

AGENDA
JENKS CITY COUNCIL
TUESDAY, OCTOBER 19, 2021, 6:00 P.M.
JENKS CITY HALL, COUNCIL CHAMBERS, 211 NORTH ELM

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CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

EMPLOYEE RECOGNITION

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 October 05, 2021 pg. 4
 - B. Approve Encumbrances and Expenditures pg. 7
 - C. Monthly Reports pg. 45
 - D. Approve Resolution 745 establishing social media policies for City elected and appointed officials. [Hilton] pg. 61
 - E. Approve Resolution 746 concerning bridge inspection for compliance with National Bridge Inspection Standards and the selection of the same consultant as selected by Tulsa County as the engineering firm responsible for City of Jenks bridge inspections as approved by the Oklahoma Department of Transportation; funding is 100% Federal funding. [Cloyde] pg. 67
 - F. Approve Resolution 747, a resolution concerning Coronavirus Local Fiscal Recovery Funds for Non-Entitlement Units of Government (ARPA Funds), authorizing acceptance of the funds, the appropriate budget amendments, and the execution of all necessary agreements and related documents [Sauceda] pg. 69
 - G. Note in the minutes Oklahoma Department of Environmental Quality (DEQ) Permit Number SL000072210666 for the construction of 3,184 linear feet of eight inch (8") PVC gravity sanitary sewer line and all appurtenances to serve The Cottages at Jenks, City of Jenks, Tulsa County, Oklahoma. pg. 71

- H. Approve purchase from Exacom for 9-1-1 recorder [Jackson] pg. 75
 - I. Approve the Maintenance Agreement for Public Sewer System for the Country Cottages at Midland Valley Addition with The Cottages Jenks, LLC and authorize the Mayor to execute the document [Cloyde] pg. 83
 - J. Approve Plat Amendment: Request by AAB Engineering for a change of access on Yorktowne Village Plat. General Location: 121st & Elm [Hilton] pg. 89
 - K. Approve PUD 16MA3 Minor Amendment 1: Request by AAB Engineering for approval of a minor amendment to PUD 16MA3 for a change in the parking ratio. General Location: 121st and Elm [Hilton]
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- 2. Consideration and appropriate action relating to items removed from the Consent Agenda.
 - 3. Resolution No. 748 approving Downtown Economic Development Incentive Policy for Development Project Assistance pg. 98
 - 4. JZ 21-674: Request by Andrew Garret for a zone change from AG (Agriculture) to RS-3 (Single-Family Residential). General Location 11117 S Douglas [Hilton] pg. 105
 - 5. Ordinance No. 1565, rezoning a lot located at 11117 S Douglas to RS-3 pg. 114
 - 6. Emergency Clause for Ordinance No. 1565, making it effective immediately upon passage
 - 7. SUP 116: Request by Shannon Duncan for approval of SUP 116 to extend the boundary lines of SUP 74 and allow for additional church uses. General Location: 11725 S Elm [Hilton] pg. 116
 - 8. Ordinance No. 1566, establishing a Specific Use Permit in the general area of 11725 pg. 129
 - 9. Emergency Clause for Ordinance No. 1566, making it effective immediately upon passage
 - 10. Ordinance No. 1567, establishing Trucking Establishments language in the Jenks Zoning Code. [Hilton] pg. 131
 - 11. Emergency Clause for Ordinance No. 1567, making it effective immediately upon passage
 - 12. JZ 21-673: Request by Bell Land Use for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 2830 W 129th. [Hilton] pg. 139
 - 13. Ordinance No. 1568, rezoning a lot located at 2830 W 129th to CS. pg. 148
 - 14. Emergency Clause for Ordinance No. 1568, making it effective immediately upon passage
 - 15. PUD 129: Request by Greg Helms for approval of a mixed use Planned Unit Development. General Location: 105 W Main [Hilton] pg. 150
 - 16. Ordinance No. 1569, establishing Planned Unit Development 129 in the general location of 105 W Main pg. 183
 - 17. Emergency Clause for Ordinance No. 1569, making it effective immediately upon passage

OTHER BUSINESS

1. City Manager's Report
2. INCOG Report
3. Committee Reports
4. Mayor's Report

pg. 185

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, OCTOBER 05, 2021, 6:00 P.M.
JENKS CITY HALL, COUNCIL CHAMBERS, 211 NORTH ELM**

The Agenda for the Jenks City Council was posted on the City's website at 1:31 p.m. on October 01, 2021. The meeting was called to order at 6:00 p.m. on the above date with Mayor Cory Box presiding.

A roll call vote of members was taken as follows:

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

Invocation was given by Pastor Lucas Smith of BattleCreek Church.

Pledge of Allegiance was given.

Public Comments none

Business

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1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on September 21, 2021
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve acceptance of a 15-foot water line easement offered by Wachob Irrevocable Trust for extension of public water line improvements across their property located at 12023 S. 27th Ave. W. (unplatted). [Cloyde]
 - E. Approve Change Order No. 1 for construction of the Veterans Park Splash pad submitted by RJR Enterprises, Inc. (Rogers, AR) for costs resulting from a plan revision for a water line extension to the splashpad area in the amount of \$13,287.10 resulting in a new contract amount of \$449,772.50 and extending the Contract Time by sixty-seven (67) days; and authorize the Mayor to execute the document; funding for the same to be paid by the Jenks Vision Sales Tax Fund in Account No.

33-750-5392 (Fund 33 – Jenks Vision Tax Projects – Building and Improvements). [Cloyde]

- F. Approve request by Tulsa Runners/Jenks XC Booster Club to use Jenks streets for the “Jenks Half Marathon” from 7:00 a.m. to 11:00 a.m. on November 06, 2021. [Shouse]
- G. Approve request by Sims for House 2020 to use Jenks streets for the “Dills, Rogers, Sims Legislative Social” from 4:00 p.m. to 7:30 p.m. on October 07, 2021. [Shouse]
- H. Approve request by Jenks High School AVID Club to use Jenks streets for the Jenks Homecoming Parade from 5:15 p.m. to 6:30 p.m. on October 08, 2021. [Shouse]

Kevin Short made a motion to approve Item 1. Gary Isbell seconded the motion. A roll call vote of members was taken as follow:

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

Motion Carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda. Withdrawn
- 3. Approve the Project Agreement Aquarium Place Overlay from S. Elm St. to S. Aquarium Dr. J3-5725(004)IG, J/P 35725(04) with the Oklahoma Department of Transportation (ODOT) and authorize the Mayor to execute the document. [Cloyde] City Engineer Chris Cloyde introduced Item 3 and answered questions. Craig Murray made a motion to approve Item 3. Kaye Lynn seconded the motion. A roll call vote of members was taken as follow:

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

Motion Carried.

Other Business

- 1. City Manager’s Report City Manager Christopher Shrout gave his report. He and Jenks Chamber President Josh Driskell answered question. City Engineer Chris Cloyde spoke about an upcoming public meeting to discuss drainage issues in downtown.
- 2. Committee Reports No reports given
- 3. Mayor’s Report Mayor Cory Box stated there was no Mayor’s Report

Adjournment. Craig Murray made a motion to adjourn. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

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

Motion Carried. The Jenks City Council adjourned at 6:24 p.m.

Cory Box, **MAYOR**

CITY CLERK

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 7 of 202
DEPARTMENT: 231		GENERAL GOVERNMENT					
210010	1 -1596	COMMUNITY CARE	SEP 21 EAP MONTHLY FEES	9/2021	SEP 21 EAP FEE	55.83	
DEPARTMENT TOTAL:						55.83	
DEPARTMENT: 311		UNIFORMED PATROL					
210008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2021-2022	9/2021	182557209 SEP 2021	41.65	
211133	1 -2508	UNITED FORD	REPAIRS VEHICLE 13-4107	9/2021	3836535 08-31	170.62	
211105	1 -2876	SUNDANCE OFFICE SUPPLY INC	MISC OFFICE SUPPLIES	9/2021	455982 09-09	440.09	
DEPARTMENT TOTAL:						652.36	
DEPARTMENT: 411		FIRE SUPPRESSION					
210008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2021-2022	9/2021	113564527 SEP 2021	109.13	
210047	1 -2832	SCOTT PRO PEST CONTROL	PEST CONTROL 2021-2022	9/2021	FS #1 09-16-21	150.00	
DEPARTMENT TOTAL:						259.13	
DEPARTMENT: 521		STREET MAINTENANCE					
210003	1 -1025	EAST CENTRAL ELECTRIC	ELECTRIC SERV 2021-2022	9/2021	3993001 OCT 2021	1,105.49	
210005	1 -1082	PUBLIC SERVICE COMPANY OF	ELECTRIC SERV 2021-2022	9/2021	95842358103 OCT 21	291.24	
210427	1 -1092	SIGNALTEK INC	MONTHLY MAINT AGREEMENT	9/2021	0921-2826 09-15	525.00	
210004	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERV 2021-2022	9/2021	129744429-9 OCT 21	199.54	
211135	1 -2527	HOME DEPOT/GECF	SUPPLIES	9/2021	3081519 08-27	245.29	
DEPARTMENT TOTAL:						2,366.56	
FUND TOTAL:						3,333.88	
GRAND TOTAL:						3,333.88	

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2021.10.19 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
9/2021	10	5-231-5262	INSURANCE	55.83	
9/2021	10	5-311-5240	VEHICLE PARTS/REPAIRS	170.62	
9/2021	10	5-311-5244	OFFICE SUPPLIES	440.09	
9/2021	10	5-311-5260	UTILITIES	41.65	
9/2021	10	5-411-5250	CONTRACTUAL SERVICES	150.00	
9/2021	10	5-411-5260	UTILITIES	109.13	
9/2021	10	5-521-5242	MATERIALS AND SUPPLIES	245.29	
9/2021	10	5-521-5250	CONTRACTUAL SERVICES	525.00	
9/2021	10	5-521-5260	UTILITIES	1,596.27	3,333.88
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					3,333.88
REPORT TOTAL:					3,333.88

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FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 9 of 202
DEPARTMENT: 311		UNIFORMED PATROL					
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	3,916.90	
DEPARTMENT TOTAL:						3,916.90	
DEPARTMENT: 315		POLICE RESERVE					
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	344.63	
DEPARTMENT TOTAL:						344.63	
DEPARTMENT: 411		FIRE SUPPRESSION					
211240	1 -2025	TIMMONS OIL COMPANY INC	BI46541 09-22-21 DIESEL	9/2021	BI46541 09-22-21	362.29	
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	1,652.41	
DEPARTMENT TOTAL:						2,014.70	
DEPARTMENT: 521		STREET MAINTENANCE					
211240	1 -2025	TIMMONS OIL COMPANY INC	BI46541 09-22-21 DIESEL	9/2021	BI46541 09-22-21	108.69	
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	237.32	
DEPARTMENT TOTAL:						346.01	
DEPARTMENT: 522		GENERAL MAINTENANCE					
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	283.49	
DEPARTMENT TOTAL:						283.49	
DEPARTMENT: 561		PARKS & GROUNDS					
211240	1 -2025	TIMMONS OIL COMPANY INC	BI46541 09-22-21 DIESEL	9/2021	BI46541 09-22-21	108.69	
DEPARTMENT TOTAL:						108.69	
DEPARTMENT: 562		ANIMAL CONTROL					
211237	1 -3312	WEX BANK-QUIKTRIP	74242555 09-23-21 FUEL	9/2021	74242555 09-23-21	169.81	
DEPARTMENT TOTAL:						169.81	
FUND TOTAL:						7,184.23	
GRAND TOTAL:						7,184.23	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
9/2021	10	5-311-5238	VEHICLE FUEL	3,916.90	
9/2021	10	5-315-5238	VEHICLE FUEL	344.63	
9/2021	10	5-411-5238	VEHICLE FUEL	2,014.70	
9/2021	10	5-521-5238	VEHICLE FUEL	346.01	
9/2021	10	5-522-5238	VEHICLE FUEL	283.49	
9/2021	10	5-561-5238	VEHICLE FUEL	108.69	
9/2021	10	5-562-5238	VEHICLE FUEL	169.81	7,184.23

GRAND TOTAL ESTIMATE: 0.00

GRAND TOTAL ACTUAL: 7,184.23

REPORT TOTAL: 7,184.23

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 11 of 202
DEPARTMENT: 216 PERSONNEL							
210007	1 -2013	BENEFIT RESOURCES INC	FSA PARTICIPANTS FEES	10/2021	18-14667	10-01-21	147.00
DEPARTMENT TOTAL:							147.00
DEPARTMENT: 221 MUNICIPAL COURT							
210030	1 -2586	A T & T MOBILITY	AIRCARSS/IPADS/PH 21-22	10/2021	704-4299	OCT 2021	59.88
DEPARTMENT TOTAL:							59.88
DEPARTMENT: 231 GENERAL GOVERNMENT							
210030	1 -2586	A T & T MOBILITY	AIRCARSS/IPADS/PH 21-22	10/2021	438-9372	OCT 2021	207.70
DEPARTMENT TOTAL:							207.70
DEPARTMENT: 245 COMMUNITY DEVELOPMENT							
210026	1 -1701	PUBLIC SERVICE CO. OF OKL	ELECTRIC JUL 21/JUN 22	10/2021	95094298213	OCT 21	772.91
DEPARTMENT TOTAL:							772.91
DEPARTMENT: 311 UNIFORMED PATROL							
210006	1 -1047	JENKS PUBLIC WORKS AUTHOR	OCTOBER WATER 2021-2022	10/2021	05-0230-01	OCT 21	39.91
211174	1 -1692	SPECIAL-OPS UNIFORMS INC	5 YR LEATHER GEAR REPLACE	10/2021	801116	08-24	865.36
211304	1 -1692	SPECIAL-OPS UNIFORMS INC	5YR LEATHER GEAR	10/2021	800927	08-13	295.15
210026	1 -1701	PUBLIC SERVICE CO. OF OKL	ELECTRIC JUL 21/JUN 22	10/2021	95471419218	OCT 21	538.88
211170	1 -2142	ROBERTSON TIRE CO INC	TIRE REPLACEMENT 13-8660	10/2021	120163886	08-18	145.70
210030	1 -2586	A T & T MOBILITY	AIRCARSS/IPADS/PH 21-22	10/2021	287291914369	10-21	1,840.37
211293	1 -2876	SUNDANCE OFFICE SUPPLY INC	PD HQ OFFICE SUPPLIES	10/2021	453064.1	08-12	423.53
211336	1 -3312	WEX BANK-QUIKTRIP	74580280 09-30-21 FUEL	10/2021	74580280	09-30-21	94.91
DEPARTMENT TOTAL:							4,243.81
DEPARTMENT: 315 POLICE RESERVE							
211173	1 -1692	SPECIAL-OPS UNIFORMS INC	LEATHER GEAR	10/2021	801104	08-23	559.38
DEPARTMENT TOTAL:							559.38

PAID UNAPPROVED

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY	DATE	DESCRIPTION	INVOICE	Page 12 of 202
2021-10-19 Jenks City Council Agenda							
DEPARTMENT: 411 FIRE SUPPRESSION							
210006	1 -1047	JENKS PUBLIC WORKS AUTHOR	OCTOBER WATER 2021-2022	10/2021	05-0160-01 OCT 21	415.53	
210026	1 -1701	PUBLIC SERVICE CO. OF OKL	ELECTRIC JUL 21/JUN 22	10/2021	95483091716 OCT 21	1,937.17	
211301	1 -1750	LOWE'S BUSINESS ACCOUNT	LUMEN HEADLAMP/FLASH LIGH	10/2021	16429539 09-23	61.72	
211302	1 -1750	LOWE'S BUSINESS ACCOUNT	TRAINING SUPPLIES	10/2021	02800 09-24	495.52	
210030	1 -2586	A T & T MOBILITY	AIRCARSS/IPADS/PH 21-22	10/2021	287291914369 OCT21	447.94	
211188	1 -3445	PROACTIVE LANDSCAPING	CHRISTMAS LIGHTS 1/2 DOWN	10/2021	64799 10-05	1,191.63	
DEPARTMENT TOTAL:						4,549.51	
DEPARTMENT: 512 PROTECTIVE INSPECTIONS							
210030	1 -2586	A T & T MOBILITY	AIRCARSS/IPADS/PH 21-22	10/2021	282-5420 OCT 2021	80.08	
DEPARTMENT TOTAL:						80.08	
DEPARTMENT: 521 STREET MAINTENANCE							
210025	1 -1082	PUBLIC SERVICE COMPANY OF	ELECTRIC SERV 2021-2022	10/2021	95013387303 OCT 21	7,074.15	
211267	1 -3273	SUMMIT TRUCK GROUP	PARTS FOR TRK #326	10/2021	411133645 09-09	191.99	
DEPARTMENT TOTAL:						7,266.14	
DEPARTMENT: 561 PARKS & GROUNDS							
210006	1 -1047	JENKS PUBLIC WORKS AUTHOR	OCTOBER WATER 2021-2022	10/2021	01-2801-00 OCT 21	4,565.43	
210025	1 -1082	PUBLIC SERVICE COMPANY OF	ELECTRIC SERV 2021-2022	10/2021	95116418005 OCT 21	401.09	
211315	1 -1457	O'REILLY AUTO PARTS	SVC SUPP FOR MOWERS	10/2021	2075-256737 09-17	150.26	
211277	1 -2527	HOME DEPOT/GEFC	SHOP SUPPLIES	10/2021	6010691 09-23	294.27	
211276	1 -3330	AT YOUR SERVICE RENTALS	PORTA JOHN VETERANS PK	10/2021	222508 08-31	650.00	
DEPARTMENT TOTAL:						6,061.05	
DEPARTMENT: 562 ANIMAL CONTROL							
210006	1 -1047	JENKS PUBLIC WORKS AUTHOR	OCTOBER WATER 2021-2022	10/2021	05-2105-00 OCT 21	95.02	
211298	1 -1457	O'REILLY AUTO PARTS	SERVICE PARTS-ANIMAL	10/2021	2075-257320 09-21	104.44	
210026	1 -1701	PUBLIC SERVICE CO. OF OKL	ELECTRIC JUL 21/JUN 22	10/2021	95323119305 OCT 21	330.12	
DEPARTMENT TOTAL:						529.58	
FUND TOTAL:						24,477.04	
GRAND TOTAL:						24,477.04	

