SUBSCRIPTIONS	284.46	284.46
12/2022	32	5-866-5393	ROADS & BRIDGES	20,219.92	20,219.92
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		33,845.39
			REPORT TOTAL:		33,845.39

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 29 of 167
DEPARTMENT: 211		CITY MANAGER					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	26.39	
					DEPARTMENT TOTAL:	26.39	
DEPARTMENT: 212		CITY CLERK					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	31.41	
					DEPARTMENT TOTAL:	31.41	
DEPARTMENT: 213		CITY TREASURER					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	21.36	
					DEPARTMENT TOTAL:	21.36	
DEPARTMENT: 214		CITY ATTORNEY					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	10.05	
					DEPARTMENT TOTAL:	10.05	
DEPARTMENT: 216		PERSONNEL					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	26.39	
					DEPARTMENT TOTAL:	26.39	
DEPARTMENT: 218		ADMIN SUPPORT/RECORDS					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	16.34	
					DEPARTMENT TOTAL:	16.34	
DEPARTMENT: 221		MUNICIPAL COURT					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	10.05	
					DEPARTMENT TOTAL:	10.05	

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 30 of 167
DEPARTMENT: 241		CITY PLANNER					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	16.34
						DEPARTMENT TOTAL:	16.34
DEPARTMENT: 311		UNIFORMED PATROL					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	4,539.95
						DEPARTMENT TOTAL:	4,539.95
DEPARTMENT: 315		POLICE RESERVE					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	462.41
						DEPARTMENT TOTAL:	462.41
DEPARTMENT: 321		CENTRAL DISPATCH					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	47.75
						DEPARTMENT TOTAL:	47.75
DEPARTMENT: 331		CODE ENFORCEMENT					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	10.05
						DEPARTMENT TOTAL:	10.05
DEPARTMENT: 411		FIRE SUPPRESSION					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	5,780.17
						DEPARTMENT TOTAL:	5,780.17
DEPARTMENT: 412		FIRE VOLUNTEERS					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCE	WORKERS COMP PREMIUM	12/2022	1023514623	12-01	315.40
						DEPARTMENT TOTAL:	315.40

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 31 of 167
DEPARTMENT: 512		PROTECTIVE INSPECTIONS					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	221.15	
					DEPARTMENT TOTAL:	221.15	
DEPARTMENT: 521		STREET MAINTENANCE					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	378.22	
					DEPARTMENT TOTAL:	378.22	
DEPARTMENT: 561		PARKS & GROUNDS					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	578.02	
					DEPARTMENT TOTAL:	578.02	
DEPARTMENT: 562		ANIMAL CONTROL					
220207	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	12/2022	1023514623	12-01	74.14	
					DEPARTMENT TOTAL:	74.14	
					FUND TOTAL:	12,565.59	
					GRAND TOTAL:	12,565.59	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-211-5121	WORKERS' COMPENSATION	26.39	
12/2022	10	5-212-5121	WORKERS' COMPENSATION	31.41	
12/2022	10	5-213-5121	WORKERS' COMPENSATION	21.36	
12/2022	10	5-214-5121	WORKERS' COMPENSATION	10.05	
12/2022	10	5-216-5121	WORKERS' COMPENSATION	26.39	
12/2022	10	5-218-5121	WORKERS' COMPENSATION	16.34	
12/2022	10	5-221-5121	WORKERS' COMPENSATION	10.05	
12/2022	10	5-241-5121	WORKERS' COMPENSATION	16.34	
12/2022	10	5-311-5121	WORKERS' COMPENSATION	4,539.95	
12/2022	10	5-315-5121	WORKERS' COMPENSATION	462.41	
12/2022	10	5-321-5121	WORKERS' COMPENSATION	47.75	
12/2022	10	5-331-5121	WORKERS' COMPENSATION	10.05	
12/2022	10	5-411-5121	WORKERS' COMPENSATION	5,780.17	
12/2022	10	5-412-5121	WORKERS' COMPENSATION	315.40	
12/2022	10	5-512-5121	WORKERS' COMPENSATION	221.15	
12/2022	10	5-521-5121	WORKERS' COMPENSATION	378.22	
12/2022	10	5-561-5121	WORKERS' COMPENSATION	578.02	
12/2022	10	5-562-5121	WORKERS' COMPENSATION	74.14	12,565.59
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:					12,565.59
REPORT TOTAL:					12,565.59

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FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 33 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 221		MUNICIPAL COURT				
220001	1 -1033	PHIL FRAZIER	DEC 2022 MUN'L JUDGE	12/2022	DEC 22 MUN'L JUDGE	1,470.87
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	704-4299 DEC 22	60.70
DEPARTMENT TOTAL:						1,531.57
DEPARTMENT: 231		GENERAL GOVERNMENT				
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	287291914369 DEC22	207.70
220048	1 -3664	UKG INC	QTR SUBSCRIPTION FEES	12/2022	PRINV0325141 12-07	4,145.84
DEPARTMENT TOTAL:						4,353.54
DEPARTMENT: 311		UNIFORMED PATROL				
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	287291914369DEC22	1,328.82
DEPARTMENT TOTAL:						1,328.82
DEPARTMENT: 321		CENTRAL DISPATCH				
222022	1 -1762	OKLAHOMA POLICE SUPPLY LLC	DISPATCHER PANTS	12/2022	0083417 09-19	173.97
DEPARTMENT TOTAL:						173.97
DEPARTMENT: 411		FIRE SUPPRESSION				
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	287291914369 12-22	447.94
DEPARTMENT TOTAL:						447.94
DEPARTMENT: 512		PROTECTIVE INSPECTIONS				
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	282-5420 DEC 22	120.12
DEPARTMENT TOTAL:						120.12
DEPARTMENT: 561		PARKS & GROUNDS				
221949	1 -1779	GRAYBAR ELECTRIC COMPANY	INLIGHTING & SUPPLIES	12/2022	9329264719 10-21	818.79
221942	1 -2503	ALL MAINTENANCE SUPPLY	JANITORIAL SUPPLIES	12/2022	00120365-01 11-04	2,420.37
220030	1 -2586	A T & T MOBILITY	AIRCARDS/IPADS/PH 22-23	12/2022	28729191436912-22	200.20
DEPARTMENT TOTAL:						3,439.36
FUND TOTAL:						11,395.32

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P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 34 of 167
DEPARTMENT: 411 ** INVALID DEPARTMENT **							
220000	1 -1112	BANCFIRST	0490090378 12-22 PR	12/2022	0490090378 12-22PR	27,225.77	
DEPARTMENT TOTAL:						27,225.77	
FUND TOTAL:						27,225.77	
GRAND TOTAL:						38,621.09	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-221-5252	PROFESSIONAL SERVICES	1,470.87	
12/2022	10	5-221-5258	COMMUNICATIONS	60.70	
12/2022	10	5-231-5250	CONTRACTUAL SERVICES	4,145.84	
12/2022	10	5-231-5258	COMMUNICATIONS	207.70	
12/2022	10	5-311-5258	COMMUNICATIONS	1,328.82	
12/2022	10	5-321-5232	CLOTHING AND UNIFORMS	173.97	
12/2022	10	5-411-5258	COMMUNICATIONS	447.94	
12/2022	10	5-512-5258	COMMUNICATIONS	120.12	
12/2022	10	5-561-5242	MATERIALS AND SUPPLIES	3,239.16	
12/2022	10	5-561-5258	COMMUNICATIONS	200.20	11,395.32
12/2022	14	5-411-5396	MOTOR VEHICLES	27,225.77	27,225.77
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		38,621.09
			REPORT TOTAL:		38,621.09

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P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 36 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 245		COMMUNITY DEVELOPMENT				
220008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2022-2023	12/2022	113491891 12-22	591.25
					DEPARTMENT TOTAL:	591.25
DEPARTMENT: 411		FIRE SUPPRESSION				
220008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2022-2023	12/2022	109782864 12-22	930.34
					DEPARTMENT TOTAL:	930.34
DEPARTMENT: 562		ANIMAL CONTROL				
220008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2022-2023	12/2022	251827736 12-22	263.96
					DEPARTMENT TOTAL:	263.96
					FUND TOTAL:	1,785.55
					GRAND TOTAL:	1,785.55

Paid Unapproved

G / L R E C A P

2022.12.20 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-245-5260	UTILITIES	591.25	
12/2022	10	5-411-5260	UTILITIES	930.34	
12/2022	10	5-562-5260	UTILITIES	263.96	1,785.55
				GRAND TOTAL ESTIMATE:	0.00
				GRAND TOTAL ACTUAL:	1,785.55
				REPORT TOTAL:	1,785.55

Paid Unapproved

P.O.#	VENDOR #	NAME	SUMMARY	2022-12-20	Jenks City Council Agenda	INVOICE	Page 38 of 167
DEPARTMENT: 521	STREET MAINTENANCE						
222142	1 -1041	ANCHOR STONE CO.	ROCK FOR REPAIRS	12/2022	2227168 09 11-11	2,401.84	
DEPARTMENT TOTAL:						2,401.84	
FUND TOTAL:						2,401.84	
GRAND TOTAL:						2,401.84	

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2022.12.20 Jenks City Council Agenda

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10 5-521-5242	MATERIALS AND SUPPLIES	2,401.84	2,401.84
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				2,401.84
REPORT TOTAL:				2,401.84

Paid Unapproved

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 40 of 167
2022-12-20 Jenks City Council Agenda						
DEPARTMENT: 214 CITY ATTORNEY						
220045	1 -1228	WEST PUBLISHING CORPORATION	SUBSCRIPTION 2022-2023	12/2022	847442251 DEC 22	397.76
DEPARTMENT TOTAL:						397.76
DEPARTMENT: 411 FIRE SUPPRESSION						
220055	1 -1726	OTA PIKEPASS CUSTOMER SVC	DEC 22 MONTHLY PIKE PASS	12/2022	20221193097 DEC 22	54.80
222162	1 -1750	LOWE'S BUSINESS ACCOUNT	TOILET SEAT,HEX NIP,TEF T	12/2022	43492 11-30	29.68
222247	1 -2025	FLEET FUELS	113240 12-08-22 DIESEL	12/2022	113240 12-08-22	768.76
DEPARTMENT TOTAL:						853.24
DEPARTMENT: 512 PROTECTIVE INSPECTIONS						
220055	1 -1726	OTA PIKEPASS CUSTOMER SVC	DEC 22 MONTHLY PIKE PASS	12/2022	20221193097 DEC 22	0.35
DEPARTMENT TOTAL:						0.35
DEPARTMENT: 521 STREET MAINTENANCE						
220055	1 -1726	OTA PIKEPASS CUSTOMER SVC	DEC 22 MONTHLY PIKE PASS	12/2022	20221193097 DEC 22	5.65
222247	1 -2025	FLEET FUELS	113240 12-08-22 DIESEL	12/2022	113240 12-08-22	230.63
220718	1 -3381	TULSA-SAPULPA UNION RAILWAY	MAINTENANCE/INSPECTION	12/2022	JK-112022 11-30	745.84
DEPARTMENT TOTAL:						982.12
DEPARTMENT: 561 PARKS & GROUNDS						
220055	1 -1726	OTA PIKEPASS CUSTOMER SVC	DEC 22 MONTHLY PIKE PASS	12/2022	20221193097 DEC 22	1.65
222247	1 -2025	FLEET FUELS	113240 12-08-22 DIESEL	12/2022	113240 12-08-22	230.63
DEPARTMENT TOTAL:						232.28
FUND TOTAL:						2,465.75
GRAND TOTAL:						2,465.75

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2022.12.20 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10	5-214-5254	SUBSCRIPTIONS	397.76	
12/2022	10	5-411-5230	BUSINESS	54.80	
12/2022	10	5-411-5238	VEHICLE FUEL	768.76	
12/2022	10	5-411-5242	MATERIALS AND SUPPLIES	29.68	
12/2022	10	5-512-5234	TRAVEL	0.35	
12/2022	10	5-521-5234	TRAVEL	5.65	
12/2022	10	5-521-5238	VEHICLE FUEL	230.63	
12/2022	10	5-521-5250	CONTRACTUAL SERVICES	745.84	
12/2022	10	5-561-5234	TRAVEL	1.65	
12/2022	10	5-561-5238	VEHICLE FUEL	230.63	2,465.75
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					2,465.75
REPORT TOTAL:					2,465.75

Paid Unapproved

P.O.# VENDOR # NAME SUMMARY REPORT 2022-12-20 Jenks City Council Agenda INVOICE Page 42 of 167

DEPARTMENT: 411	FIRE SUPPRESSION						
212960	1 -3701	AMERICAN TEXTILE SCREENPRINTACTICAL DUFFLE FOR EMBER	12/2022	48607	01-26	78.99	
					DEPARTMENT TOTAL:	78.99	
					FUND TOTAL:	78.99	
					GRAND TOTAL:	78.99	

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2022.12.20 Jenks City Council Agenda

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
12/2022	10 5-411-5242	MATERIALS AND SUPPLIES	78.99	78.99
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				78.99
REPORT TOTAL:				78.99

Paid Unapproved

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval December 1, 2022 through December 15, 2022

Paid Unapproved

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

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

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

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

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

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

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval December 16, 2022 through December 31, 2022

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

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

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

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

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

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



Financial Summary

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

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
215	Unleaded Regular	63.07	3.241	0.00	204.39	0.00	-23.51	180.88	
	PERIOD			0.00	204.39	0.00	-23.51	180.88	180.88
	YTD			0.00	2901.38	0.00	-299.82	2601.56	2601.56
252	Unleaded Plus	14.62	3.419	0.00	50.00	0.00	-5.46	44.54	
	Unleaded Regular	10.09	3.359	0.00	33.90	0.00	-3.77	30.13	
	PERIOD			0.00	83.90	0.00	-9.23	74.67	74.67
	YTD			0.00	795.78	0.00	-81.99	713.79	713.79
311	Unleaded Regular	2403.23	3.243	0.00	7788.35	0.00	-896.33	6892.02	
	PERIOD			0.00	7788.35	0.00	-896.33	6892.02	6892.02
	YTD			0.00	78312.99	0.00	-8189.64	70123.35	70123.35
331	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	39.50	0.00	-3.36	36.14	36.14
411	Regular Diesel #2	639.67	4.827	0.00	3076.72	0.00	-276.98	2799.74	
	Unleaded Regular	356.82	3.205	0.00	1141.61	0.00	-133.07	1008.54	
	PERIOD			0.00	4218.33	0.00	-410.05	3808.28	3808.28
	YTD			0.00	34656.12	0.00	-3401.78	31254.34	31254.34
511	Unleaded Regular	161.66	3.183	0.00	516.20	0.00	-60.29	455.91	
	PERIOD			0.00	516.20	0.00	-60.29	455.91	455.91
	YTD			0.00	3914.96	0.00	-392.44	3522.52	3522.52
512	Unleaded Regular	32.48	3.199	0.00	103.90	0.00	-12.11	91.79	
	PERIOD			0.00	103.90	0.00	-12.11	91.79	91.79
	YTD			0.00	3000.03	0.00	-312.28	2687.75	2687.75
521	Unleaded Plus	131.48	3.457	0.00	456.15	0.00	-49.06	407.09	
	Unleaded Regular	32.54	3.259	0.00	106.05	0.00	-12.14	93.91	
	Unleaded Super	43.84	3.699	0.00	162.18	0.00	-16.35	145.83	
	PERIOD			0.00	724.38	0.00	-77.55	646.83	646.83
	YTD			0.00	8046.10	0.00	-782.30	7263.80	7263.80
522	Unleaded Regular	64.37	3.244	0.00	208.87	0.00	-24.00	184.87	
	PERIOD			0.00	208.87	0.00	-24.00	184.87	184.87
	YTD			0.00	2653.35	0.00	-274.83	2378.52	2378.52
523	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	318.75	0.00	-26.92	291.83	291.83
531	Unleaded Plus	66.27	3.394	0.00	225.31	0.00	-24.72	200.59	
	Unleaded Regular	178.10	3.265	0.00	581.44	0.00	-66.42	515.02	
	Unleaded Super	89.87	3.662	0.00	327.70	0.00	-33.51	294.19	



Financial Summary

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

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
533	PERIOD			0.00	1134.45	0.00	-124.65	1009.80	1009.80
	YTD			0.00	11755.15	0.00	-1138.30	10616.85	10616.85
	Unleaded Plus	164.81	3.472	0.00	570.62	0.00	-61.49	509.13	
	Unleaded Regular	279.91	3.260	0.00	913.84	0.00	-104.41	809.43	
	Unleaded Super	38.04	3.539	0.00	134.62	0.00	-14.19	120.43	
561	PERIOD			0.00	1619.08	0.00	-180.09	1438.99	1438.99
	YTD			0.00	11620.71	0.00	-1182.31	10438.40	10438.40
	Unleaded Plus	55.33	3.414	0.00	188.21	0.00	-20.64	167.57	
	PERIOD			0.00	188.21	0.00	-20.64	167.57	167.57
	YTD			0.00	302.82	0.00	-32.69	270.13	270.13
562	Unleaded Regular	148.87	3.204	0.00	475.87	0.00	-55.51	420.36	
	PERIOD			0.00	475.87	0.00	-55.51	420.36	420.36
	YTD			0.00	4753.13	0.00	-495.03	4258.10	4258.10
	Unleaded Regular	20.00	1.289	0.00	25.78	0.00	-7.46	18.32	
	PERIOD			0.00	25.78	0.00	-7.46	18.32	18.32
571	YTD			0.00	168.72	0.00	-29.84	138.88	138.88
	Regular Diesel #2	4.37	4.999	0.00	21.85	0.00	-1.89	19.96	
	Unleaded Super	14.48	3.759	0.00	54.43	0.00	-5.40	49.03	
	PERIOD			0.00	76.28	0.00	-7.29	68.99	68.99
	YTD			0.00	291.05	0.00	-28.92	262.13	262.13
911	Regular Diesel #2	25.20	4.999	0.00	125.98	0.00	-10.91	115.07	
	Unleaded Regular	12.05	3.359	0.00	40.48	0.00	-4.50	35.98	
	PERIOD			0.00	166.46	0.00	-15.41	151.05	151.05
	YTD			0.00	1464.68	0.00	-145.37	1319.31	1319.31
	Unassigned	5050.95	0.030	-151.53	0.00	0.00	0.00	0.00	
919	Rebate			-151.53	0.00	0.00	0.00	0.00	-151.53
	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	0.00	0.00	0.00	0.00	0.00
	ACCOUNT TOTALS								
	Regular Diesel #2	669.24	14.825	0.00	3224.55	0.00	-289.78	2934.77	
Unassigned	Unleaded Plus	432.51	17.157	0.00	1490.29	0.00	-161.37	1328.92	
	Unleaded Regular	3763.19	40.311	0.00	12140.68	0.00	-1403.52	10737.16	
	Unleaded Super	186.23	14.659	0.00	678.93	0.00	-69.45	609.48	
	Rebate	5050.95	0.030	-151.53	0.00	0.00	0.00	0.00	
	PERIOD			-151.53	17534.45	0.00	-1924.12	15610.33	15458.80
ACCOUNT TOTALS	YTD			0.00	164995.22	0.00	-16817.82	148177.40	148177.40



Financial Summary

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

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
	ACCOUNTS RECEIVABLE SUMMARY - Invoice 85164481 PREVIOUS BALANCE12378.50 PAYMENTS-12378.50 PURCHASES15610.33 DEBITS0.00 CREDITS0.00 QuikTrip Rebate-151.53 ANCILLARIES0.00 AMOUNT DUE15458.80								

Transaction Date	Transaction Time	Card Number	Custom Vehicle/Asset ID	Units	Product	Merchant Name	Merchant Address	Merchant City	Merchant State / Province	Merchant Postal Code	Current Odometer	Adjusted Odometer	Driver Last Name	Driver Department	Department
10/24/2022	10:46:25	****01471	411 COMMAND 2	19.072	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	26528		ZICKEFOOSE	411	411
10/24/2022	12:55:29	****01631	311 21 3044	11.943	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10925		Galloway	311	311
10/24/2022	13:41:33	****00291	311 16 6483	5.061	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86029		LUTTRELL	311	311
10/24/2022	14:13:30	****00811	311 17 2923	9.162	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	80921		millier	311	311
10/24/2022	18:41:09	****01301	311 18 9938	12.54	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63940		SANCHEZ	311	311
10/25/2022	04:41:55	****01311	311 18 3659	8.253	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66096		PIERCE	311	311
10/25/2022	06:48:13	****00281	311 14 0892	6.061	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	77922		zumwalt	315	311
10/25/2022	10:24:31	****00341	411 COMMAND 4	25.306	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	104844		OSTRUM	411	411
10/25/2022	10:25:13	****00741	311 10 4050	11.83	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1	88760	STONER	331	311
10/25/2022	13:02:46	****00901	311 17 4536	11.881	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43127		McNulty	311	311
10/25/2022	13:47:08	****01321	311 18 3660	14.072	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	77560		MARKHAM	311	311
10/25/2022	19:31:19	****00231	311 17 2922	9.481	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94705		simmons	311	311
10/25/2022	20:56:22	****01461	411 ENGINE 1	12.979	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30957		Hill	411	411
10/25/2022	20:56:46	****01451	411 ENGINE 2	13.971	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33595		Hill	411	411
10/26/2022	05:54:41	****01331	311 18 9939	11.905	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	53193		SEMKE	311	311
10/26/2022	07:07:13	****00281	311 14 0892	6.382	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78013		zumwalt	315	311
10/26/2022	07:20:47	****00111	311 13 9781	8.596	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118205		ARNOLD	311	311
10/26/2022	08:28:19	****01271	311 18 4850	15.132	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37477		simpson-brow	311	311
10/26/2022	08:38:56	****00451	311 13 5951	31.917	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	104051	103939	Jackson	311	311
10/26/2022	10:43:07	****01541	311 20 4199	17.007	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36912		CHANDLEE	311	311
10/26/2022	13:52:03	****00291	311 16 6483	7.81	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86128		LUTTRELL	311	311
10/26/2022	17:36:37	****01631	311 21 3044	13.561	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11119		Galloway	311	311
10/26/2022	22:23:16	****01261	311 18 4849	11.387	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62120		RAMSEY	311	311
10/27/2022	11:54:24	****00131	311 14 0890	7.837	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93585		SANCHEZ	315	311
10/27/2022	14:07:51	****00611	562 10 6035	13.797	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87071		GRAVES	562	562
10/27/2022	14:14:55	****01301	311 18 9938	2.109	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63982	63967	SANCHEZ	311	311
10/27/2022	20:00:17	****01461	411 ENGINE 1	15.59	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31031		Todd	411	411
10/27/2022	20:55:35	****01451	411 ENGINE 2	15.38	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33634		MITCHELL	411	411
10/27/2022	21:20:40	****00131	311 14 0890	4.473	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93649	93557	TURNER	315	311
10/27/2022	21:30:23	****00841	311 14 0891	8.091	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79049		KNOWLTON	311	311
10/28/2022	01:07:01	****01311	311 18 3659	11.245	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66270		PIERCE	311	311
10/28/2022	05:15:19	****01351	311 18 3661	12.353	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	53910		NUNNELEE	315	311
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10/28/2022	21:37:04	****00131	311 14 0890	4.334	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93699		TURNER	315	311
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10/29/2022	05:59:06	****01341	311 18 9940	9.162	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48032		Crow	311	311
10/29/2022	13:50:32	****00291	311 16 6483	7.93	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86220		LUTTRELL	311	311
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10/31/2022	08:35:16	****00281	311 14 0892	8.721	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78146		zumwalt	315	311
10/31/2022	12:32:15	****01541	311 20 4199	13.139	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37161		CHANDLEE	311	311
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10/31/2022	13:47:39	****00341	411 COMMAND 4	23.464	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	105136		OSTRUM	411	411
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10/31/2022	14:02:10	****01331	311 18 9939	14.144	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	53424		SEMKE	311	311
10/31/2022	14:27:59	****00811	311 17 2923	8.975	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81308		millier	311	311
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10/31/2022	15:19:23	****00631	411 Truck 2	30.558	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	98412		WATKINS	411	411
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11/02/2022 12:15:48	****00131	311 14 0890	6.914 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93803	93881 SANCHEZ	315	311
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11/02/2022 22:58:54	****00532	311 16 8369	10.369 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94405	94061 COLE	311	311
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11/03/2022 18:15:20	****01461	411 ENGINE 1	20.61 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31291	WINN	411	411
11/03/2022 18:48:59	****00231	311 17 2922	12.561 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95058	simmons	311	311
11/04/2022 01:52:08	****00532	311 16 8369	8.282 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93006	94160 COLE	311	311
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11/04/2022 08:58:07	****01271	311 18 4850	14.029 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37986	simpson-brow	311	311
11/04/2022 09:04:29	****00811	311 17 2923	9.271 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81444	millier	311	311
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11/05/2022 05:44:54	****00411	311 13 9181	3.806 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69926	Galloway	311	311
11/05/2022 05:48:24	****00662	311 10 6037	14.356 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36	48114 KEISER	315	311
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11/05/2022 12:10:21	****01461	411 ENGINE 1	16.551 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31353	Todd	411	411
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11/05/2022 14:08:32	****00111	311 13 9781	7.776 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118515	118543 ARNOLD	311	311
11/05/2022 14:11:59	****00841	311 14 0891	3.012 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79367	norwood	315	311
11/05/2022 14:42:13	****00351	311 13 4107	4.768 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	102350	RACHAL	315	311
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11/05/2022 17:44:05	****00051	311 17 4535	12.67 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51501	DAVIS	311	311
11/05/2022 19:33:30	****01451	411 ENGINE 2	15.803 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33925	MITCHELL	411	411
11/05/2022 19:47:12	****00231	311 17 2922	9.187 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95167	simmons	311	311
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11/05/2022 22:00:48	****00532	311 16 8369	12.037 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94278	93149 COLE	311	311
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11/06/2022 08:47:24	****00811	311 17 2923	6.477 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81522	millier	311	311
11/06/2022 12:10:24	****01331	311 18 9939	13.22 UNL	Quiktrip 0012	2 E 41st St	Sand Springs	OK	74063	53748	SEMKE	311	311
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11/07/2022 00:27:08	****01261	311 18 4849	10.55 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62468	RAMSEY	311	311
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11/07/2022 13:37:23	****00291	311 16 6483	9.094 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86745	LUTTRELL	311	311
11/07/2022 13:41:44	****01631	311 21 3044	6.423 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11936	Galloway	311	311
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11/07/2022 14:11:58	****01461	411 ENGINE 1	7.956 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31392	owen	411	411
11/07/2022 21:36:29	****00051	311 17 4535	12.795 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51670	DAVIS	311	311
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11/08/2022 06:48:50	****00281	311 14 0892	8.35 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78405	zumwalt	315	311
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11/08/2022 09:22:58	****00451	311 13 5951	33.278 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	104459	Jackson	311	311
11/08/2022 11:41:24	****01541	311 20 4199	12.145 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37710	CHANDLEE	311	311
11/08/2022 12:08:20	****01421	411 TRUCK 1	14.256 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	14872	Todd	411	411