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2021.10.19 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-216-5250	CONTRACTUAL SERVICES	147.00	
10/2021	10	5-221-5258	COMMUNICATIONS	59.88	
10/2021	10	5-231-5258	COMMUNICATIONS	207.70	
10/2021	10	5-245-5260	UTILITIES	772.91	
10/2021	10	5-311-5232	CLOTHING AND UNIFORMS	1,160.51	
10/2021	10	5-311-5238	VEHICLE FUEL	94.91	
10/2021	10	5-311-5240	VEHICLE PARTS/REPAIRS	145.70	
10/2021	10	5-311-5244	OFFICE SUPPLIES	423.53	
10/2021	10	5-311-5258	COMMUNICATIONS	1,840.37	
10/2021	10	5-311-5260	UTILITIES	578.79	
10/2021	10	5-315-5232	CLOTHING ALLOWANCE	559.38	
10/2021	10	5-411-5242	MATERIALS AND SUPPLIES	557.24	
10/2021	10	5-411-5252	PROFESSIONAL SERVICES	1,191.63	
10/2021	10	5-411-5258	COMMUNICATIONS	447.94	
10/2021	10	5-411-5260	UTILITIES	2,352.70	
10/2021	10	5-512-5258	COMMUNICATIONS	80.08	
10/2021	10	5-521-5240	VEHICLE PARTS/REPAIRS	191.99	
10/2021	10	5-521-5260	UTILITIES	7,074.15	
10/2021	10	5-561-5240	VEHICLE PARTS/REPAIRS	150.26	
10/2021	10	5-561-5242	MATERIALS AND SUPPLIES	294.27	
10/2021	10	5-561-5248	REPAIR AND MAINTENANCE	650.00	
10/2021	10	5-561-5260	UTILITIES	4,966.52	
10/2021	10	5-562-5240	VEHICLE PARTS/REPAIRS	104.44	
10/2021	10	5-562-5260	UTILITIES	425.14	24,477.04

GRAND TOTAL ESTIMATE: 0.00

GRAND TOTAL ACTUAL: 24,477.04

REPORT TOTAL: 24,477.04

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 14 of 202
DEPARTMENT: 521		STREET MAINTENANCE					
210004	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERV 2021-2022	10/2021	128515769-7	OCT 21	25.55
DEPARTMENT TOTAL:							25.55
FUND TOTAL:							25.55
GRAND TOTAL:							25.55

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10 5-521-5260	UTILITIES	25.55	25.55
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				25.55
REPORT TOTAL:				25.55

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 16 of 202
2021-10-19 Jenks City Council Agenda						
DEPARTMENT: 211		CITY MANAGER				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53
DEPARTMENT: 212		CITY CLERK				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53
DEPARTMENT: 213		CITY TREASURER				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53
DEPARTMENT: 214		CITY ATTORNEY				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
211185	1 -3890	DELIVERY PROS LOGISTICS LLCDELIVERY OF BELONGINGS	10/2021	088367 09-09		31.25
				DEPARTMENT TOTAL:		33.78
DEPARTMENT: 216		PERSONNEL				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53
DEPARTMENT: 218		ADMIN SUPPORT/RECORDS				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53
DEPARTMENT: 221		MUNICIPAL COURT				
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029 10-01		2.53
				DEPARTMENT TOTAL:		2.53

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 17 of 202
DEPARTMENT: 241		CITY PLANNER					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	2.53	
					DEPARTMENT TOTAL:	2.53	
DEPARTMENT: 311		UNIFORMED PATROL					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	7,123.89	
					DEPARTMENT TOTAL:	7,123.89	
DEPARTMENT: 315		POLICE RESERVE					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	126.42	
					DEPARTMENT TOTAL:	126.42	
DEPARTMENT: 321		CENTRAL DISPATCH					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	63.21	
					DEPARTMENT TOTAL:	63.21	
DEPARTMENT: 331		CODE ENFORCEMENT					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	25.28	
					DEPARTMENT TOTAL:	25.28	
DEPARTMENT: 411		FIRE SUPPRESSION					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	5,216.20	
					DEPARTMENT TOTAL:	5,216.20	
DEPARTMENT: 412		FIRE VOLUNTEERS					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	56.89	
					DEPARTMENT TOTAL:	56.89	

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 18 of 202
DEPARTMENT: 512		PROTECTIVE INSPECTIONS					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	2.53	
					DEPARTMENT TOTAL:	2.53	
DEPARTMENT: 521		STREET MAINTENANCE					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	2.53	
					DEPARTMENT TOTAL:	2.53	
DEPARTMENT: 561		PARKS & GROUNDS					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	2.53	
					DEPARTMENT TOTAL:	2.53	
DEPARTMENT: 562		ANIMAL CONTROL					
210167	1 -1338	COMPSOURCE MUTUAL INSURANCEWORKERS COMP PREMIUM	10/2021	1023327029	10-01	2.53	
					DEPARTMENT TOTAL:	2.53	
					FUND TOTAL:	12,673.50	
					GRAND TOTAL:	12,673.50	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-211-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-212-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-213-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-214-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-214-5230	BUSINESS	31.25	
10/2021	10	5-216-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-218-5121	WORKERS COMPENSATION	2.53	
10/2021	10	5-221-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-241-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-311-5121	WORKERS' COMPENSATION	7,123.89	
10/2021	10	5-315-5121	WORKERS COMPENSATION	126.42	
10/2021	10	5-321-5121	WORKERS' COMPENSATION	63.21	
10/2021	10	5-331-5121	WORKERS' COMPENSATION	25.28	
10/2021	10	5-411-5121	WORKERS' COMPENSATION	5,216.20	
10/2021	10	5-412-5121	WORKERS' COMPENSATION	56.89	
10/2021	10	5-512-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-521-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-561-5121	WORKERS' COMPENSATION	2.53	
10/2021	10	5-562-5121	WORKERS' COMPENSATION	2.53	12,673.50
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:					12,673.50
REPORT TOTAL:					12,673.50

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FUND: 10 - GENERAL FUND

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DEPARTMENT: 214	CITY ATTORNEY						
210045	1 -1228	WEST PAYMENT CENTER	SUBSCRIPTION 2021-2022	10/2021	845107248 OCT 2021		368.30
					DEPARTMENT TOTAL:		368.30
DEPARTMENT: 221	MUNICIPAL COURT						
210001	1 -1033	PHIL FRAZIER	OCT 2021 MUN'L JUDGE	10/2021	OCT 21 MUN'L JUDGE		1,470.87
					DEPARTMENT TOTAL:		1,470.87
DEPARTMENT: 245	COMMUNITY DEVELOPMENT						
210008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2021-2022	10/2021	113491891 OCT 2021		97.10
210009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERV 2021-2022	10/2021	0005992596 OCT 21		60.11
					DEPARTMENT TOTAL:		157.21
DEPARTMENT: 311	UNIFORMED PATROL						
210319	1 -1228	WEST PAYMENT CENTER	ANNUAL SUBSCRIPTION	10/2021	845092999 10-01		187.70
					DEPARTMENT TOTAL:		187.70
DEPARTMENT: 315	POLICE RESERVE						
211168	1 -2368	CENTRAL TECHNOLOGY CENTER	POSSE EXAM TURNER NEW RES	10/2021	43152 08-24		45.00
					DEPARTMENT TOTAL:		45.00
DEPARTMENT: 411	FIRE SUPPRESSION						
210008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2021-2022	10/2021	109782864 OCT 2021		147.44
211402	1 -1457	O'REILLY AUTO PARTS	SUPPLIES TO SVC VEHICLES	10/2021	2075-254163 08-27		444.99
210009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERV 2021-2022	10/2021	0005991292 OCT 21		153.77
					DEPARTMENT TOTAL:		746.20
DEPARTMENT: 521	STREET MAINTENANCE						
211349	1 -1054	LOCKE SUPPLY	LIGHTS ON PED BRIDGE	10/2021	44555559-00 09-27		80.12
211273	1 -2032	ANCHOR PAINT MFG CO	STOCK PAINT STREET SUPP	10/2021	8000091957 09-09		351.76
					DEPARTMENT TOTAL:		431.88

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 21 of 202
DEPARTMENT: 561		PARKS & GROUNDS					
210009	1 -2101	AMERICAN WASTE CONTROL INC	TRASH SERV 2021-2022	10/2021	0005991455	OCT 21	143.07
DEPARTMENT TOTAL:							143.07
DEPARTMENT: 562		ANIMAL CONTROL					
210008	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 2021-2022	10/2021	251827736	OCT 2021	37.87
DEPARTMENT TOTAL:							37.87
FUND TOTAL:							3,588.10

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P.O.#	VENDOR #	NAME	SUMMARY	2021-10-19	Jenks City Council Agenda	INVOICE	Page 22 of 202
DEPARTMENT: 411	** INVALID DEPARTMENT **						
210000	1 -1112	BANCFIRST	0490090378 10-21 PR	10/2021	0490090378 10-21PR	27,225.77	
DEPARTMENT TOTAL:						27,225.77	
FUND TOTAL:						27,225.77	
GRAND TOTAL:						30,813.87	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-214-5254	SUBSCRIPTIONS	368.30	
10/2021	10	5-221-5252	PROFESSIONAL SERVICES	1,470.87	
10/2021	10	5-245-5250	CONTRACTUAL SERVICES	60.11	
10/2021	10	5-245-5260	UTILITIES	97.10	
10/2021	10	5-311-5254	SUBSCRIPTIONS	187.70	
10/2021	10	5-315-5125	TRAINING & SCHOOLS	45.00	
10/2021	10	5-411-5240	VEHICLE PARTS/REPAIRS	444.99	
10/2021	10	5-411-5250	CONTRACTUAL SERVICES	153.77	
10/2021	10	5-411-5260	UTILITIES	147.44	
10/2021	10	5-521-5242	MATERIALS AND SUPPLIES	431.88	
10/2021	10	5-561-5250	CONTRACTUAL SERVICES	143.07	
10/2021	10	5-562-5260	UTILITIES	37.87	3,588.10
10/2021	14	5-411-5396	MOTOR VEHICLES	27,225.77	27,225.77
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		30,813.87
			REPORT TOTAL:		30,813.87

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FUND: 10 - GENERAL FUND

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P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 24 of 202
2021-10-19 Jenks City Council Agenda						
DEPARTMENT: 311 UNIFORMED PATROL						
211408	1 -1457	O'REILLY AUTO PARTS	SERVICE PARTS FOR PD VEH	10/2021	2075-259002 10-05	94.15
DEPARTMENT TOTAL:						94.15
DEPARTMENT: 411 FIRE SUPPRESSION						
211398	1 -1750	LOWE'S BUSINESS ACCOUNT	LUMEN HEADLAMP	10/2021	16629 09-23	61.72
211412	1 -2876	SUNDANCE OFFICE SUPPLY INC	COPY PAPER	10/2021	458494 10-04	43.79
DEPARTMENT TOTAL:						105.51
DEPARTMENT: 561 PARKS & GROUNDS						
211396	1 -1457	O'REILLY AUTO PARTS	SERVICE PTS FOR TRACTOR	10/2021	2075-258373 09-29	154.96
211395	1 -2527	HOME DEPOT/GECF	SHOP SUPPLIES	10/2021	9011343 09-30	139.96
DEPARTMENT TOTAL:						294.92
FUND TOTAL:						494.58
GRAND TOTAL:						494.58

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-311-5240	VEHICLE PARTS/REPAIRS	94.15	
10/2021	10	5-411-5242	MATERIALS AND SUPPLIES	105.51	
10/2021	10	5-561-5240	VEHICLE PARTS/REPAIRS	154.96	
10/2021	10	5-561-5242	MATERIALS AND SUPPLIES	139.96	494.58
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					494.58
REPORT TOTAL:					494.58

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P.O.# VENDOR # NAME SUMMARY REPORT 2021-10-19 Jenks City Council Agenda INVOICE Page 26 of 202

DEPARTMENT: 411		FIRE SUPPRESSION				
211416	1 -2025	TIMMONS OIL COMPANY INC	BI46832/BI46889 DIESEL	10/2021	BI46832 10-01-21	1,067.41
DEPARTMENT TOTAL:						1,067.41
DEPARTMENT: 521		STREET MAINTENANCE				
211421	1 -1457	O'REILLY AUTO PARTS	SUPPLIES FOR PW SHOP	10/2021	2075-254531 08-30	66.48
211422	1 -1457	O'REILLY AUTO PARTS	PART FOR TRACTOR #245	10/2021	2075-259343 10-07	49.86
211416	1 -2025	TIMMONS OIL COMPANY INC	BI46832/BI46889 DIESEL	10/2021	BI46832 10-01-21	320.23
DEPARTMENT TOTAL:						436.57
DEPARTMENT: 561		PARKS & GROUNDS				
211416	1 -2025	TIMMONS OIL COMPANY INC	BI46832/BI46889 DIESEL	10/2021	BI46832 10-01-21	320.23
DEPARTMENT TOTAL:						320.23
FUND TOTAL:						1,824.21
GRAND TOTAL:						1,824.21

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-411-5238	VEHICLE FUEL	1,067.41	
10/2021	10	5-521-5238	VEHICLE FUEL	320.23	
10/2021	10	5-521-5240	VEHICLE PARTS/REPAIRS	116.34	
10/2021	10	5-561-5238	VEHICLE FUEL	320.23	1,824.21
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					1,824.21
REPORT TOTAL:					1,824.21

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P.O.# VENDOR # NAME SUMMARY REPORT 2021-10-19 Jenks City Council Agenda INVOICE Page 28 of 202

DEPARTMENT: 561	PARKS & GROUNDS						
192804	1 -3690	SHAWNEE MISSION TREE SERVICE	TREE REMOVAL/STUMP GRIND	10/2021	62910 07-09	2,450.00	
					DEPARTMENT TOTAL:	2,450.00	
					FUND TOTAL:	2,450.00	
					GRAND TOTAL:	2,450.00	

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10 5-561-5250	CONTRACTUAL SERVICES	2,450.00	2,450.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				2,450.00
REPORT TOTAL:				2,450.00

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 30 of 202
DEPARTMENT: 311	UNIFORMED PATROL					
204930	1 -3875	MPH INDUSTRIES	RADAR MONITOR	10/2021	6015676 09-01	7,123.00
DEPARTMENT TOTAL:						7,123.00
FUND TOTAL:						7,123.00

FUND: 14 - FIRE SUPPRESSION VEHICLES

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY	INVOICE	Page 31 of 202
DEPARTMENT: 411	** INVALID DEPARTMENT **				
204854	1 -2975	NORTHERN SAFETY CO INC	45 MIN CYLINDERS FOR FIRS	10/2021 904559073 09-27	24,794.00
DEPARTMENT TOTAL:					24,794.00
FUND TOTAL:					24,794.00

FUND: 33 - VISION SALES TAX

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DEPARTMENT: 750	VISION SALES TAX					
204428	1 -3334	TRI-STAR CONSTRUCTION LLC	B ST SIDEWALK	10/2021	02 REV. 09-15	1,486.29
					DEPARTMENT TOTAL:	1,486.29
					FUND TOTAL:	1,486.29

P.O.# VENDOR # NAME SUMMARY 2021-10-19 Jenks City Council Agenda INVOICE Page 33 of 202

DEPARTMENT: 561	PARKS & GROUNDS					
204825	1 -3854	HOME DEPOT PRO	SUPPLIES-LIONS PARK	10/2021	636850349 08-24	1,164.34
					DEPARTMENT TOTAL:	1,164.34
					FUND TOTAL:	1,164.34
					GRAND TOTAL:	34,567.63

G / L R E C A P					
2021.10.19 Jenks City Council Agenda					
PERIOD	G/L	ACCOUNT	NAME	AMOUNT	Page 34 of 202
					TOTAL
10/2021	10	5-311-5242	MATERIALS AND SUPPLIES	7,123.00	7,123.00
10/2021	14	5-411-5399	OTHER EQUIPMENT	24,794.00	24,794.00
10/2021	33	5-750-5392	BUILDING AND IMPROVEMENTS	1,486.29	1,486.29
10/2021	45	5-561-5392	BUILDING AND IMPROVEMENTS	1,164.34	1,164.34
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					34,567.63
REPORT TOTAL:					34,567.63

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.# VENDOR # NAME SUMMARY REPORT 2021-10-19 Jenks City Council Agenda INVOICE Page 35 of 202

DEPARTMENT: 213		CITY TREASURER				
211295	1 -3763	CRAWFORD & ASSOCIATES, P.C.	WORK IN PROGRESS	10/2021	15025 09-15	4,740.56
DEPARTMENT TOTAL:						4,740.56
DEPARTMENT: 231		GENERAL GOVERNMENT				
211394	1 -1212	TULSA COUNTY CLERK	ORDINANCE/EASEMENT	10/2021	346239 10-01	52.00
210793	1 -1670	DELL MARKETING L.P.	MEDIA PC FOR COMM CNT	10/2021	10521500288 09-25	3,435.46
210149	1 -3433	ETHERFLOW	PRINTER MAINTENANCE	10/2021	1167 10-01	750.00
DEPARTMENT TOTAL:						4,237.46
DEPARTMENT: 241		CITY PLANNER				
211394	1 -1212	TULSA COUNTY CLERK	ORDINANCE/EASEMENT	10/2021	346239 10-01-	20.00
211132	1 -2199	TULSA WORLD	ADVERTISING INVOICES	10/2021	I0000722365-0910	120.32
211393	1 -2199	TULSA WORLD	ADVERTISING INVOICES	10/2021	I0000724983-0924	117.76
DEPARTMENT TOTAL:						258.08
DEPARTMENT: 311		UNIFORMED PATROL				
211352	1 -1558	INTERSTATE BATTERY SYSTEM	BATTERIES PD VEHICLES	10/2021	42132783 09-28	251.90
211312	1 -2368	CENTRAL TECHNOLOGY CENTER	POSSE EXAM	10/2021	45117 09-20	45.00
211296	1 -2666	ACME WHEEL ALIGNING CO	WHEEL ALIGNMENT	10/2021	5669 09-13	45.00
211392	1 -2820	ANDY SIMMONS	MEALS DURING LEEDA	10/2021	09-27-21 UME SUSHI	155.60
211181	1 -2982	KEVIN NUNNELEE	NTOA CONF SEPT 11-17	10/2021	09-11-21 PARKING	349.09
211182	1 -3018	NICK CHANDLEE	TRAVEL EXPENSES	10/2021	9-17-21 ARBY'S	249.20
211391	1 -3325	SEAN SCOTT	MEALS DURING LEEDA	10/2021	09-27-21 UME SUSHI	174.19
DEPARTMENT TOTAL:						1,269.98
DEPARTMENT: 315		POLICE RESERVE				
211306	1 -1762	OKLAHOMA POLICE SUPPLY LLC	5YR VEST REPLCMNT	10/2021	0075163 09-13	1,179.98
DEPARTMENT TOTAL:						1,179.98

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.# VENDOR # NAME SUMMARY OF DESCRIPTION JENKS CITY COUNCIL INVOICE

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DEPARTMENT: 321		CENTRAL DISPATCH					
211169	1 -1542	CINTAS CORPORATION	DISP MED CABINET MAINT.	10/2021	5075474455 09-08		91.40
						DEPARTMENT TOTAL:	91.40
DEPARTMENT: 411		FIRE SUPPRESSION					
211310	1 -1027	DAIOHS USA	COFFEE STATION 1 & 2	10/2021	751525 09-28		284.04
211152	1 -1866	AIRCO SERVICE INC	EVAPORATOR COIL	10/2021	204064054 09-22		2,622.14
211175	1 -2198	MCKESSON MEDICAL-SURGICAL	LOB KIT	10/2021	18511695 09-07		83.67
211410	1 -2198	MCKESSON MEDICAL-SURGICAL	LBATTERY SUCTION UNIT	10/2021	18606392 10-01		253.19
211399	1 -2503	ALL MAINTENANCE SUPPLY	SUPPLIES FOR FD	10/2021	00108874-01 09-30		227.42
211184	1 -2747	WITMER PUBLIC SAFETY GROUP	RESCUE EQUIPMENT	10/2021	E2109586 09-18		116.97
211308	1 -2747	WITMER PUBLIC SAFETY GROUP	FIRE HOOKS MARRYING STRAP	10/2021	E2111210 09-25		22.98
211400	1 -2764	BACKDRAFT OPCO, LLC	MONTHLY FIRE PACKAGE	10/2021	2107612 10-01		321.19
211171	1 -3215	UN-LEADED DESIGN INC	FIRE INSPECTIONS 9-15-21	10/2021	6382 09-15		7,155.00
211177	1 -3215	UN-LEADED DESIGN INC	FIRE INSPECTIONS	10/2021	6387 09-16		6,781.50
211186	1 -3215	UN-LEADED DESIGN INC	FIRE INSPECTIONS	10/2021	6399 09-21		5,310.00
211187	1 -3215	UN-LEADED DESIGN INC	FIRE INSPECTIONS	10/2021	6393 09-18		4,158.00
211300	1 -3215	UN-LEADED DESIGN INC	FIRE PERMIT INSPECTIONS	10/2021	6405 09-22		3,919.50
211401	1 -3215	UN-LEADED DESIGN INC	FIRE INSPECTIONS	10/2021	6423 09-30		13,170.00
						DEPARTMENT TOTAL:	44,425.60
DEPARTMENT: 412		FIRE VOLUNTEERS					
211309	1 -1631	OKLAHOMA STATE UNIVERSITY	INSTRUCTOR II NFPA	10/2021	82453 09-20		300.00
211311	1 -3762	OKLAHOMA FIREFIGHTERS	PENSINNEW VOLUNTEER	10/2021	09-28 B MCCAWLEY		60.00
						DEPARTMENT TOTAL:	360.00
DEPARTMENT: 521		STREET MAINTENANCE					
211275	1 -1321	WELDON PARTS INC	PARTS REPAIR TRK #326	10/2021	2691694-00 09-07		299.73
211351	1 -1558	INTERSTATE BATTERY SYSTEM	BATTERIES BUCKET TRUCK	10/2021	42132781 09-28		251.90
211129	1 -1712	TULSA COUNTY HIGHWAY CONSTR	STREET SIGNS FOR PARKS	10/2021	345977 09-22		184.50
211270	1 -2350	DUNHAM'S ASPHALT SERVICES	IASPHALT FOR STREET REPAIR	10/2021	260303 09-10		193.20
211189	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	10/2021	1801 09-16		160.00
211190	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	10/2021	1800 09-16		960.00
211397	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL-ENTRY TWR LIGH	10/2021	1810 09-30		1,120.00
211266	1 -3645	CLASSIC TULSA C LLC	PARTS FOR VEH 326	10/2021	72309 09-07		50.08
211274	1 -3824	CRAFCO INC	COLD PATCH FOR POTHOLE	10/2021	9402556786 09-13		570.00
211294	1 -3891	AMERICAN HOSE & SUPPLY	PARTS FOR TRUCK	10/2021	J63410 09-14		80.34
						DEPARTMENT TOTAL:	3,869.73

FUND: 10 - GENERAL FUND

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DEPARTMENT: 522		GENERAL MAINTENANCE				
211265	1 -2721	JD 32418 ENTERPRISES, INC	PARTS FOR PRESSURE WASHER	10/2021	70473 09-01	424.11
211269	1 -2761	HI-LINE	RESTOCK OF SHOP SUPPLIES	10/2021	100889059 09-10	214.59
211272	1 -3062	ALL AMERICAN FORKLIFT LLC	PARTS TO REPAIR BOOM LFT	10/2021	29628ZLR 09-13	247.33
210253	1 -3302	LAMPTON WELDING SUPPLY CO	IANNUAL WELDING RENTAL	10/2021	00998309 09-30	103.88

DEPARTMENT TOTAL: 989.91

DEPARTMENT: 561		PARKS & GROUNDS				
211278	1 -1081	PREGLER LAWN & GARDEN INC	CUTTER BLADES SCAG MOWERS	10/2021	153562 09-16	477.18
211279	1 -1145	WATER STORE INC	PARTS FOR MOWERS	10/2021	494614 09-16	56.60
211297	1 -2394	P & K EQUIPMENT INC	PARTS TO REPAIR MOWER	10/2021	2560496 09-16	122.92
211268	1 -2503	ALL MAINTENANCE SUPPLY	JANITORL SUP FOR PW SHOP	10/2021	00108384-01 09-14	1,364.88
211271	1 -2503	ALL MAINTENANCE SUPPLY	JANITORL SUP FOR PW SHOP	10/2021	00108031-01 09-03	445.98
210093	1 -3234	ROBIN A. WINTER	MOWING CONTRACT SERVICES	10/2021	20210924-6B	240.00
210092	1 -3779	PRECISION LAWN CARE OF TULSMOWING & FLOWER BED		10/2021	7170C 09-27	5,935.00

DEPARTMENT TOTAL: 8,642.56

DEPARTMENT: 562		ANIMAL CONTROL				
211305	1 -2420	FRED REID	MILEAGE TO OKC	10/2021	8/16/21 MILEAGE	369.60

DEPARTMENT TOTAL: 369.60

FUND TOTAL: 70,434.88

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 38 of 202
DEPARTMENT: 514	E -911 TECHNOLOGY & COMM					
211303	1 -1092	SIGNALTEK INC	STORM SIREN REPAIRS	10/2021	220928-01 09-17	5,847.01
DEPARTMENT TOTAL:						5,847.01
FUND TOTAL:						5,847.01

FUND: 33 - VISION SALES TAX

SUMMARY REPORT

P.O.# VENDOR # NAME SUMMARY REPORT 2021-10-19 Jenks City Council Agenda INVOICE Page 39 of 202

DEPARTMENT: 750	VISION SALES TAX					
211307	1 -3334	TRI-STAR CONSTRUCTION LLC	CHANGE ORDER	10/2021	02A REV 09-15	13,929.04
					DEPARTMENT TOTAL:	13,929.04
					FUND TOTAL:	13,929.04

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 40 of 202
DEPARTMENT: 561		PARKS & GROUNDS				
210088	1 -1254	TRUGREEN LANDCARE	VEGETATION CONTROL	10/2021	14296859 09-30	1,293.25
DEPARTMENT TOTAL:						1,293.25
FUND TOTAL:						1,293.25

P.O.# VENDOR # NAME SUMMARY DESCRIPTION 2021-10-19 Jenks City Council Agenda INVOICE Page 41 of 202

DEPARTMENT: 801	INS & CASH REIMB.					
211316 1 -3455	MALEA STONER	DEDUCTIBLE REIMBURSEMENT	10/2021	09-10 DEDUCTIBLE		1,000.00
				DEPARTMENT TOTAL:		1,000.00
				FUND TOTAL:		1,000.00
				GRAND TOTAL:		92,504.18

G / L RECAP

2021.10.19 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2021	10	5-213-5250	CONTRACTUAL SERVICES	4,740.56	
10/2021	10	5-231-5250	CONTRACTUAL SERVICES	750.00	
10/2021	10	5-231-5256	LEGAL NOTICES	52.00	
10/2021	10	5-231-5269	MISCELLANEOUS	3,435.46	
10/2021	10	5-241-5256	LEGAL NOTICES	258.08	
10/2021	10	5-311-5125	TRAINING & SCHOOLS	973.08	
10/2021	10	5-311-5240	VEHICLE PARTS/REPAIRS	296.90	
10/2021	10	5-315-5232	CLOTHING ALLOWANCE	1,179.98	
10/2021	10	5-321-5242	MATERIALS AND SUPPLIES	91.40	
10/2021	10	5-411-5242	MATERIALS AND SUPPLIES	988.27	
10/2021	10	5-411-5248	REPAIR AND MAINTENANCE	2,622.14	
10/2021	10	5-411-5252	PROFESSIONAL SERVICES	40,815.19	
10/2021	10	5-412-5125	TRAINING & SCHOOLS	300.00	
10/2021	10	5-412-5270	VOLUNTEER EXPENSE	60.00	
10/2021	10	5-521-5240	VEHICLE PARTS/REPAIRS	601.71	
10/2021	10	5-521-5242	MATERIALS AND SUPPLIES	834.84	
10/2021	10	5-521-5248	REPAIR AND MAINTENANCE	193.20	
10/2021	10	5-521-5250	CONTRACTUAL SERVICES	2,240.00	
10/2021	10	5-522-5240	VEHICLE PARTS/REPAIRS	247.33	
10/2021	10	5-522-5242	MATERIALS AND SUPPLIES	638.70	
10/2021	10	5-522-5250	CONTRACTUAL SERVICES	103.88	
10/2021	10	5-561-5240	VEHICLE PARTS/REPAIRS	122.92	
10/2021	10	5-561-5242	MATERIALS AND SUPPLIES	2,288.04	
10/2021	10	5-561-5248	REPAIR AND MAINTENANCE	56.60	
10/2021	10	5-561-5250	CONTRACTUAL SERVICES	6,175.00	
10/2021	10	5-562-5125	TRAINING & SCHOOLS	369.60	70,434.88
10/2021	16	5-514-5399	OTHER EQUIPMENT	5,847.01	5,847.01
10/2021	33	5-750-5392	BUILDING AND IMPROVEMENTS	13,929.04	13,929.04
10/2021	45	5-561-5392	BUILDING AND IMPROVEMENTS	1,293.25	1,293.25
10/2021	61	5-801-5250	CONTRACTUAL SERVICES	1,000.00	1,000.00
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		92,504.18
			REPORT TOTAL:		92,504.18

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval October 1, 2021 through October 15, 2021

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 October 16, 2021 through October 31, 2021

	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.

City of Jenks
Fund 10
Financial Position
As of 09/30/2021

	Actual FY 21-22 Jul 1 - Sept 30	Budget Year 2 FY 21-22	Actual FY 20-21 Jul 1 - Sept 30
Gross Revenues:			
Sales Tax Collections	\$ 2,374,269.07	\$ 8,100,000.00	\$ 2,127,951.75
Use Tax Collections	554,610.06	2,200,000.00	519,690.41
Other Licenses & Permits	5,907.50	5,000.00	1,412.00
Electrical Licenses	3,125.00	15,000.00	3,375.00
Plumbing Licenses	3,339.50	15,000.00	4,750.50
Mechanical Licenses	2,125.00	9,800.00	3,130.00
Beverage Licenses	8,120.00	25,000.00	2,405.00
Solicitors Licenses	120.00	1,500.00	745.00
Sign Permits	80.00	2,000.00	483.00
Electrical Permits	10,627.00	21,000.00	7,795.00
Plumbing Permits	11,582.00	20,000.00	9,575.00
Mechanical Permits	11,057.00	18,000.00	8,171.00
Building Permits	64,128.00	220,000.00	35,569.00
Fire Permits	2,125.00	5,000.00	150.00
Solid Waste Revenue	12,479.59	58,000.00	12,812.85
Fireworks Permits	7,310.00	10,000.00	8,490.00
Inspection/Reinspection Fees	3,360.00	12,000.00	2,930.00
Building Permits Admin Fee	680.50	1,000.00	245.00
Zoning Applications	1,445.00	10,000.00	2,612.28
Alcoholic Beverage Tax	15,348.49	55,000.00	14,597.36
Franchise Fees	291,153.36	1,200,000.00	225,698.78
McDonald's Rental Income	13,320.00	53,000.00	12,760.65
Assessment Letter	250.00	1,500.00	220.00
Miscellaneous Revenue	118,989.03	100,000.00	94,617.35
Municipal Court Fine	48,449.94	300,000.00	45,657.62
Miscellaneous Zoning Fees	13,885.00	20,000.00	9,460.00
Gross Receipts	17,638.36	150,000.00	38,589.53
Community Room Rental	710.00	1,400.00	140.00
Auction Sales	-	10,000.00	-
Interest	126.17	10,000.00	365.87
Interest on Investment	8,833.63	47,350.00	8,811.07
Total Gross Revenues:	\$ 3,605,194.20	\$ 12,696,550.00	\$ 3,203,211.02

Expenditures:			
City Manager	\$ 62,782.30	\$ 225,100.00	\$ 58,436.18
City Clerk	78,056.19	292,300.00	64,415.53
City Treasurer	37,032.53	88,800.00	20,989.40
City Attorney	26,310.94	67,600.00	11,588.83
Personnel	60,270.98	197,100.00	52,974.13
Admin Support / Records	21,447.96	78,600.00	19,422.79
Municipal Court	36,891.89	91,300.00	35,443.31
General Government	141,391.86	191,000.00	61,032.64
City Planner	1,381.04	73,700.00	2,547.52
Community Development	13,650.00	30,000.00	13,650.00
Uniformed Patrol	896,618.44	3,038,800.00	859,379.73
Police Reserves	68,372.38	251,300.00	57,407.58
Central Dispatch	135,308.15	583,900.00	121,624.35
Code Enforcement	19,110.58	76,800.00	16,467.13
Fire Suppression	967,909.29	2,632,500.00	875,362.78
Fire Volunteers	9,691.10	70,900.00	10,457.18
Protective Inspections	75,744.54	278,600.00	48,986.04
Street Maintenance	260,738.50	465,200.00	221,929.86
General Maintenance	4,679.73	28,000.00	2,765.93
Parks & Grounds	176,333.76	580,800.00	155,960.26
Animal Control	29,677.90	170,600.00	24,646.40
Total Operating Expenditures:	\$ 3,123,400.06	\$ 9,512,900.00	\$ 2,735,487.57
Capital Expenditures:			
Property Purchase - Library Land	\$ -	\$ -	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 481,794.14	\$ 3,183,650.00	\$ 467,723.45
Transfers (In/Out)			
Transfers In	1,650,072.74	\$ 6,498,900.00	\$ 1,492,515.72
Transfers Out	(3,515,503.93)	(11,005,200.00)	(2,647,642.16)
Total Transfers:	\$ (1,865,431.19)	\$ (4,506,300.00)	\$ (1,155,126.44)
Net Change in Fund Balance:	\$ (1,383,637.05)	\$ (1,322,650.00)	\$ (687,402.99)