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11/08/2022 15:36:29	****00131	311 14 0890	4.245 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93955	KNOWLTON	311	311
11/08/2022 20:02:20	****01451	411 ENGINE 2	17.915 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34001	MITCHELL	411	411
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11/09/2022 02:55:39	****01311	311 18 3659	10.367 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66566	PIERCE	311	311
11/09/2022 06:54:22	****00801	311 15 3007	12.479 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	52448	golliday	311	311
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11/09/2022 10:23:43	****00111	311 13 9781	6.367 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118600	ARNOLD	311	311
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11/09/2022 12:45:39	****00901	311 17 4536	11.881 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43310	Mculty	311	311
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11/09/2022 18:19:08	****01321	311 18 3660	12.645 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78313	MARKHAM	311	311
11/09/2022 20:05:52	****00611	562 10 6035	14.479 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87332	GRAVES	562	562
11/10/2022 05:52:02	****01341	311 18 9940	7.641 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48372	48479 Crow	311	311
11/10/2022 11:18:55	****00501	311 11 1550	21.371 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85910	Bowdle	311	311
11/10/2022 12:49:11	****00801	311 15 3007	9.783 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	52564	golliday	311	311
11/10/2022 15:47:01	****00262	411 COMMAND 3	10.505 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43811	flora	411	411
11/10/2022 16:02:15	****00231	311 17 2922	12.049 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95319	simmons	311	311
11/10/2022 18:07:29	****00841	311 14 0891	6.203 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79437	KNOWLTON	311	311
11/10/2022 22:53:06	****00411	311 13 9181	4.679 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69986	PIERCE	311	311
11/11/2022 00:01:56	****00131	311 14 0890	4.145 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94058	TURNER	315	311
11/11/2022 05:15:20	****00532	311 16 8369	13.398 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94574	COLE	311	311
11/11/2022 05:48:27	****00291	311 16 6483	7.06 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86968	LUTTRELL	311	311
11/11/2022 07:17:06	****00811	311 17 2923	10.194 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81639	millier	311	311
11/11/2022 11:56:51	****01451	411 ENGINE 2	14.993 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34072	OSGOOD	411	411
11/11/2022 14:01:58	****01291	311 18 3658	6.735 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60329	Hash	311	311
11/11/2022 15:02:51	****01461	411 ENGINE 1	23.83 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31500	Todd	411	411
11/11/2022 19:13:58	****01271	311 18 4850	14.683 UNL	Quiktrip 0033	2400 E Kenosha St	Broken Arrow	OK	74014	38216	simpson-brow	311	311
11/12/2022 02:40:44	****01501	311 20 4189	15.937 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	27434	Goode	311	311
11/12/2022 02:45:02	****01311	311 18 3659	10.568 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66705	PIERCE	311	311
11/12/2022 06:12:42	****01341	311 18 9940	8.621 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48465	48558 Crow	311	311
11/12/2022 13:39:31	****01631	311 21 3044	10.047 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12236	Galloway	311	311
11/12/2022 13:43:36	****00291	311 16 6483	4.375 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87028	LUTTRELL	311	311
11/12/2022 17:42:06	****00051	311 17 4535	12.966 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51844	DAVIS	311	311
11/12/2022 18:50:20	****01301	311 18 9938	10.974 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	64518	SANCHEZ	311	311
11/12/2022 21:48:47	****01261	311 18 4849	13.485 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62751	RAMSEY	311	311
11/13/2022 09:00:34	****00811	311 17 2923	7.985 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81739	millier	311	311
11/13/2022 14:47:52	****00262	411 COMMAND 3	10.495 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43854	43913 flora	411	411
11/13/2022 20:03:54	****00111	311 13 9781	7.905 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118722	ARNOLD	311	311
11/13/2022 22:06:42	****00532	311 16 8369	13.906 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94740	COLE	311	311
11/13/2022 22:33:45	****01291	311 18 3658	7.268 UNL	Quiktrip 0098	12037 S Memorial Dr	Bixby	OK	74008-2031	60405	Hash	311	311
11/14/2022 02:47:50	****01351	311 18 3661	12.193 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54309	NUNNELEE	315	311
11/14/2022 03:33:54	****01261	311 18 4849	11.99 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62880	RAMSEY	311	311
11/14/2022 08:28:59	****00281	311 14 0892	10.209 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78533	zumwalt	315	311
11/14/2022 09:30:13	****00341	411 COMMAND 4	26.591 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	105747	OSTRUM	411	411
11/14/2022 11:41:30	****00801	311 15 3007	12.543 UNL	Quiktrip 0096	9555 Riverside Pkwy	Tulsa	OK	74137	52727	golliday	311	311
11/14/2022 13:31:33	****01631	311 21 3044	12.398 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12406	Galloway	311	311
11/14/2022 13:40:00	****00291	311 16 6483	8.23 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87107	LUTTRELL	311	311
11/14/2022 13:40:03	****01301	311 18 9938	6.331 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	64599	SANCHEZ	311	311
11/14/2022 13:47:14	****01362	411 COMMAND 1	20.881 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79067	o brien	411	411
11/14/2022 15:00:49	****01531	311 20 4197	5.096 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	23461	23251 Solomon	311	311
11/14/2022 18:44:35	****01451	411 ENGINE 2	20.773 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34155	MITCHELL	411	411
11/14/2022 23:15:17	****00051	311 17 4535	10.935 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51990	DAVIS	311	311
11/15/2022 05:50:19	****00301	411 UTILITY 1	22.377 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34764	SCHULTZE	411	411
11/15/2022 09:26:26	****00281	311 14 0892	6.402 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78632	zumwalt	315	311
11/15/2022 10:15:10	****01461	411 ENGINE 1	19.702 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31593	WINN	411	411
11/15/2022 10:24:08	****01231	562 651 10 FORD	33.131 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95541	reid	562	562
11/15/2022 10:50:40	****00291	311 16 6483	4.54 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87160	LUTTRELL	311	311
11/15/2022 11:10:09	****00771	561 649 04 FORD	32.247 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	144296	144825 NEWMAN	523	561
11/15/2022 12:36:54	****01421	411 TRUCK 1	19.033 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	14944	MITCHELL	411	411
11/15/2022 13:57:15	****00901	311 17 4536	7.971 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43443	Mculty	311	311
11/15/2022 14:04:19	****01331	311 18 9939	10.772 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54482	53890 SEMKE	311	311
11/15/2022 14:16:14	****00741	311 10 4050	11.755 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1	89334 STONER	331	311
11/15/2022 15:15:42	****01541	311 20 4199	16.539 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	38012	CHANDLEE	311	311
11/15/2022 15:24:09	****00231	311 17 2922	12.425 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95497	simmons	311	311
11/15/2022 15:24:16	****00841	311 14 0891	8.196 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79543	KNOWLTON	311	311
11/15/2022 16:13:10	****01321	311 18 3660	14.876 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78517	MARKHAM	311	311
11/15/2022 21:33:26	****00131	311 14 0890	5.252 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94098	TURNER	315	311
11/16/2022 03:02:05	****01261	311 18 4849	12.145 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63036	RAMSEY	311	311
11/16/2022 03:03:01	****01311	311 18 3659	7.866 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66798	PIERCE	311	311
11/16/2022 06:05:09	****01341	311 18 9940	6.704 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48522	Crow	311	311

11/16/2022 08:43:35	****00281	311 14 0892	5.692 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78702	zumwalt	315	311
11/16/2022 12:01:30	****01461	411 ENGINE 1	14.978 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31671	YOUNG	411	411
11/16/2022 14:01:09	****00301	411 UTILITY 1	27.38 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	35195	SCHULTZE	411	411
11/16/2022 14:38:48	****00631	411 Truck 2	34.046 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	98631	CROWDER	411	411
11/16/2022 19:25:14	****00611	562 10 6035	12.849 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87443	GRAVES	562	562
11/16/2022 19:38:12	****01451	411 ENGINE 2	17.338 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34220	YOUNG	411	411
11/17/2022 06:02:22	****01341	311 18 9940	5.251 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48580	Crow	311	311
11/17/2022 06:02:45	****01471	411 COMMAND 2	22.18 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	27229	ZICKEFOOSE	411	411
11/17/2022 06:43:01	****00811	311 17 2923	9.457 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81849	millier	311	311
11/17/2022 13:22:02	****00301	411 UTILITY 1	16.944 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	35417	SCHULTZE	411	411
11/17/2022 14:05:09	****00131	311 14 0890	4.59 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94146	SANCHEZ	315	311
11/17/2022 15:10:30	****00841	311 14 0891	8.654 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79652	KNOWLTON	311	311
11/17/2022 17:27:54	****00341	411 COMMAND 4	26.54 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	106084	OSTRUM	411	411
11/17/2022 20:52:24	****00351	311 13 4107	4.475 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	102360	102404 RACHAL	315	311
11/17/2022 23:49:15	****00532	311 16 8369	11.985 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94882	COLE	311	311
11/18/2022 02:17:11	****01501	311 20 4189	13.845 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	27572	27629 Goode	311	311
11/18/2022 02:42:46	****01421	411 TRUCK 1	23.64 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	15043	MORGANS	411	411
11/18/2022 03:52:15	****01311	311 18 3659	8.272 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	66910	PIERCE	311	311
11/18/2022 05:46:48	****01301	311 18 9938	9.358 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	64707	SANCHEZ	311	311
11/18/2022 07:44:51	****01281	311 18 0441	13.501 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33151	SCOTTD	311	311
11/18/2022 09:31:52	****01271	311 18 4850	15.382 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	38461	simpson-brow	311	311
11/18/2022 09:59:27	****01451	411 ENGINE 2	19.943 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34363	Hill	411	411
11/18/2022 12:24:17	****00741	311 10 4050	10.908 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1	89487 STONER	331	311
11/18/2022 13:58:51	****00231	311 17 2922	11.645 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95642	simmons	311	311
11/18/2022 15:03:04	****01291	311 18 3658	9.923 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60562	Hash	311	311
11/18/2022 15:47:24	****01461	411 ENGINE 1	20.005 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31767	WINN	411	411
11/18/2022 17:54:16	****01331	311 18 9939	12.981 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54626	SEMKE	311	311
11/18/2022 18:55:45	****00051	311 17 4535	11.084 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	52128	DAVIS	311	311
11/19/2022 01:12:34	****00532	311 16 8369	9.267 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94993	COLE	311	311
11/19/2022 05:42:40	****01631	311 21 3044	11.324 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12595	Galloway	311	311
11/19/2022 06:19:28	****01341	311 18 9940	7.976 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48657	Crow	311	311
11/19/2022 07:12:41	****00111	311 13 9781	9.112 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118858	ARNOLD	311	311
11/19/2022 08:44:15	****00451	311 13 5951	32.392 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	104845	Jackson	311	311
11/19/2022 13:10:19	****00291	311 16 6483	7.338 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87238	LUTTRELL	311	311
11/19/2022 19:03:51	****01451	411 ENGINE 2	14.697 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34419	OSGOOD	411	411
11/19/2022 19:09:57	****00262	411 COMMAND 3	15.006 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43941	flora	411	411
11/20/2022 05:47:01	****00801	311 15 3007	15.26 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	52947	golliday	311	311
11/20/2022 05:57:58	****01261	311 18 4849	10.341 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63158	RAMSEY	311	311
11/20/2022 09:02:45	****01631	311 21 3044	13.855 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12780	Galloway	311	311
11/20/2022 13:40:04	****01321	311 18 3660	14.793 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78711	MARKHAM	311	311
11/20/2022 13:40:23	****01301	311 18 9938	11.003 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	64839	SANCHEZ	311	311
11/20/2022 13:42:31	****00611	562 10 6035	12.61 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87553	GRAVES	562	562
11/20/2022 13:44:42	****00291	311 16 6483	4.836 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87299	LUTTRELL	311	311
11/21/2022 01:23:23	****00532	311 16 8369	14.563 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95153	COLE	311	311
11/21/2022 02:27:07	****00051	311 17 4535	12.318 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	52288	DAVIS	311	311
11/21/2022 08:26:24	****01541	311 20 4199	16.746 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	38296	CHANDLEE	311	311
11/21/2022 12:15:57	****00281	311 14 0892	10.019 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78817	zumwalt	315	311
11/21/2022 13:07:02	****01631	311 21 3044	8.882 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12904	Galloway	311	311
11/21/2022 17:17:58	****01461	411 ENGINE 1	17.93 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31840	Landkamer	411	411
11/21/2022 19:09:26	****00291	311 16 6483	7.387 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87405	LUTTRELL	311	311
11/21/2022 23:22:01	****01261	311 18 4849	10.744 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63297	RAMSEY	311	311
11/22/2022 01:08:47	****01311	311 18 3659	9.734 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	67030	PIERCE	311	311
11/22/2022 07:56:06	****01641	311 21 3180	10.729 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	2707	Shouse	311	311
11/22/2022 12:12:33	****00411	311 13 9181	5.945 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70065	SANCHEZ	315	311
11/22/2022 13:59:17	****01291	311 18 3658	7.794 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60667	Hash	311	311
11/22/2022 14:05:16	****00901	311 17 4536	8.587 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43580	McNulty	311	311
11/22/2022 18:31:59	****01461	411 ENGINE 1	11.77 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31891	YOUNG	411	411
11/22/2022 18:32:04	****01421	411 TRUCK 1	13.277 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	15085	Hill	411	411
11/22/2022 19:29:19	****00231	311 17 2922	14.418 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95839	simmons	311	311
11/22/2022 20:06:25	****00291	311 16 6483	7.461 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	87514	LUTTRELL	311	311
11/22/2022 20:43:16	****01451	411 ENGINE 2	16.333 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34482	34536 OSGOOD	411	411
11/22/2022 21:49:41	****01351	311 18 3661	13.238 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54517	NUNNELEE	315	311
11/23/2022 02:34:24	****01501	311 20 4189	14.534 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	27758	Goode	311	311
11/23/2022 05:46:20	****00801	311 15 3007	15.818 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	53161	golliday	311	311
11/23/2022 06:07:11	****00281	311 14 0892	5.831 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	78891	zumwalt	315	311
11/23/2022 06:15:30	****01341	311 18 9940	5.869 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	48702	Crow	311	311
11/23/2022 07:20:44	****00111	311 13 9781	6.935 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118948	ARNOLD	311	311
11/23/2022 12:54:53	****01362	411 COMMAND 1	19.605 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	79272	o brien	411	411
11/23/2022 12:56:24	****01531	311 20 4197	11.608 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	23770	23393 Solomon	311	311
11/23/2022 13:54:42	****01631	311 21 3044	14.973 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	13113	Galloway	311	311
11/23/2022 19:04:05	****00262	411 COMMAND 3	12.616 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	44025	MORGANS	411	411
11/23/2022 21:53:07	****01261	311 18 4849	12.631 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63458	RAMSEY	311	311

City of Jenks
Fund 10
Financial Position
As of 11/30/2022

	Actual FY 22-23 Jul 1 - Nov 30	Budget Year 1 FY 22-23	Actual FY 21-22 Jul 1 - Nov 30
Gross Revenues:			
Sales Tax Collections	\$ 4,576,127.34	\$ 10,110,000.00	\$ 3,979,975.99
Use Tax Collections	1,150,430.44	2,620,000.00	940,371.61
Other Licenses & Permits	2,056.50	7,500.00	5,967.50
Electrical Licenses	5,375.00	15,000.00	4,625.00
Plumbing Licenses	7,250.00	15,000.00	4,464.50
Mechanical Licenses	4,500.00	9,800.00	2,875.00
Beverage Licenses	7,495.00	32,000.00	8,120.00
Solicitors Licenses	360.00	2,000.00	295.00
Sign Permits	800.00	2,000.00	149.00
Electrical Permits	11,230.00	30,000.00	18,170.00
Plumbing Permits	14,080.00	30,000.00	19,295.50
Mechanical Permits	10,305.00	30,000.00	16,972.50
Building Permits	36,503.13	220,000.00	93,062.50
Fire Permits	9,044.00	10,000.00	3,675.00
Solid Waste Revenue	22,574.52	55,000.00	21,246.65
Fireworks Permits	6,060.00	10,000.00	7,310.00
Inspection/Reinspection Fees	3,660.00	12,000.00	5,360.00
Engineering Fees	14,850.00	25,000.00	36,322.00
Building Permits Admin Fee	613.50	1,500.00	816.50
Zoning Applications	7,855.00	10,000.00	2,865.00
Alcoholic Beverage Tax	36,452.77	65,000.00	29,699.86
Franchise Fees	628,136.74	1,053,410.00	505,480.74
McDonald's Rental Income	22,200.00	53,000.00	17,760.00
Assessment Letter	300.00	1,000.00	350.00
Miscellaneous Revenue*	2,212,560.21	100,000.00	119,798.90
Municipal Court Fine	57,516.45	175,000.00	75,469.21
Miscellaneous Zoning Fees	16,650.00	40,000.00	22,335.00
Gross Receipts	114,609.57	150,000.00	32,099.82
Community Room Rental	850.00	1,400.00	770.00
Auction Sales	-	10,000.00	-
Interest	44,027.55	2,000.00	179.75
Interest on Investment	8,475.06	41,300.00	11,614.57
Total Gross Revenues:	\$ 9,032,947.78	\$ 14,938,910.00	\$ 5,987,497.10

Expenditures:			
City Manager	\$ 101,888.55	\$ 299,900.00	\$ 96,729.42
City Clerk	126,735.95	300,400.00	119,575.12
City Treasurer	101,658.16	218,900.00	56,916.34
City Attorney	15,838.78	136,100.00	30,914.11
Personnel	94,140.41	222,300.00	89,692.46
Admin Support / Records	34,739.33	81,600.00	34,263.22
Municipal Court	49,390.94	91,400.00	46,090.10
General Government	139,660.36	231,500.00	144,859.92
City Planner	14,284.26	99,500.00	2,690.24
Community Development	17,166.70	30,000.00	15,319.91
Uniformed Patrol	1,374,074.44	3,068,500.00	1,268,837.51
Police Reserves	90,107.75	276,100.00	109,289.98
Central Dispatch	189,643.79	625,000.00	194,706.61
Code Enforcement	34,725.89	79,800.00	28,304.12
Fire Suppression	1,406,088.00	2,963,500.00	1,312,738.43
Fire Volunteers	4,946.21	74,400.00	10,101.16
Protective Inspections	121,950.35	288,400.00	114,755.56
Street Maintenance	260,770.88	576,000.00	315,431.64
General Maintenance	3,780.91	27,000.00	16,951.18
Parks & Grounds	348,910.31	607,000.00	230,927.73
Animal Control	73,721.74	180,200.00	52,999.13
Total Operating Expenditures:	\$ 4,604,223.71	\$ 10,477,500.00	\$ 4,292,093.89
Capital Expenditures:			
Small Capital Projects	\$ -	\$ 3,872,500.00	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 4,428,724.07	\$ 588,910.00	\$ 1,695,403.21
Transfers (In/Out)			
Transfers In	3,226,229.74	\$ 7,876,990.00	\$ 2,772,026.80
Transfers Out	(5,726,557.78)	(12,856,400.00)	(5,506,972.40)
Total Transfers:	\$ (2,500,328.04)	\$ (4,979,410.00)	\$ (2,734,945.60)
Net Change in Fund Balance:	\$ 1,928,396.03	\$ (4,390,500.00)	\$ (1,039,542.39)

*Miscellaneous Revenue in FY22-23 includes \$2,085,292.48 in Federal ARPA funds for Coronavirus Local Fiscal Recovery.

Jenks | City Council Staff Report



To	Mayor Cory Box Christopher Shrout, City Manager
Hearing Date	December 20, 2022
Case Number	Estates at Ritz Hollow
Request	Recommendation of approval of the Final Plat
Location	South of 111 th and west of Elm
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Final Plat

Preparer

Ryan McCarty, Select Design

Background Information

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | This item was part of the consent agenda; no comments or questions were received. Consent Agenda is not “noticed”.

STAFF COMMENTARY | City Council Preliminary Plat | Approved April 20, 2021 along with JZ21-PUD 128 per Ordinance No. 1551 at the regularly scheduled City Council hearing. This final plat reflects the approved Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, Estates at Ritz Hollow. The subdivision has private gated streets with multiple amenities. The developer has been working on the site for some time.

PLANNING DATA

Request	Final Plat Approval
Plat Statistics	Gross Subdivision Area: 588,371.99 SF / 13.507 Acre Thirty-nine (39) Lots Five (5) Blocks Eight (8) Reserve Areas
City Council	Ward 6
Current Zoning	JZ 21 PUD- 128 RS-3 Ordinance No 1551
Intended Use	Single-family Residential

STR

Section 36, Township 18, Range 12

Comprehensive Plan

Medium Intensity Single-family

General Location

South of 111th between Elgin and Elm

Public Comment

None at the time of this staff report | Plats not advertised

PUD 128 BULK AND AREA STANDARDS	RS-1	RS-2	PUD 128	RS-3
LOT WIDTH (Min. Ft.) One Family	100	75	66*	65
LOT AREA (Min. Sq. Ft.) One Family	13,500	9,000	8,650	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	7,000	5,000		4,000
Building Setback from 111 th			85	
Front Yard Abutting a Public Street: —Not an Arterial	35	30	35*	25
All Other Yards Abutting a Public Street: —Not an Arterial	15	15	15*	15
Rear Yards (min. ft.)	25	25	20	20
Side Yards (min. ft.) —One side yard	10	10	5	10
Side Yards (min. ft.) —Other side yard	5	5	5	5
Minimum House Size			2, 200	
Masonry First Floor			100%	
*See PUD for Exception				

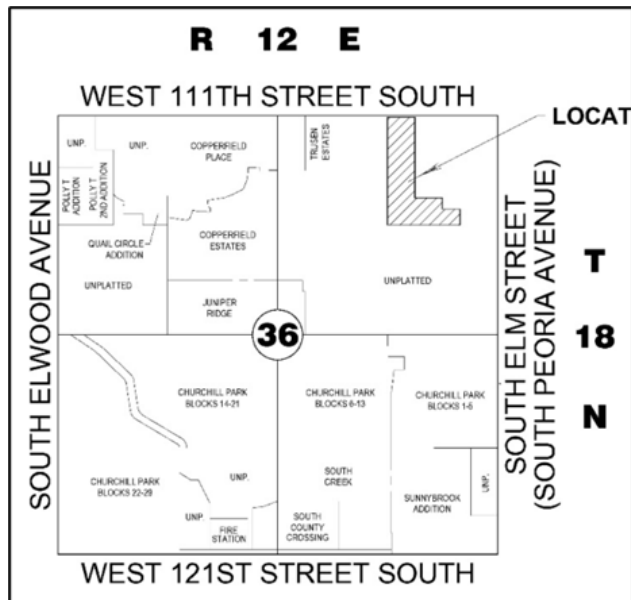


Figure 1: Plat Map

Zoning Surrounding:

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

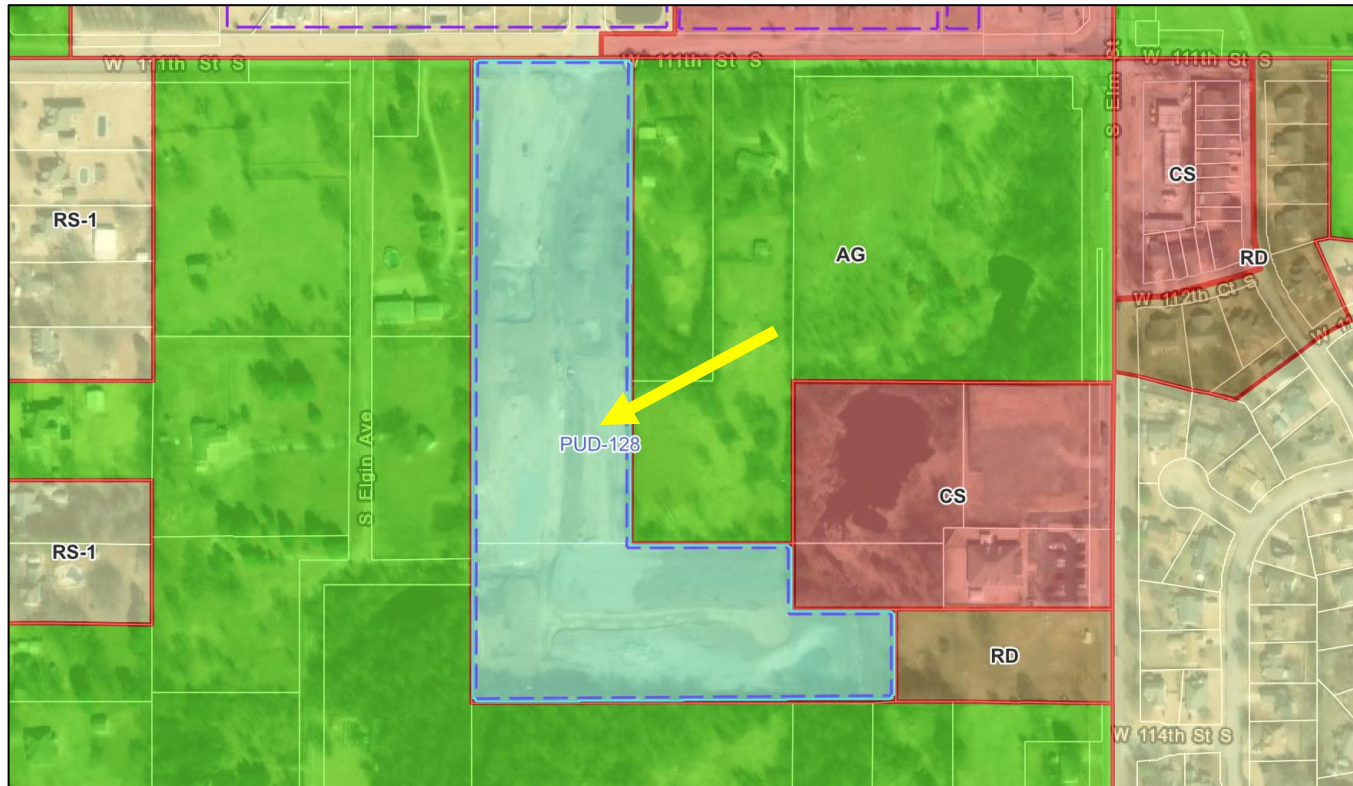


Figure 2: ZONING MAP



Figure 3: Site Map

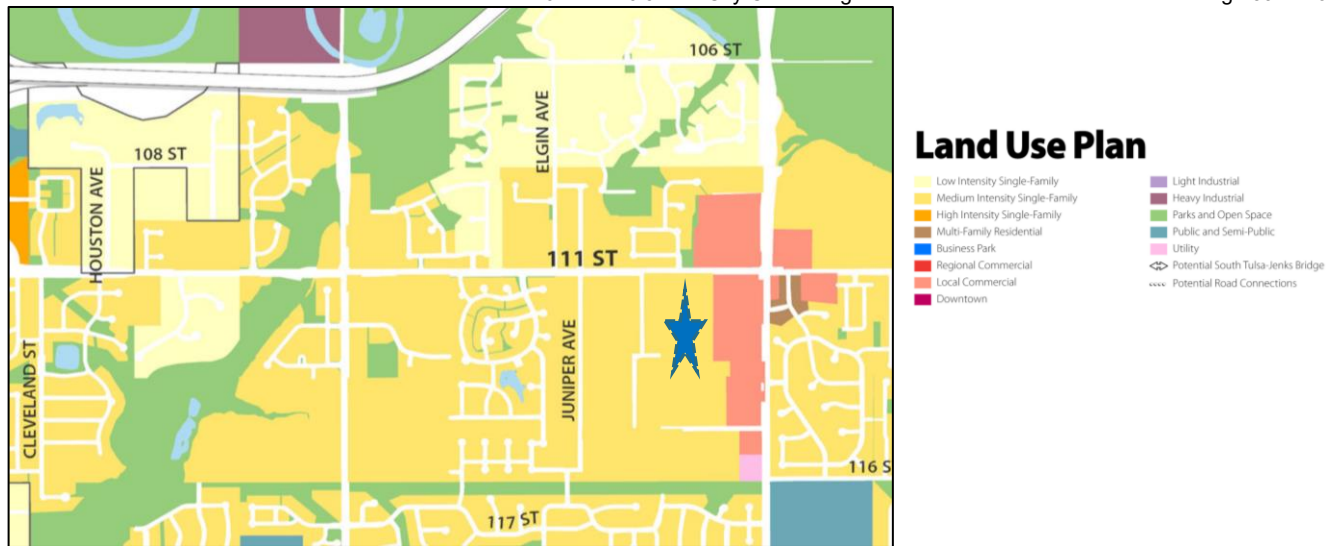


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Staff Evaluation & Recommendation

EVALUATION | The *Estates At Ritz Hollow* subdivision brings a small subdivision in an area predominantly undeveloped with Single-family residences on large Agricultural properties. Approving this Final Plat will allow the developer to move forward with approvals and building permits.

STAFF & TAC (11-16-22) COMMENTS:

- *Cindy Hubble, Creek County Water* | I don't believe these will involve Creek 2 Water.
- *Timothy Mickles, ONEOK* | Estates at Ritz Hollow Addition (Final Plat): ONEOK has no pipelines or facilities within the Estates at Ritz Hollow Addition (Final Plat), Jenks, OK, in the Northeast ¼ of the Northeast ¼ of Section 36, Township 18 North, Range 12 East of the Indian Meridian, Tulsa Co., OK.
- *Angela Hughes, COX* | Request for additional easement | **Hi Angela – that entire Reserve Area 'F' is dedicated as a utility easement. We added labels to the plat & detail in the bottom left to better clarify. Thanks!**
- *Chris Cloyde, COJ Engineer* | Remove the reference to the 17.5-foot waterline easement and the offsite easement lines in the southeast corner of the plat.

UDO LANGUAGE REGARDING FINAL PLAT:

Record Plat Document Review Requirements.

- *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
- *The following certifications shall be shown on the record plat:*
 - (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
 - (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*

(vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.

(vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

Residential Development Timeline	Pre-Develop Meeting	SWP3	Earth Change Permit	Start Earth Work	Construction Plans Accepted			ODEQ Permit Issued		Pre-Const. Meeting	Construction Complete			
					Water Line	Sanitary Sewer	Street & Drainage	Water Line	Sanitary Sewer		Sanitary Sewer	Water	Drainage	Street
Estates at Ritz Hollow		8/4/21	8/18/21	1/3/22	6/23/22	6/23/22	8/18/21	4/13/22	6/3/22	6/13/22		9/26/22		

RECOMMENDATION | Staff, Planning Commission and TAC recommend conditional approval of the Estates at Ritz Hollow Final Plat, any outstanding comments must be addressed prior to filing plat with Tulsa County.

Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1		15,178.99
	2		10,932.73
	3		10,019.43
	4		9,266.56
	5		8,923.94
2	1		10,030.39
	2		10,395.19
	3		10,614.66
	4		10,689.54
	5		10,620.06
3	6		10,350.47
	7		11,368.74
	1		8,780.64
	2		8,909.85
	3		10,890.00
4	4		10,197.85
	5		8,874.65
	6		8,896.55
	7		9,350.08
	8		9,801.94
5	9		10,193.44
	1		9,442.82
	2		9,226.43
	3		9,152.48
	4		9,220.73
RES	5		9,478.44
	6		10,047.33
	7		10,077.01
	8		8,873.87
	9		9,455.43
RES	10		9,164.48
	11		8,734.39
	12		8,931.51
	13		12,285.89
	1		16,445.35
RES	2		10,236.18
	3		10,805.63
	4		10,926.85
	5		10,606.96
	A		19,186.97
RES	B		15,290.47
	C		4,170.02
	D		46,165.36
	E		2,575.94
	F		5,000.74
RES	G		64,582.30
	H		17,469.20

Planned Unit Development No. 128

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

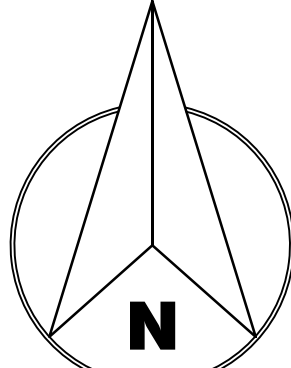
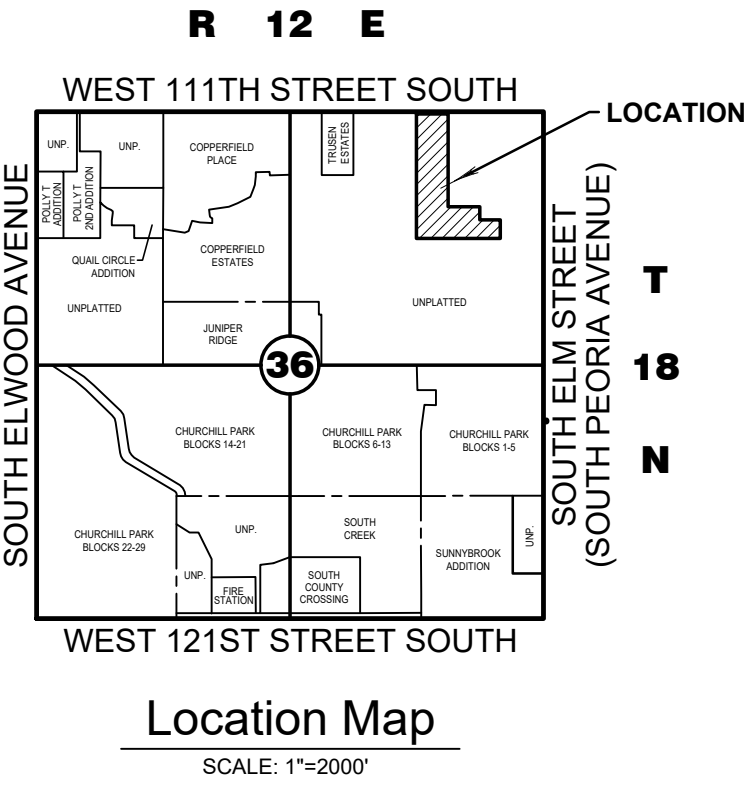
THE BRUMBLE GROUP, LLC
5014 EAST 101ST STREET, SUITE 101
TULSA, OKLAHOMA 74137
PHONE: (918) 409-8723
MR. CLINT BRUMBLE

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



Scale: 1" = 100'

0 50 100 200

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

FINAL PLAT

CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

DRAFT FINAL PLAT #1

11/28/2022 - REVISED PER CITY ENGINEERING COMMENTS

Deed of Dedication & Restrictive Covenants
ESTATES AT RITZ HOLLOW
PUD NO. 128

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION, 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 TRACT OF LAND THAT IS 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", 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

- 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.
- 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.
- 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.
- 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.

- 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.

- 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

- 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.
- 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.
- 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.
- 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.

- 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, 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

- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 MASTER HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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.

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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW 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 1-6, 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" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 128), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON APRIL 8, 2021, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD 128 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 PLANNED 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), 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

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

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: 35 FEET (25 FEET FOR LOT 1, BLOCK 5)

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" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW, 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) 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 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 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 COMPATILITY 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

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. AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW. 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 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, 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 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 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 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 AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW 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 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 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 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 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: BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION

BY: _____
DANNY BRUMBLE, PRESIDENT
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED DANNY BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS PRESIDENT, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA CORPORATION, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

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", 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 _____, 2022, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR 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





October 5, 2022

City of Jenks
211 North Elm
Jenks, OK

ATTENTION: Marcae Hilton

SUBJECT: Estates at Ritz Hollow

AEP/Public Service Company of Oklahoma agrees to the release of the Final Plat of Estates at Ritz Hollow. The easements presently indicated on the plat of the subdivision satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as is known at this date.

Also, the Deed of Dedication contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Draft Final Plat Dated: October 4, 2022.

Sincerely,

Steven Williams

Steven Williams
Public Service Company of Oklahoma

Jenks | City Council Staff Report



To	Mayor Cory Box Christopher Shrout, City Manager
Hearing Date	December 20, 2022
Case Number	South County Crossing II
Request	<i>Approval of Preliminary Plat</i>
Location	North of 121 st between Elwood and Elm

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
Plat Documents	Ryan McCarty, Select Design

Background Information

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | This item was part of the consent agenda; no comments or questions were received. Consent Agenda is not “noticed”.

STAFF COMMENTARY | This is a request to approve the preliminary plat for South County Crossing II. Platting was an approval condition of the rezoning and PUD 132 and requirement of the UDO. PUD 132 was approved by City Council on December 21, 2022 per Ordinance No. 1572. The first Major Amendment to add an additional parcel was approved by City Council on March 22, 2022, per Ordinance 1576.

The project, South County Crossing II, is a proposed horizontal mixed-use, commercial development including office, office/warehouse, garage condos, enclosed RV storage, and limited retail opportunities on a 22.583-acre tract of land within the City of Jenks.

The approved major amendment added a new land area identified as “Development Area C.3” and will follow the guidelines of Development Area C. The PUD was approved with a combination of underlying zonings (OM, CG and AG). Development Area A is currently zoned Office Medium and will not change. Commercial General was approved for Development areas B, C, and D. The current Jenks Zoning Code is designed and worded different from the newly recommended UDO. Staff has inserted a chart to show the different uses per the PUD, zoning and UDO.

Public Comment	None at the time of this report, Plats are not advertised
General Location	North of 121 st and West of Elm
Comprehensive Plan	Business Park & Commercial
Plat	Unplatted with Request for approval of Preliminary Plat
STR	Section: 36, Township: 18N, Range: 12E
Zoning	North PUD 18, (RS-2) Single-family Residential Churchhill Park

East | PUD 18, (RS-2) Single-family Residential | Churchhill Park

South | AG | City of Jenks Fire Station & (IM) Industrial Medium | Undeveloped

West | PUD 28, (RS-2) Single-family | Churchhill Park & SUP 117 Ministorage

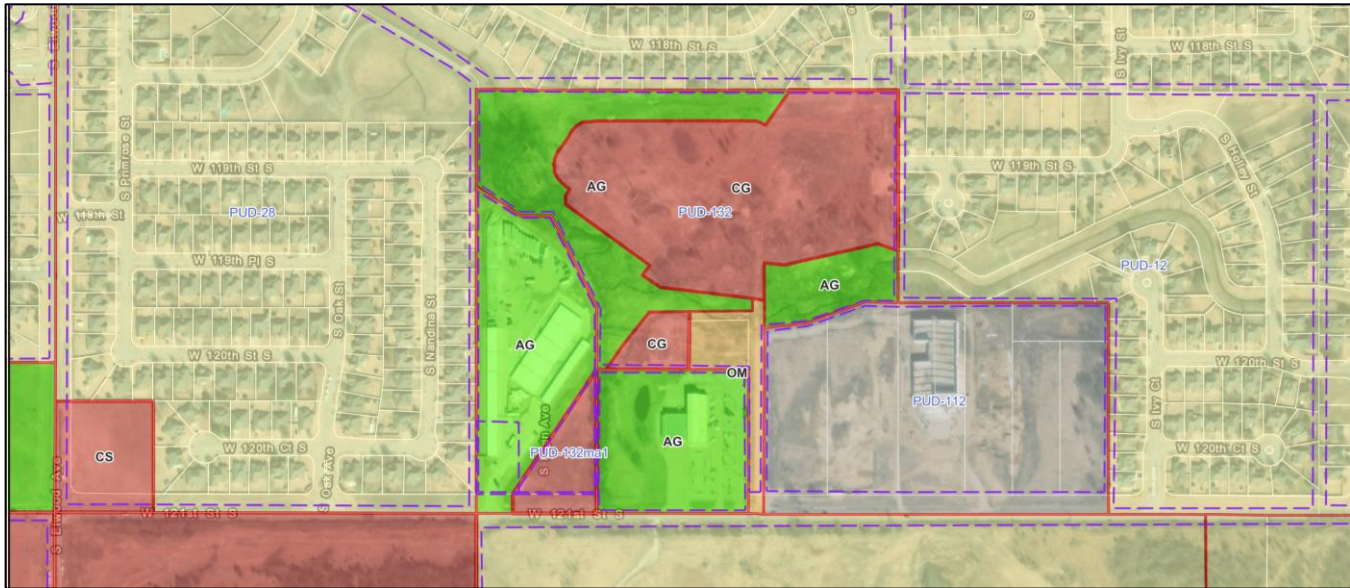


Figure 1: Zoning Map | GIS

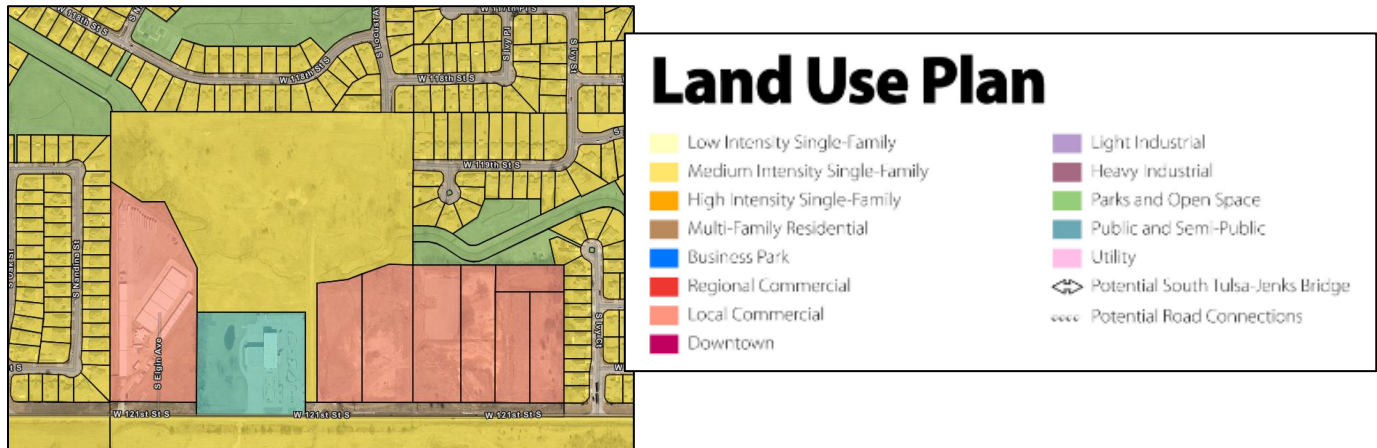


Figure 2: Current Land Use Plan Amended to Business Park



Figure 3: Existing Land Use & Plat Boundaries

Staff Evaluation & Recommendation

Evaluation This Preliminary Plat has been reviewed by TAC and staff, the plat comments have been received by the engineer of record and have/will be corrected prior to final plat submittal. The land has a filed deed with restrictions describing the types of uses allowed and specifically prohibiting residential uses. In addition, the deed recommends Industrial and Commercial uses stating at no time will any persons be domiciled or otherwise reside on the property.

TAC COMMENTS:

Cindy Hubble, Creek County Water | I don't believe these will involve Creek 2 Water.

Timothy Mickles, ONEOK

- South County Crossing II Addition (Preliminary Plat): ONEOK has no pipelines or facilities within the South County Crossing II Addition (Preliminary Plat), Jenks, OK, in the Southwest ¼ of the Southeast ¼ of Section 36, Township 18 North, Range 12 East of the Indian Meridian, Tulsa Co., OK.

Angela Hughes, COX | Please find your plat release letter attached for South County Crossing II.

Chris Cloyde, COJ Engineer

- SOUTH COUNTY CROSSING II:
 - Two distances on the boundary do not agree. **Revised**
 - How will detention area be accessed for maintenance? **We added additional reserve area west of L1/B2 that connects to private street ROW**
 - Limits of Access/Limits of No Access are not shown on 121st Street. **Added**
 - Adjust the easements for the water and sanitary sewer extensions so that they cover the entire alignment of the proposed extensions. **Fixed**

UDO LANGUAGE | recommendation by the Planning Commission.

The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to:

approve,

approve with modifications,

or deny the Major Subdivision preliminary plat based on the applicable review criteria.

The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may:

approve,

approve with modifications,

or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Approving this request will allow the owner to develop the subject property according to the approved PUD 132 MA1.

RECOMMENDATION | Staff and TAC recommend conditional approval the Preliminary Plat for South County Crossing II

1. Adhere to engineering and planning requirements
2. Adhere to all building code and fire code
3. Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.

Subdivision Statistics

SUBDIVISION CONTAINS TEN (10) LOTS IN FIVE (5) BLOCKS AND FIVE (5) RESERVE AREAS.

GROSS SUBDIVISION AREA: 983,666.9 SQUARE FEET / 22.583 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE OK NORTH ZONE 3501, NAD83, U.S. SURVEY FEET, USING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, T-18-N, R-12-E AS S 88°55'08" W.

Monumentation

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

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP STAMPED "356", FOUND SE OF THE INTERSECTION OF W. 121ST ST. S. & S. ELM STREET. ELEV = 722.62' (NAVD 1988)
N=365965.22 / E=2567293.76

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
MA/E -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.57'	26.00'	69°33'53.37"	N 54°06'36" E	29.66'
C2	60.71'	50.00'	69°34'09.22"	S 54°06'44" W	57.05'
C3	51.21'	48.00'	61°07'42.39"	N 60°32'36" W	48.82'
C4	83.22'	78.00'	61°07'42.39"	N 60°32'36" W	79.33'
C5	115.94'	50.00'	132°51'36.56"	S 72°03'56" E	91.66'
C6	37.07'	28.00'	75°51'30.44"	N 07°57'01" E	34.42'
C7	30.85'	148.00'	11°56'39.64"	S 39°54'26" W	30.80'
C8	40.06'	28.00'	81°58'28.80"	N 42°06'48" W	36.73'
C9	42.53'	28.00'	87°02'09.73"	N 53°22'53" E	38.56'
C10	62.18'	148.00'	24°04'18.08"	S 21°53'57" W	61.72'
C11	72.21'	118.00'	35°03'39.55"	S 16°24'16" W	71.09'
C12	113.18'	118.00'	54°57'26.81"	S 61°24'50" W	108.89'
C13	24.79'	73.00'	19°27'23.74"	N 10°51'15" W	24.67'
C14	34.98'	103.00'	19°27'23.43"	S 10°51'15" E	34.81'
C15	22.37'	78.00'	16°25'54.79"	S 74°53'05" E	22.29'
C16	8.07'	48.00'	9°38'11.55"	S 78°16'56" E	8.06'
C17	38.79'	26.00'	85°28'18.97"	N 48°22'17" W	35.29'
C18	37.07'	28.00'	75°51'30.44"	S 67°54'30" E	34.42'
C19	38.05'	148.00'	14°43'48.05"	S 81°31'39" W	37.94'

Line Table

LINE	BEARING	DISTANCE
L1	S 19°19'40" W	13.88'
L2	S 88°53'40" W	9.83'
L3	S 33°56'06" W	36.64'
L4	S 88°53'33" W	25.59'
L5	S 88°53'33" W	4.68'
L6	N 29°58'45" W	157.55'
L7	S 88°53'33" W	159.82'
L8	S 71°26'04" E	27.96'
L9	N 88°53'33" E	106.97'
L10	S 33°56'06" W	112.57'
L11	N 33°56'06" E	112.57'
L12	S 88°52'27" W	10.05'
L13	S 01°07'33" E	232.22'
L14	N 01°07'33" W	222.53'
L15	S 33°56'06" W	30.88'
L16	S 83°06'02" E	242.01'
L17	S 83°06'02" E	250.88'
L18	N 01°07'33" W	398.11'
L19	N 29°58'45" W	157.55'

South County Crossing II

PUD 132-A

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

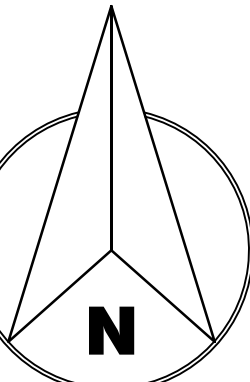
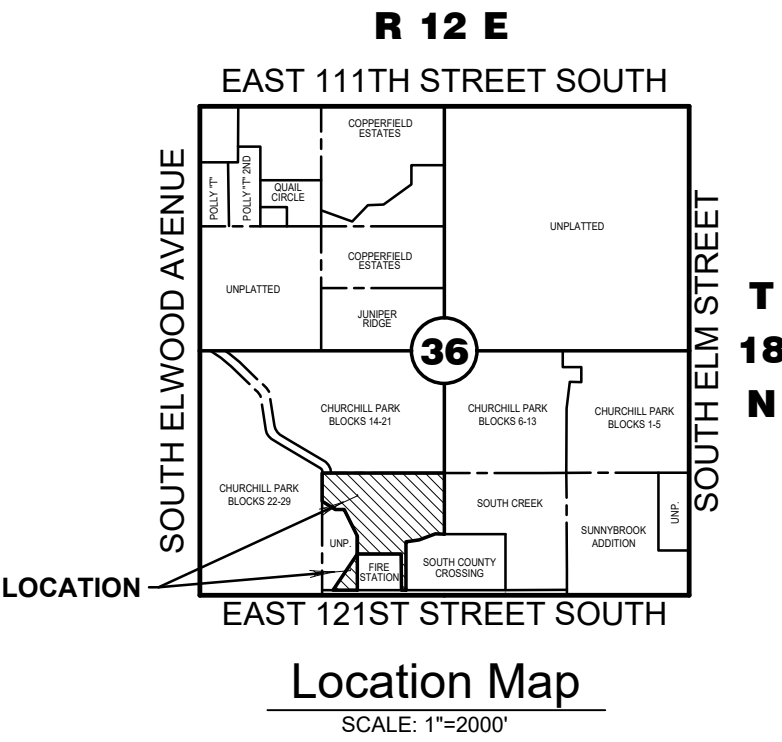
LONE STAR ASSET ALLOCATION GROUP, LLC
4512 EAST 51ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74135
PHONE: 918-605-5600
MR. KEVIN JORDAN

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



Scale: 1" = 100'

FINAL PLAT

CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

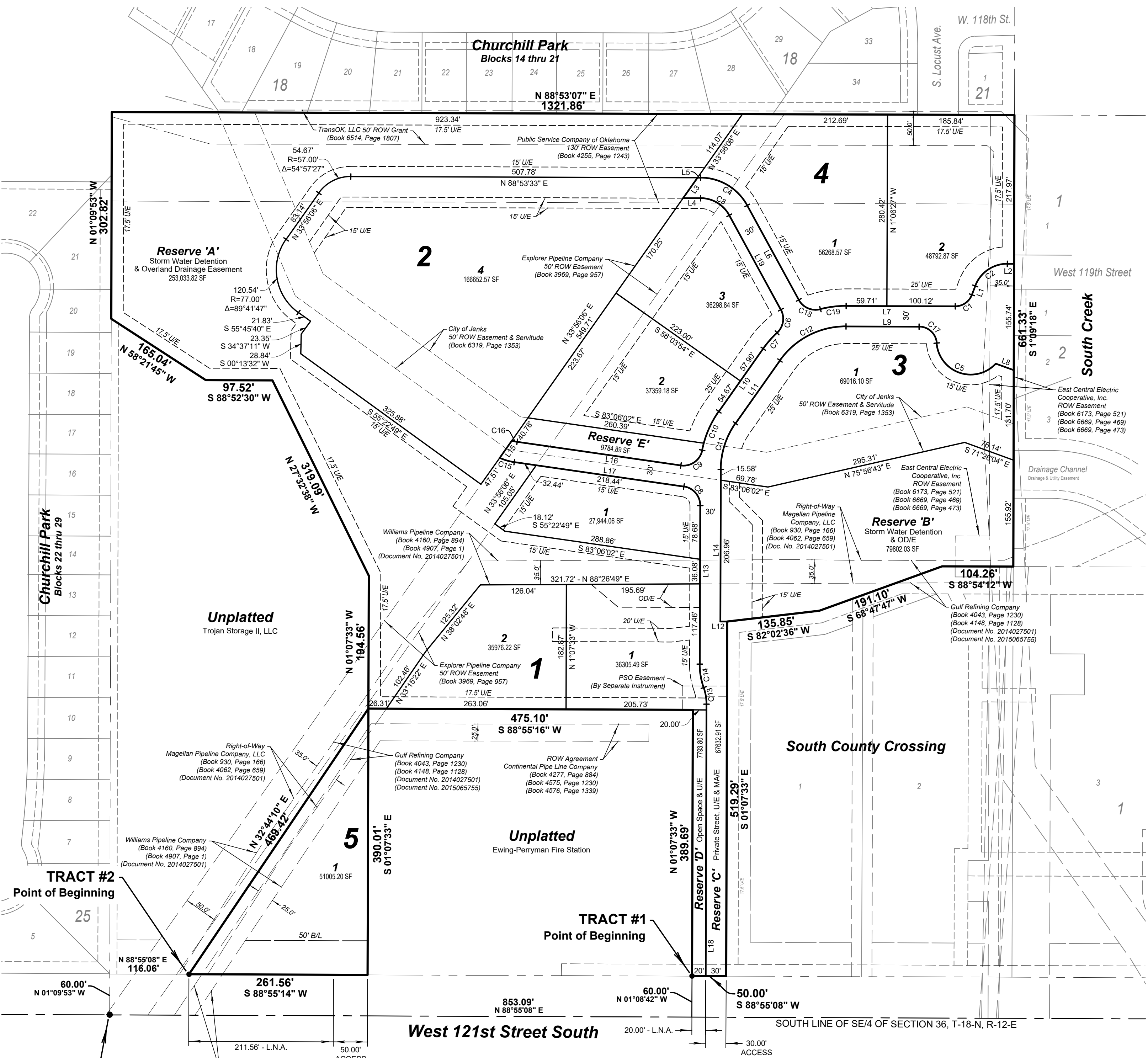
DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

PRELIMINARY

COUNTY TREASURER STAMP

PLAT



POINT OF COMMENCEMENT
Southwest Corner of SE/4 SW/4
Section 36, T-18-N, R-12-E

11/28/2022 - REVISED PER CITY ENGINEERING COMMENTS

Deed of Dedication
SOUTH COUNTY CROSSING II
P.U.D. 132-A

KNOW ALL MEN BY THESE PRESENTS:

LONE STAR ASSET ALLOCATION 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 TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT #1)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW¼ OF SAID SECTION 36 A DISTANCE OF 853.09 FEET; THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING; THENCE NORTH 01°07'33" WEST A DISTANCE OF 389.69 FEET; THENCE SOUTH 88°55'16" WEST A DISTANCE OF 475.10 FEET; THENCE NORTH 01°07'33" WEST A DISTANCE OF 194.56 FEET; THENCE NORTH 27°32'38" WEST A DISTANCE OF 319.09 FEET; THENCE SOUTH 88°52'30" WEST A DISTANCE OF 97.52 FEET; THENCE NORTH 58°21'45" WEST A DISTANCE OF 165.04 FEET TO A POINT ON THE WEST LINE OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 01°09'53" WEST ALONG SAID WEST LINE A DISTANCE OF 302.82 FEET TO THE NORTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 88°53'07" EAST ALONG THE SOUTH LINE OF CHURCHILL PARK, BLOCKS 14-21, PLAT NO. 5403 A DISTANCE OF 1321.86 FEET TO THE NORTHEAST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE SOUTH 01°09'18" EAST A DISTANCE OF 661.33 FEET TO A POINT ON THE NORTH LINE OF SOUTH COUNTY CROSSING, PLAT 6849; THENCE SOUTH 88°54'12" WEST A DISTANCE OF 104.26 FEET; THENCE SOUTH 68°47'47" WEST A DISTANCE OF 191.10 FEET; THENCE SOUTH 82°02'36" WEST A DISTANCE OF 135.65 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID SOUTH COUNTY CROSSING; THENCE SOUTH 01°07'33" EAST ALONG THE WEST LINE OF SAID LOT ONE (1) A DISTANCE OF 519.29 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

(TRACT #2)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 01°09'53" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE NORTH 88°55'08" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 116.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°44'10" EAST 469.42 FEET; THENCE SOUTH 01°07'33" EAST 390.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 261.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 983,666.9 SQ. FEET OR 22.58 ACRES, MORE OR LESS.

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

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 "SOUTH COUNTY CROSSING II", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF 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. NEW OVERHEAD POLES MAY BE LOCATED AROUND THE PERIMETER OF THE SUBDIVISION, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. 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 THE UNDERGROUND ELECTRIC 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.

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 SOUTH COUNTY CROSSING, 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. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") 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 PROPERTY OWNERS' 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 PROPERTY OWNERS' 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 PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION.

5. IN THE EVENT THE PROPERTY OWNERS' 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 'A' & 'B'

RESERVE 'A' AND 'B' ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, OVERLAND DRAINAGE EASEMENT, AND OPEN SPACE, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'C'

RESERVE AREA 'C' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND/OR WALLS, EMERGENCY ACCESS GATES, KNOX BOXES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS WITHIN THE SOUTH COUNTY CROSSING II DEVELOPMENT.

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 CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSE OF THE ADMINISTRATION AND MAINTENANCE THEREOF.

IN ADDITION, THE UNDERSIGNED OWNER DOES HEREBY SET ASIDE FOR THE PRIVATE USE AND ENJOYMENT OF ALL OWNERS OF LOTS IN SOUTH COUNTY CROSSING II, AND GRANTEES OF OWNERS OF THESE RIGHTS AS OWNERS OF LOTS, THE STREETS AND STREET RIGHT-OF-WAY ESTABLISHED AND SHOWN ON SAID PLAT. THE HEREIN DESCRIBED STREETS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE RESERVES THEREIN LAY. THE STREET AND OTHER IMPROVEMENTS ARE CONVEYED TO THE DULY ESTABLISHED SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION (SCC2_POA). THEREAFTER, THE STREETS SHALL BE MAINTAINED BY THE SCC2_POA.

J. RESERVE 'D'

RESERVE 'D' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

K. RESERVE 'E'

RESERVE 'E' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN ON-SITE SEPTIC DISPOSAL FACILITY, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH COUNTY CROSSING WITHIN 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.

M. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE 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.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY CROSSING II" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 132-A), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2022, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD NO. 132-A 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 PLANNED 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 OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (SOUTH COUNTY CROSSING II), 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.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING II (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREAS.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA. A LIEN FOR NON-PAYMENT OF ASSESSMENTS CAN BE FORECLOSED BY THE PROPERTY OWNERS' ASSOCIATION AND/OR THE CITY OF JENKS, OKLAHOMA.