JENKS FIRE & RESCUE MONTHLY RUN REPORTS September 2021

Prepared by: Fire Chief Greg Ostrum



Jenks, OK

This report was generated on 10/6/2021 2:47:28 PM

Incident Statistics

Zone(s): All Zones | Start Date: 09/01/2021 | End Date: 09/30/2021

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		88	
FIRE		48	
TOTAL		136	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$386,000.00		\$96,002.00	
CO CHECKS			
TOTAL			
MUTUAL AID			
Aid Type		Total	
Aid Given		2	
Aid Received		1	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
21		15.44	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
STATION 1	0:06:09	0:06:26	
STATION 2	0:05:59	0:07:53	
AVERAGE FOR ALL CALLS		0:06:09	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
STATION 1	0:01:22	0:01:29	
STATION 2	0:00:56	0:01:39	
AVERAGE FOR ALL CALLS		0:01:11	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Jenks Fire & Rescue		22:26	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

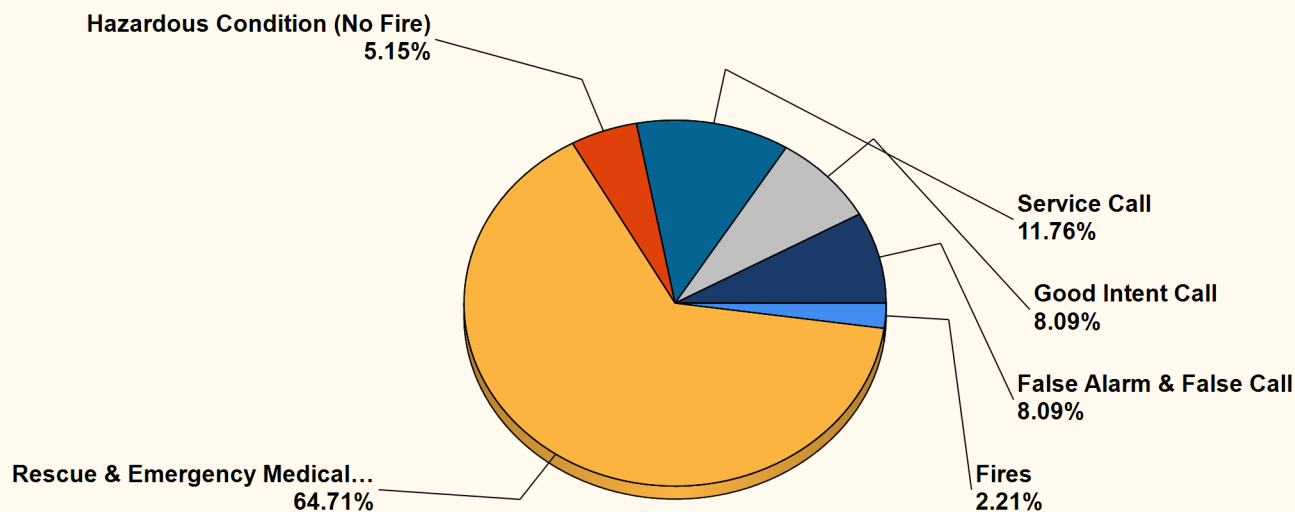


Jenks, OK

This report was generated on 10/6/2021 2:48:05 PM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 09/01/2021 | End Date: 09/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	2.21%
Rescue & Emergency Medical Service	88	64.71%
Hazardous Condition (No Fire)	7	5.15%
Service Call	16	11.76%
Good Intent Call	11	8.09%
False Alarm & False Call	11	8.09%
TOTAL	136	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	2	1.47%
138 - Off-road vehicle or heavy equipment fire	1	0.74%
311 - Medical assist, assist EMS crew	12	8.82%
320 - Emergency medical service, other	3	2.21%
321 - EMS call, excluding vehicle accident with injury	62	45.59%
322 - Motor vehicle accident with injuries	7	5.15%
324 - Motor vehicle accident with no injuries.	2	1.47%
340 - Search for lost person, other	1	0.74%
352 - Extrication of victim(s) from vehicle	1	0.74%
412 - Gas leak (natural gas or LPG)	6	4.41%
444 - Power line down	1	0.74%
510 - Person in distress, other	2	1.47%
550 - Public service assistance, other	3	2.21%
551 - Assist police or other governmental agency	1	0.74%
553 - Public service	4	2.94%
554 - Assist invalid	3	2.21%
561 - Unauthorized burning	3	2.21%
600 - Good intent call, other	2	1.47%
611 - Dispatched & cancelled en route	8	5.88%
651 - Smoke scare, odor of smoke	1	0.74%
700 - False alarm or false call, other	2	1.47%
730 - System malfunction, other	1	0.74%
733 - Smoke detector activation due to malfunction	2	1.47%
735 - Alarm system sounded due to malfunction	2	1.47%
740 - Unintentional transmission of alarm, other	1	0.74%
744 - Detector activation, no fire - unintentional	2	1.47%
745 - Alarm system activation, no fire - unintentional	1	0.74%
TOTAL INCIDENTS:	136	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.





Jenks, OK

This report was generated on 10/6/2021 2:48:31 PM

Incident Type Count per Station for Date Range

Start Date: 09/01/2021 | End Date: 09/30/2021

INCIDENT TYPE	# INCIDENTS
Station: 1 - STATION 1	
111 - Building fire	2
138 - Off-road vehicle or heavy equipment fire	1
311 - Medical assist, assist EMS crew	6
320 - Emergency medical service, other	1
321 - EMS call, excluding vehicle accident with injury	30
322 - Motor vehicle accident with injuries	4
324 - Motor vehicle accident with no injuries.	1
352 - Extrication of victim(s) from vehicle	1
444 - Power line down	1
510 - Person in distress, other	2
553 - Public service	1
554 - Assist invalid	1
561 - Unauthorized burning	1
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	7
700 - False alarm or false call, other	1
735 - Alarm system sounded due to malfunction	1
740 - Unintentional transmission of alarm, other	1
744 - Detector activation, no fire - unintentional	1

Incidents for 1 - STATION 1:

64

Station: 2 - STATION 2	
311 - Medical assist, assist EMS crew	6
320 - Emergency medical service, other	2
321 - EMS call, excluding vehicle accident with injury	32
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	1
340 - Search for lost person, other	1
412 - Gas leak (natural gas or LPG)	6
550 - Public service assistance, other	3
551 - Assist police or other governmental agency	1
553 - Public service	3
554 - Assist invalid	2
561 - Unauthorized burning	2
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	1

Only REVIEWED incidents included.



emergencyreporting.com

Doc Id: 857

Page # 1 of 2

2021.10.19 Jenks City Council Agenda Page 52 of 202

INCIDENT TYPE	# INCIDENTS
651 - Smoke scare, odor of smoke	1
700 - False alarm or false call, other	1
730 - System malfunction, other	1
733 - Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	1
744 - Detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1
# Incidents for 2 - STATION 2:	72

Only REVIEWED incidents included.

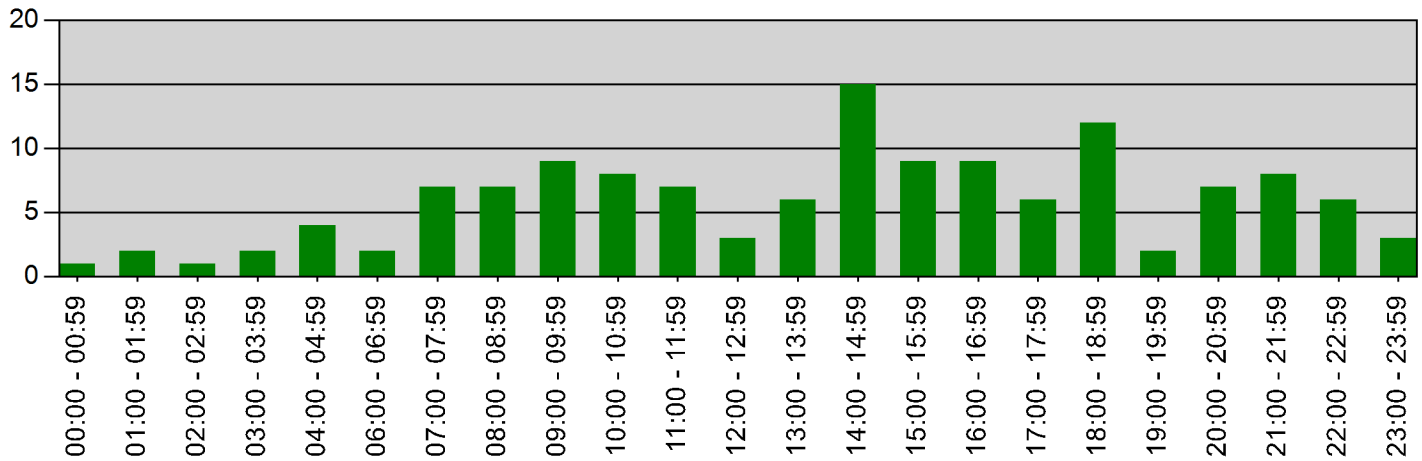


Jenks, OK

This report was generated on 10/6/2021 2:49:26 PM

Incidents by Hour for Date Range

Start Date: 09/01/2021 | End Date: 09/30/2021



Hour	# of CALLS
00:00 - 00:59	1
01:00 - 01:59	2
02:00 - 02:59	1
03:00 - 03:59	2
04:00 - 04:59	4
06:00 - 06:59	2
07:00 - 07:59	7
08:00 - 08:59	7
09:00 - 09:59	9
10:00 - 10:59	8
11:00 - 11:59	7
12:00 - 12:59	3
13:00 - 13:59	6
14:00 - 14:59	15
15:00 - 15:59	9
16:00 - 16:59	9
17:00 - 17:59	6
18:00 - 18:59	12
19:00 - 19:59	2
20:00 - 20:59	7
21:00 - 21:59	8
22:00 - 22:59	6
23:00 - 23:59	3

Only REVIEWED incidents included

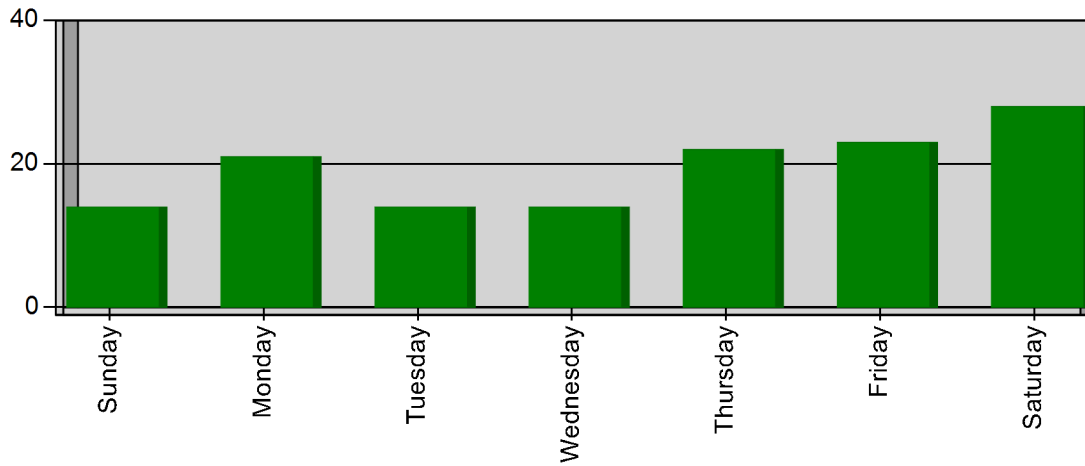


Jenks, OK

This report was generated on 10/6/2021 2:49:03 PM

Incidents by Day of the Week for Date Range

Start Date: 09/01/2021 | End Date: 09/30/2021



DAY OF THE WEEK	# INCIDENTS
Sunday	14
Monday	21
Tuesday	14
Wednesday	14
Thursday	22
Friday	23
Saturday	28
TOTAL	136

Only REVIEWED incidents included





Jenks, OK

This report was generated on 10/6/2021 2:49:50 PM

Code Hours Summary per Training Code For Date Range

Training Code(s): All Training Codes | Start Date: 09/01/2021 | End Date: 09/30/2021

Total Training Hours By Code	
Total Hours for Training Code: Administrative duties and functions	21:00
Total Hours for Training Code: Aerial operations	5:00
Total Hours for Training Code: Airway	0:40
Total Hours for Training Code: Apparatus and equipment repair	2:00
Total Hours for Training Code: Building construction	4:00
Total Hours for Training Code: Cleaning	8:00
Total Hours for Training Code: Course preparation and delivery	24:00
Total Hours for Training Code: Documentation	22:00
Total Hours for Training Code: Driver training	6:00
Total Hours for Training Code: Extinguishers	9:00
Total Hours for Training Code: Facilities and props	10:00
Total Hours for Training Code: FFI Skills	4:00
Total Hours for Training Code: Fire behavior	8:00
Total Hours for Training Code: Fire control	12:00
Total Hours for Training Code: Fire detection, alarms and suppression systems	2:00
Total Hours for Training Code: Fire hose	16:00
Total Hours for Training Code: Fire prevention and public education	2:00
Total Hours for Training Code: Fire streams	24:00
Total Hours for Training Code: Forcible entry	10:00
Total Hours for Training Code: General	12:00
Total Hours for Training Code: General	5:00
Total Hours for Training Code: General review	40:00
Total Hours for Training Code: Ground ladders	2:00
Total Hours for Training Code: ICS	27:00
Total Hours for Training Code: Inspection, maintenance and repair	10:00
Total Hours for Training Code: Leadership	27:45
Total Hours for Training Code: Legal	2:00
Total Hours for Training Code: Lesson plan development	5:00
Total Hours for Training Code: Life safety	2:00
Total Hours for Training Code: MCI	8:00
Total Hours for Training Code: Medical Emergencies	3:00
Total Hours for Training Code: Patient Assessment	3:00
Total Hours for Training Code: Pediatrics	0:40
Total Hours for Training Code: Personal protective equipment	8:00
Total Hours for Training Code: Post incident analysis	5:00
Total Hours for Training Code: Protocols	0:40
Total Hours for Training Code: Pump operations	10:00

Displays the total training hours per for each of the selected Training Codes. NOTE that this report only applies to accounts that are set to Track Hours by Training Code. Archived Training Codes are not included in this report. This report also includes hours for non-agency Personnel. This report pulls training hours from the Training Code Hours field on the Info Page.

Total Hours for Training Code: Regulations, definitions and statistics	10:00	
Total Hours for Training Code: Safety	5:00	
Total Hours for Training Code: Safety & health	42:00	
Total Hours for Training Code: Search and recovery	38:00	
Total Hours for Training Code: Strategic goals and tactics	10:00	
Total Hours for Training Code: Streets and addresses	5:00	
Total Hours for Training Code: Supervision	12:45	
Total Hours for Training Code: Trauma Emergencies	10:00	
Total Hours for Training Code: Vehicle extrication	18:00	
Total Hours for Training Code: Water	16:00	
Total Hours for Training Code: Water supply	7:00	
Totals for all selected Training Codes 9/1/2021 - 9/30/2021	23 personnel	534:30

Displays the total training hours per for each of the selected Training Codes. NOTE that this report only applies to accounts that are set to Track Hours by Training Code. Archived Training Codes are not included in this report. This report also includes hours for non-agency Personnel. This report pulls training hours from the Training Code Hours field on the Info Page.



JENKS FIRE & RESCUE RUN REPORTS Comparison 2020 / 2021



Jenks, OK

This report was generated on 10/6/2021 2:50:35 PM

Incident Statistics

Zone(s): All Zones | Start Date: 01/01/2020 | End Date: 09/30/2020

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		700	
FIRE		415	
TOTAL		1115	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$1,376,500.00		\$438,499.00	
CO CHECKS			
424 - Carbon monoxide incident		5	
736 - CO detector activation due to malfunction		10	
746 - Carbon monoxide detector activation, no CO		2	
TOTAL		17	
MUTUAL AID			
Aid Type		Total	
Aid Given		10	
Aid Received		1	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
192		17.22	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
STATION 1	0:04:42	0:05:51	
STATION 2	0:06:01	0:09:15	
AVERAGE FOR ALL CALLS		0:05:30	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
STATION 1	0:00:58	0:01:06	
STATION 2	0:01:05	0:03:13	
AVERAGE FOR ALL CALLS		0:01:07	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Jenks Fire & Rescue		19:37	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



Jenks, OK

This report was generated on 10/6/2021 2:50:58 PM

Incident Statistics

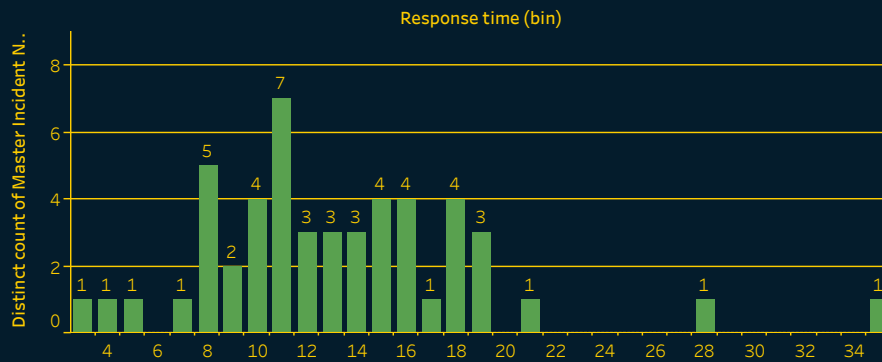
Zone(s): All Zones | Start Date: 01/01/2021 | End Date: 09/30/2021

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		812	
FIRE		405	
TOTAL		1217	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$679,900.00		\$155,702.00	
CO CHECKS			
424 - Carbon monoxide incident		2	
736 - CO detector activation due to malfunction		4	
746 - Carbon monoxide detector activation, no CO		3	
TOTAL		9	
MUTUAL AID			
Aid Type		Total	
Aid Given		12	
Aid Received		5	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
221		18.16	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
STATION 1	0:05:36	0:07:14	
STATION 2	0:06:41	0:07:15	
AVERAGE FOR ALL CALLS		0:06:10	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
STATION 1	0:01:22	0:01:35	
STATION 2	0:01:14	0:01:27	
AVERAGE FOR ALL CALLS		0:01:17	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Jenks Fire & Rescue		21:47	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

Performance Dashboard The City of Jenks

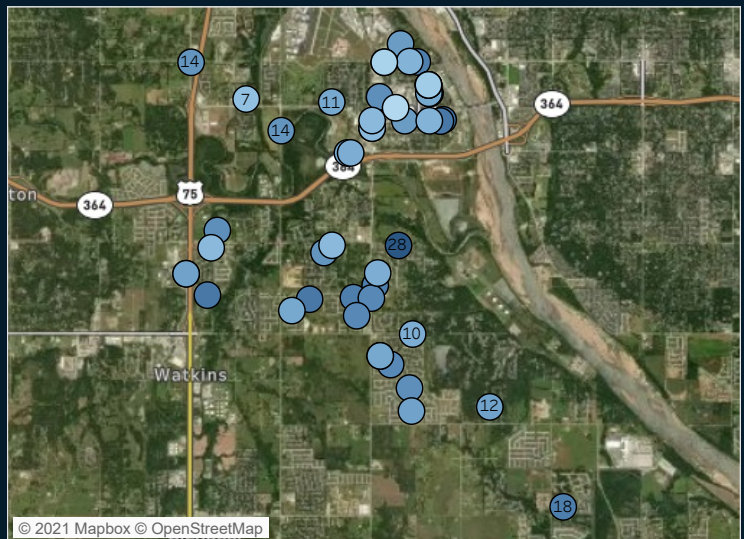
Red Lights and Sirens Response Distribution Last Month



Performance Statistics 911 Calls (Response Priority 1 and 2)

Responses	157
Transports	110
Late Responses	32
Compliance%	70%
Mutal Aid Requested	9
Avg. Response time RLS	00:12:29
Avg. Response time Priority 1/2	00:22:29

Red lights and Sirens Response Map Last Month



Jenks | COJ Social Media Policy Memo



Date 9/30/2021 1:00 PM

To City Council
Christopher Shrout, City Manager
Robert Carr, Assistant City Manager

Subject Resolution | Social Media Policy

From Marcaé Hilton, City Planner

Resolution 745 | Social Media Policy

Preparer | Marcaé Hilton

As the Director of Planning part of my responsibilities involve the training and education of the Boards and Committees within my department. In the near future, we will be conducting a series of educational classes. I have worked, with the City Attorney on the first piece, the "Jenks Social Media Policy." There will be further educational components discussed over the next few weeks and months in addition to "Social Media."

Staff asks the following of the Board of Adjustment and Planning Commission and other relevant public servants. Once Adopted...

- Please read the attached policy carefully and be sure you are in full compliance.
- Please correct any violations immediately.
- Please let me and/or Teresa, or Katie know if you have any questions.

Marcaé Hilton
Director of Planning

RESOLUTION NO. 745**A RESOLUTION ESTABLISHING SOCIAL MEDIA POLICIES FOR CITY ELECTED AND APPOINTED OFFICIALS**

WHEREAS, the term “social media” refers to forms of electronic communication through which users create online communities to share information, ideas, personal messages and other content; and

WHEREAS, many local governments use social media as a tool to communicate with citizens, enabling members of public bodies to instantly interact with the public; and

WHEREAS, some restrictions are required in order to conform with federal and state law;

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

THAT, the attached Social Media Policy is hereby approved and adopted.

ADOPTED THIS ____ DAY OF _____, 2021.

Cory Box, Mayor
CITY OF JENKS, OKLAHOMA

ATTEST:

City Clerk

Social Media Policy

Jenks City Council, Commissions, Boards and Committees

Purpose: Many local governments use social media as a tool to communicate with citizens. Although this technology greatly increases communication outreach and efficiency, some restrictions are required in order to comport with federal and state law and ethical considerations.

Applicability: This policy applies to members of the City Council, as well as all members of City boards, commissions and committees¹ (“member” or “public official”).

Use of Personal Accounts

As a public official, you should be aware of additional risks related to your personal participation on social media.

1. **Open Meetings Act** – Communications between a quorum of members about public business, no matter the forum or time, can constitute a “meeting” to which the Open Meetings Act applies. If the Act applies to a discussion, an agenda must be posted, the public must be allowed to attend, and other requirements of the Act must be met. Therefore, you should consider the following when using personal social media accounts:
 - a. Public officials should not use social media as a mechanism for conducting official City business. Redirect information to official government sources and avoid making posts or comments related to your official duties or governmental bodies.
 - b. Remove elected titles and committee titles from profiles for personal social media accounts.
 - c. Include an introductory statement in the profile or about section of your account that defines the purpose and topical scope of your page. For example: “This account is intended for personal use only. The views, postings, positions or opinions expressed on this site are my own and do not represent those of the City of Jenks. If you are a citizen of Jenks and would like to discuss city business, please go to [official page] or contact me at [official email].”
 - d. Redirect political dialogue requests to an alternative means of communication (e.g. email, phone or other preferred social media account).
 - e. Avoid commenting on local issues where other members are also participating in discussion. Avoid tagging other members or “liking” posts by other members pertaining to City business.

¹ Some parts of this policy may have no practical application to committee members. For instance, committee members are not likely to have a campaign page or a public official page, but the general principles of this policy do apply. If you have questions as to whether the policy applies to you in a particular situation, please contact your staff liaison, the City Attorney or Communications Director.

- f. Avoid making posts and/or comments on behalf of the City and/or the City Council (or other City public body) or in your official capacity as an elected official or committee member.
2. **Open Records Act** – The Act defines “record” broadly enough to include social media posts, comments, videos, etc. Therefore, you should consider the following:
 - a. Hide, rather than delete, clearly inappropriate public comments received on your personal or official social media account, if possible. In some cases, these comments may still be subject public disclosure in the future. When in doubt, don’t delete it. Contact the City Attorney or Communications Director before deleting comments or blocking anyone.
 - b. Avoid responding to inappropriate comments or personal attacks on social media. If the commenter persists, redirect them to an alternate method of communication (e.g. email).
 - c. Be aware that a personal social media account, depending on its content, may still be subject to the Open Records Act.
3. **First Amendment** – Constituents may post comments on public officials’ personal pages to voice concerns on public issues. Once a public official’s social media page is opened for political discussion, it may be transformed into a public forum for speech and debate, invoking users’ First Amendment rights. Courts have interpreted individual government official’s social media platforms to be considered “government speech” applying the same restrictions to the public official’s page as to the City’s official social media accounts. Therefore, you should consider the following:
 - a. Limit open-ended political and city business discussions on your personal social media accounts and redirect dialogue requests to an alternate channel.
 - b. When in doubt, don’t block users. Especially those with whom you have previously engaged. If you must, consult with the City Attorney or Communications Director, and then document and retain your actions and reasons for blocking.

Use of Official Pages (As Applicable)

City Councilors | Only City Councilmembers should maintain a “public official” or “official” page. If you choose to create a social media account, a best practice is to keep this account separate from other personal accounts that you maintain. Elected officials increasingly use social media for reelection purposes as well. However, mixing campaign and constituent communications from the same account creates potential liability. Therefore, you should consider the following:

1. **Make it official** – Your account profile, description and photo should clearly indicate your position as a member of the Jenks City Council and your intent to use the account as a way of communicating with constituents. It should be clear that this is your public official page but not a City-maintained account.
2. **Treat your account as a public forum** – Your engagement with the public on social media as an elected official establishes your platform as a limited public forum under the First Amendment, which affords users the right to comment on content you publish. It also

means that any speech restrictions or censorship is subject to heightened scrutiny under the law. Contact City Attorney or Communications Director prior to deleting or blocking.

3. Prohibited content and comments on City pages is defined by City policy. For consistency, consider managing prohibited content on your accounts in the same way City-administered accounts are managed. The Communications Director can assist with standard language to post and to follow.
4. Campaign separately – Councilmembers in office should not use City-administered social media accounts for electioneering. Likewise, your official page should not be used for electioneering of any kind. It's equivalent to campaigning from the dais during a public meeting, which may violate state law. Add a disclaimer to any campaign-related accounts that identifies the purpose, and do not discuss City business on that page.
5. Keep your personal account separate.
6. Refer City-related requests for information or records to City staff in a timely manner.

General Guidelines

1. Be transparent – Your honesty and forthrightness will be quickly noticed in the social media environment. If your private sector work could present a conflict of interest, be the first to point it out.
2. Use sound judgment and common sense –What is published is widely accessible, not easily retractable, and will be around for a long time, so consider the content carefully. Officials have an obligation to ensure their posts are accurate and not misleading. Do not post or comment in a manner that may undermine the public's trust in your ability to perform your official duties.
3. Maintain privacy – Make sure your efforts to be transparent do not violate confidentiality. Consult with the City Attorney before sharing conversations that are meant to be private or internal to the City or any other public entities. Do not post private or confidential information about fellow members, City employees or constituents.
4. Be respectful – From the Jenks City Council Code of Ethics, "Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public."
5. Be perceptive – In online social networks, the lines between public and private, personal and professional are often blurred. By identifying yourself as an elected official, you are creating perceptions about your expertise and the City. Be sure that all content associated with you is consistent with the City's values and professional standards.
6. Maintain your appropriate role – Do not offer opinions or information that is outside of the scope of your duties as a public official (e.g. City operations) without consulting with the appropriate City staff. Consider directing operational questions and comments through the official City channels.
7. Be excited and positive– The City's activities are focused on providing services and innovation that benefits citizens and stakeholders. Share what Jenks is learning and doing, and open up social media channels to learn from others.
8. Be responsive and maintain your presence – Should you decide to engage in social media, know that monitoring and responding in a timely way are crucial. Social media participants

expect timely responses to requests and expect co-participants to monitor social media properties frequently and regularly.

9. Be responsible – Ultimately, what you publish is yours, but so is the responsibility and potential consequences. If you are about to publish something that makes you even the slightest bit uncomfortable, don't publish. Do not use the copyrights, trademarks, publicity rights, or other rights of others without the necessary permissions of the rightsholder(s). If you are still unsure about a post or comment, check with the Communications Director or City Attorney.
10. Mistakes happen – If you make a mistake, admit it. Be upfront and quick with your correction. Make it clear that you have made a correction.
11. Be ethical – Review the City Council Ethics policy. It is equally applicable to social media posts and comments.
12. Retain public records –You are responsible for retaining any public records under your control.

Definitions

For the purposes of this policy, unless otherwise stated, the following definitions apply:

1. Comment – a message posted by site visitors, either in response to an existing topic or introducing a new topic. In general, the content of comments is controlled solely by the user, but often can be deleted, accepted or rejected prior to publishing by the site or page administrator.
2. Committee Member – a volunteer serving at the pleasure of the City Council, may include but is not limited to Planning Commission and Board of Adjustment.
3. Limited forum – a public forum created by the government voluntarily for expressive activity that may be restricted in a certain manner. Forum restrictions must be able to withstand strict judicial scrutiny of its effect on First Amendment rights.
4. Post – In relation to social media accounts or online activity, anything published in an online forum or social media account.
5. Social media – Internet based third-party platforms including TikTok, Facebook, Nextdoor, Twitter, Instagram and YouTube, that facilitate interaction and engagement among individuals in a network or virtual community and includes user-generated content such as videos, photos, videos, blogs, vlogs, and wikis.

Violation of Policy

This policy is not meant to circumvent or bypass any of the other processes, policies or laws that are applicable to public officials or members of the public bodies of the City of Jenks. Social media activity and conduct by members should not only comply with these policy terms, but all other processes, policies and laws that may apply as well.

Policy Updates

The City Council reserves the right to update these terms of use at any time.



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: October 19, 2021

Subject: Bridge Inspection Responsibility by Local Government – Consultant Selection

The City of Jenks has the responsibility of bridge maintenance and safety inspections. Attached is a resolution pertaining to Bridge Inspection Responsibility by Local Government for Compliance with the National Bridge Inspection standards. This resolutions allows ODOT to assign a bridge engineering consultant to perform the required bridge inspections. ODOT allows the local governments four options in selecting a engineering consultant for the bridge inspections.

- (1) Select one of ODOT's prequalified engineering firms.
- (2) Elect to do bridge safety inspections with our own forces using inspection teams and an oversight engineer fully qualified as mandated by the NBIS (National Bridge Inspection Standards).
- (3) Use the same consultant as Tulsa County.
- (4) Let ODOT make our selection.

Staff recommends City Council approval of the attached Resolution 746 to select the use of the same engineering consultant as Tulsa County, which is Garver, LLC (Tulsa, OK) as the engineer responsible for city bridge inspections as approved by the Oklahoma Department of Transportation. These inspections are performed using 100% Federal funding.

Attachments:
Resolution 746

RESOLUTION 746

**Concerning Bridge Inspection Responsibility
By Local Government for Compliance With
National Bridge Inspections Standards
Bridge Inspection Contracts for April 1, 2022 to March 31, 2024.**

WHEREAS, the City of Jenks has the responsibility of bridge maintenance and safety.

WHEREAS, the City of Jenks has the following options:

- (1) Select one of ODOT's prequalified engineering firms.
- (2) Elect to do bridge safety inspections with our own forces using inspection teams and an oversight engineer fully qualified as mandated by the NBIS (National Bridge Inspection Standards).
- (3) Use the same consultant as Tulsa County.
- (4) Let ODOT make our selection.

THEREFORE BE IT RESOLVED, by the City of Jenks that it is their desire to select option #3 and choose

Name: Garver

Address: 6100 South Yale Avenue, Suite 1300, Tulsa, OK 74136

as the engineer responsible for city bridge inspections as approved by the Oklahoma Department of Transportation.

ADOPTED this _____ day of _____, 2019.

ATTEST:

Cory Box, Mayor

City Clerk



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: October 11, 2021

Re: Resolution 747

The Oklahoma Municipal League (OML), in partnership with the State of Oklahoma, is helping municipalities navigate the application process for American Rescue Plan Act (ARPA) funds. As part of this process, OML recommends municipalities approve a resolution appointing a specific person to be the authorized representative to sign the award terms and conditions.

Approving this resolution authorizes the City Manager to sign all necessary budget attestations, award terms and conditions, assurances of compliance, reports and all other necessary agreements and related documents related to the award of funds.

The allocation for the City of Jenks is \$4,151,032.96. Municipalities will receive the funds in two equal payments, with 50% provided after successful completion of the application and the remaining balance will be delivered 12 months later. Municipalities will have until December 31, 2024, to allocate these funds, and until December 31, 2026 to spend the funds. Staff will submit their project recommendations at a future council meeting.

Staff recommends approval.

RESOLUTION NO. 747**A RESOLUTION CONCERNING CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS FOR NON-ENTITLEMENT UNITS OF GOVERNMENT (ARPA FUNDS), AUTHORIZING THE ACCEPTANCE OF THE FUNDS, THE APPROPRIATE BUDGET AMENDMENTS, AND THE EXECUTION OF ALL NECESSARY AGREEMENTS AND RELATED DOCUMENTS**

WHEREAS, the City of Jenks has been designated as a recipient Coronavirus Local Fiscal Recovery Funds for Non-Entitlement Units of Government (ARPA Funds).

WHEREAS, authorization for the execution of all necessary agreement and related documents will expedite the receipt and expenditure of funds.

WHEREAS, a supplemental budget appropriation, as required by Oklahoma law, will be submitted for approval at a later date.

WHEREAS, approval of the documents associated with the funds is in the best interest of the citizens of the City of Jenks.

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

1. The City of Jenks approves acceptance of the ARPA funds and acknowledges all expenditures must be in accordance with all ARPA guidelines and compliance requirements.
2. The City of Jenks authorizes the City Manager to sign all necessary budget attestations, award terms and conditions, assurances of compliance, reports and all other necessary agreements and related documents related to the award of funds.

Approved in open meeting by the City Council of the City of Jenks, Oklahoma this ____ day of _____ 2021.