D. REQUIRED MOWING OF VACANT LOTS

THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE SUBDIVISION 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 SOUTH COUNTY CROSSING PROPERTY OWNERS' 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 IV. 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 SOUTH COUNTY CROSSING 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 SOUTH COUNTY CROSSING SHALL VIOLATE ANY OF THE COVENANTS HEREIN. IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A PROPERTY OWNERS 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 PROPERTY OWNERS 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 LOT OWNERS 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 III. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. 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:

LONE STAR ASSET ALLOCATION GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

LONE STAR ASSET ALLOCATION GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
KEVIN JORDAN, 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 KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT THEY EXECUTED THE SAME AS THEIR 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 "SOUTH COUNTY CROSSING II", 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

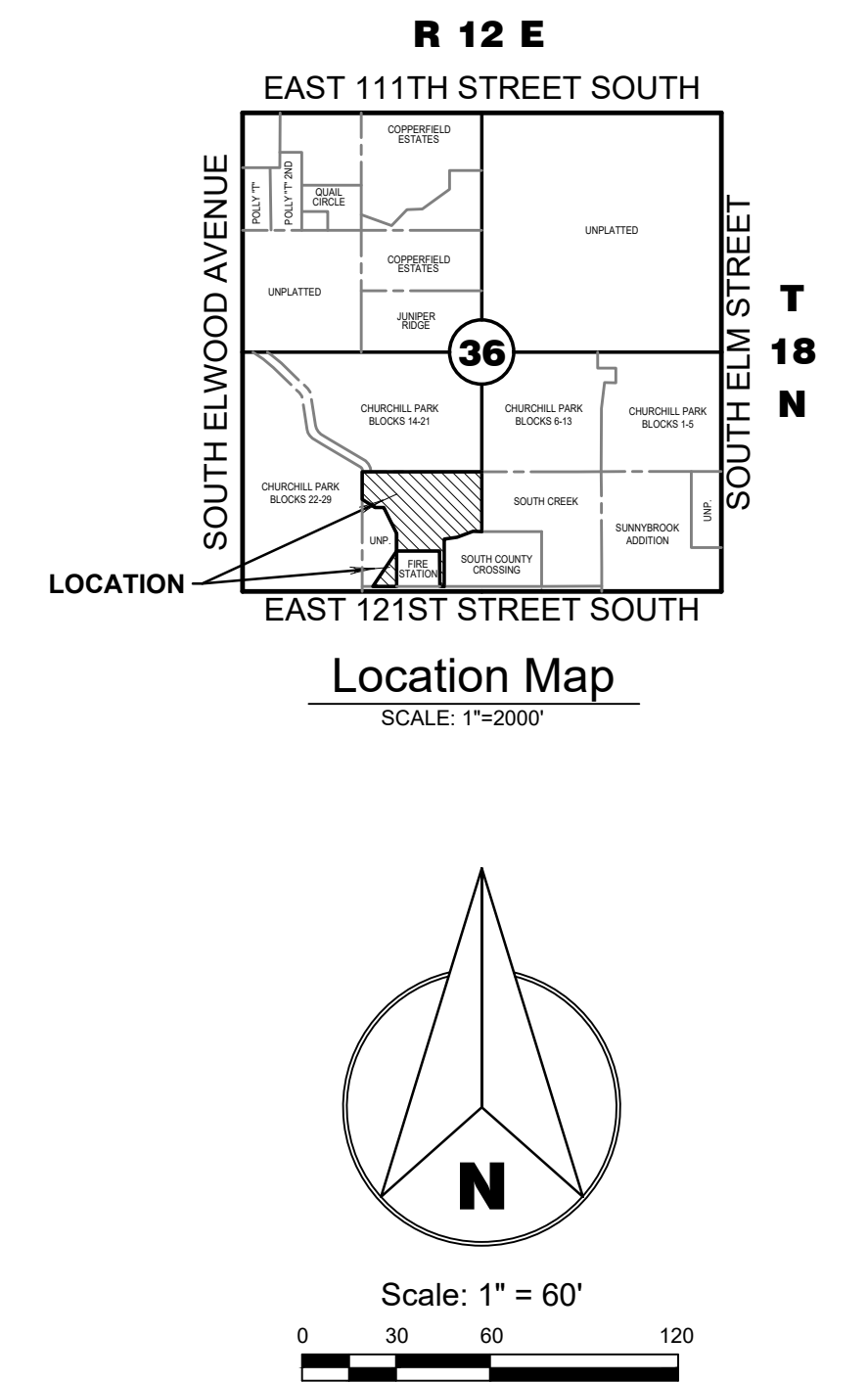
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF APRIL, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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





A SUBDIVISION IN THE CITY OF
JENKS, TULSA COUNTY, STATE OF
OKLAHOMA AND BEING A PART OF
A TRACT OF LAND IN THE
SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION
36, TOWNSHIP 18 NORTH, RANGE 12
EAST, OF THE INDIAN BASE AND
MERIDIAN.

Sec. 16-8-4. Subdivision Procedures.**(A) *Types of Subdivision of Land.***

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

(B) *General Subdivision Procedures.***(1) *Application Submittal.***

- (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.
- (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
- (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.

(2) *City Planner Report.*

- (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this article per application type.
- (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.
- (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.
- (d) The City Planner shall forward their report to the applicant for review.

(3) *Revised Application.*

- (a) The applicant shall revise the application as necessary based on the issues of concern identified by the City Planner in their report.
- (b) The revised application shall be accompanied by a letter explaining how all of the issues of concern have been addressed and detailing any other changes that have been made to the application.
- (c) The applicant shall submit the revised application to the City Planner who shall review the revised application for the purpose of ensuring that all required information has been provided and that all issues of concern have been addressed. Once it is determined that all required information has been submitted and all issues of concern addressed, the application shall be referred to the

next step in the process. If the City Planner determines that the required information and/or issues of concern have not been addressed, the City Planner shall notify the applicant of such deficiencies.

- (d) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) *Next Steps.* Once the City Planner has determined that all required information has been submitted and all issues of concern have been addressed, the application subdivision application shall proceed to the next steps in the review process. The review procedures for lot splits are established in section 16-8-4(C), the review procedures for Minor Subdivisions are established in section 16-8-4(D), and the review procedures for Major Subdivisions are established in section 16-8-4(E).
- (C) *Lot Splits.*
- (E) *Major Subdivisions.*
 - (1) *Purpose.* A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).
 - (2) *Major Subdivision Review Criteria.*
 - (a) *Comprehensive Plan Alignment.* The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City. [Check](#)
 - (b) *UDO Compliance.* The Major Subdivision is consistent with the provisions of the UDO and the governing district. [Check](#)
 - (3) *Platting Requirement.* [For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.](#)
 - (4) *Preplatting Conference.* The purpose of the preplatting conference is two-fold, as described in this subsection. [Check](#)
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) *Preplatting Conference.* The mandatory discussion is for following: [Check](#)
 - ☐ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - ☐ General topography of the tract,
 - ☐ Existing adjoining developments,
 - ☐ Existing streams, floodplains, and storm drainage (if any),
 - ☐ Existing public and private utilities and easements,
 - ☐ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).

-
- ☐ Proposed layout of streets, lots and blocks,
 - ☐ Proposed subdivision name,
 - ☐ Name, address and telephone of tract landowner and subdivider,
 - ☐ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (5) *Preliminary Plat.* The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - ☐ Key or location map showing location of subdivisions within the mile section,
 - ☐ An accurate legal description of the property,
 - ☐ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - ☐ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - ☐ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - ☐ The location and description of all existing structures, water bodies and watercourses,
 - ☐ The areas subject to flooding based upon the regulatory floor,
 - ☐ The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - ☐ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - ☐ All proposed lots progressively numbered and building setback lines,
 - ☐ Blocks progressively numbered,
 - ☐ A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - ☐ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - ☐ [Conforms to Subdivision Regulations for design and layout,](#)
 - ☐ Connects with current and anticipated future abutting development(s),
 - ☐ Lot dimensions and shapes facilitate private use and infrastructure placement,
 - ☐ Takes advantage of existing environmental features of the property,

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- (d) *Action by City Council.* The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.
- (6) *Final Plat.* The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
- (a) *Final Plat Review Requirements.* The final plat shall contain the following:
- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
 - ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - ☐ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - ☐ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - ☐ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - ☐ The size in acres and total number of lots in the subdivision.
 - ☐ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - ☐ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
 - ☐ *Blocks.* Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,

-
- (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
 - ☐ Additional Engineering Checklist Items: See section (5)(b).
 - (b) *Record Plat Document Review Requirements.*
 - ☐ Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - ☐ The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
 - (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
 - (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
 - (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
 - (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

-
- (8) *Vacated Plats.* The vacation of a plat by District Court action or by written instrument as provided by 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
 - (9) *Platting Waiver.* The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.

(Ord. No. 1581 , § II, 4-5-2022)

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	December 20, 2022
Case Number	PA 22-25
Request	Approval of Land Use Map amendment
Applicant	Habitat for Humanity (Boomtown)
Location	Northeast corner of HWY 75 and 111 th Street

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice for PA 22-25
- ☐ Future Land Use Map

Preparer

City of Jenks
Houseal Lavigne Associates

Background Information

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Staff recommendation to *Deny* request was Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | There were about twenty (20) interested individuals in the audience. Only five (5) provided public comments – ranging from this will hurt property values to high intensity doesn't fit the area. Cameron Walker, President and CEO of Green Country Habitat for Humanity, spoke and answered questions about their intended plans.

This land area has been developing for over 20 years, during that time the vision has changed dramatically. There are still around twenty-five (25) undeveloped acres owned by Habitat for Humanity and Warren Clinic. The ultimate build out of the land is being discussed. Should this area of Jenks be dedicated to residential uses or business uses? Is this land suitable for commercial? These decisions are managed through the Comprehensive Plan map, policies and recommendations. In April of 2022, the City of Jenks brought multiple Land Use Map amendments during the quarterly hearing. One of the requests was to change the property owned by Habitat for Humanity from Multi-family to Business Park. The site borders HWY 75 on the west, New Spring Church and duplexes on the north, undeveloped land east of Douglas Circle, Augusta Greens (residential subdivision) further east and Glenwood South (residential subdivision) across 111th on the south.

PUBLIC COMMENT | (NOT COMPLETE HISTORY) Multiple citizens have called and emailed voicing concerns and wanting the request denied. Two (2) persons emailed in support of the project and workforce housing.

Staff has received a few emails after 5 PM on December 8. The emails are included in the background information.

ZONING HISTORY

ORIGINAL ZONING

PUD 19 | (CS) Commercial Shopping & Planned Unit Development 19

- Multi-family and commercial uses
- RTH (Residential Town House)/Planned Unit Development 19 Amended

CURRENT ZONING

PUD 77 | (CG) Commercial General | Approved in August 2010

- Uses | Medical Complex
- Plans for a more intensive use, such as a hospital, as well as some mix of other uses.
- Warren Clinic still owns has a deed restriction on one parcel.

ZONE CHANGE | Planning Commission | public hearing JZ-523/PUD-77 | Thursday, August 12, 2010

Request by Lou Reynolds | Jenks Development Group, LLC.

CG (General Commercial)/Planned Unit Development Number 77

- mixed use medical complex in a campus setting
- commercial
- office
- residential

COMPREHENSIVE PLAN HISTORY

COMP PLAN | 2015-2025 | Medium Intensity | No Land Use Identification

- Allowed Uses: RD, RTH, RM-1, OL, OM, LC, CS, IL

HORIZON JENKS ORIGINAL PLAN DESIGNATION | Adopted, September 1, 2020

- Multi-family residential (west)
- High intensity Single Family (east) (no changes have been made)

CURRENT COMPREHENSIVE PLAN IDENTIFICATION | Amended-April 18, 2022

- Business Park | (West of Douglas) Amended from Multi-family to Business Park
- NO Change | (East of Douglas) High Intensity Single-family
- (Original Horizon Jenks) The white portion has a deed restriction

COMP PLAN | PA 22-24 (Taken from Staff report April 07, 2022) | Applicant: City of Jenks in anticipation of changing growth patterns | ... approval of a Comprehensive Plan Land Use Map Amendment:

- | CURRENT PLAN | REQUESTED PLAN | GENERAL LOCATION |
|--------------------------|----------------|-----------------------------|
| Multi-family Residential | Business Park | NE Corner of HWY 75 & 111th |

RECOMMENDATION: This property was identified as multi-family; it is not recognized as a good location for commercial due to access/lack of access to HWY 75. Staff swapped this multi-family land area with property on the west side of HWY 75 (PA 22-22) for Business Park.

CITY COUNCIL APPROVED Map Amendment request from City of Jenks on April 18, 2022, at the Regularly scheduled meeting.

PLANNING COMMISSION SUMMARY | APPROVED: 7-0-0 | Regularly scheduled meeting

- Commissioners asked brief questions location specifics.
- Commissioner Beyer asked about the decision to swap the multi-family and business park areas (Staff took some of the land identified as Business Pak north of 121st and west of HWY 75 and swapped it with the Multifamily east of HWY 75 and north of 111th ...

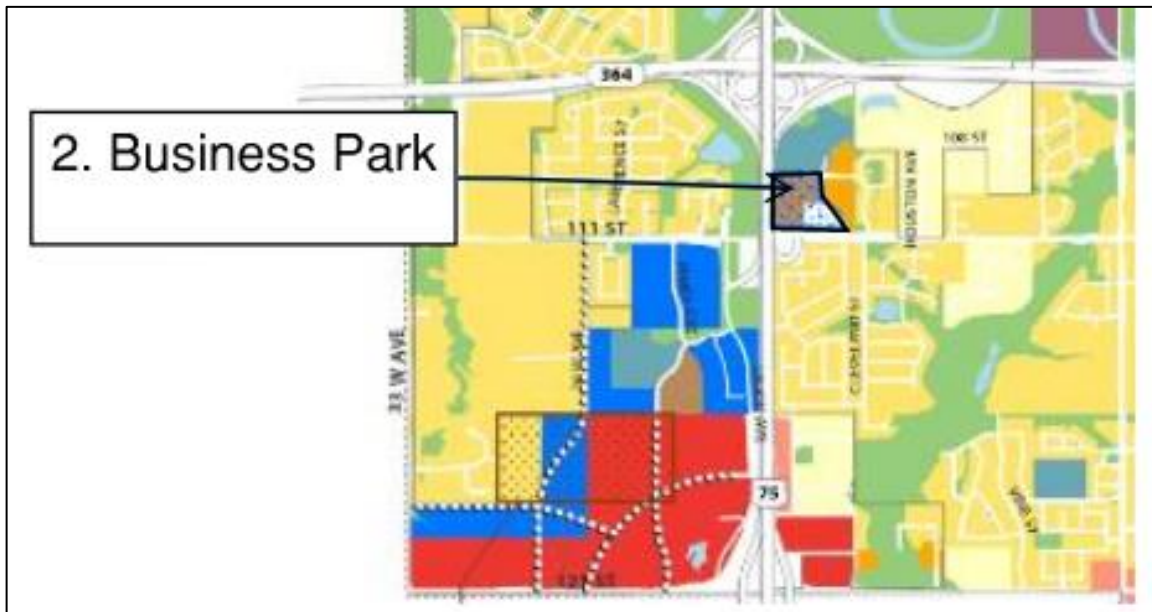


Figure 1: COMP PLAN AMENDMENT APRIL 2022 | MULTI-FAMILY TO BUSINESS PARK

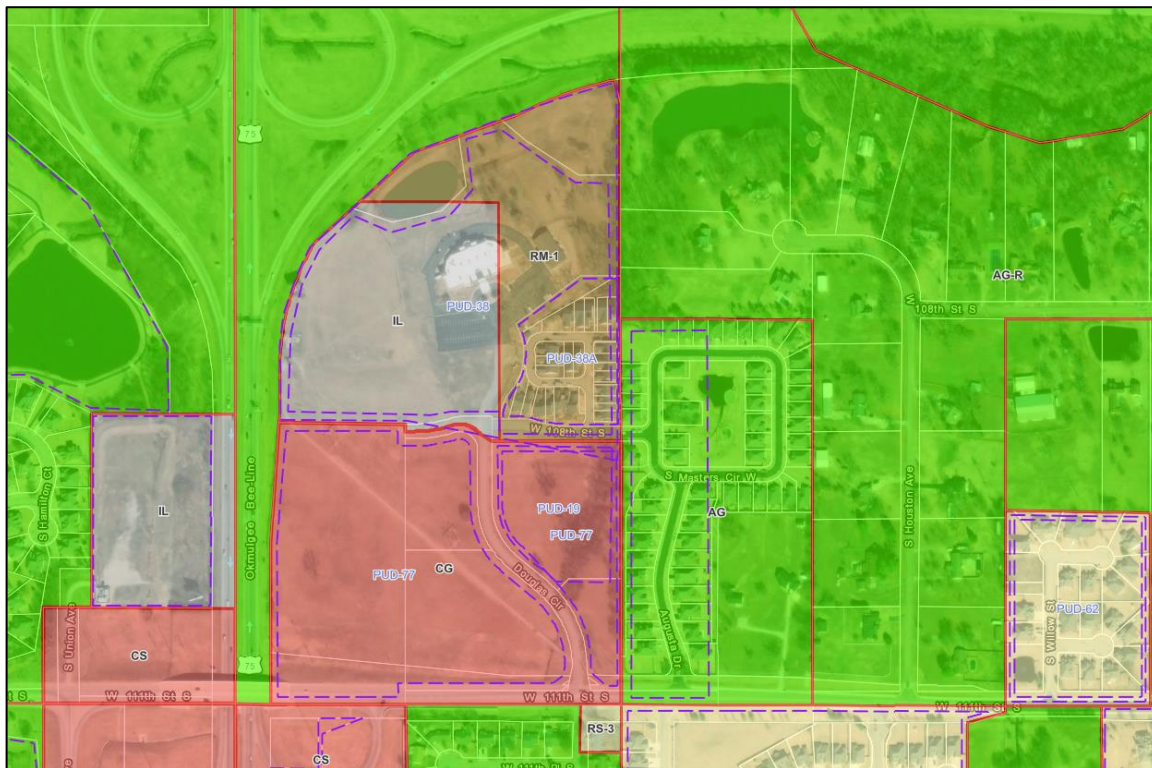


Figure 2: INCOG ZONING MAP

GENERAL INFORMATION ON THE COMPREHENSIVE PLAN | 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.

The project kicked off with extensive community outreach opportunities including a staff workshop, elected and appointed officials roundtable, community wide workshop, business workshop, key person interviews, focus groups, a meeting with the Advisory Committee, as well as online questionnaires. Hundreds of participants offered their ideas, discussed their concerns, and relayed their vision for the future of the community.

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

Staff Evaluation

QUESTIONS | Should this area of Jenks be dedicated to residential uses or business uses? Is this land suitable for commercial?

COMP PLAN EVALUATION | *A goal of the Land Use Plan is to assist the City, including staff, as well as elected and appointed officials, and local property owners, in making future land use and development related policy decisions. While the Land Use Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.*

BUSINESS PARK Areas designated as the business park land use designation are intended to provide for business park/office park uses, which could include stand-alone office buildings and complexes, or several buildings incorporated into a campus-like setting. Supporting commercial uses are appropriate. These areas are generally located along Highway 75 in proximity to the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport or adjacent to Kimberly Clark.

REGIONAL COMMERCIAL The regional commercial land use designation is concentrated at the northern and southern interchanges of Highway 75 as well as at the Riverfront. High traffic volumes and easy access make these areas suitable for the development of large-scale lifestyle shopping centers that would act as a regional draw. The City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.

HIGH INTENSITY SINGLE-FAMILY The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.

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.

Staff Comments & Recommendations

STAFF COMMENTS | Based on the Adopted Comprehensive plan language recommending Commercial and Business development along Highway 75, staff does not recommend a Land Use Map change from Business Park to High Intensity Single Family adjacent to HWY 75.

AMENDMENTS

Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals

or agencies. Amendments shall be classified as major or minor:

MAJOR AMENDMENTS Major amendments include:

- ~ A change in the Future Land Use Map consisting of 100 acres or more;
- ~ Any request for Industrial or Residential Manufactured Home Park;
- ~ A change in the Future Land Use Map from a residential category to a nonresidential category
- ~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges
(Example: Low Intensity Residential to Medium Intensity Residential).
- ~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

Major amendments may only be considered on a quarterly basis or as designated by the Council. Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with The following information:

- ~ Date of Hearing
- ~ Time
- ~ Location
- ~ Request Planning Commission may make a recommendation of:
- ~ Approve,
- ~ Approve with conditions
- ~ Deny (stating the reason for denial)

The item will then move forward to the City Council as recommended.

The request must receive an affirmative majority vote of the City Council for approval.

RECOMMENDATION | *Staff and Planning Commission recommend denial, citing the Comprehensive Plan language supporting commercial and business park along Highway 75.*



CITY OF JENKS

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

NOTICE OF A PUBLIC HEARING ON A PROPOSED COMPREHENSIVE PLAN LAND USE MAP AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

PA 22-22

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 07 April 2022, in consideration of the following:

Regional Commercial	Multi-family Residential
Business Park	Multi-family Residential
Med. Intensity Single-family	Multi-family Residential

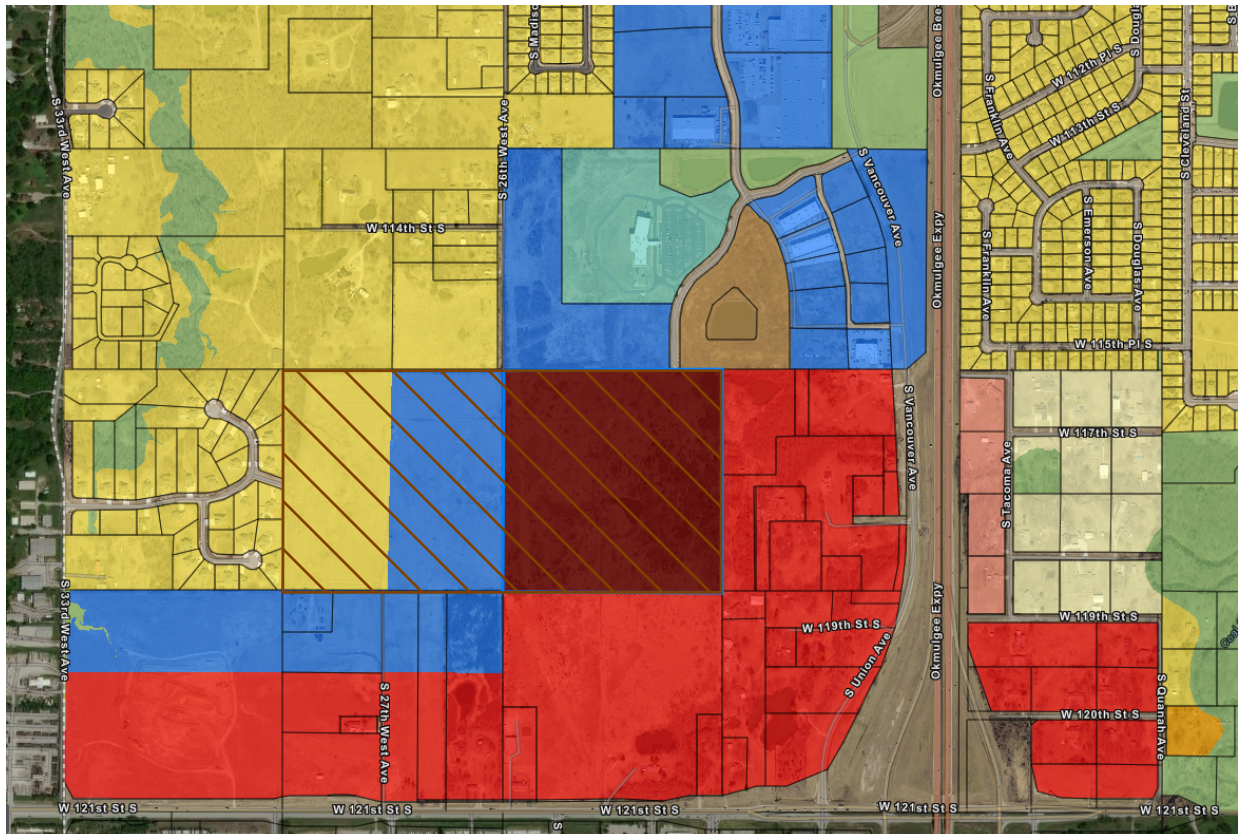
General Location: North of 121st & west of HWY 75

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

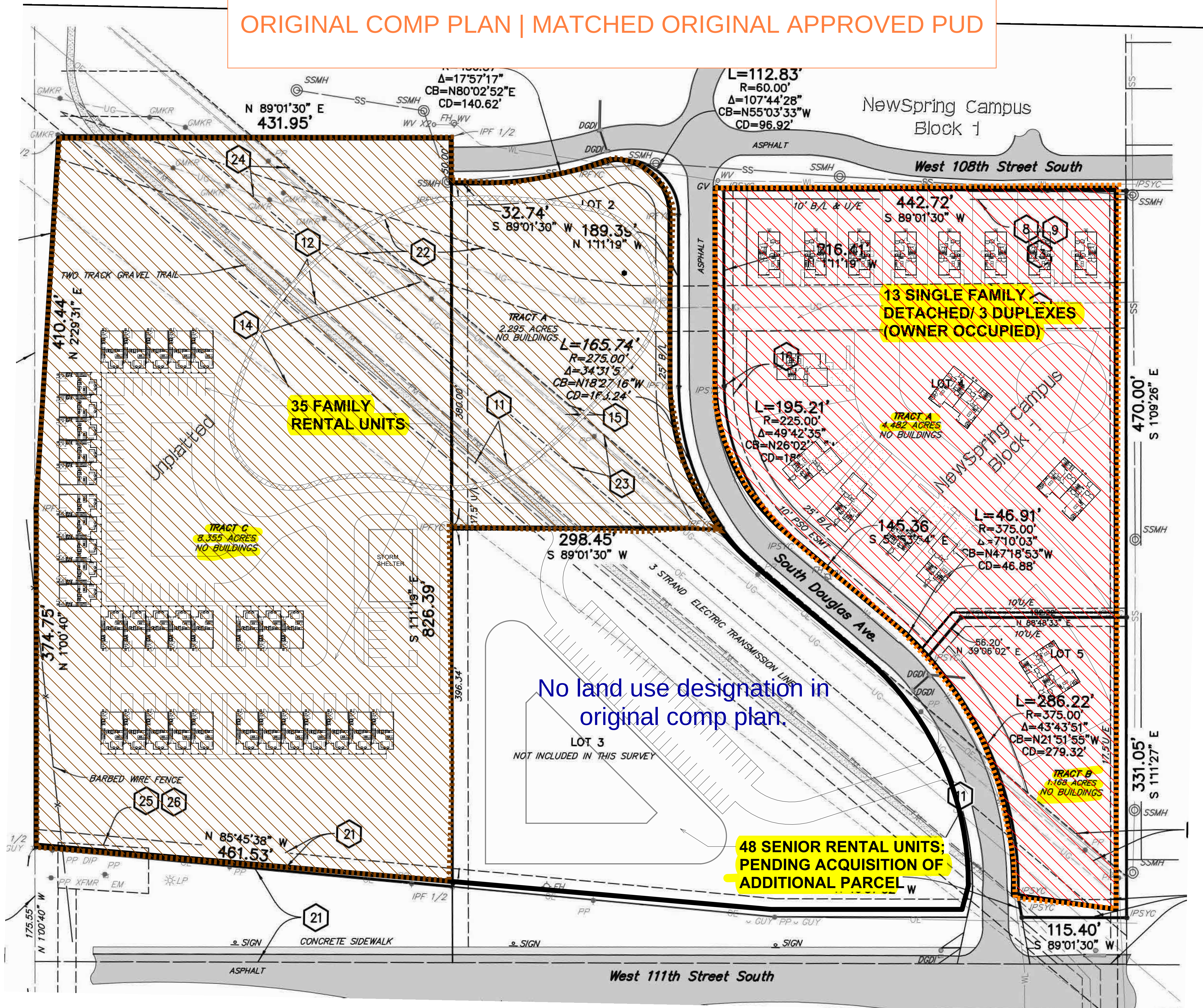
Dated at Jenks Oklahoma on 15 March 2022.