Cory Box, Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney



SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

KEVIN STITT
Governor

October 01, 2021

Mr. Christopher Shrout, City Manager
Jenks Public Works Authority
211 N. Elm Street
Jenks, Oklahoma 74037

Re: Permit No. SL000072210666
Sanitary Sewer for The Cottages at Jenks
Facility No. S-20403

Dear Mr. Shrout:

Enclosed is Permit No. SL000072210666 for the construction of 3,184 linear feet of eight inch (8") PVC gravity sanitary sewer line and all appurtenances to serve the Sanitary Sewer for The Cottages at Jenks, Tulsa County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on October 01, 2021. Any deviations from the approved plans and specifications affecting capacity, flow or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the Jenks Public Works Authority, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer and retaining one (1) set for our files.

Respectfully,

A handwritten signature in blue ink, appearing to read "Isaac Cornelson", is written over the word "Respectfully,".

Isaac Cornelson, E.I.
Construction Permit Section
Water Quality Division

IC/RC/md

Enclosure

c: Debbie Nichols, Regional Manager, DEQ
TULSA DEQ OFFICE
Jeffrey A. Tuttle, P.E., Tuttle & Associates, Inc.





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

KEVIN STITT
Governor

PERMIT No. SL000072210666

SEWER LINES

FACILITY No. S-20403

PERMIT TO CONSTRUCT

October 01, 2021

Pursuant to O.S. 27A 2-6-304, the Jenks Public Works Authority is hereby granted this Tier I Permit to construct 3,184 linear feet of eight inch (8") PVC gravity sanitary sewer line and all appurtenances to serve the Sanitary Sewer for The Cottages at Jenks, located in Section 34, T-18-N, R-12-E, Tulsa County, Oklahoma, in accordance with the plans approved October 01, 2021.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the "Oklahoma Pollutant Discharge Elimination System Standards - OPDES" (OAC 252:606) rules and to comply with the state certification laws, Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 3) That no significant information necessary for a proper evaluation of the project has been omitted or no invalid information has been presented in applying for the permit.
- 4) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:656-5-4(c)(3) of the standards for Water Pollution Control Facility Construction.
- 5) That tests will be conducted as necessary to insure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.
- 6) That the Oklahoma Department of Environmental Quality shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

KEVIN STITT
Governor

PERMIT No. SL000072210666

SEWER LINES

FACILITY No. S-20403

PERMIT TO CONSTRUCT

- 7) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.
- 8) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.
- 9) That any notations or changes recorded on the official set of plans and specifications in the Oklahoma Department of Environmental Quality files shall be part of the plans as approved.
- 10) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that this Department will be notified in writing of any sale or transfer of ownership of these facilities.
- 11) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by the Department.
- 12) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 13) That all manholes shall be constructed in accordance with the standards for Water Pollution Control Facility Construction (OAC 252:656-5-3), as adopted by the Oklahoma Department of Environmental Quality.
- 14) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in Water Pollution Control Facility Construction OAC 252:656-5-4(c)(1) and OAC 252:656-5-4(c)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested using the ASTM air test procedure with no detectable leakage prior to backfilling, in accordance with the standards for Water Pollution Control Facility Construction OAC 252:656-5-4(c)(3).





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

KEVIN STITT
Governor

PERMIT No. SL000072210666

SEWER LINES

FACILITY No. S-20403

PERMIT TO CONSTRUCT

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.

A handwritten signature in blue ink, which appears to read "Rocky Chen", is written over a horizontal line.

 Rocky Chen, P.E., Engineering Manager, Construction Permit Section
Water Quality Division





JENKS POLICE DEPARTMENT

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

211 N Elm ST
PO Box 2007
Jenks, OK 74037

MEMORANDUM

To: Mayor and Members of Council
City Manager Chris Shrout

From: Major Jason Jackson

Date: October 12, 2021

Subject: Exacom Radio Recorder

Attached are the quotes for approval to update the city's 911 recorder. This system is used to record all 911 calls, radios traffic for police and fire, and all non-emergency calls. The current system we are using is the original that was installed in 2015, it is still operating under the Windows 2008 system and has reached the end of its life. The cost to replace the system is \$24,075.84. This system has an annual maintenance cost of \$11,581.70. The costs to cover this purchase will come from the E-911 budget out of capital 16-321-5399.

**CITY OF JENKS / JENKS PUBLIC WORKS AUTHORITY / JENKS AQUARIUM AUTHORITY
REQUISITION / ENCUMBRANCE
FOR PURCHASE**

Date: 10/11/21	Department: Police
Vendor: EXACOM	
Address:	
Phone:	

Finance use only
P. O. No.:
Vendor No.:
Asst. Encumbrance Clerk (Initial):
Date:

VENDORS		BIDS	
ITEM (Include price and quantity when appropriate.)		Amount	Account Code
RECORDER MAINT. AGREEMENT 1 YEAR			
QUOTE Q-2020-EXA-0577H-3 RECORDER MAINT. AGREEMENT 1 YEAR		\$11,581.70	16-321-5399
Please email P.O. #			
Capital ☐	Invoiced ☒	TOTAL \$11,581.70	

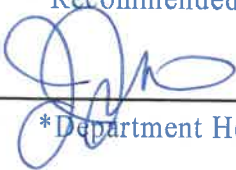
Department Head: Is this item approved within the current budget? Yes ☒ No ☐
 If not or if it is over the current budget amount, attach an explanation and/or documentation.

Recommended:

Recommended:

Budget Approval:

Mgt. Supervisor / Date


 *Department Head / Date

10/11/21

*City Manager / Designee / Date

Purchases over \$250 (\$500 JPWA & JAA) require prior approval by the City Manager or Designee.

*Required Signatures

Revised 07/2000

HGAC QUOTATION Contract No. RP07-20
Quote No: Q-2020-EXA-0577H-3

Date: 9/29/2021

"Hindsight H4" Fault-Tolerant Digital Logging Recorder System Refresh
For: City of Jenks, OK
Purchaser

Major Jason Jackson
Support Division Commander
Jenks Police Department
211 North Elm Street, 1st Floor
Jenks, OK 74037
phone: 918-296-7169
jjackson@jenksok.org

EXACOM Customer

City of Jenks
211 North Elm Street
PO Box 2007
Jenks, OK 74037-2007

End User

Major Jason Jackson
Support Division Commander
Jenks Police Department
211 North Elm Street, 1st Floor
Jenks, OK 74037
phone: 918-296-7169
jjackson@jenksok.org

Customer Requirements:

The City of Jenks purchased their Exacom recorder s/n 1977 in October, 2015. In October, 2021 it will be six years old and no longer qualify for hardware warranty support. The current recorder is also using an End-of-Life OS, Windows Server 2008, which should be upgraded.

Exacom would like to provide a budgetary quote for a refresh of the recorder in which the City can purchase new hardwares but receive full credit for all their software and licenses. The recorder would be updated with the latest OS and database software, along with the latest Hindsight 4 recording system.

This quote is for the Support only, which must be ordered at the same time as the recorder refresh on Quote Q-2020-EXA-0577H-2.

EXACOM Proposed Solution Summary:

Qty	Part No:	Model No:	Description	HGAC Unit Price	Qty Sub-Total
1	H9004000	HS-SUP-E	HW/SW Warranty/Service Year 1 (Remote support - Essentials):	\$11,581.70	\$11,581.70
Remote Support - Essentials HGAC Price:					\$11,581.70

General Notes:

- Prices are in US dollars at list, FOB Concord, NH
- Shipping charges will be prepaid by EXACOM and added as a separate line item on your invoice unless otherwise indicated in MPA. Customer is responsible for all customs and duties.
- Quotation is valid for 45 days.
- This warranty will auto-renew annually until the end of the sixth year. Please indicate this on PO.
- Software patches and minor releases are only available with current and up-to-date support contract.
- The hardware/software refresh at year 7 is necessary to continue with the EXACOM support program.
- HW/SW Refresh is only available when year's 2-6 Extended Warranty is purchased by the customer.
- HW/SW Support is delivered remotely, only, via telephone, email and vpn, if available.
- Sales Tax can only be waived if purchaser provides EXACOM with a copy of their Tax Exemption Certificate prior to purchase.
- This refresh must be installed on or before 10/8/2021 (expiration date for current s/n 1977)
- Performance Period: Starts on the earlier of the date of install or 90 days after shipping, and ends 1 year from start date. Any maintenance value remaining on existing maintenance agreement will be credited.
- EARS-104 comes with 1 year HW/SW Warranty and Service.
- EARS-104 support beyond 1st year will be billed at EXACOM T&M rates. Travel will be passed through to customer at cost if required.

Payment Terms: Net 30, Unless MPA on File

Ship Date: 30-45 Days ARO

Submitted: By: Jim Zaleta Date: 9/29/2021

Jim Zaleta, Regional Sales Manager - EXACOM, Inc.

Approved By: Signature: _____ Date: _____

Signature of Authorized Personnel

Printed Name and Title

Approved Total Cost: \$ _____

Extended warranty plans for years 2 – 6:

Qty	Part No:	Model No:	Description	Unit Price	Qty Sub-Total
1	9004000	HS-SUP-E	EXACOM/1-Year Ext-Warranty Hardware and Software Maintenance - Support per year for years 2-6	-----	\$11,581.70

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LIMITATION OF LIABILITY

EXACOM will not be liable for any lost profits, lost savings or any collateral, consequential, indirect, incidental, punitive or consequential damages arising out of or connected in any way with the use or inability to use or malfunction of its products and software, even if EXACOM or its authorized reseller has been advised of the possibility of such damages or for any other type of claim by any party. EXACOM's liability is limited to the repair or replacement of the supplied original program diskette, associated publication and any part or parts of the product or system for the period of its limited warranty.

**CITY OF JENKS / JENKS PUBLIC WORKS AUTHORITY / JENKS AQUARIUM AUTHORITY
REQUISITION / ENCUMBRANCE
FOR PURCHASE**

Date: 10/11/21	Department: Police
Vendor: EXACOM	
Address: 99 AIRPORT ROAD Road	
CONCORD, NH 03301	
Phone: 603-228-0706	

Finance use only
P. O. No.:
Vendor No.:
Asst. Encumbrance Clerk (Initial):
Date:

VENDORS		BIDS	
ITEM (Include price and quantity when appropriate.)		Amount	Account Code
NEW 911 RECORDER TO REPLACE EXPIRED ONE			
QUOTE-Q-2020-EXA-0577H-2 NEW 911 RECORDER TO REPLACE EXPIRED ONE		\$24,075.84	16-321-5399
Please Email Megan P.O. #			
Capital ☐	Invoiced ☒	TOTAL	\$24,075.84

Department Head: Is this item approved within the current budget?

Yes ☒

No ☐

If not or if it is over the current budget amount, attach an explanation and/or documentation.

Recommended:

Recommended:

Budget Approval:

Mgt. Supervisor / Date

 10/11/21
*Department Head / Date

*City Manager / Designee / Date

Purchases over \$250 (\$500 JPWA & JAA) require prior approval by the City Manager or Designee.

*Required Signatures

Revised 07/2000

HGAC QUOTATION Contract No. RP07-20
Quote No: Q-2020-EXA-0577H-2

Date: 9/29/2021

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Customer Requirements:

The City of Jenks purchased their Exacom recorder s/n 1977 in October, 2015. In October, 2021 it will be six years old and no longer qualify for hardware warranty support. The current recorder is also using an End-of-Life OS, Windows Server 2008, which should be upgraded. Exacom would like to provide a budgetary quote for a refresh of the recorder in which the City can purchase new hardwares but receive full credit for all their software and licenses. The recorder would be updated with the latest OS and database software, along with the latest Hindsight 4 recording system. If there are any changes in the recording requirements the quote can be adjusted. Currently the recorder is licensed for 16 channels of L3Harris P25 Phase 2 with Encryption and 16 analog channels. There is also a 3TB NAS for archival storage of recordings. This quote does not include the support quoted separately on Q-2020-0577H-3 and must be ordered at the same time.

EXACOM Proposed Solution Summary:

Qty	Part No:	Model No:	Description	HGAC Unit Price	Qty Sub-Total
1	H9000100-03	HSX-600	HindSight 600 Series Multi-Media Recording Platform (includes HindSight Core Software, Single Processor System w/ 16GB RAM, 3-2TB Drives - 4TB RAID 5, Dual Hot Swap Pwr Sply, Windows Server 2019, Microsoft SQL Server 2019 Std, CD/DVD/KB/Mouse, 19" Monitor w/ Spkrs)	\$12,852.00	\$12,852.00
1	H9000512-02	HS-LX-BU4	HindSight 300/600 series Storage Backup (NAS) Solution w/ HS Backup Software - 3TB RAID 5	\$5,351.18	\$5,351.18
1	H9000709	HS-D-Nic	Dual NIC Card	\$298.35	\$298.35
1	H9000712	HS-D-Serial	Dual Serial Card	\$95.63	\$95.63
1	H9002225	HS-I-H-P25-2	HindSight Harris P25 - Phase 2	\$19,121.18	\$19,121.18
1	H9002242	HS-I-ENC	HindSight AES/DES Encryption, Supports KDF/KMF/OTAR	\$15,296.18	\$15,296.18
1	9000718-01	HS-R-Card-Refresh	Reuse existing cards for refreshed system (One (1) sixteen (16) channel analog line card)	\$3,825.00	\$3,825.00
16	H9002602	HS-P25CL	HindSight Single-Channel P25-RoIP License	\$459.00	\$7,344.00
16	H9002600	HS-AD-CL	HindSight Single-Channel A/D SW License	\$191.25	\$3,060.00
1	H9002412	HS-CUL	HindSight Concurrent User Client License	\$531.68	\$531.68
1	9002431	HS-CUL-UR	HindSight Concurrent Client License Refresh	\$378.68	\$378.68
1	9002288	ExaHealth	HINDSIGHT health and monitoring service. Supports SNMP and Email notifications.	Included	\$ -
1	9002289	ExaBackup	Backup software for HINDSIGHT.	Included	\$ -
				Equipment HGAC Price:	\$68,153.88
				Channel/License Transfer Credit:	(\$49,178.04)
				Equipment Sub-Total:	\$18,975.84
1	H9004055		Installation, Configuration and Training:		\$5,100.00
				Solution Sub-Total:	\$24,075.84

General Notes:

1. Prices are in US dollars at list, FOB Concord, NH
2. Shipping charges will be prepaid by EXACOM and added as a separate line item on your invoice unless otherwise indicated in MPA. Customer is responsible for all customs and duties.
3. Quotation is valid for 45 days.
4. This warranty will auto-renew annually until the end of the sixth year. Please indicate this on PO.
5. Software patches and minor releases are only available with current and up-to-date support contract.
6. The hardware/software refresh at year 7 is necessary to continue with the EXACOM support program.
7. HW/SW Refresh is only available when year's 2-6 Extended Warranty is purchased by the customer.
8. HW/SW Support is delivered remotely, only, via telephone, email and vpn, if available.
9. Sales Tax can only be waived if purchaser provides EXACOM with a copy of their Tax Exemption Certificate prior to purchase.
10. This refresh must be installed on or before 10/8/2021 (expiration date for current s/n 1977)
11. Performance Period: Starts on the earlier of the date of install or 90 days after shipping, and ends 1 year from start date. Any maintenance value remaining on existing maintenance agreement will be credited.
12. EARS-104 comes with 1 year HW/SW Warranty and Service.
13. EARS-104 support beyond 1st year will be billed at EXACOM T&M rates. Travel will be passed through to customer at cost if required.

Payment Terms: Net 30, Unless MPA on File
Ship Date: 30-45 Days ARO
Submitted By:
Jim Zaleta
Date:

9/29/2021

Jim Zaleta, Regional Sales Manager - EXACOM, Inc.
Approved By:
Signature:
Date:
Signature of Authorized Personnel
Printed Name and Title
Approved
Total Cost:

\$

Extended warranty plans for years 2 – 6:

Qty	Part No:	Model No:	Description	Unit Price	Qty Sub-Total
1	9004000	HS-SUP-E	EXACOM/1-Year Ext-Warranty Hardware and Software Maintenance - Support per year for years 2-6	-----	\$11,581.70

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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: **October 19, 2021**

Subject: **Maintenance Agreement for Public Sewer System – Country Cottages at Midland Valley Addition**

The Country Cottages at Midland Valley addition is a development comprised of 138 dwelling structures and a clubhouse building. All of the proposed structures are to be built on 15.5 acres of land. The close proximity of structures to one another made it impossible to place the sanitary sewer main line in a standard 11 to 15 foot utility easement. Therefore, staff required that the sanitary sewer be considered a private system that would be maintained by the property owner. During review by the Oklahoma Department of Environmental Quality (ODEQ), it was determined that the sanitary sewer system would need to be permitted either as a public system or this development would need to acquire a Sanitary Sewer Improvement District (SSID) number and do all of the permitting and testing required for a municipality. The property owner and staff did not want this development to go through the process required for this development to acquire an SSID number. Instead, the property owner was instructed to permit the sanitary sewer system for this development as a public system with ODEQ and provide an agreement with the City of Jenks for the maintenance of the system.

Attached is the “Maintenance Agreement for Public Sewer System” document. The Agreement contains, in part, the following obligations:

- The property owner will construct the sanitary sewer system in accordance with applicable regulatory design requirements.
- The property owner will maintain the sanitary sewer system.
- The property owner will allow the City to inspect the sanitary sewer system.

Staff requests approval of the Maintenance Agreement for Public Sewer System for the Country Cottages at Midland Valley Addition with The Cottages Jenks, LLC and authorize the Mayor to execute the document.

Attachment:
Maintenance Agreement for Public Sewer System

**MAINTENANCE AGREEMENT FOR
PUBLIC SEWER SYSTEM**

THIS MAINTENANCE AGREEMENT FOR PUBLIC SEWER SYSTEM (the "Agreement") is entered into the 4th day of October, 2021 (the "Effective Date"), by and between The Cottages Jenks, LLC, an Oklahoma limited liability company (hereinafter referred to as the "Landowner"), and the City of Jenks, a municipal corporation of the State of Oklahoma (hereinafter referred to as the "City").

W I T N E S S E T H

WHEREAS, the Landowner, which is the owner of the real property described in Exhibit A hereto (the "Property"), has submitted a development plan for a subdivision known as "Country Cottages at Midland Valley," a subdivision in the City of Jenks, Tulsa County, Oklahoma, PUD No. 122, which includes, among other features, subdivision of the Property into 138 lots for the ultimate purpose of constructing single family condominium homes thereon, which will be served by a public sewer system ("System"); and

WHEREAS, the Landowner will install the System in a manner that complies with all applicable regulatory and permitting requirements; and

WHEREAS, both parties desire to ensure sufficient maintenance to maintain the integrity and the proper functioning of the System;

NOW, THEREFORE, for and in consideration of the mutual covenants stated below, the parties agree as follows:

1. OBLIGATIONS OF THE LANDOWNER. The Landowner shall:
 - A. Construct the System in accordance with approved designs and provide as-built data and drawings and other certifications reasonably requested by the City in order to document compliance with the approved design and applicable regulatory requirements.
 - B. Keep, or cause any association formed for the purpose of administration and maintenance of reserve areas and other common areas of the Property ("Association") to keep, the System in good working order reasonably acceptable to the City and bear all repair, maintenance, and related costs associated therewith. Such maintenance shall be provided by the Landowner and/or the Association in perpetuity unless and until (i) the discontinuance of the provision of public sewer services to the Property, or (ii) the parties formally enter into a revised agreement or consent to cancellation or termination of this Agreement and the obligations created hereunder.

- C. Provide a right of ingress and egress for the City and agents of the City for compliance inspections and, if deemed by the City to be needed and not adequately performed by the Landowner or the Association within a reasonable time after written notice of the need therefor, maintenance and repair of the System.
- D. Landowner shall promptly repay the City for any maintenance or repair that the City must perform in this situation and that any unpaid costs will become a lien on the property.
- E. Keep written records of the inspections and repairs and provide access to those records to the City upon request.

2. MISCELLANEOUS.

- A. Inspections of the System conducted by the City shall be performed at reasonable times and the Landowner shall be provided with copies of the maintenance inspection reports. Whenever possible, the City shall notify the Landowner prior to entering the property.
- B. The parties shall record this Agreement in the Tulsa County Clerk's Office. The Landowner shall pay recording costs associated with recordation of this Agreement.
- C. The Landowner and its successors in title shall defend any and all claims, liabilities, suits at law or equity brought against the City resulting from the operation or maintenance of the System and shall indemnify the City for any costs and/or damages suffered as a result thereof.
- D. This Agreement shall "run with the land" and its terms shall be binding upon the successors and assigns of the Landowner.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties execute this Agreement as of the Effective Date.

THE COTTAGES JENKS, LLC

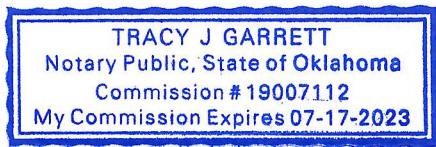
By: **The Cottages Jenks Holdco, LLC,
its Sole Member**

By: [Signature]
Name: Steven Watts
Title: Authorized Signatory

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

Before me the undersigned, a Notary Public in and for said County and State, on this 4 day of October, 2021, personally appeared STEVEN WATTS, to me known to be the identical person who subscribed the names of the makers thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



[Signature]
Notary Public

My Commission Expires:

July 17, 2023
[SEAL]

THE CITY OF JENKS

By: _____
Name: _____
Title: _____

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) ss

Before me the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2021, personally appeared _____, to me known to be the identical person who subscribed the names of the makers thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires:

[SEAL]

Exhibit A

Legal Description

Tract 1

Lot One (1), Block Two (2), JENKS COMMERCE PARK, an Addition in the City of Jenks, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 5280,

LESS AND EXCEPT the South 310 feet of Lot (1), Block Two (2), JENKS COMMERCE PARK, LESS AND EXCEPT a strip, piece, or parcel of land lying in Lot (1), Block Two (2), JENKS COMMERCE PARK, said parcel of land being described by metes and bounds as follows, to-wit: Beginning at the point where the present south right of way line of West 111th Street South intersects the West line of said Lot 1 a distance of 50.00 feet South 01°07'14" East of the Northwest Corner of Said Lot 1; thence North 88°42'37" East along said right of way line a distance of 145.33 feet to a jog in said right of way line; thence South 01°17'58" East along said jog a distance of 10.00 feet; thence South 88°42'37" West a distance of 129.48 feet; thence North 81°17'38" West a distance of 16.12 feet to a point on the West line of said Lot 1; thence North 01°07'14" West along said West line a distance of 7.20 feet to the Point of Beginning.

Tract 2

A tract of land that is part of Lot One (1), Block Two (2), JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the Recorded Corrected Plat No. 5280, being more particularly described as follows, to wit:

Commencing at the Southwest corner of said Lot 1; thence North 01°06'43" West along the Westerly line of said Lot 1 for 310.00 feet to the Point of Beginning; thence continuing North 01°06'43" West along said Westerly line for 384.80 feet; thence North 84°16'25" East for 260.00 feet; thence North 86°01'25" East for 220.00 feet; thence North 88°43'25" East for 115.04 feet to a Point on the Easterly line of said Lot 1; thence South 01°17'58" East along said Easterly line for 16.90 feet to a point of curve; thence Southerly along said Easterly line on a curve to the left having a central angle of 20°52'56", a radius of 770.00 feet, a chord bearing of South 11°44'26" East and a chord distance of 279.09 feet for an arc length of 280.64 feet to a point of tangency; thence South 22°10'54" East along said tangency and along said Easterly line for 73.85 feet to a point of curve; thence Southerly along the Easterly line on a curve to the right having a central angle of 05°54'48" a radius of 575.00 feet, a chord bearing of South 19°13'30" East and a chord distance of 59.32 feet for an arc length for 59.34 feet; thence South 88°50'31" West parallel with and 310.00 feet Northerly of as measured perpendicularly to the Southerly line of said Lot 1 for 690.44 feet to the Point of Beginning.

Tract 3

The West Three Hundred Ten (310') of the South Three Hundred Ten (310) feet of Lot One (1), Block Two (2), JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 5280

Jenks | City Council Staff Report



To	Mayor Box and City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2020
Case Number(s)	Yorktowne Village Plat PUD 16MA3 Minor Amendment No. 1
Request(s)	Approve Plat Amendment for Change of Access Parking Relief
Location	One lot north of 12141 S ELM ST W
Applicant	Jason Mohler, AAB Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Change of Access
- ☐ Supporting Documents

Preparer

Jason Mohler, AAB Engineering
Staff

Background Information

STAFF COMMENTARY | This staff report reflects two requests: A Change of Access request for a new retail facility and a Minor Amendment to PUD 16 (Minor Amendment Number 1 to PUD 16.MA3) for a prescribed parking ratio regardless of the retail uses. The final plat was filed as Yorktown Village. Currently, there is a Casey's convenience store located in Lot 1, Block 1. Lot 2, Block 1 is the lot seeking a change of access, no building permit application has been made. Lot 3, Block 1 has two developed parcels, a strip center "South County Square," which has never been lot split, located within the balance of the parent tract. Along the northern boundary The Learning Center was lot split from Lot 3, Block 1 creating the second lot within Block 1 Lot 3. The "The Good Shepherd" veterinary clinic is approved to open a veterinary office on the third lot split also known as Pad Site C.

PLANNING COMMISSION SUMMARY | "Special Hearing" | September 30, 2021 | Approved 6-0-1 (Davis late) Consent agenda.

PLANNING DATA

Request	PUD "One parking space per 200 SF of floor area, regardless of use" Amending Page 3 of PUD 16 and the DOD "Section II. A. 6. Parking" regarding current parking language: "Off Street Parking As required by the applicable use unit in the City of Jenks Zoning Code"
----------------	---

UU 11 Office	Medical	1 per 200=
	Other	1 per 400>
UU 12 Retail	Eating	1 per 100<
UU 13 Retail	Other	1 per 200=
	Grocery	1 per 300>
UU 14 Retail	Furniture	1 per 300>
	Other 1	1 per 200=
UU 16 Gasoline	NA	
UU 19 Restrictions	Hotel	1 per sleeping room
	Restaurant	1 per 200=
	Other	1 per 200=
UU 17 Minor Amendment		
	Rental	1 per 600>
	Repair	1 per 200=
UU 18 Minor Amendment	NA	

Public Comment	None Plat Change of Access requests and Minor Amendments are not advertised
Intended Use	New commercial development
Appearance District	Corridor Appearance PUD language requires PC to approve detailed site plan prior to construction of any structure...
Zoning	PUD 16A, CS Commercial Shopping
Comprehensive Plan	Local Commercial Commercial Land Uses
General Location	South of 121 st and east of Elm Street
Plat	Yorktowne Village No. 6096 03.01.2007
	3 Lots 1 Block
	Lot 2 Block 1 is the lot area under consideration
	Lot 1 Block 3 has been lot split twice forming 3 Lots Further division will require replatting
Request LNA	Request to change the Limits of No Access and Access
	LNA Move shared 20 ft. access on north boundary south 120 ft.
	Access Create new 30 ft. Access just south of lot center
	LNA Create new 70 ft. LNA (approximately 186 ft. from next access)

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO "SOUTH ELM STREET" AND "WEST 121ST STREET SOUTH" WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) 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.

Surrounding Zoning	North PUD 16 & PUD 11&RS-2 (Single-family Residential) West IM Industrial Medium Undeveloped South PUD 16 & CS (Commercial Shopping and Single-family Residential) East PUD 16 & CS (Commercial Shopping and Single-family Residential)
--------------------	--



B. CORRIDOR APPEARANCE DISTRICT REQUIREMENTS

PRIOR TO THE CONSTRUCTION OR RECONSTRUCTION OF ANY STRUCTURE, EXTERIOR REMODELING, PLACEMENT OF EXTERIOR LIGHTING OR SIGNS, OR ANY PROPOSED CONSTRUCTION REQUIRING THE ISSUANCE OF A BUILDING PERMIT, AN APPLICATION FOR A DETAILED SITE PLAN APPROVAL SHALL BE MADE AND SHALL BE SUBJECT TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES AND APPROVAL OF THE JENKS PLANNING COMMISSION AS SET FORTH IN SECTION 4-13-1 THRU 4-13-3 EXCLUSIVE OF THE JENKS CITY CODE AND AS OUTLINED HEREIN.

1. APPEARANCE/DESIGN:

- A. BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A COMPLEMENTARY STYLE IN ORDER TO MINIMIZE THE IMPACT OF PROPOSED NEW BUILDINGS AND USES ON ADJACENT AND NEAR BY PROPERTIES. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET(S) MUST PROVIDE A COMPLEMENTARY APPEARANCE UTILIZING DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES AND OTHER ARCHITECTURAL TREATMENTS TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALL OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE AND COMPLEMENTARY TO ADJACENT AND NEARBY PROPERTIES WITHIN THE CORRIDOR APPEARANCE DISTRICT.
- B. IN ADDITION TO COMPLEMENTARY EXTERIOR WALL DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, SCREENING FENCES, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE-SPECIFIC AMENITIES SHOULD BE USED TO INCREASE COMPATIBILITY OF THE BUILDING WITH ADJACENT AND NEARBY PROPERTIES.
- C. ALL ROOF-MOUNTED HEATING AND AIR CONDITIONING EQUIPMENT (HVAC) SHALL BE SCREENED.

2. BUILDING MATERIALS

- A. THE DESIGN OF NEW STRUCTURES AND OF ADDITIONS TO EXISTING STRUCTURES, INCLUDING NEW SITE IMPROVEMENTS, SHOULD TAKE INTO ACCOUNT THE ARCHITECTURAL STYLE, GENERAL DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF OTHER STRUCTURES AND PREMISES IN THE ADJACENT NEIGHBORHOOD. CONTEMPORARY DESIGNS FOR NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES OR REMODELS MAY BE ALLOWED SO LONG AS SUCH CONSTRUCTION IS COMPATIBLE WITH THE ESSENTIAL FORM AND INTEGRITY OF OTHER STRUCTURES IN THE ADJACENT NEIGHBORHOOD.
- B. ALL NEW STRUCTURES AND ALL RECONSTRUCTION OR REMODELING OF EXISTING STRUCTURES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD UTILIZE EXTERIOR MATERIALS SUCH AS MASONRY, FACE BRICK, STONE, WOOD, OR METAL. USE OF CONTEMPORARY MATERIALS, SUCH AS ALUMINUM OR OTHER METALS, FIBERGLASS, AND PLASTICS FOR EXTERIOR SURFACES SHOULD CONTRIBUTE TO THE PRESEVATATION OR ENHANCEMENT OF TRADITIONAL MATERIALS AND THE OVERALL INTEGRITY AND APPEARANCE OF THE STRUCTURE.
- C. TRADITIONAL COLOR SCHEMES AND COMBINATIONS OF THOSE COLORS THAT ARE COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD SHOULD BE USED FOR ALL EXTERIOR WALL COVERINGS. FLUORESCENT OF LUMINESCENT COLORS SHALL BE PROHIBITED.

Figure 4: Corridor Appearance District Requirements



Figure 3: Google Earth Imagery 11/10/2020

Staff Evaluation & Recommendation

EVALUATION

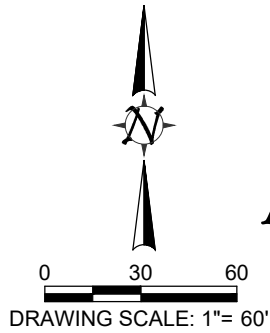
This change of access request was brought to staff many months ago as well as the new retail structure and potential parking request. Approving the access change request would allow the applicant to file the changes with Tulsa County moving the access point.

1. Mutual Access running N/S is required to remain in place and usable
2. Provide filed copy of Surveyors Affidavit showing changes to access and LNA.

Approving the Parking request is acceptable to staff and would allow the developer and staff to set the number of required spaces in advance of development and determined uses.