Marcae Hilton, Secretary
Jenks Planning Commission

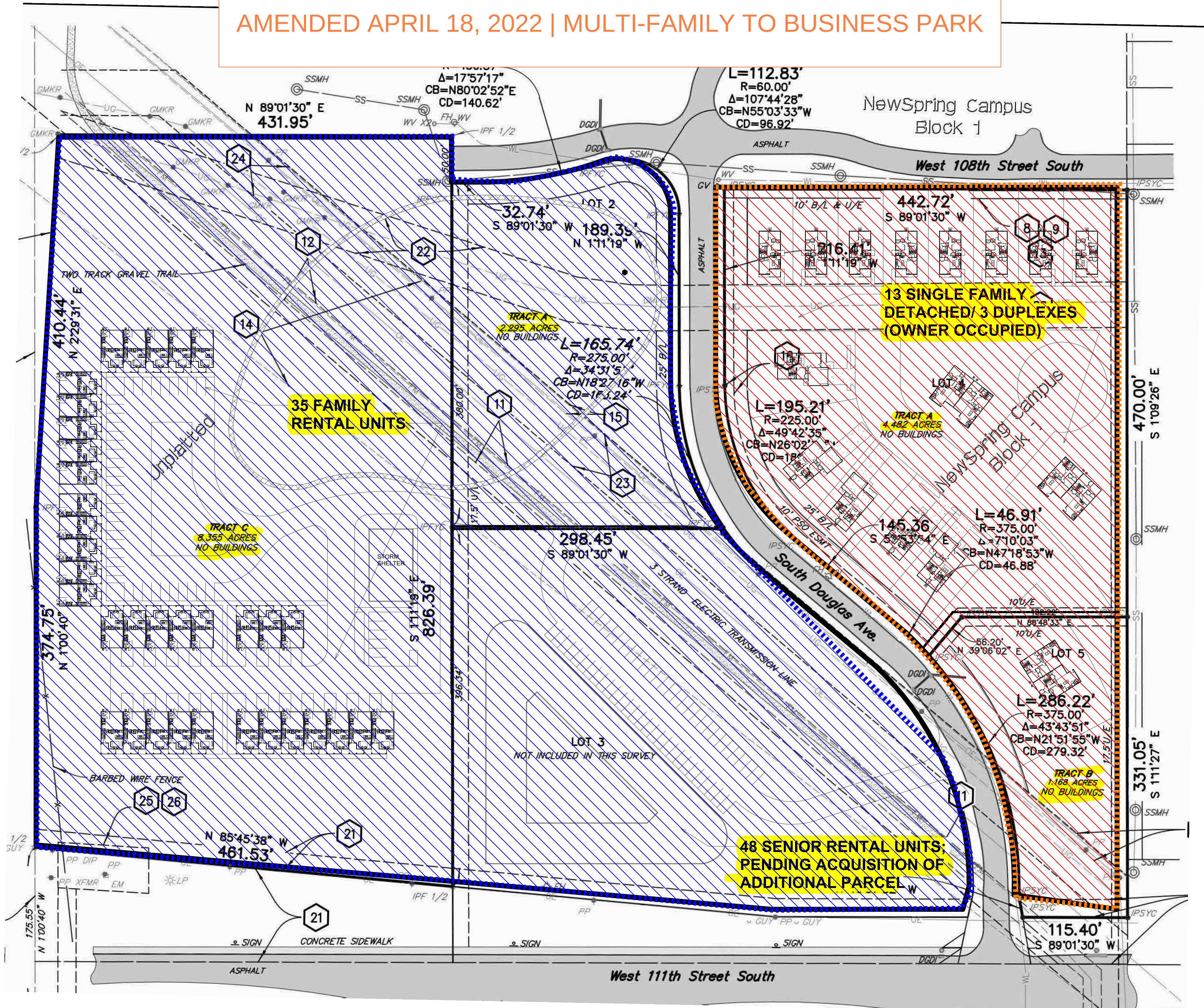
Part of: Parcel ID 98234823451210
Part of: Parcel ID 98234823435610



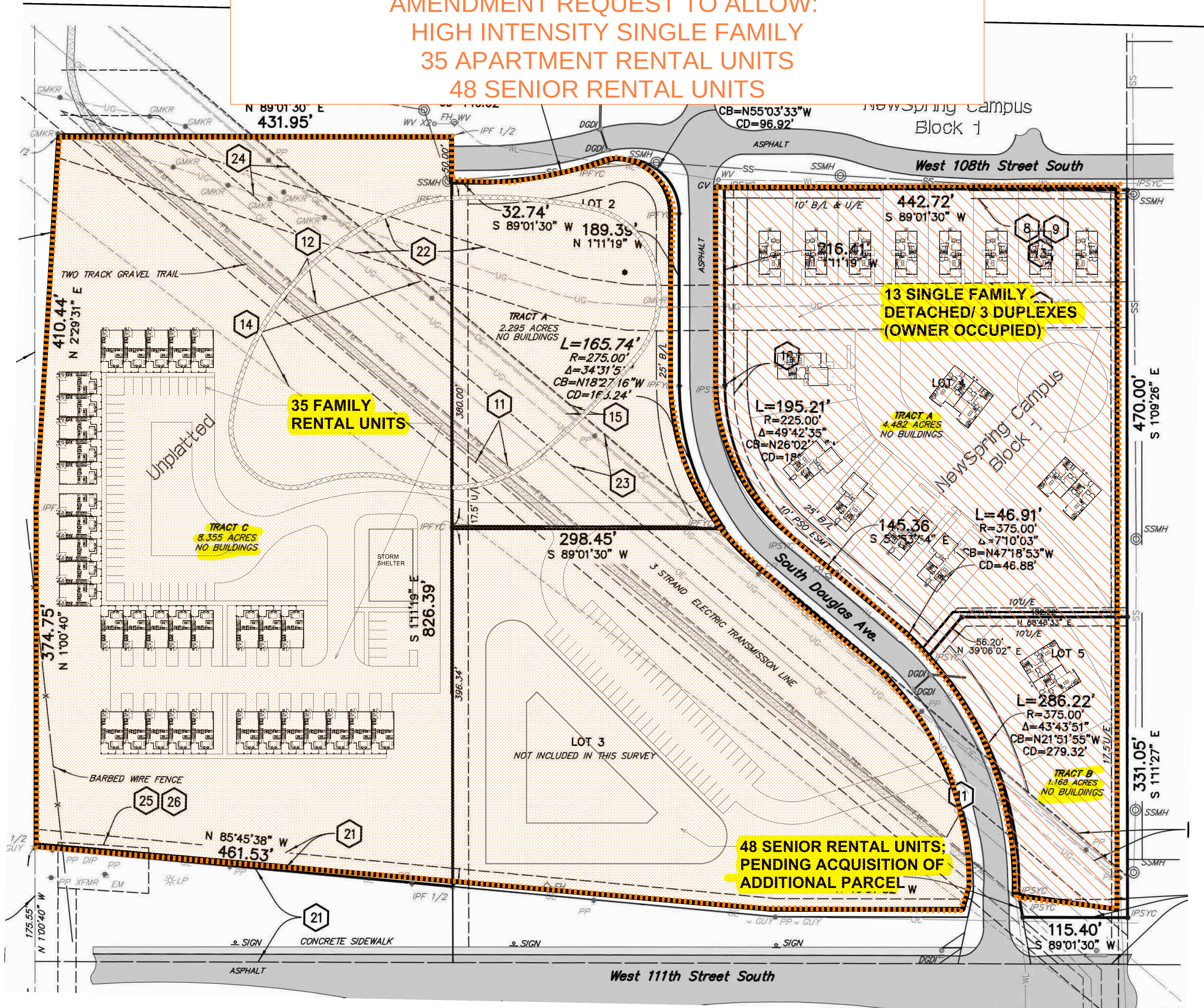
ORIGINAL COMP PLAN | MATCHED ORIGINAL APPROVED PUD

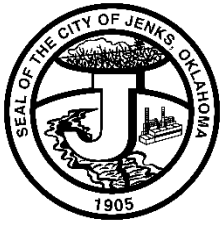


AMENDED APRIL 18, 2022 | MULTI-FAMILY TO BUSINESS PARK



AMENDMENT REQUEST TO ALLOW:
HIGH INTENSITY SINGLE FAMILY
35 APARTMENT RENTAL UNITS
48 SENIOR RENTAL UNITS





CITY OF JENKS

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

April 22, 2022

RE: PA 22-24: Request for Amendments to the Comprehensive Plan Map

General Location: 1) SW Corner of 91st & Union; 2) NW Corner of HWY 75 & 111th

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case PA 22-24 for which action was completed on 18 April 2022.

The above application was APPROVED granting the request for Amendments to the Comprehensive Plan Land Use Map at the following locations:

- SW Corner of 91st & Union: Change from Regional Commercial to Medium Intensity Single-Family Residential
- NW Corner of HWY 75 & 111th: Change from Multi-Family Residential to Business Park

Should you require any assistance or additional information please feel free to contact the Planning Department at 918-299-5883.

Sincerely,

Marcaé Hilton,
Planning Director



CITY OF JENKS

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

NOTICE OF A PUBLIC HEARING ON A PROPOSED COMPREHENSIVE PLAN LAND USE MAP AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

PA 22-24

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 07 April 2022, in consideration of the following:

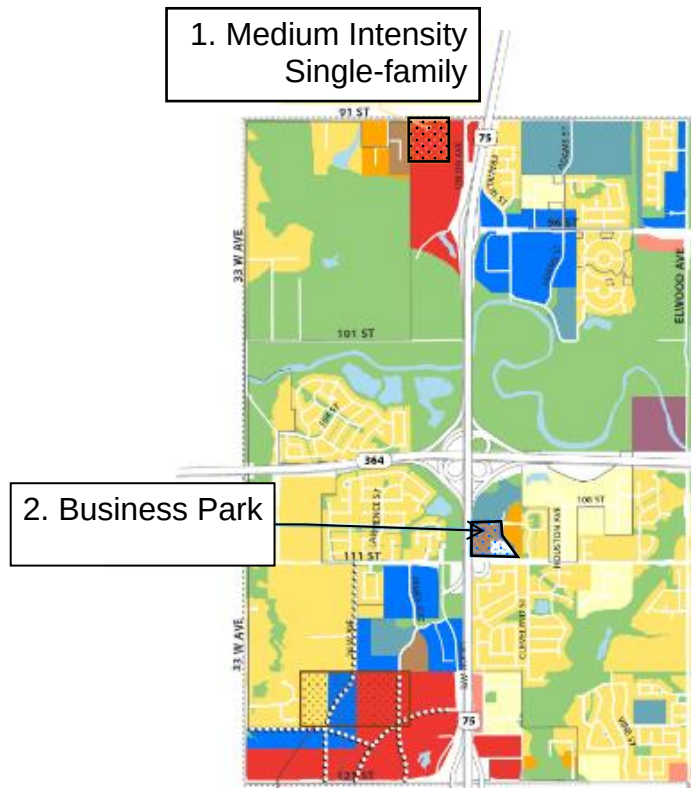
Two (2) requests for approval of a Comprehensive Plan Land Use Map Amendment:

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
1. Regional Commercial	Medium Intensity Single-family	SW Corner of 91 st and Union
2. Multi-family Residential	Business Park	NW Corner of HWY 75 & 111 th

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

Dated at Jenks Oklahoma on 16 March 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



Marcae Hilton

From: Richard Waresback <waresback@gmail.com>
Sent: Monday, December 5, 2022 8:55 AM
To: Marcae Hilton
Subject: 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcae Hilton,

It has been brought to my attention that the property at 111th & Douglas is up for zoning re-designation from a "business park" to "high intensity single family" As a citizen of Jenks and a member of Leadership Jenks 22, I am adamantly opposed to this zoning change. As discussed in Leadership Jenks 22, it is not in our City's best interest to give up commercial zoned property to make it residential due to the future loss of sales tax. Jenks needs more businesses to continue to thrive. We have too much "sales tax seepage" as it is. We need businesses in Jenks!

I will be unable to make the meeting on December 8, 2023 to voice my opposition. Please do the right thing for our city and deny this proposed zoning change

Thank you for your time,

Richard Waresback
1906 W 117th CT S
Jenks, OK 74037
918-812-7972

Marcae Hilton

From: Jeannie Kirk <jeanniekirkmk@gmail.com>
Sent: Sunday, December 4, 2022 6:09 PM
To: Marcae Hilton
Subject: REZONING @ 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcae Hilton,

It has been brought to my attention that Habitat for Humanity is trying to have the property at 111th & Douglas rezoned. This is of great concern to me and I'm totally against this as it will devalue my property and the property of many homes in this area. It is bad enough that there were "condos" for sale put up that we're supposed to be high end and turned out not to be high end Condos but a large rental community of low end properties.

To come out here where many families have put large amounts of money into upscale homes and then allow low end rentals that will only cause those of us that work very hard for what we own to lose money is unconstitutional!!

My husband and I have invested a lot of money in Jenks, the Jenks schools and this community. Not only do we own a home out here but we have built a business in Jenks and we are one of the major sponsors of the Jenks football team. To think that this is how Jenks intends to treat the citizens that invest money into this community is appalling!

My husband and I will be at this meeting but I also want you to know that we are strongly against this!

Jeannie Kirk
(918)232-4827

Please excuse errors. This message was sent from my phone.

Marcae Hilton

From: Stephanie Cannon <cannon.stephanie11@gmail.com>
Sent: Sunday, December 4, 2022 9:54 AM
To: Marcae Hilton
Subject: Habit for Hummanity

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcia Hilton,

-concerning the Habitat for Humanity property rezoned to accommodate their desire to build affordable housing in Jenks.

As a resident of Jenks I am 100% against having the area of 111th and Douglas rezoned to accommodate habitat for humanity. Our property values in the Woods Neighborhood will decrease drastically. We love our neighborhood, we work hard to keep our property value up and make our neighborhood a desirable place to buy into. This will cause many residents, including us, to move out of Jenks!

Do not rezone this area for Habitat for Hummanity!

Stephanie Cannon
3706 W. 107th ct S Jenks
405-880-2982

Marcae Hilton

From: aray26 <aray26@cox.net>
Sent: Sunday, December 4, 2022 1:46 AM
To: Marcae Hilton
Subject: 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings Marcae Hilton,

It has been brought to my attention Habitat for Humanities is attempting to have the area at 111th and Douglas designated to a high intensity single family zone. We recently moved from Broken Arrow to Jenks to avoid issues like these. We already have an apartment/rent a home across from our neighborhood that was recently built and this would be within a mile from it. This will bring more children into an already strained school system. Allowing more low income areas in Jenks hurts the appeal of the city.

Please explain why this would be a good idea. Specifically, how would it benefit those who already live here.

Sincerely,
Austin Ray

Marcae Hilton

From: Pam Griffin <pkgriff@sbcglobal.net>
Sent: Wednesday, December 7, 2022 8:54 AM
To: Marcae Hilton
Subject: Rezoning 111th and Douglas (hwy75)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please do not approve this. We live in Brookwood which is on 111th between Elwood and 75. The traffic has and is increasing tremendously with new additions being built on Elwood past 111th and the new addition of tiny rentals on 111th and 75. Please watch the news each morning and see where the bottle neck is on 75 at the merge of 121st to the Creek turnpike. The additional traffic that will be added from these new additions that are currently being built will add hundreds of cars to a problem that already exists. Appreciate your attention to this.

Thank you
Pam and Chris Griffin

Sent from my iPhone

Marcae Hilton

From: Alli Allen <allikallen@gmail.com>
Sent: Wednesday, December 7, 2022 8:23 AM
To: Marcae Hilton; Christopher Shrout
Subject: Opposition to Rezoning at 75/111th

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

As a newer resident (moved 1 year ago) to Jenks, specifically the Breitling Village neighborhood; I would like to express my strong opposition to the rezoning application to be considered on Dec 8 of the land at 111th and 75 across from our neighborhood. If high intensity housing is approved it would negatively impact the area in several ways. With the nearing completion of the development across the highway of medium intensity style single family homes, another like-neighborhood would add unnecessary strain to our area as well as potentially and significantly reduce property values. Please vote NO to "5. PA 22-25: Request for a Comprehensive Land Use Map amendment from Business Park to High Intensity Single Family. General Location: HWY 75 and 111st St."

Thank you for your time,

Allison Allen

Marcae Hilton

From: Megan Mayer <megancacy@gmail.com>
Sent: Wednesday, December 7, 2022 8:02 AM
To: Marcae Hilton
Subject: Jenks Housing

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi. I am sending my letter of disapproval for the PA 22-25 high intensity housing on 111th and Douglas. Our schools are so full already! As a teacher, I know we can't handle the amount of kids this would bring. Think about our students and please don't pass this!

Thank you.
Megan

Marcae Hilton

From: Abby Bruce <abbybruce1022@gmail.com>
Sent: Wednesday, December 7, 2022 8:01 AM
To: Marcae Hilton
Subject: Zoning Concern

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcae Hilton,

I live in close proximity to the area that will be considered for a zoning change from a Business Park to a High Intensity Single Family off of 111th and highway 75. Myself and many others in my community are adamantly opposed to this zoning change.

This zoning change will directly affect our property value. We have seen time and time again the rentals in our neighborhood fall into disrepair. Some have gotten to the point where we have had to involve city officials due to gross neglect of yards and possible drug use. We do not wish to see another borage of rentals with potentially the same issues so close to our homes.

Also, we have a concern due to the huge numbers of students at our local schools. I work in public education and have two young children. I see firsthand the issues that we face locally with our schools busting at the seams with a lack of qualified personnel to meet our students' many needs. The addition of these rentals would only multiply the number of students and needs already unmet.

I implore you to keep this area zoned as a business park at the next voting opportunity.

Thank you for your consideration,

Abby Bruce

Marcae Hilton

From: Kristen Bales <kristenbfit@gmail.com>
Sent: Tuesday, December 6, 2022 11:59 PM
To: Marcae Hilton
Subject: Opposition to Boomtown/habitat proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Marcae,

I am writing to voice my opposition to the proposal to change the zoning of the land located at 111th and Douglas. Changing this land from business park to high intensity single family would have a detrimental impact to the school district, drive down property values, and increase potential for crime. Trulo homes is already nearing completion near 111th and S Kennedy Ct, and another high intensity development is in work adjacent to Kirk Crossing. Rezoning this land would make a 3rd high intensity development within a one mile radius and would have a negative impact on this community.

First of all, Jenks Public Schools are highly-rated and sought after for their quality of education. Increasing the population of Jenks by way of more high density housing will continue to burden the school district to provide more and more high quality educators needed to maintain the standard of education that makes Jenks so desirable to families. This would place too much demand on the school district.

Secondly, high intensity developments encourage absentee ownership by way of rental units. This opposes the values of Jenks residents who want their homes and schools to prosper, and remain invested in the future of the city. Long term residents are more protective over homes than short-term or transient residents, and are more likely to be involved in their neighborhoods and community. Increasing residential density reduces neighborhood familiarity which ultimately leads to more crime.

Thirdly, people are naturally attracted to areas where there are homes and are repelled by high density developments. This is reflected in property values. Having a significant amount of high intensity developments in one area alone will assuredly drive down home values. This, as well as challenges to the school district will assuredly affect peoples' desire to live in Jenks.

It would be great to see more commercial retail development in this area, which is primed for this type of growth. It would provide more jobs, sales tax revenue for the city and convenience for nearby residents.

We appreciate the work you are doing to continue making Jenks a great place to live. We trust the planning commission will make the best decision for the future of Jenks and Jenks residents. Thank you for your time and consideration.

Sincerely,
Kevin and Kristen Bales
3708 W 106th St
Jenks, OK

Marcae Hilton

From: Jaime Snow <jaimeleigh.snow@gmail.com>
Sent: Tuesday, December 6, 2022 11:11 PM
To: Marcae Hilton
Subject: 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Director of Planning: Marcae Hilton,

We recently discovered what was on the agenda for the land at 111th and Douglas in Jenks. We are strongly opposed to the zoning re-designation from a business park to a high intensity single family. We need more businesses and restaurants in Jenks, not high intensity housing. As residents of Jenks since 2007 we have always appreciated every member of the board, committees, and city employees, for their hard work in our community. We are truly proud of this city and its accomplishments.

This redesignation to high intensity housing would not only overload our already over capacity school system, additionally it would decrease the property values in the area. This redesignation would also take away from the city's potential and necessary future sales tax. As Jenks residents, we have seen the Glenpool Walmart built and Tulsa Hills and other surrounding city retail locations and Jenks residents are traveling to these areas to spend their money. This location at 111th and Douglas would be perfect for retail, restaurants, and businesses as it is right off a main interstate highway with easy access and plenty of space for parking for a large shopping center.

We see the meeting is tomorrow 12/8/22 at 6:00 p.m. We hope you will speak up on every Jenks citizen's behalf and deny the zoning re-designation. Let's help bring residents back to re-invest their money in Jenks and get the city more sales tax like they deserve and make our already beautiful Jenks more valuable!

Thank you for your consideration.

Robert & Jaime Snow
11237 S. Juniper St.
Jenks, OK 74037
918-639-2777

Marcae Hilton

From: Gina Brasongré <ginagbradford@gmail.com>
Sent: Tuesday, December 6, 2022 7:02 PM
To: Marcae Hilton
Subject: PA-22-25 Concern

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcae Hilton,

I live near the property that will be considered for a zoning change from a Business Park to a High Intensity Single Family off of 111th and 75 HWY. I wanted to write to voice my concern with this change.

Two new developments diagonally across from the proposed new development will be adding many new residents to this area. Our neighborhood has been severely disappointed with the Trulo Homes development as it was our understanding that these units would be majority owner occupied condos. However we have now learned that these will all be rental units.

This in addition to the new apartment complex at the Jenks Landing is going to dramatically increase the amount of traffic in this area and will dramatically change the surrounding neighborhoods from owner occupied long term invested residents to short term potentially transient residents.

Those of us that have chosen to invest our hard earned money to buy homes near the discussed location do not begrudge others the chance to live here but we want to ensure that they care for the surrounding areas we live in as much as we do. Unfortunately, that is often not the case with renters. We have seen this in our own neighborhood which limits the amount of rental units, these rental homes often tend to be the ones most neglected.

This being the case I believe we have more than enough rental units in this area to serve those that have a desire to live in Jenks and prefer to rent. The proposed property would be of better service to our local neighborhoods by providing more spaces for businesses.

Thank you for your time and consideration.

--

Gina Brasongré

Marcae Hilton

From: Augusta Greens <augustagreens10754@gmail.com>
Sent: Tuesday, December 6, 2022 5:21 PM
To: Marcae Hilton; Brandon Macy
Subject: 111th St. & Douglas Zoning - Opposed

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

Please take this as formal notice that the neighborhood of Augusta Greens located at 111th and Augusta Drive **strongly oppose** the proposed zoning changes of the area west of the neighborhood at 111th and Douglas.

This zoning change will be detrimental to the property values of our homeowners, especially those on the west side of the neighborhood.

This will also cause increased traffic on a street where kids must stand on the side of 111th to get on and off the bus multiple times every day. Elementary, Middle School, and High School buses make stops at this neighborhood, that is six times a day that students are standing on the side of 111th.

We hope the concerns of the 55 homeowners in this neighborhood and the many parents of bus riders are heard, valued, and taken into consideration. We wish for you to find another location for the apartments.

Thank you,

--

Augusta Greens HOA Board

Chuck Stanton - President

Kevin Fath - Treasurer

Rachel Payne Bryant - Secretary

10754 Masters Circle
Jenks, OK 74037

Marcae Hilton

From: Eric T <emtindell@gmail.com>
Sent: Tuesday, December 6, 2022 9:53 AM
To: Gary Isbell; Marcae Hilton; Rodney Cline
Subject: 111th & Douglas - Say No to High Intensity Single Family

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,

Please say no to Habitat for Humanity's request to change the land at 111th & Douglas from Business Park to High Intensity Single Family. My wife and I live in the Country Woods neighborhood and strongly oppose the change.

While affordable housing is a need, we do not believe this to be the appropriate location. As it sits along highway 75, and close to the other business park development opening across the highway, the location would lend itself better to businesses to increase sales revenue for the city.

Recently, another large high intensity dwelling property was recently rezoned and built just south of 111th st west of highway 75. This is directly across from our neighborhood and within a mile of the new proposed development. Adding a second high intensity residential area so close would drastically lower housing prices in the surrounding neighborhoods.

Additionally, the school district is already over crowded and struggles with space and funding. Adding additional high intensity dwelling would just add to that issue by increasing the population.

Regards,
Eric and Erin Tindell
918-409-2267
3604 W 109th St S
Jenks, OK. 74037

Marcae Hilton

From: Spradlin, Emily <espradli@quiktrip.com>
Sent: Tuesday, December 6, 2022 4:16 PM
To: Marcae Hilton
Subject: Case PA 22-25

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I do not support the request for high intensity single family homes at 111th St. and Douglas in Jenks, Oklahoma.

This decision will negatively impact our community by decreasing property value to homes in the area, significantly increase traffic in an already high traffic area, potentially increase crime in the area, and drain the school district resources that are already at full capacity.

Also, there are no after school care facilities with openings and it's a current issue a lot of parents are facing in the Jenks school district.

Emily Spradlin

Project Manager II | Office 918-615-7474 | Mobile 918-231-1134 | QT Direct 7474



Marcae Hilton

From: Summer Ratzlaff <summerratzlaff@gmail.com>
Sent: Tuesday, December 6, 2022 3:02 PM
To: Marcae Hilton
Cc: Corey Ratzlaff Summer & Co. Team
Subject: Rezoning Concern

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Marcae~

I saw an announcement that 111th and Highway 75 is possibly being rezoned from Commercial to High Intensity Residential for affordable housing. I've lived in Jenks for nearly 20 years, and want to do so for years to come. This is very disturbing to learn. We want Jenks to flourish and thrive, businesses to move in for shopping, dining, various industries and certainly want all walks of life to enjoy our great suburb. But affordable housing works *against* all of the things so many businesses and families are striving to make Jenks now and in the future.

I'm a high producing Realtor, but it wouldn't take one to know that Jenks commercial availability is a treasure for the community and it's residents. We will be at the meeting and work alongside anyone who will **oppose** these detrimental changes to Jenks.

Thank you,

Summer



Summer Ratzlaff

Realtor® | Team Founder

✉ Summer.Ratzlaff@kw.com

☎ 918.850.6306

🌐 www.SummerKW.com



Marcae Hilton

From: Tony Born <tony.d.born@gmail.com>
Sent: Tuesday, December 6, 2022 2:14 PM
To: Marcae Hilton
Subject: PA 22-25

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcie Hilton,

It is my understanding that the Jenks planning Commission is not in favor of the proposed zoning changes for the property on the Northwest corner of highway 75 and 111th street. It is my sincere desire that this is the case? As a property owner in Southwoods addition (11008 S Olmsted) I am not in favor of this being designated as high intensity single family homes.

Thank You,

Tony Born

918-289-1712

Sent from my iPad

Marcae Hilton

From: Cynthia Johnston <cjohnston1528@bellsouth.net>
Sent: Tuesday, December 6, 2022 11:58 AM
To: Marcae Hilton
Subject: Rezone 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I live in Glenwood South subdivision.

The traffic on 111th both east and west of 75 has become increasingly dangerous. The amount of traffic and speed at which it travels is already a concern. Most recently the newest addition of Trulo homes adding 50+ cars adding to traffic. Please keep this property commercial.

Cindi Johnston
Jenks Homeowner.

Sent from my iPhone

Marcae Hilton

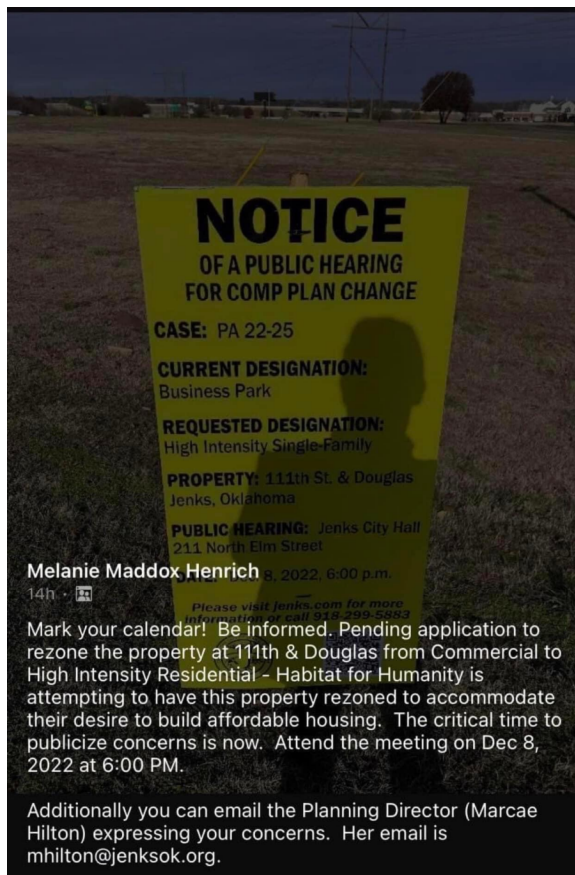
Subject: FW: Pa22-25

From: Emma Smith <emmajunebug@yahoo.com>
Sent: Tuesday, December 6, 2022 10:20 AM
To: Marcae Hilton <mhilton@jenksok.org>
Subject: Pa22-25

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am unable to make this meeting but I am 100% against this. We live at 111th and Elwood please let me know if there's any other process for me to petition against this.

Emma Smith
300 w 111th st s Jenks
918.906.2695



NOTICE
OF A PUBLIC HEARING
FOR COMP PLAN CHANGE

CASE: PA 22-25

CURRENT DESIGNATION:
Business Park

REQUESTED DESIGNATION:
High Intensity Single-Family

PROPERTY: 111th St. & Douglas
Jenks, Oklahoma

PUBLIC HEARING: Jenks City Hall
211 North Elm Street

Melanie Maddox Henrich
14h · 14
8, 2022, 6:00 p.m.

Please visit jenks.com for more information or call 918.906.2695

Mark your calendar! Be informed. Pending application to rezone the property at 111th & Douglas from Commercial to High Intensity Residential - Habitat for Humanity is attempting to have this property rezoned to accommodate their desire to build affordable housing. The critical time to publicize concerns is now. Attend the meeting on Dec 8, 2022 at 6:00 PM.

Additionally you can email the Planning Director (Marcae Hilton) expressing your concerns. Her email is mhilton@jenksok.org.

Sent from my iPhone

Marcae Hilton

From: walterc2@aol.com
Sent: Monday, December 5, 2022 11:57 PM
To: Marcae Hilton
Subject: PA 22-25: Request for a Comprehensive Land Use Map amendment from Business Park to High Intensity Single Family

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Hilton,

I see that there is an agenda item on this Thursday's Planning Commission meeting, regarding the requested amendment to change the classification of the parcel of land bordered by US Hwy 75 and W 111th St S. I will be traveling out of town on Thursday, so I cannot attend the meeting, but I wanted to offer you and the Planning Commission my opinion about the request.

I am a resident owner of a lot in the Breitling Village development on the other side of W 111th St S, and a Board member of the Breitling Village HomeOwners Association. I believe that I speak for many of our owners, who feel that the reclassification of this location, that specifically proposes to add thirty-five apartment rental units/48 senior rental units to this site, would be completely out of place and character with the neighboring developments of high-value single-family homes on both sides of W 111th St S - Breitling Village, Glenwood South, Augusta Greens, Englewood Estates and Palos Verdes Estates. I'd also expect an increase in vehicular traffic from this new high-density development would dump even more traffic onto W 111th St S, either going west to US Hwy 75 or east to Elm St. I would also suspect that there could well be an increased burden on our city and school budgets, by adding more high-density residency to the town and school populations, while foregoing the tax rateables that business or office development of the property could bring.

From reviewing the documents attached to the meeting agenda, if I understand it correctly, just this past April, the City of Jenks approved an amendment reclassifying this property from "Multi-Family Residential" to "Business Park", to be consistent with the Comprehensive Plan supporting that kind of development along US Hwy 75. I personally see no reason to deviate from that amendment, which was approved by the City Council on April 18th; I also note from your "staff comments and recommendations" that the staff seems to feel the same way.

I feel strongly that this request should be denied. Thank you for your support.

Sincerely,
Walter Camuso
Secretary, Breitling Village HomeOwners Association
2634 W 115th St S
Jenks, OK

Marcae Hilton

From: Jeremy <71jersy@gmail.com>
Sent: Monday, December 5, 2022 8:59 PM
To: Marcae Hilton
Subject: Rezone Property at 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,
I am against rezoning the property at 111th and Douglas for high intensity single family homes.
Thank you.
Jeremy Sykes
3708 W 107th St S

Marcae Hilton

From: Amanda Collins <alcrdh1@icloud.com>
Sent: Monday, December 5, 2022 6:18 PM
To: Marcae Hilton
Subject: Plan for 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening. My name is Amanda Collins, and I am a resident in Jenks. I live off of 111th and Olmsted. Our neighborhood has been made aware about the application by Habitat for Humanity wanting to rezone 111th and Douglas. I hope others are voicing their concern of this.

Please consider turning this down!! I feel that Jenks has made some bad decisions in the past few years as far as zoning and building. We now have the Trulo homes area, which were planned for purchase but now are all rentals. There is also an apartment complex going in near this as well... there are two new neighborhoods going in within a mile or two. I'm not sure if anyone at City Hall is contact with Jenks Public Schools, but they are MAXED OUT!! Class sizes have just been increasing. Not only do we not have enough teachers, but Jenks West doesn't have the physical space either.

Low income housing comes along with a lot of issues. I really hope you all consider how everyone around the area will be affected. I know it is needed, but that is a terrible location for that.

I will be attending the meeting Thursday evening. Thank you so much for allowing me to take up some of your time and voice my concerns.

Amanda Collins

Sent from my iPhone

Marcae Hilton

From: rob sauser <robsauser@gmail.com>
Sent: Thursday, December 1, 2022 4:13 PM
To: Marcae Hilton
Subject: Fwd: Case PA 22-25

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thanks for letting me know the email was filtered - here is my email

Marcae, I was hoping to schedule a brief call with you to discuss the proposed rezone at 11th st & Douglas PA 22-25. My wife and I have made a substantial investment (\$3.5 - \$4 Million) in developing the luxury patio home community adjacent to this location. We researched the zoning of the adjacent property and relied on this in determining the feasibility of our investment. Our project reflects the quality of the neighborhood and we are very concerned and would like to discuss why the city would consider rezoning commercial land for affordable housing which is inconsistent with the area considered, additionally its my understanding that Jenks has met its requirements for Affordable housing. This location has very high potential for commercial development and potential tax revenue to the community.

I am a very experienced commercial real estate agent with over \$1.3 Billion in commercial transaction experience, and would love to share in more detail my concerns for the community in pursuing this proposed rezone.

I am a proponent for affordable housing, in the right location. This location will have a substantial negative impact to the corridor along 111th street and will dramatically change the living environment for everyone in this area.

Please let me know if you would be available for a brief call

Sincerely

Rob Sauser

Marcae Hilton

From: John <jkh20112005@gmail.com>
Sent: Wednesday, December 7, 2022 9:12 PM
To: Marcae Hilton
Subject: Habitat Zoning strongly opposed

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening,

I write as a concerned resident of 2683 W 108th St S, Jenks, OK 74037. My family and I have lived in this neighborhood since 1977.

The zoning of the area nearby would completely change the area for the worse. It would devalue these properties significantly and more importantly decrease the safety of the area for not only my children but many in the area.

If you look at different areas in Tulsa that this has occurred the crime rates have significantly increased and the properties are devalued in addition to numerous safety issues.

There are many young kids that board the bus right in this area along 111th Street. The safety of these children in my opinion would be in peril if this rezoning was passed.

I'm strongly opposed, as someone who has lived here many years and have hopes of passing this property on to my children I would hope that you would take into consideration not allowing this to take place.

Sincerely,

John Harrison

Marcae Hilton

From: Country Hollow HOA JENKS ok <countryhollowhoajenks@gmail.com>
Sent: Wednesday, December 7, 2022 6:14 PM
To: Marcae Hilton
Subject: Opposing Habitat for Humanity Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcae,

This letter is to inform you that Country Hollow subdivision (just west of the Habitat for Humanity's purposed development on 111th and Douglas) would like to oppose this request for rezoning. We would like for it to remain zoned as it currently is with the City of Jenks.

In advance, thank you for doing what's best for our community.

Country Hollow HOA Board

Marcae Hilton

From: karen harmon <professorkrh@yahoo.com>
Sent: Wednesday, December 7, 2022 5:15 PM
To: Marcae Hilton; Deyoe Bradford
Subject: Rezoning of property at 111th & hwy75

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

As a homeowner in Augusta Greens, just east of the location discussed for rezoning, I wish it to be known that I absolutely reject this idea. When I bought my home in Augusta Greens, it was made very clear that the property in question was zoned for business. I do not object to new businesses opening there, but I DO NOT support in any way the idea of this becoming the types of housing that would be built if the property is rezoned. I cannot attend the meeting on the 8th since I just had surgery on the 6th, but please count me as a part of the group determined to see that this doesn't happen. If we need the group to form a lawsuit, etc. I will be counted in as a member of that group. If objectors to the rezoning plan are asked to sign a list or any other document verifying their preference, please ask Brad Deyoe to sign for me.

Sincerely,
Karen Harmon
11014 Augusta Drive
Augusta Greens Subdivision
Jenks, Oklahoma, 74037

Marcae Hilton

From: Justin Ellis <jellis033@gmail.com>
Sent: Wednesday, December 7, 2022 3:23 PM
To: Marcae Hilton
Subject: Rezoning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon. Regarding the rezoning of the commercial land around 111th and Douglas, off hwy 75, I would like to add my name to the "please don't do it" list. Leave it just as it is. "High Intensity Housing" would lead to too much congestion in the area and would burden our public education system.

Thanks for listening!

Justin Ellis
Breitling Village resident
918-770-6179

Marcae Hilton

From: Brian Head <brian.f.head@gmail.com>
Sent: Wednesday, December 7, 2022 12:37 PM
To: Marcae Hilton; Brandon Macy
Cc: Gary Isbell; Rodney Cline
Subject: Rezoning area at 111th & Douglas for apartments concerns

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi all,

I am writing this email as I am not able to make the public hearing on the topic tomorrow night (12/8/22).

I want to express my strong opposition to any rezoning of the area for high intensity or multi-family housing. Some of my concerns are:

- Added traffic to the area. 111th already has heavy traffic especially as one gets close to HWY 75. Adding apartments or more multi-family housing will exacerbate the issue, especially in light of the fact that new high intensity single-family housing was just added next to Newspring Family Church and isn't even filled yet.
- We enjoy a nice view of the creek behind our home from our back porch. It was part of the draw of buying our house. Having a large building or set of buildings in the view would denigrate its quality.
- To my knowledge, this hearing has not been widely announced. We received no notification from the city nor developers. I only know of it because neighbors have shared the information--I do not know how they received it. I am sure many other homeowners in the area are also unaware and I don't think such a large decision should be made without ensuring sufficient notification and opportunity for input.

I have talked with multiple neighbors who have similar concerns.

I appreciate your consideration.
Thank you,

Brian Head

10912 Augusta Dr, Jenks, OK 74037

P: 919-623-9342

Marcae Hilton

From: Rachel Payne Bryant <rachelhpayne10@gmail.com>
Sent: Wednesday, December 7, 2022 11:58 AM
To: Brandon Macy; Marcae Hilton
Subject: Against the Rezoning of 111th and Douglas Area

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to state my strong opposition to the rezoning of the area at 111th and Douglas. I am a homeowner in the neighborhood right next to it, Augusta Greens.

The addition of the high-intensity single-family and multi-family homes will severely hurt my property value. It will also completely ruin the appeal of the neighborhood being rather secluded. The traffic will increase, as will the noise and light pollution.

A significant issue will be the safety of my child that has to get on and off the bus at 111th because the bus does not come into the neighborhood. The increased traffic and the number of unknown people will be dangerous.

My family and many others in my neighborhood and the neighborhood next to us are very against this.

The duplexes they just finished on Douglas backing up to my neighborhood were strongly opposed. Homeowners in the neighborhood feel unheard and unvalued by the city. We truly hope that changes.

Thank you,

Rachel

Marcae Hilton

From: the crains <crainarama@hotmail.com>
Sent: Wednesday, December 7, 2022 11:00 AM
To: Marcae Hilton
Subject: Rezoning of 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Marcea,

My name is Jesse Crain and I am a nearby neighbor of 111th and Douglas property. I live at 11204 S 26th West Ave. Unfortunately, I can not attend the rezoning meeting on December 8th. I did want to express my concern with the rezoning of this property.

A little about me, I have been a resident of Jenks since we moved to Oklahoma in 2005. I have 3 kids that are current Jenks Public School students. I have a senior, a freshman and a 7th grader. I have been afforded the opportunity to stay home with my children and not have to work. Since I have been at home with my kiddos I had taken the opportunity to get involved and volunteer at their individual school sites. I have spent numerous hours volunteering at Jenks West Elementary, Jenks west Intermediate, and Jenks Middle School. I volunteered so often at Jenks West Intermediate that they offered me a job. I worked at JWI for 4 years, as a work completion specialist and a Para professional. By education I am a nurse.

My time at JWI as a work completion specialist was a support staff position. My job was created because teacher's classrooms were so full they needed extra support to reinforce topics and catch students up who had missing work. Which brings me to why I don't feel rezoning the property to a residential area will benefit the school system. The schools are busting at the seams, teacher retention is horrible and adding more students will only make the situation worse. We also have a bus driver shortage. If this property is rezoned we are perpetuating a problem that doesn't benefit the students the school service.

Please consider leaving this property zoned business park.

Thank you for your time,

Jesse Crain

Marcae Hilton

From: Carol Dujanovich <cdujanovich@university-bank.com>
Sent: Thursday, December 8, 2022 12:43 PM
To: Marcae Hilton
Subject: Zoning Change Request 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This message was sent securely using Zix®

Good Afternoon;

My husband and I reside in Breitling Village, this is our retirement home. We have invested a considerable amount of money in our home and our community. We take pride in our community and our home. As retirees, it is important for us to maintain the value of our home. By re-zoning this will in turn reduce the likelihood of potential homebuyers for those in Breitling Village and those surrounding subdivisions, thus reducing the value of our homes. This also brings up an additional element of safety due to increase traffic and population.

We are disappointed with the addition of the rental homes recently built near here, which has already created safety concerns due to excessive traffic. We moved to Jenks for the charm and atmosphere, please do not ruin it for those who work hard and have pride in their homes.

We will be attending the meeting; however please know that we do not agree and are strongly against this change.

Respectfully,

Carol Ann and Peter Dujanovich



**Carol Ann
Dujanovich**

VP/Reverse Mortgage Operations

O : (848) 398-2667

C : (918) 778-8712

cdujanovich@university-bank.com

www.university-bank.com/reverse

Marcae Hilton

From: Deyoe, Brad <BRADFORD.DEYOE@LibertyMutual.com>
Sent: Thursday, December 8, 2022 12:48 PM
To: Marcae Hilton
Subject: Zoning at 111th & Hwy 75

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Ms. Hilton,

I'm the HOA president for the neighborhood of Palos Verdes on 111th and Houston in Jenks.

For the following reasons am firmly against the change in zoning after reviewing the information available about the proposal:

Jenks' need for commercial tax dollars – this was clearly taught to us in Leadership Jenks back in 2008 when I was a participant in this class.

The decreased property values to homes in the area.

The increased demand on the Jenks schools by adding more rentals in the Jenks West district. My wife is a Jenks teacher at Jenks West Elementary and can see daily the load on the schools currently with the rapid expansion.

Please include my email in the background information for the agenda.

Thank you!

Brad Deyoe

Marcae Hilton

From: Golemboski, Jennifer <Jennifer.Golemboski@oscn.net>
Sent: Thursday, December 8, 2022 11:56 AM
To: Marcae Hilton
Subject: PA 22-25 - Please keep as business park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Ms. Hilton,

First, thank you for your work. I'm sure these issues bring added stress.

My family & I live in Country View west of Highway 75 & 111th. Please do not change PA 22-25 to any kind of residential. Jenks needs retail space. Our city needs that tax revenue, and it saddens me that Glenpool so often gets my tax dollars. Our little Mexican restaurant, Los Mariachis, is always packed. We are ready to support more business in Jenks & in turn, support our city!

My other concern is traffic. I don't believe the half clover leaf supports any more residential traffic in this area. Hwy 75 is dangerous at the 111th St. exit. Traffic merging from the Creek into that shared exit lane often doesn't yield to drivers already on Hwy 75 who are also merging into that shared lane to exit. There is also a problem with drivers not yielding at the stop sign at 111th. I am already concerned about how the Trulo development will impact traffic once it's filled, and I can't imagine adding more daily drivers to the area without expanding lanes on the highway and on Union and placing a stoplight at 111th and Union. At least with a business park, traffic won't be too dense at rush hour; it should be dispersed throughout the day.

Our neighborhoods, The Woods, did not generally oppose the Trulo development. We recognize the need for affordable housing in Jenks, but it is a waste of highway-adjacent space to build more residential here. One property owner's interests do not outweigh the interests of the community. Please deny this proposed change. Thank you,

Jennifer Golemboski
Country View Resident
Jenks, OK

Marcae Hilton

From: Rachel Payne Bryant <rachelhpayne10@gmail.com>
Sent: Wednesday, December 7, 2022 11:58 AM
To: Brandon Macy; Marcae Hilton
Subject: Against the Rezoning of 111th and Douglas Area

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to state my strong opposition to the rezoning of the area at 111th and Douglas. I am a homeowner in the neighborhood right next to it, Augusta Greens.

The addition of the high-intensity single-family and multi-family homes will severely hurt my property value. It will also completely ruin the appeal of the neighborhood being rather secluded. The traffic will increase, as will the noise and light pollution.

A significant issue will be the safety of my child that has to get on and off the bus at 111th because the bus does not come into the neighborhood. The increased traffic and the number of unknown people will be dangerous.

My family and many others in my neighborhood and the neighborhood next to us are very against this.

The duplexes they just finished on Douglas backing up to my neighborhood were strongly opposed. Homeowners in the neighborhood feel unheard and unvalued by the city. We truly hope that changes.

Thank you,

Rachel

Marcae Hilton

From: Marcae Hilton
Sent: Thursday, December 8, 2022 1:47 PM
To: Brandon Macy; Billy Powers
Subject: RE: Zoning meeting tonight

Thank you for your comments, they are noted and will be included in the agenda background information.

Thank You,
Marcae Hilton
Marcae Hilton
918-556-7441

-----Original Message-----

From: Billy Powers <bpowers13@outlook.com>
Sent: Thursday, December 8, 2022 9:05 AM
To: Brandon Macy <bmac@jenksok.org>
Subject: Zoning meeting tonight

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I will not be able to attend the meeting tonight on the high density housing zoning meeting for 111th and Douglas. I want to voice my strong opposition to the zoning change. That area cannot handle the influx of traffic nor do we need it to lower property values. Again, I want to voice strong opposition to the change.

Billy Powers
10729 Masters Circle
Jenks, Ok. 74137
Sent from my iPad

Marcae Hilton

From: Jared Mason <jwm5555@gmail.com>
Sent: Thursday, December 8, 2022 3:36 PM
To: Marcae Hilton
Subject: PA22-25 Rezone

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Marcae,

I am emailing in reference to the public hearing occurring tonight regarding this rezone request. I know you have a difficult job and there is no pleasing all appreciate the difficult challenge that you have in your role.

With that in mind, it is not my intent to add to the difficulty but to express my opposition to this change. My reasons for opposition are as follows:

1. This change would eliminate the last meaningful stretch of land inside the city limits of Jenks with somewhat easy access to Hwy 75 that could be used for business purposes to gain business tax revenue. Let's do more work to attract business this great location.
2. Jenks has built too many neighborhoods, apartments, and other rentals based on school capacity in recent. Seemingly every week, we get notification that buses will be late because there are not enough buses or drivers for the number of children. Specifically in the Jenks West buildings where these children would attend, even with the addition of Building F, the buildings are bursting at the seams. Class sizes are already butting up against state maximum sizes.
3. The City of Jenks has already misled the residents who live in this area by allowing the addition of Trulo homes. That was presented and approved as homes that would be luxury tiny homes that would be for sale, but has turned into cheaply built eye sores that are over priced rentals. In addition the Trulo neighborhood has added to the flooding issues this area already experiences. Not to mention the constant trash that has been a steady issue since construction of the neighborhood began.

I have many more reasons to oppose this rezoning but will spare you and me the time. I grew up in poverty and I know what it is like to eat pinto beans for breakfast, lunch, and dinner for weeks at a time. My opposition to the rezoning would stand if we were building castles and is not based on the intended income level we are building to attract. It is simply a bad spot to put more houses.

Kind Regards,
Jared Mason

Marcae Hilton

From: Garret Janzen <janzen.garret@gmail.com>
Sent: Thursday, December 8, 2022 4:13 PM
To: Marcae Hilton
Subject: Vote NO to Rezoning 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City Council,

This email serves as my objection to the proposed rezoning of the area at 111th and Douglas for apartments.

1) First, the JPS school transportation system cannot handle the additional burden of an apartment complex (or multiple) in the area. JPS is experiencing a bus driver shortage. The area at issue is currently on bus route 23 for the high school. THERE IS NO DESIGNATED BUS DRIVER FOR THIS ROUTE. Students on bus 23 are left at the high school until a bus becomes available after the other high school routes are completed. This results in a delay of students getting home on route 23 of approximately 45 minutes. Given that this issue has continued for 6 months with no resolution, I do not see this getting better anytime soon. Apartments will only add to the burden.

2) Secondly, the infrastructure at 111th and Douglas cannot support a higher population density. There is a Northbound ramp to HWY 75 in that exact location, which is already convoluted at peak times throughout the day. There is no ramp to accommodate drivers heading south on HWY 75, forcing southbound drivers to use a service road, which is also an off ramp for HWY 75 (HWY 75 & Union), to get to 121st street's southbound ramp. This service road (Union) intersects with 111th with a mere stop sign and yield sign. This design adds to the convolution at peak traffic times. Apartments will only add to the burden.

3) Crime is statistically higher near apartments. The neighborhoods near 111th and Douglas already suffer from crimes such as larceny and theft. The crime rate in the area will only worsen if the proposed rezoning is allowed.

4) The presence of apartments would decrease personal privacy, destroy the peacefulness and ambience of the area, and ultimately drive down the home values of nearby residents.

5) Apartment buildings are notorious for providing marginal parking provisions for tenants, and nearby residents will suffer from the overflow consequences. This overflow will occur along an infrastructure that can hardly keep up with the current population.

For these reasons, the council should VOTE NO on the rezoning request.

Thank you,
Garret Janzen

Marcae Hilton

From: Watkins, Erica K. <erica.kay.watkins@ou.edu>
Sent: Tuesday, December 6, 2022 4:22 PM
To: Marcae Hilton
Subject: 111th & Dougl's

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcae,

I am writing to get more information about the format for the meeting Thursday night. I think it is extremely important to increase the availability of affordable housing in Oklahoma, and I have several peer reviewed studies combatting the false narrative that this development will decrease property values, increase crime, etc.



Erica Watkins *Master of Arts Student*
Global Economics and Development

Marcae Hilton

From: Ian Sproul <sproulio@gmail.com>
Sent: Tuesday, December 6, 2022 8:48 AM
To: Marcae Hilton
Subject: Rezoning 111th & Douglas

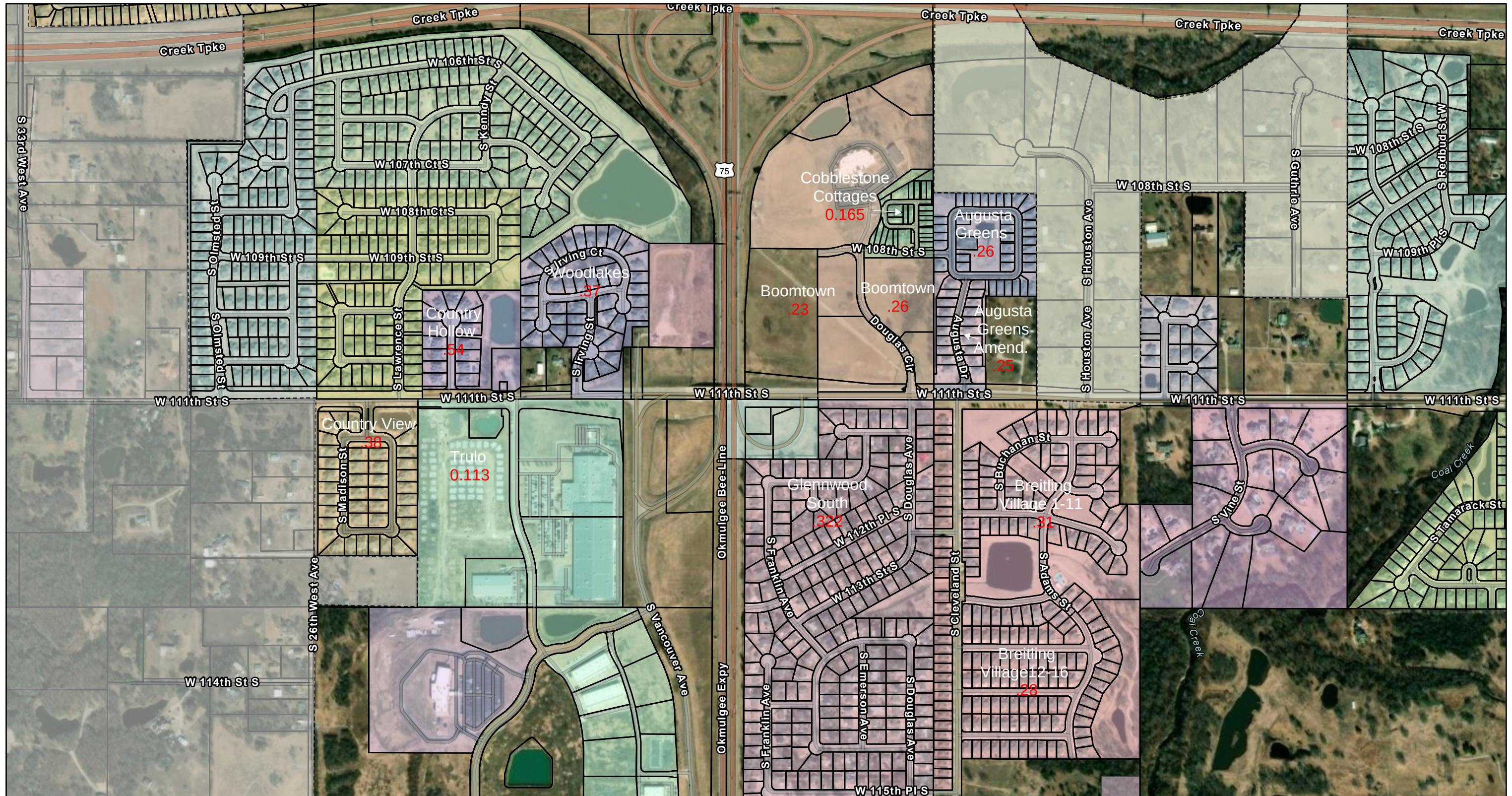
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Marcae,

I own my home in Southern Reserve, nearby the area of proposed zoning change. I will not be able to attend the meeting on the 8th, but wanted to share my thoughts. I'm sure you are receiving many objections to the proposed change, but I am in favor. Home ownership can open the door to generational wealth and Habitat for Humanity helps guide people to a more financially stable life. In addition to providing these opportunities, new homes in Jenks will bring added sales and property tax revenue. I believe these benefits far outweigh any objections that folks may have. Jenks is a wonderful community and adding more affordable housing options will make us even better.

Regards,

Ian Sproul



12/8/2022, 2:04:44 PM

Jenks Limits

Out

 Jenks Boundary

☐ Parcels_Jenks

Subdivisions

.26 AUGUSTA GREENS

.25 AUGUSTA GREENS AMD REPLAT PRT AUGUSTA GREENS

 BREITLING VILLAGE BLKS 1-2

.28 BREITLING VILLAGE BLOCKS 12-16

.31 BREITLING VILLAGE BLOCKS 3-11

 BROOKWOOD OF JENKS

.165 COBBLESTONE COTTAGES REPLAT PRT L1 B1 NEWSPRINGS CAMPUS

.54 COUNTRY HOLLOW OF JENKS

.38 COUNTRY VIEW OF JENKS

S COUNTRY WOODS OF JENKS

 COUNTRY WOODS OF JENKS II

EDGEWOOD ESTATES

 ENGLEWOOD ESTATES

S .32 GLENNWOOD SOUTH

 GLENWOOD SOUTH COMMERCIAL CENTER

 HUNTINGTON HEIGHTS

☐ INMAN-SHORE ADDN

 JENKS COMMERCE PARK

 JENKS LANDING

 KIRK CROSSING

 LANELL ACRES

R  NEWSRING CAMPUS

 OAK RIDGE OF JENKS

TRULO .113

WOODLAKE .37

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

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METI/NASA, USGS, EPA, NPS, US Census Bureau,

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	December 20, 2022
Case Number	JZ 22-683 Roy's Chicken
Request	Rezone from CG (Commercial General) to CS (Commercial Shopping)
Location	418 W Main ST Southeast corner of Main Street Date
Applicant	Tim Boeckman, CJC Architects

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Legal Notice

Preparer

INCOG & Brandon Macy

Background Information

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | No public comments or questions were received.

STAFF COMMENTARY | This rezoning request is from Mr. Boeckman on behalf of the Roy's Chicken ownership. The property was rezoned many years ago to CG (Commercial General), the bulk and area requirements in the UDO for CG zoning is too restrictive for this project. This request to have Commercial Shopping allows the structure to sit closer to Main Street. The lot has received an earth change permit and is platted.

PLANNING DATA

REQUEST	Rezoning from (CG) Commercial General to (CS) Commercial Shopping	
INTENDED USE	Restaurant with accessory drive through use.	
ACCT_NUM	60525831904210	60525831904200
LEGAL	LTS 10 11 12 BLK 44	LTS 7 8 9 BLK 44
GROSS ACRES	0.24	0.24
OWNER	MCAULIFF COMPANY LLC	
PROP_ADD	418 W MAIN ST S	
TR_SEC	8319	
	SECTION	19
	TOWNSHIP	18
	RANGE	13
PLAT	Jenks Original Town Filed in Osage Co. Sapulpa, July 15, 2005	
INCOG STREET	COMMERCIAL/CBD/INDUSTRIAL COLLECTOR 80 FEET OF ROW 60 feet provided	

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(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.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

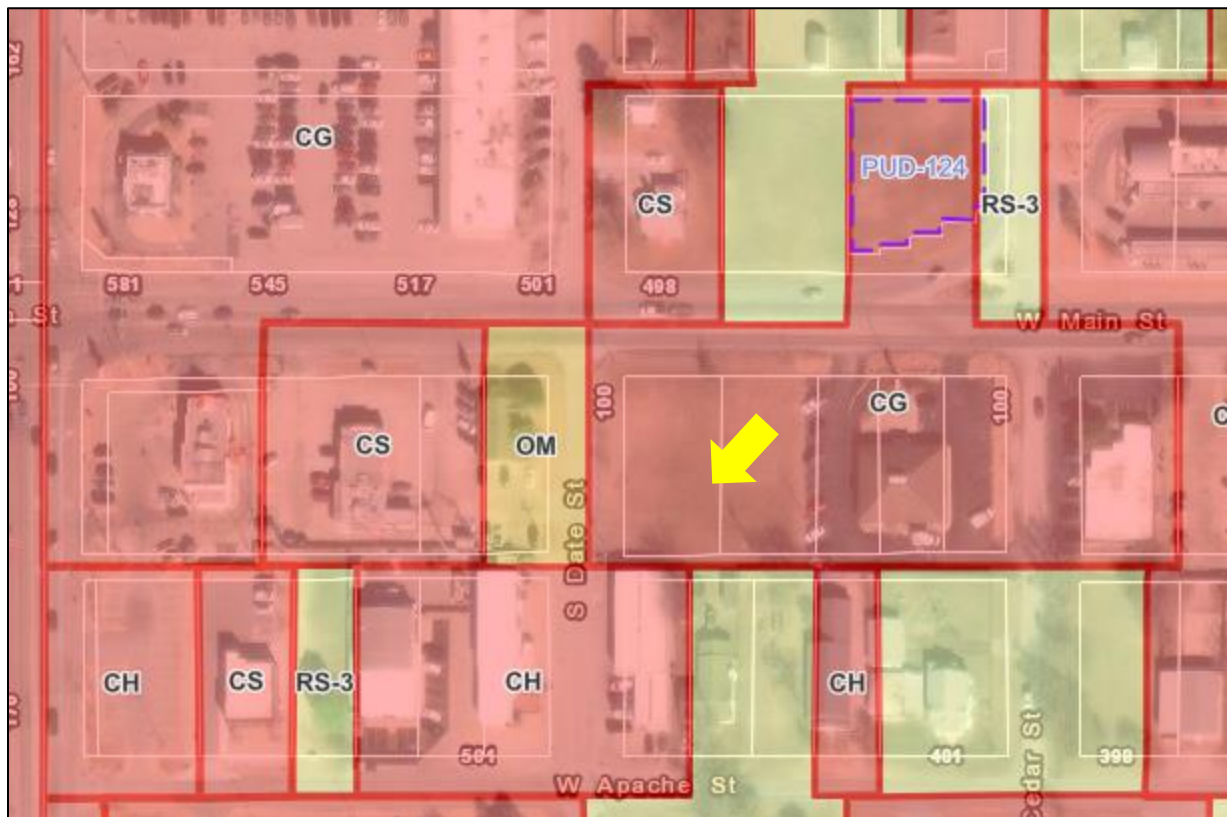


Figure 1 | Zoning map of the parcel in question

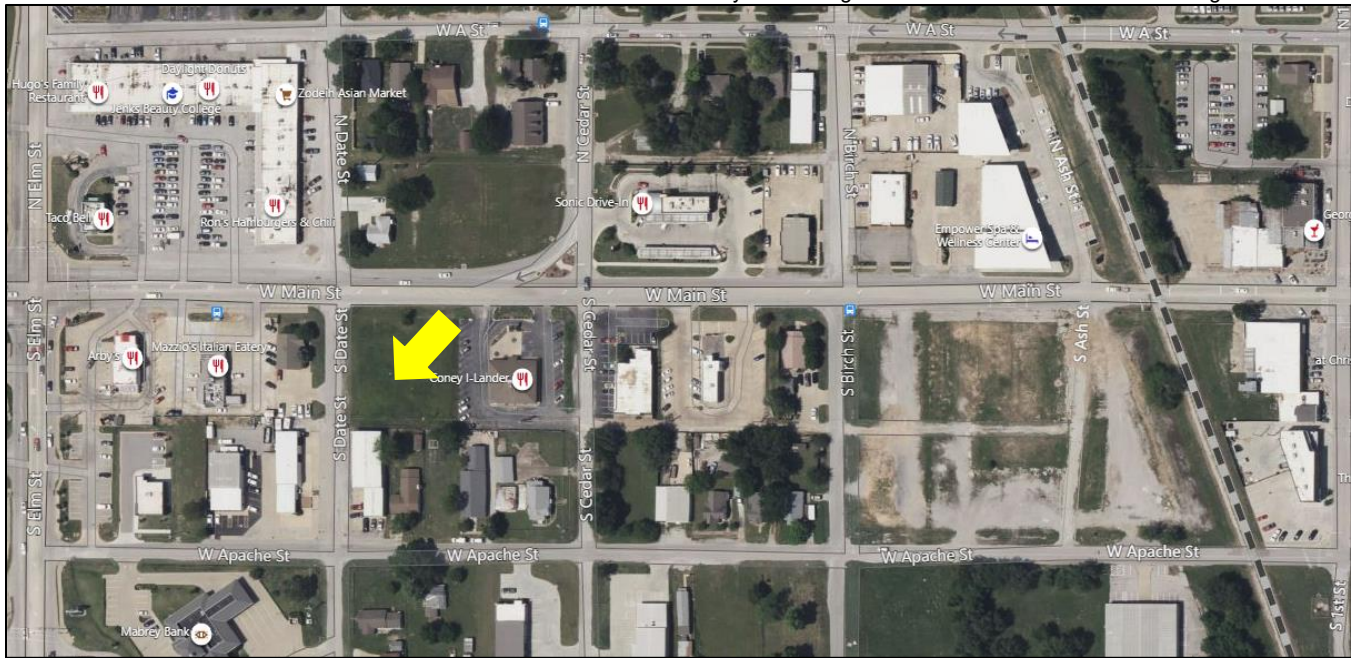
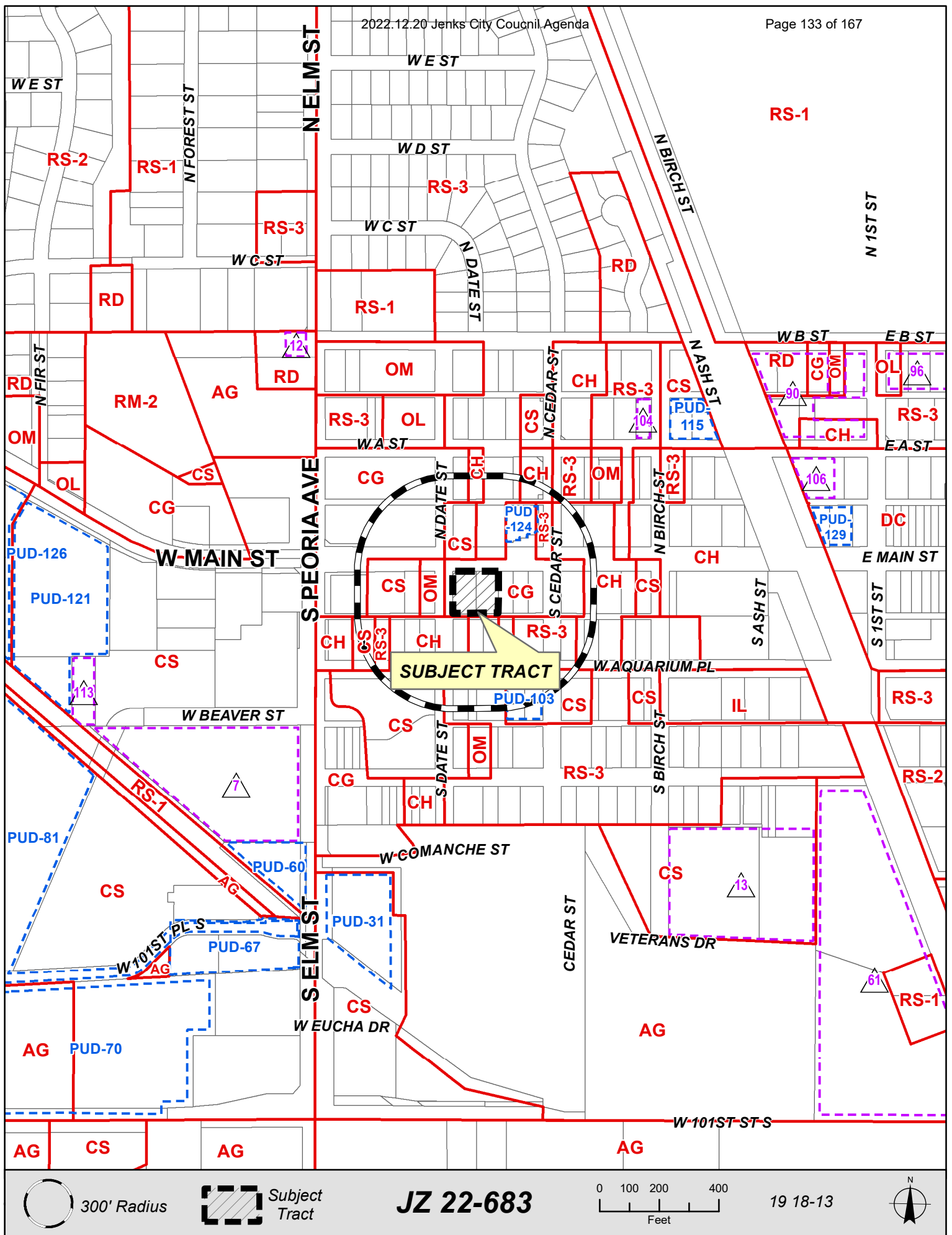


Figure 2 | Aerial photo

Staff Evaluation & Recommendation

Evaluation | The rezoning request was triggered by the inability of the architect to place the structure in the desired location (close to Main Street) and push the drive aisle and parking away from the street. Approving this application will allow the building permit to be released and the project to move forward.

Recommendation | *Staff and Planning Commission recommend approval of JZ 22-683 rezoning to (CS) Commercial Shopping.*



**ORDINANCE NO. 1603
(JZ 22-683)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO A CS (COMMERCIAL SHOPPING) DISTRICT; 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

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on December 06, 2022, and was heard by the Jenks City Council on December 20, 2022, 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. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

Lots 7-12, block 44 Jenks-Original Town (60525)

General Location: 418 W Main St

Is rezoned from CG (Commercial General) District to CS (Commercial Shopping) District as defined in the City of Jenks Unified Development Ordinance.

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

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

Approved this _____ day of _____ 2022

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION IV. 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 _____ 2022.

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 Christopher Shrout, City Manager
Hearing Date	December 20, 2022
Case Number	JZ 22-684 Mojo Parking Lot
Request	Rezone from RS-3 to CS
Location	411 W A ST N North of "A" Street between Date and Cedar
Applicant	City of Jenks

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Legal Notice

Preparer

INCOG & Brandon Macy

Background Information

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | Planning Director Marcaé Hilton introduced the item and responded to Citizen questions. Lori MacLean (410 W "B" St) addressed the Commission about the purposed change seeking details about the project and alley access.

STAFF COMMENTARY | This rezoning request is from City staff. The Mojo's property owner asked if the City was interested and willing to sell the lot on the west side of Mojo's Mercantile. The City has agreed to sell the property to Mojo's for additional parking and the potential expansion of their retail space. Surface parking is not allowed on Residential zoned property.

PLANNING DATA

REQUEST	Rezoning from (RS-3) Single-family Residential to (CS) Commercial Shopping
INTENDED USE	Parking Lot and potential storage or expansion of retail space.
ACCT_NUM	60525831904960
LEGAL	LTS 20 21 BLK 52
OWNER	JENKS PUBLIC WORKS AUTHORITY
PROP_ADD	411 W A ST N
TR_SEC	8319
SECTION	19
TOWNSHIP	18
RANGE	13

GROSS ACRES

0.16

PLAT

Jenks Original Town | Filed in Osage Co. Sapulpa, July 15, 2005

INCOG STREET

COMMERCIAL/CBD/INDUSTRIAL COLLECTOR | 80 FEET OF ROW

60 feet provided

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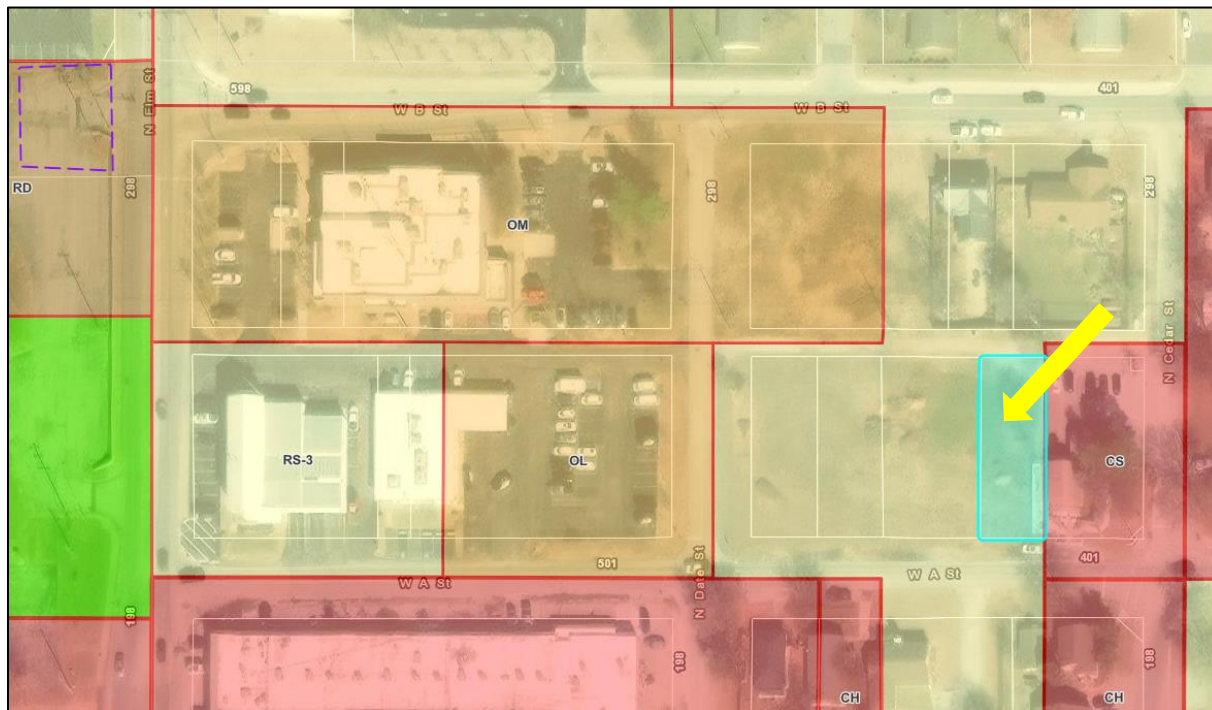


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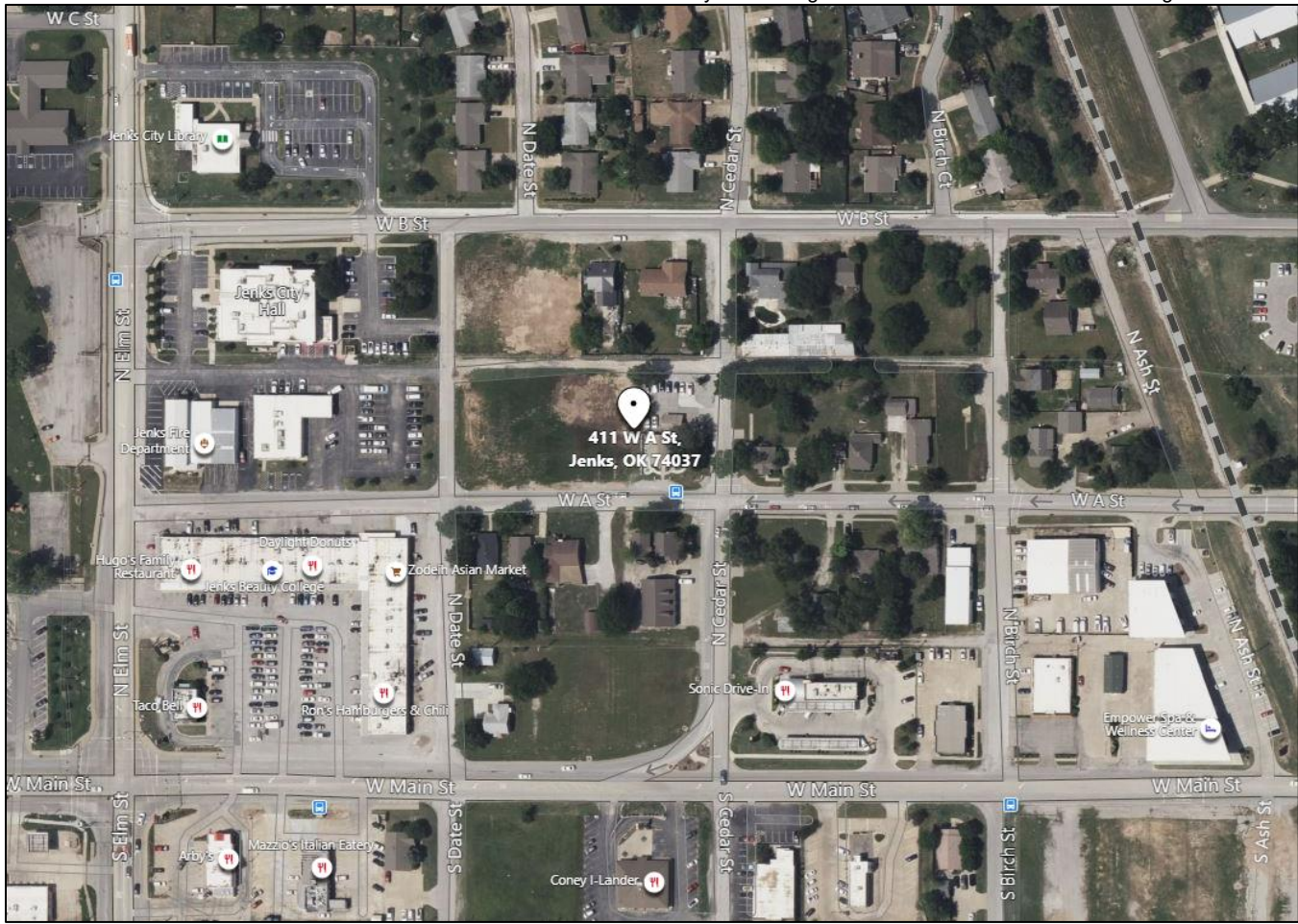


Figure 2 | Aerial photo

Staff Evaluation & Recommendation

Evaluation | The rezoning request was triggered when Mojo's asked to purchase the property for parking. Approving this request will allow for additional private surface parking.

Recommendation | *Staff and Planning Commission recommend approval of JZ 22-684 to (CS) Commercial Shopping.*



**ORDINANCE NO. 1604
(JZ 22-684)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO A CS (COMMERCIAL SHOPPING) DISTRICT; 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

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on December 06, 2022, and was heard by the Jenks City Council on December 20, 2022, 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. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

Lots 20 21, block 52 Jenks-Original Town (60525)

General Location: 411 W “A” St

Is rezoned from RS-3 (Residential Single-Family) District to CS (Commercial Shopping) District as defined in the City of Jenks Unified Development Ordinance.

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

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

Approved this _____ day of _____ 2022

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION IV. 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 _____ 2022.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY



CITY OF JENKS

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

MEMORANDUM

To: **Chris Shrout, City Manager**
F. Robert Carr, Jr., P.E., Assistant City Manager

From: **Chris Cloyde, P. E. City Engineer**

Date: **December 20, 2022**

Subject: **Construction Cost Authorization for the Main Street Improvement Project**

On October 6, 2020, the City Council approved the Project Agreement for the Main Street Improvement Project between the City and the Oklahoma Department of Transportation (ODOT). Within this agreement, estimated costs for Construction, Right-of-Way Acquisition, Utility Relocation, Preliminary Railroad Engineering and Railroad Construction were listed with the percentage split between the federal and local funding responsibility.

On December 13, 2022, staff received an invoice and a detailed cost estimate from ODOT for the construction costs for this project (see attachments). The invoice reflects a Total Estimated Cost of construction in the amount of \$3,810,041.65 with the City portion due amounting to \$2,026,882.65. The 2020 G.O. Bond includes \$1,000,000.00 for the local portion of construction costs based on a previous engineering estimate. Staff recommends paying the amount of \$2,026,882.65 from a supplemental appropriation from the 2020 G.O. Bond Fund with \$1,000,000.00 allocated to Main Street Improvement Project, other available funds within the 2020 G.O. Bond Fund and future ODOT reimbursement on already constructed projects.

Staff requests authorization to pay the invoice for construction costs for the Main Street Improvement Project (TSU Railroad to Date Street)(ODOT project number STP-31550(04)) in the amount of \$2,026,882.65; funding for the same to be paid from a supplemental appropriation from the 2020 G.O. Bond Fund to Account No. 27-860-5393 – Main Street Improvements – Roads & Bridges.

Attachments:

Oklahoma Department of Transportation Invoice

Oklahoma Department of Transportation Detail Cost Estimate

OKLAHOMA DEPARTMENT OF TRANSPORTATION

INVOICE

Make check PAYABLE and MAIL TO:

Oklahoma Department of Transportation
Attn: Revenue Section
Comptroller Division, RM 3-B-6
200 N. E. 21st Street
Oklahoma City, OK 73105-3204

To:	CITY OF JENKS	Division Invoice No.	31550(04)-01
		Division Name:	Local Government Project Manager: Allison Enright
		Date:	12/13/22

Description – Explanation of Charge		Quantity	Price Each	Total
Due Date:	UPON RECEIPT			
STP-272B(272)IG				
RECONSTRUCT - NO ADDED LANES				
JENKS - MAIN STREET IMPROVEMENTS (TSU RAILROAD AND VICINTY)		AND EXTEND NORTH 0.25 MI TO VALLEY RD.		
TOTAL ESTIMATED COST				\$3,810,041.65
(Less Federal Funds)				(\$1,783,159)
City Matching Funds Due				\$2,026,882.65
Invoice Total				<u>\$2,026,882.65</u>

Accounting Use Only

Distribution of Copies:
Purchaser
Remit with Payment
Division Project File
Division Accounting
Division Acctg-Invoice File
Comptroller

Letting: 01/12/2023 10:30 A.M.
Call Order: 205
Contract ID: 230022

10778



Oklahoma Department of Transportation Detail Cost Estimate
--

Project ID: 31550(04)

Project Description: PAVEMENT RECONSTRUCTION (NO
ADDED LANES)

Spec Book: 19

Date Printed: 12/13/2022

Federal Project Number: STP-272B(272)IG

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Detail Estimate Cost Summary Page 1 of 1

Project ID: 3155004 **Project Description:** PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Fund Package	Total Fund Package Cost	E&C Amount	Total	Funding Limit	Funding
Federal Funds					
Fund 0FED					
Package 80-20 Fed-City	0.00	0.00	0.00		0.00
Package Federal	3,810,041.65	227,102.50	4,037,144.15		4,037,144.15
Fund 0FED	\$3,810,041.65	\$227,102.50	\$4,037,144.15		\$4,037,144.15
City Sponsored Funds					
Fund CITY					
Package 80-20 Fed-City	0.00	0.00	0.00		0.00
Fund CITY	\$0.00	\$0.00	\$0.00		\$0.00
Project Total 3155004	\$3,810,041.65	\$227,102.50	\$4,037,144.15		\$4,037,144.15



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Detail Cost Estimate Page 1 of 11

Project ID:3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
Category 0100 ROADWAY (BASE BID)										
Funding Source(s) and Participation: OFED Federal Funds										
Fed Work Class:										
Fed Construction Class:										
Category Work Class:										
0010	201(A)1200	CLEARING AND GRUBBING			LSUM	1.000	15,000.00000	15,000.00	Federal	L B
0020	202(A)2200	UNCLASSIFIED EXCAVATION			CY	17,901.000	14.00000	250,614.00	Federal	L
0030	205(A)6200	TYPE A-SALVAGED TOPSOIL			LSUM	1.000	15,000.00000	15,000.00	Federal	L B
0040	221(B)2300	TEMPORARY SILT FENCE			LF	6,077.000	3.00000	18,231.00	Federal	L
0050	221(C)2400	TEMPORARY SEDIMENT FILTER			EA	15.000	350.00000	5,250.00	Federal	L
0060	230(A)7200	SOLID SLAB SODDING			SY	4,847.000	4.50000	21,811.50	Federal	L
0070	240(A)2200	REMOVING TREES 6" TO 12" IN DIAMETER			EA	1.000	650.00000	650.00	Federal	L
0080	240(A)2210	REMOVING TREES 13" TO 18" IN DIAMETER			EA	2.000	1,900.00000	3,800.00	Federal	L
0090	240(A)2220	REMOVING TREES 19" TO 24" IN DIAMETER			EA	1.000	2,500.00000	2,500.00	Federal	L
0100	241 3100	MOWING			AC	1.000	450.00000	450.00	Federal	L
0110	303(A)1200	AGGREGATE BASE TYPE A			CY	4,730.000	55.00000	260,150.00	Federal	L
0120	310(B)5300	SUBGRADE, METHOD B			SY	13,314.000	2.00000	26,628.00	Federal	L

Category Length: 0.615
Category Width:

Alternate Member
100 %



Detail Cost Estimate

Project ID: 3155004 Federal Project Number: STP-272B(272)JG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
0130	325 0100	SEPARATOR FABRIC			SY	15,352.000	2.00000	30,704.00	Federal	L
0140	402(E)2600	TRAFFIC BOUND SURFACE COURSE TYPE E			TON	371.000	34.00000	12,614.00	Federal	L
0150	411(B)1330	SUPERPAVE, TYPE S3(PG 64-22 OK)			TON	4,190.000	90.00000	377,100.00	Federal	L
0160	411(C)1420	SUPERPAVE, TYPE S4(PG 70-28 OK)			TON	1,540.000	105.00000	161,700.00	Federal	L
0170	411(C)1430	SUPERPAVE, TYPE S4(PG 64-22 OK)			TON	284.000	100.00000	28,400.00	Federal	L
0180	412 3100	COLD MILLING PAVEMENT			SY	2,446.000	8.00000	19,568.00	Federal	L
0190	501(A)1200	STRUCTURAL EXCAVATION UNCLASSIFIED			CY	353.000	29.00000	10,237.00	Federal	L
0200	509(A)0200	CLASS AA CONCRETE			CY	953.000	600.00000	571,800.00	Federal	L
0210	509(C)0400	CLASS A CONCRETE, SMALL STRUCTURES			CY	120.000	800.00000	96,000.00	Federal	L
0220	511(A)2200	REINFORCING STEEL			LB	145,470.000	1.15000	167,290.50	Federal	L
0230	609(A)4230	CONC.CURB(6" BARRIER-INTEGRAL)			LF	1,094.000	16.00000	17,504.00	Federal	L
0240	609(B)4305	COMBINED CURB & GUTTER(5" MOUNTABLE)			LF	597.000	30.00000	17,910.00	Federal	L
0250	609(B)4310	COMBINED CURB & GUTTER(6" BARRIER)			LF	5,247.000	30.00000	157,410.00	Federal	L
0260	610(A)5200	4" CONCRETE SIDEWALK			SY	1,523.000	63.00000	95,949.00	Federal	L
0270	610(A)5240	4" DECORATIVE CONCRETE SIDEWALK			SY	313.000	80.00000	25,040.00	Federal	L
0280	610(B)5310	6" CONCRETE DRIVEWAY			SY	1,663.000	68.00000	113,084.00	Federal	L
0290	610(I)6000	TACTILE WARNING DEVICE-NEW			SF	210.000	32.00000	6,720.00	Federal	L
0300	611(A)7210	MANHOLE (4' DIA.)			EA	2.000	3,400.00000	6,800.00	Federal	L



Detail Cost Estimate

Project ID: 3155004 Federal Project Number: STP-272B(272)G

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
0310	611(G)0264	INLET W/SMALL JCT. BOX, CI, DES.2			EA	1.000	7,200.00000	7,200.00	Federal	L
0320	611(G)0276	INLET W/SMALL JCT. BOX, CI, DES. 2(D)			EA	1.000	10,400.00000	10,400.00	Federal	L
0330	611(G)0304	INLET W/SMALL JCT. BOX, CI, DES.3			EA	1.000	3,200.00000	3,200.00	Federal	L
0340	611(G)0350	INLET (SMD-TYPE 1)			EA	1.000	3,400.00000	3,400.00	Federal	L
0350	611(G)0395	(PL)QUAD GRATE TRENCH INLET SPECIAL			EA	3.000	3,200.00000	9,600.00	Federal	L
0360	611(G)7700	SPECIAL INLET DRAIN			EA	4.000	4,200.00000	16,800.00	Federal	L
0370	611(G)7754	INLET CI DES. 2 (STD)			EA	4.000	5,200.00000	20,800.00	Federal	L
0380	611(G)7758	INLET CI DES. 2 (B)			EA	6.000	5,600.00000	33,600.00	Federal	L
0390	611(G)7762	INLET CI DES. 2 (C)			EA	1.000	6,200.00000	6,200.00	Federal	L
0400	611(G)7790	INLET CI DES. 3 (B)			EA	1.000	6,700.00000	6,700.00	Federal	L
0410	611(G)7794	INLET CI DES. 3 (D)			EA	1.000	6,800.00000	6,800.00	Federal	L
0420	611(G)7798	INLET CI DES. 3 (2B)			EA	1.000	9,200.00000	9,200.00	Federal	L
0430	611(G)7802	INLET CI DES. 3 (B-D)			EA	1.000	9,600.00000	9,600.00	Federal	L
0440	611(G)9000	INLET CDI RCP DES. 1			EA	2.000	3,900.00000	7,800.00	Federal	L
0450	611(G)9004	INLET CDI RCP DES. 2			EA	1.000	4,100.00000	4,100.00	Federal	L
0460	611(G)9012	INLET CDI RCP DES. 4			EA	2.000	4,000.00000	8,000.00	Federal	L
0470	611(H)0414	ADD'L DEPTH IN INLET CI DES. 2			VF	35.000	370.00000	12,950.00	Federal	L
0480	611(H)0422	ADD'L DEPTH IN INLET CI DES. 3			VF	21.000	520.00000	10,920.00	Federal	L
0490	611(H)0920	ADD'L DEPTH IN INLET W/SUB, CI, DES. 2			VF	7.000	520.00000	3,640.00	Federal	L



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Detail Cost Estimate Page 4 of 11

Project ID: 3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
0500	611(H)0928	ADD'L DEPTH IN INLET W/SJB, CI, DES. 2(D)			VF	4.000	600.00000	2,400.00	Federal	L
0510	611(H)0944	ADD'L DEPTH IN INLET W/SJB, CI, DES. 3			VF	4.000	820.00000	3,280.00	Federal	L
0520	612(A)3200	MANHOLES ADJUST TO GRADE			EA	5.000	900.00000	4,500.00	Federal	L
0530	612(C)3400	INLET ADJUST TO GRADE			EA	1.000	1,600.00000	1,600.00	Federal	L
0540	612(E)3600	VALVE BOXES ADJUST TO GRADE			EA	7.000	650.00000	4,550.00	Federal	L
0550	612(F)3700	METER BOXES ADJUST TO GRADE			EA	22.000	600.00000	13,200.00	Federal	L
0560	612(G)3800	FIRE HYDRANT RESET			EA	3.000	3,600.00000	10,800.00	Federal	L
0570	613(E)5964	(SP) 15" CORRUGATED POLYPROPYLENE PIPE			LF	303.000	40.00000	12,120.00	Federal	L
0580	613(E)5968	(SP) 18" CORRUGATED POLYPROPYLENE PIPE			LF	199.000	45.00000	8,955.00	Federal	L
0590	613(E)5972	(SP) 24" CORRUGATED POLYPROPYLENE PIPE			LF	318.000	55.00000	17,490.00	Federal	L
0600	613(E)5976	(SP) 30" CORRUGATED POLYPROPYLENE PIPE			LF	332.000	75.00000	24,900.00	Federal	L
0610	613(E)5980	(SP) 36" CORRUGATED POLYPROPYLENE PIPE			LF	136.000	95.00000	12,920.00	Federal	L
0620	613(E)5984	(SP) 42" CORRUGATED POLYPROPYLENE PIPE			LF	437.000	105.00000	45,885.00	Federal	L
0630	613(J)6400	EDGE DRAIN CONDUIT-PERFORATED			LF	6,497.000	7.00000	45,479.00	Federal	L
0640	613(K)6500	EDGE DRAIN OUTLET LATERAL-NONPERFORATED			LF	150.000	10.00000	1,500.00	Federal	L
0650	613(U)7945	BORE & JACK 54" STEEL CASING			LF	59.000	1,500.00000	88,500.00	Federal	L
0660	616(I)3344	54" STEEL CASING			LF	59.000	500.00000	29,500.00	Federal	L
0670	619(A)6200	REMOVAL OF STRUCTURES &			LSUM	1.000	20,000.00000	20,000.00	Federal	L B



Detail Cost Estimate Page 5 of 11

Project ID: 3155004 **Federal Project Number:** STP-272B(272)JG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
OBSTRUCTIONS										
0680	619(B)6352	REMOVAL OF FENCE			LF	172.000	2.25000	387.00	Federal	L
0690	619(B)6356	REMOVAL OF CURB AND GUTTER			LF	1,494.000	5.50000	8,217.00	Federal	L
0700	619(B)6364	REMOVAL OF ASPHALT PAVEMENT			SY	13,643.000	5.50000	75,036.50	Federal	L
0710	619(B)6380	REMOVAL OF CONCRETE DRIVEWAY			SY	749.000	3.60000	2,696.40	Federal	L
0720	619(B)6384	REMOVAL OF ASPHALT DRIVEWAY			SY	791.000	10.00000	7,910.00	Federal	L
0730	619(B)6404	REMOVAL OF SIDEWALK			SY	509.000	9.00000	4,581.00	Federal	L
0740	619(B)6420	REMOVAL OF RIPRAP			SY	135.000	9.50000	1,282.50	Federal	L
0750	619(C)6600	SAWING PAVEMENT			LF	133.000	10.00000	1,330.00	Federal	L
0760	624 3100	(PL) ORNAMENTAL FENCE			LF	39.000	7.00000	273.00	Federal	L
0770	624(A)3200	FENCE-STYLE WWF			LF	133.000	7.00000	931.00	Federal	L
0780	629(D)7500	REMOVE AND RESET MAILBOX			EA	1.000	30.00000	30.00	Federal	L
0790	802(B)0320	2" PVC SCH.40 PLASTIC CONDUIT BORED			LF	59.000	40.00000	2,360.00	Federal	L
0800	802(B)0324	2" PVC SCH.40 PLASTIC CONDUIT TRENCHED			LF	1,252.000	12.00000	15,024.00	Federal	L
0810	803(A)1200	PULL BOX			EA	10.000	1,200.00000	12,000.00	Federal	L
Category Total:								\$3,206,462.40		

Category 0300	TRAFFIC (BASE BID)	Alternate Set	Alternate Member
Funding Source(s) and Participation:	OFED	Federal Funds	100 %



Detail Cost Estimate

Project ID: 3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
Fed Work Class:										
Fed Construction Class:										
Category Work Class:										
Category Length: 0										
Category Width: 0										
0820	104 3250	(SP) RAILROAD FLAGGING(NON-BIDDABLE)			DAY	30.000	450.00000	13,500.00	Federal	F L
0830	805(A)3252	(PL) REMOVAL OF EXISTING SIGNS			EA	36.000	90.00000	3,240.00	Federal	L
0840	805(D)3528	(PL) REMOVE & RESET EXISTING SIGNS			EA	12.000	220.00000	2,640.00	Federal	L
0850	836 7100	REGULATORY OR WARNING SIGN ASSEMBLY			EA	2.000	6,500.00000	13,000.00	Federal	L
0860	850(A)1200	SHEET ALUMINUM SIGNS			SF	236.000	25.00000	5,900.00	Federal	L
0870	851(C)2410	1 3/4" SQUARE TUBE POST			LF	486.000	8.00000	3,888.00	Federal	L
0880	851(C)2415	2" SQUARE TUBE POST			LF	99.000	10.00000	990.00	Federal	L
0890	856(A)8200	TRAFFIC STRIPE(MULTI-POLY,)(4" WIDE)			LF	9,691.000	0.50000	4,845.50	Federal	L
0900	856(A)8208	TRAFFIC STRIPE(MULTI-POLY,)(6" WIDE)			LF	256.000	1.75000	448.00	Federal	L
0910	856(A)8216	TRAFFIC STRIPE(MULTI-POLY,)(24" WIDE)			LF	945.000	7.50000	7,087.50	Federal	L
0920	856(B)8304	TRAFFIC STRIPE(MULTI-POLY,)(ARROWS)			EA	8.000	135.00000	1,080.00	Federal	L
0930	856(B)8308	TRAFFIC STRIPE(MULTI-POLY,)(SYMBOLS)			EA	8.000	425.00000	3,400.00	Federal	L
0940	857(A)9200	CONSTRUCTION TRAFFIC STR. (PAINT)(4" WIDE)			LF	9,670.000	0.20000	1,934.00	Federal	L
0950	857(B)9320	CONSTRUCTION TRAFFIC STR. (PAINT)(SYMBOL)			EA	14.000	380.00000	5,320.00	Federal	L



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Project ID: 3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
0960	857(C)9440	REMOVABLE PAVEMENT MARKING TAPE(SYMBOLS)			EA	7.000	0.75000	5.25	Federal	L
0970	857(E)9620	(PL)CONST.ZONE PAV.MKRS(FLEX TAB)TYP.2-1			EA	1,404.000	0.60000	842.40	Federal	L
0980	857(F)9700	PAVEMENT MRKNG. REMOVAL(TRAFF. STRP)			LF	7,393.000	0.30000	2,217.90	Federal	L
0990	877(B)4300	DELIVER PORTABLE LONGITUDINAL BARRIER			LF	689.000	25.00000	17,225.00	Federal	L
1000	877(C)4400	RELOCATION OF PORT. LONGITUDINAL BARRIER			LF	1,203.000	4.00000	4,812.00	Federal	L
1010	880(B)6300	CONSTRUCTION SIGNS 0 TO 6.25 SF			SD	6,288.000	0.40000	2,515.20	Federal	L
1020	880(B)6320	CONSTRUCTION SIGNS 16.0 SF TO 32.99 SF			SD	6,575.000	1.50000	9,862.50	Federal	L
1030	880(C)6410	CONSTRUCTION BARRICADES(TYPE III)			SD	17,750.000	0.80000	14,200.00	Federal	L
1040	880(E)6600	WARNING LIGHTS(TYPE A)			SD	35,500.000	0.40000	14,200.00	Federal	L
1050	880(F)6700	DRUMS			SD	19,830.000	0.20000	3,966.00	Federal	L
1060	880(G)6805	CHANNELIZER CONES			SD	750.000	0.40000	300.00	Federal	L
Category Total:								\$137,419.25		

Category 0600 STAKING Alternate Set Alternate Member

Funding Source(s) and Participation: 0FED Federal Funds 100 %

Fed Work Class:

Fed Construction Class:

Category Work Class:

Category Length: 0

Category Width: 0



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Detail Cost Estimate Page 8 of 11

Project ID: 3155004 Federal Project Number: STP-272B(272)JG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
1070	642(B)3300	CONSTRUCTION STAKING LEVEL II			LSUM	1.000	25,000.000000	25,000.00	Federal	L B
Category Total:								\$25,000.00		

Category 0640 CONSTRUCTION Alternate Set Alternate Member

Funding Source(s) and Participation: 0FED Federal Funds 100 %

Fed Work Class:

Fed Construction Class:

Category Work Class:

Category Length: 0
Category Width: 0

1080	220 1100	SWPPP DOCUMENTATION AND MANAGEMENT			LSUM	1.000	3,000.000000	3,000.00	Federal	L B
1090	641 2110	MOBILIZATION			LSUM	1.000	190,000.000000	190,000.00	Federal	L B
Category Total:								\$193,000.00		

Category 0900 IRRIGATION - NON-PARTICIPATING (ADD ALT. #1) Alternate Set Alternate Member

Funding Source(s) and Participation: 0FED Federal Funds 100 %

Fed Work Class:

Fed Construction Class:

Category Work Class:

Category Length: 0
Category Width: 0

1100	616 2110	(PL) IRRIGATION SYSTEM			LSUM	1.000	50,000.000000	50,000.00	Federal	L B
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Detail Cost Estimate

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Project ID:3155004 Federal Project Number: STP-272B(272)JG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
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Category Total: \$50,000.00

Category 0901

LANDSCAPING - NON-PARTICIPATING (ADD ALT. #2)

Alternate Member

Funding Source(s) and Participation: 0FED Federal Funds

100 %

Fed Work Class:

Fed Construction Class:

Category Work Class:

Category Length: 0

Category Width: 0

1110 231(E)8600 (PL) LANDSCAPING

LSUM

1,000 30,000.00000

LB

Category Total: \$30,000.00

Category 0902

WATERLINE - NON-PARTICIPATING (BASE BID)

Alternate Member

Funding Source(s) and Participation: 0FED Federal Funds

100 %

Fed Work Class:

Fed Construction Class:

Category Work Class:

Category Length: 0

Category Width: 0

1120 616(B)2320 2" POLYVINYL CHLORIDE (PVC) PIPE

LF

211,000

80.00000

16,880.00 Federal

L

1130 616(B)2336 6" POLYVINYL CHLORIDE (PVC) PIPE

LF

768,000

65.00000

49,920.00 Federal

L



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Detail Cost Estimate Page 10 of 11

Project ID:3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
1140	616(B)2352	12" POLYVINYL CHLORIDE (PVC) PIPE			LF	116.000	120.00000	13,920.00	Federal	L
1150	616(D)2630	2" GATE VALVE			EA	4.000	925.00000	3,700.00	Federal	L
1160	616(D)2646	6" GATE VALVE			EA	14.000	1,000.00000	14,000.00	Federal	L
1170	616(D)2658	12" GATE VALVE			EA	4.000	2,200.00000	8,800.00	Federal	L
1180	616(D)2800	STANDARD VALVE BOX			EA	22.000	170.00000	3,740.00	Federal	L
1190	616(D)2804	VALVE BOX EXTENSION			EA	22.000	50.00000	1,100.00	Federal	L
1200	616(G)3100	FIRE HYDRANTS			EA	3.000	3,000.00000	9,000.00	Federal	L
1210	616(I)3327	18" STEEL CASING			LF	30.000	175.00000	5,250.00	Federal	L
1220	616(K)3500	2" SOLID SLEEVE			EA	4.000	600.00000	2,400.00	Federal	L
1230	616(K)3512	6" SOLID SLEEVE			EA	4.000	700.00000	2,800.00	Federal	L
1240	616(K)3524	12" SOLID SLEEVE			EA	2.000	1,400.00000	2,800.00	Federal	L
1250	616(N)3800	SERVICE CONNECTION (SHORT)			EA	4.000	1,200.00000	4,800.00	Federal	L
1260	616(O)3920	2" FITTING			EA	18.000	400.00000	7,200.00	Federal	L
1270	616(O)3970	6" FITTING			EA	3.000	500.00000	1,500.00	Federal	L
1280	616(O)3980	6" 22 1/2 DEGREE FITTING			EA	16.000	400.00000	6,400.00	Federal	L
1290	616(O)3985	6" 45 DEGREE FITTING			EA	2.000	450.00000	900.00	Federal	L
1300	616(O)4040	12" 22 1/2 DEGREE FITTING			EA	4.000	850.00000	3,400.00	Federal	L
1310	616(O)4045	12" 45 DEGREE FITTING			EA	4.000	950.00000	3,800.00	Federal	L
1320	616(T)4535	6" X 6" X 6" TEE			EA	3.000	900.00000	2,700.00	Federal	L
1330	616(T)4590	12" X 12" X 4" TEE			EA	1.000	950.00000	950.00	Federal	L

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Detail Cost Estimate

Project ID: 3155004 Federal Project Number: STP-272B(272)IG

Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Line #	Ref. ID	Description	Alt. Set	Alt. Member	Units	Qty.	Price	Ext. Amount	Fund Package ID	Flags*
1340	616(T)4595	12" X 12" X 6" TEE			EA	2.000	1,100.00000	2,200.00	Federal	L
Category Total:								\$168,160.00		
Estimate Total							3155004	\$3,810,041.65		

* Flags: (F)ixed Price, (N)on Bid, (L)ow Cost Contributor, (B)id as Lump Sum



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Detail Estimate Funding Summary

Page 1 of 2

Project ID: 3155004 Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Category	Cost	E&C Percent	E&C Amount	Total	Funding Package	Fund	Funding Amount
0100	(ROADWAY (BASE BID						
	3,206,462.40	6.00 %	192,387.74	3,398,850.14	Federal	0FED	3,398,850.14
	Total For Category						\$3,398,850.14
0300	(TRAFFIC (BASE BID						
	137,419.25	6.00 %	8,245.16	145,664.41	Federal	0FED	145,664.41
	Total For Category						\$145,664.41
0600	STAKING						
	25,000.00	0.00 %	0.00	25,000.00	Federal	0FED	25,000.00
	Total For Category						\$25,000.00
0640	CONSTRUCTION						
	193,000.00	6.00 %	11,580.00	204,580.00	Federal	0FED	204,580.00
	Total For Category						\$204,580.00
0900	(IRRIGATION - NON-PARTICIPATING (ADD ALT. #1						
	50,000.00	6.00 %	3,000.00	53,000.00	Federal	0FED	53,000.00
	Total For Category						\$53,000.00



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Detail Estimate Funding Summary Page 2 of 2

Project ID: 3155004 Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)

Category	Cost	E&C Percent	E&C Amount	Total	Funding Package	Fund	Funding Amount
0901	(LANDSCAPING - NON-PARTICIPATING (ADD ALT. #2						
	30,000.00	6.00 %	1,800.00	31,800.00	Federal	0FED	31,800.00
	Total For Category						\$31,800.00
0902	(WATERLINE - NON-PARTICIPATING (BASE BID						
	168,160.00	6.00 %	10,089.60	178,249.60	Federal	0FED	178,249.60
	Total For Category						\$178,249.60
Project Total						3155004	\$4,037,144.15



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Detail Estimate Funding Summary By Fund							Page 1 of 1
Project ID: 3155004		Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)					
Fund ID	Category ID	Fund Desc:	Federal Funds	Cost	E&C Amount	Total	Funding Amount
Fund ID:	0FED						
Category ID:	0600	Category Desc:	STAKING	25,000.00	0.00	25,000.00	25,000.00
Category ID:	0640	Category Desc:	CONSTRUCTION	193,000.00	11,580.00	204,580.00	204,580.00
Category ID:	0900	Category Desc:	IRRIGATION - NON-PARTICIPATING (ADD ALT. #1)	50,000.00	3,000.00	53,000.00	53,000.00
Category ID:	0901	Category Desc:	LANDSCAPING - NON-PARTICIPATING (ADD ALT. #2)	30,000.00	1,800.00	31,800.00	31,800.00
Category ID:	0100	Category Desc:	ROADWAY (BASE BID)	3,206,462.40	192,387.74	3,398,850.14	3,398,850.14
Category ID:	0902	Category Desc:	WATERLINE - NON-PARTICIPATING (BASE BID)	168,160.00	10,089.60	178,249.60	178,249.60
Category ID:	0300	Category Desc:	TRAFFIC (BASE BID)	137,419.25	8,245.16	145,664.41	145,664.41
Fund ID: CITY		Fund Desc:	City Sponsored Funds				
		Fund	0FED	Total			
				\$3,810,041.65	\$227,102.50	\$4,037,144.15	\$4,037,144.15
		Fund	CITY	Total			
				\$0.00	\$0.00	\$0.00	\$0.00
		Project Total 3155004					\$4,037,144.15



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Detail Estimate Funding Summary By Unit Page 1 of 1

Project ID: 3155004 **Project Description: PAVEMENT RECONSTRUCTION (NO ADDED LANES)**

Unit	Fund ID: 0FED	Fund Desc.: Federal Funds	Cost	E&C Amount	Total	Funding Amount
None			3,810,041.65	227,102.50	4,037,144.15	4,037,144.15
		Fund 0FED Totals	\$3,810,041.65	\$227,102.50	\$4,037,144.15	\$4,037,144.15
	Fund ID: CITY	Fund Desc.: City Sponsored Funds				
None			0.00	0.00	0.00	0.00
		Fund CITY Totals	\$0.00	\$0.00	\$0.00	\$0.00
	Project Total 3155004		\$3,810,041.65	\$227,102.50	\$4,037,144.15	\$4,037,144.15



CITY OF JENKS

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

Memorandum

To: Mayor & Members of Council

From: Robert Saucedo, Finance Director

Date: December 14, 2022

Re: Resolution No. 787

Resolution #787 is a supplemental appropriation to fund the payment to ODOT for the City's portion of construction costs for the Main Street improvement project (Elm Street to the railroad tracks), \$2,026,882.65. The supplemental budget appropriation is for \$1,288,500 as we have \$738,412 left from the initial FY2023 budget appropriation.

The 2020 GO bond allocated \$1,000,000 towards the Main Street improvement project. As of today, \$178,109 has been spent towards engineering services and right-of way acquisition, leaving a balance of \$821,890 to use towards construction costs. The remaining balance of \$1,205,000 will be funded by a combination of various funds (interest earned by the 2020 GO bond fund (\$250k so far), unspent funds from the 2010 and 2014 GO bond funds once ODOT completes their final accounting of the Main Street (US75-Elm Street) project and Elwood & 111th Street-US75 project). Finance will reconcile amounts due to/due from towards the end of the fiscal year.

Staff recommends approval.

Resolution No. 787

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2023.

WHEREAS, the City of Jenks had unexpected expenditures which have not been appropriated in the budget for fiscal year 2022-2023; and

WHEREAS, the City of Jenks had unexpended unencumbered cash balances on hand at the end of fiscal year 2022-2023; and

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

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

City – 2020 GO Bond Fund (Fund 27)

Revenue: Fund Balance	\$ 1,288,500.00
Expenditure: 27-5-860-5393	\$ 1,288,500.00
(Main Street Improvements – Roads and Bridges)	

PASSED BY THE CITY COUNCIL of the City of Jenks, Oklahoma, and signed by the Mayor this 20th day of December 2022.

Mayor

Attest:

Brandon Macy, City Clerk



JENKS POLICE DEPARTMENT

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

211 N Elm ST
PO Box 2007
Jenks, OK 74037

12/7/22- 12/13/22

Patrol

- There were 31 traffic stops, 11 motor vehicle accidents, 5 arrests, 249 calls for service, and 26 reports taken during this reporting period.
- 2 Domestic Assault and Battery
- 5 Mental Health Calls
- 1 Vandalism
- 4 Larceny
- 5 Burglary Calls (vehicle, residential, business)
- 3 Fraud
- DUI

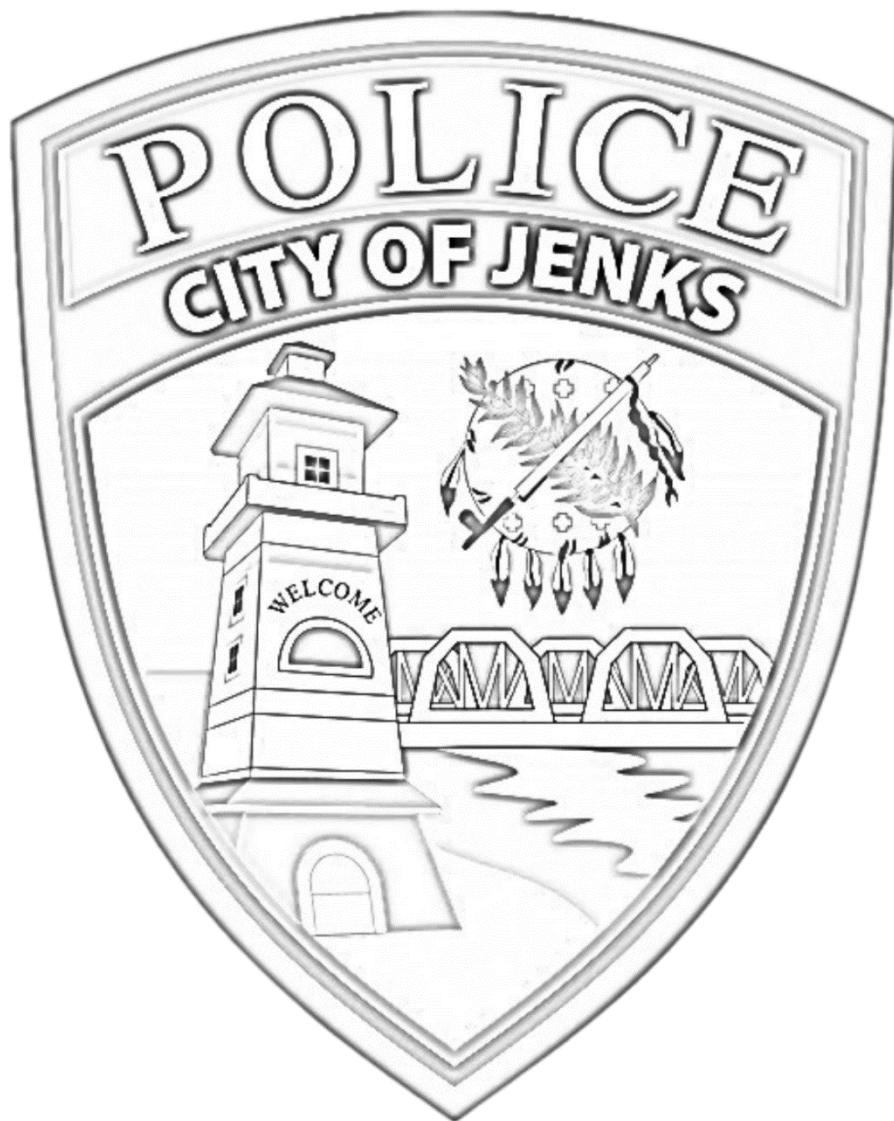
Training

- 4 officers completing FBI LEEDA leadership triology training
- CPR recertification

Events

- Jenks PD "Happy Holidays" coloring page event

HAPPY HOLIDAYS



Animal Control

Calls (per SOMS records)

At Large:	4
Animal Bite:	0
Missing:	1
Barking Dog:	0
Livestock All:	0
Trap:	0
Vicious Animal:	0
Welfare/Cruelty:	0
Wildlife:	0
Assist Other Agency:	0
Dead Animal Pickup:	1
Other:	2