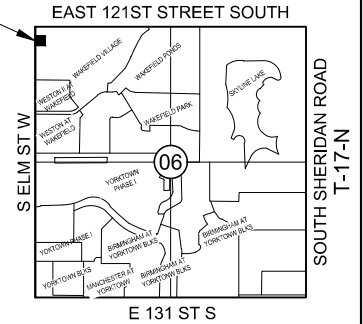
RECOMMENDATION

1. *Staff and Planning Commission recommend conditional approval of the change of access per staff and TAC comments and requiring the approved document be filed of record with the Tulsa County Land Records and tied directly to the Plat.*
2. *Staff and Planning Commission recommend approval of the parking ratio request noting the new UDO will allow for such requests as needed up to a certain percent.*



WINDSOR PLAZA ACCESS CONTROL EXHIBIT

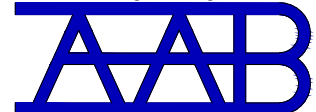
SITE LOCATION



FILE: P:\1713\106-WINDSOR PLAZA\WINDSOR PLAZA ACCESS EXHIBIT

PLOT DATE: Tue, 17 Aug 2021

AAB Engineering, LLC



Engineering • Surveying • Land Planning

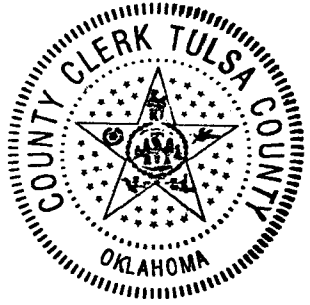
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec: 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288



P.U.D. 16

PLAT No.
6096

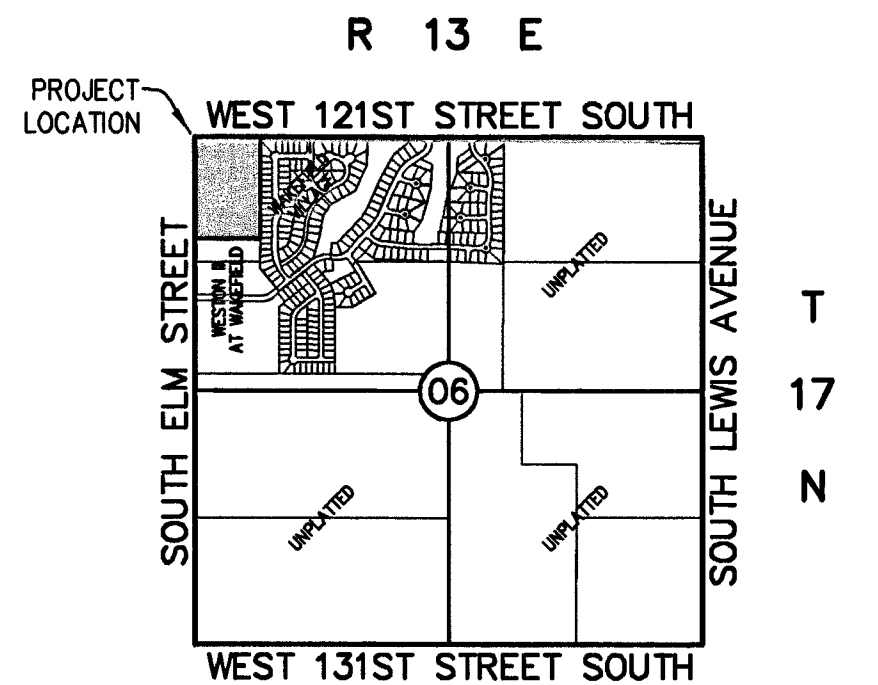
Yorktowne Village



A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NW/4 OF SECTION SIX (6), TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner/Developer
SOUTH RIVER TRADING, LLC
12010 S ELM STREET
JENKS, OK 74037
PHONE: (918) 296-0700
MR. CURT ROBERTS

Engineer/Surveyor
HRAOK, INC.
1913 WEST TACOMA, SUITE-C
BROKEN ARROW, OKLAHOMA 74012-1472
PHONE: (918) 258-3737
FAX: (918) 258-2554
C.A.#3643 EXPIRES JUNE 30, 2007



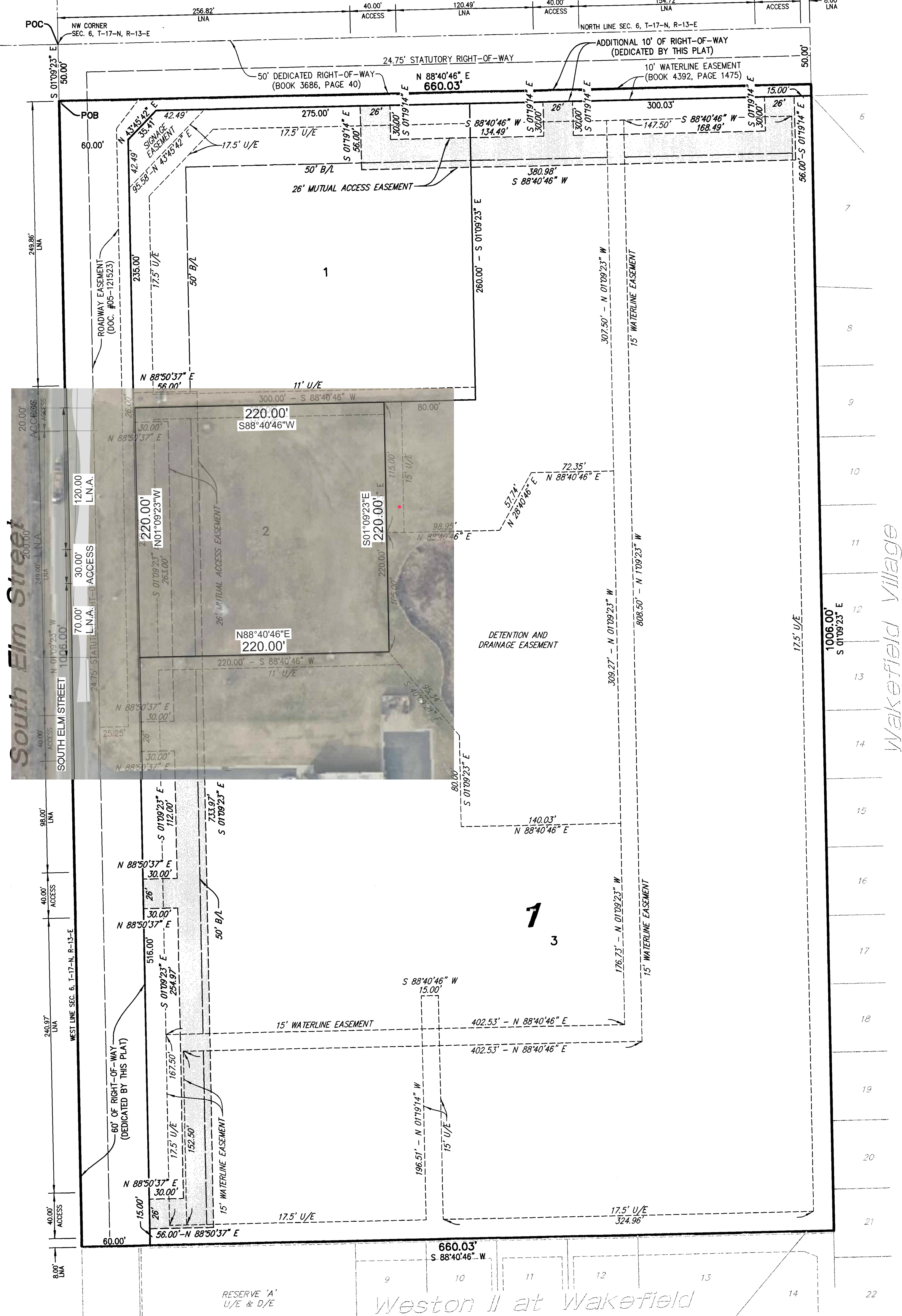
Location Map
SCALE: 1"=2000'

Subdivision Contains Three (3) Lots in One (1) Block
16.00 Acres



Scale: 1"=50'
0 25 50 100

West 121st Street South



Legend

B/L BUILDING LINE
U/E UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
MUTUAL ACCESS EASEMENT

Basis of Bearings

BEARINGS BASED ON A PLATTED BEARING OF S 01°09'23" E ALONG THE WEST LINE OF 'WAKEFIELD VILLAGE', A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 5503.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

Benchmark

5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-STAMPED "356", SET S.E. OF THE INTERSECTION OF 121ST ST. AND PEORIA AVE. ELEV=722.622 (NAVD 1988)

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF JENKS.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____, 20____
EARLENE WILSON, Tulsa County Clerk

Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 36.00 per trust receipt no. 8407 to be applied to 20____ taxes. This certificate is NOT to be construed as payment of 20____ taxes in full but is given in order that this plat may be filed on record. 20____ taxes shall be paid the amount of the security deposit.

Dated

Dennis Semler
Tulsa County Treasurer

By: _____
Deputy

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council

on November 20, 2006

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

Deed of Dedication

KNOW ALL MEN BY THESE PRESENTS: SOUTH RIVER TRADING, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS A PART OF LOT FOUR (4) IN SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 01°09'23" EAST ALONG THE WESTERLY LINE OF SAID SECTION 6 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°40'46" EAST, PARALLEL TO AND 50.00 FEET FROM THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 660.03 FEET; THENCE SOUTH 01°09'23" EAST ALONG THE WESTERLY LINE OF BLOCK THREE (3) OF WAKEFIELD VILLAGE, AN ADDITION TO THE CITY OF JENKS, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT #5503), FOR A DISTANCE OF 1006.00 FEET; THENCE SOUTH 88°40'46" WEST ALONG THE NORTH LINE OF WESTON II AT WAKEFIELD, AN ADDITION TO THE CITY OF JENKS, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT #5978), FOR A DISTANCE OF 660.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°09'23" WEST ALONG SAID WESTERLY LINE OF SECTION 6 FOR A DISTANCE OF 1006.00 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "YORKTOWNE VILLAGE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER "YORKTOWNE VILLAGE").

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHT-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AS "SOUTH ELM STREET" AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT 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 RE-LAYING 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 HEREBY 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 OR UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

B. UNDERGROUND SERVICE

- STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINES OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, 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 SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT-WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, STORM SEWER AND SANITARY SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON HIS LOT.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- 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 THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. STORMWATER DETENTION EASEMENTS AND FACILITIES

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF JENKS, DETENTION AND DRAINAGE FACILITIES ARE TO BE CONSTRUCTED AS SHOWN ON THE ACCOMPANYING PLAT OF THE SUBDIVISION WHICH IS NECESSARY TO MEET CITY OF JENKS DETENTION AND DRAINAGE REQUIREMENTS TO THE SUBDIVISION.
- DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN THE STORMWATER DETENTION EASEMENT SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF JENKS, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREA NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREA UNLESS APPROVED BY THE CITY OF JENKS.
- THE STORMWATER DETENTION EASEMENT AND DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED BY THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE". SUCH MAINTENANCE SHALL BE AT THE COST OF SAID OWNER AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF THE OBSTRUCTION AND DEBRIS.
 - THE DETENTION EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING FOUR (4) WEEKS
 - CONCRETE APPURTENANCES, IF ANY, SHALL BE MAINTAINED IN GOOD AND WORKING CONDITION; AND TRICKLE CHANNELS, IF ANY, SHALL BE CLEANED OF SILTATION AND VEGETATION TWICE YEARLY.

- IN THE EVENT THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE" SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT AREA AND FACILITIES THEREIN SITUATED, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DETENTION EASEMENT AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY SAID OWNER.
- IN THE EVENT THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE" FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS MAY FILE OR RECORD A COPY OF THE STATEMENT OF COST, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST OWNER OF LOT 3, BLOCK 1, "YORKTOWNE VILLAGE". A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

F. SURFACE DRAINAGE

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

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE PROPERTY AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND 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.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO "SOUTH ELM STREET" AND "WEST 121ST STREET SOUTH" WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LUNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, 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.

I. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL PUBLIC STREETS ADJACENT TO THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER(S), THEIR GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER (S) PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOT WITHIN THE PLAT.

SECTION II. PLANNED UNIT DEVELOPMENT AND CORRIDOR APPEARANCE DISTRICT RESTRICTIONS

WHEREAS, THE LAND AREA CONTAINED WITHIN "YORKTOWNE VILLAGE" IS PRESENTLY CLASSIFIED AS A PLANNED UNIT DEVELOPMENT (ENTITLED P.U.D. 16) ZONING CLASSIFICATION, WITH P.U.D. 16 ZONING HAVING RECEIVED APPROVAL BY THE JENKS PLANNING COMMISSION ON NOVEMBER 9, 2006 AND THE JENKS CITY COUNCIL ON DECEMBER 9, 2006 AND

WHEREAS, THE LAND AREA CONTAINED WITHIN "YORKTOWNE VILLAGE" IS LOCATED IN ITS ENTIRETY WITHIN P.U.D. 16 AND A DESIGNATED CORRIDOR APPEARANCE DISTRICT, WITH SUCH CORRIDOR APPEARANCE DISTRICT CONTAINING SPECIAL RESTRICTIONS AND REQUIREMENTS AS SET FORTH BY THE CITY OF JENKS AND

WHEREAS, THE OWNER AND THE CITY OF JENKS DESIRE TO ESTABLISH 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 AND THE CITY OF JENKS DO HEREBY IMPOSE THE FOLLOWING 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.

A. P.U.D. 16 DEVELOPMENT STANDARDS

1. PERMITTED USES

USE UNIT 4: PUBLIC PROTECTION AND UTILITIES AND OPEN AIR FACILITIES (TEMPORARY) ONLY THE FOLLOWING USES: HORTICULTURAL NURSERY AND CHRISTMAS TREE SALES

USE UNIT 11: OFFICES AND STUDIOS

USE UNIT 12: EATING PLACES, OTHER THAN DRIVE-INS.

USE UNIT 13: CONVENIENCES GOODS AND SERVICES

USE UNIT 14: SHOPPING GOODS AND SERVICES

USE UNIT 16: GASOLINE SERVICE STATIONS

USE UNIT 19: HOTEL, MOTEL AND RECREATION FACILITIES, ONLY THE FOLLOWING USES ARE ALLOWED, HEALTH CLUB, HOTEL, MOTEL, ENCLOSED MOTION PICTURE THEATER.

USE UNIT 17: AUTOMOTIVE AND ALLIED ACTIVITIES, ONLY THE FOLLOWING USES: AUTOMOBILE SALES AND RENTALS (NEW AND USED) AUTO WASH, VEHICLE REPAIR AND SERVICE MAY BE PERMITTED BY MINOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT.

USE UNIT 18, DRIVE-IN RESTAURANTS MAY BE PERMITTED BY MINOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT.

ALL OTHER USE UNITS ARE EXCLUDED FROM PLANNED UNIT DEVELOPMENT NO. 16.

2. MAXIMUM BUILDING FLOOR AREA RATIOS:

COMMERCIAL USES 0.25

OFFICES USES 0.40

3. MAXIMUM BUILDING HEIGHT: 28 FT

BUILDINGS, STRUCTURES, ARCHITECTURAL ELEMENTS AND BUSINESS LOGOS MAY BE INCREASED TO A MAXIMUM OF 35 FEET IN HEIGHT BY DETAILED SITE PLAN APPROVAL.

4. MINIMUM LOT FRONTAGE ON WEST 121ST STREET SOUTH AND SOUTH ELM STREET: 150FT

ACCESS POINTS ON WEST 121ST STREET SOUTH AND SOUTH ELM STREET SHALL BE DETERMINED UPON SUBMISSION OF DETAIL SITE PLAN IN ACCORDANCE WITH THE JENKS SUBDIVISION REGULATIONS AND APPROVED BY THE CITY ENGINEER.

5. MINIMUM BUILDING SETBACKS:

FROM THE CENTERLINE OF 121ST STREET SOUTH 110 FT

FROM THE CENTERLINE OF SOUTH ELM STREET 110 FT

FROM THE EAST BOUNDARIES 25 FT

6. OFF-STREET PARKING

AS REQUIRED BY THE APPLICABLE USE UNIT OF THE JENKS ZONING CODE.

7. LANDSCAPED AREA:

A MINIMUM OF TEN PERCENT (10%) OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE FOR COMMERCIAL USES AND FIFTEEN PERCENT (15%) OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE FOR OFFICE USES IN CONFORMANCE WITH THE CORRIDOR APPEARANCE DISTRICT GUIDELINES.

8. SCREENING:

A SCREENING WALL OR FENCE SHALL BE CONSTRUCTED, DESIGNED AND MAINTAINED ALONG ANY BOUNDARY OF THE PROPERTY WHICH ABUTS A RESIDENTIAL DEVELOPMENT. THE SCREENING WALL OR FENCE SHALL BE DESIGNED IN ACCORD WITH THE APPLICABLE PROVISIONS OF THE JENKS ZONING CODE.

9. SIGNS:

A. TWO CENTER AND TENANT IDENTIFICATION GROUND SIGNS SHALL BE PERMITTED: ONE AT THE SOUTHEAST CORNER OF WEST 121ST STREET SOUTH AND SOUTH ELM STREET AND ONE AT THE NORTHEAST CORNER OF SOUTH ELM STREET AND THE RESIDENTIAL COLLECTOR STREET 125TH STREET SOUTH WITH A MAXIMUM OF 280 SQUARE FEET OF DISPLAY SURFACE AREA AND 26FEET IN HEIGHT FOR EACH SIGN.

B. ONE GROUND SIGN SHALL BE PERMITTED FOR EACH LOT ALONG THE WEST 121ST STREET SOUTH AND SOUTH ELM STREET FRONTAGE WITH A MAXIMUM OF 160 SQUARE FEET OF DISPLAY SURFACE AREA AND 20 FEET IN HEIGHT FOR EACH SIGN.

C. WALL SIGNS SHALL BE PERMITTED NOT TO EXCEED 15 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF BUILDING WALL TO WHICH ATTACHED. THE LENGTH OF A WALL SIGN SHALL NOT EXCEED SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE OF THE BUILDING. NO WALL SIGN OF ANY KIND OR TYPE SHALL BE PERMITTED ON ANY EAST FACING WALL OR SOUTH FACING WALL LOCATED IN TRACT-2.

10. LIGHTING:

LIGHT STANDARDS WITHIN THE EAST 100 FEET OF THE PROPERTY SHALL NOT EXCEED 15' IN HEIGHT. WITHIN THE REMAINDER OF THE PROPERTY LIGHT STANDARDS SHALL NOT EXCEED 30 FEET IN HEIGHT. ALL LIGHT STANDARDS AND BUILDING MOUNTED LIGHTS SHALL BE HOODED AND THE LIGHT DIRECTED DOWNWARD AND AWAY FROM THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PROPERTY.

11. APPEARANCE AND DESIGN:

A. THE DESIGN AND APPEARANCE OF BUILDINGS, LANDSCAPING, FENCING, SIGNAGE, LIGHTING AND STORAGE SHALL CONFORM TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES OF THE CITY OF JENKS.

B. EXTERIOR BUILDING MATERIALS SHALL BE SIMILAR OR COMPLEMENTARY ON ALL SIDES OF THE BUILDINGS.

12. ADDITIONAL DEVELOPMENT STANDARDS:

A. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

B. NO TRUCKS, TRAILERS, OR OTHER SIMILAR ROLLING STOCK SHALL BE USED FOR STORAGE.

C. THE LOCATION OF TRASH RECEPTACLES SHALL BE SPECIFICALLY REVIEWED AND APPROVED AS PART OF THE DETAILED SITE PLAN APPROVAL PROCESS AT THE TIME OF THE BUILDING PERMIT ISSUANCE.

13. PARCELIZATION

PARCELIZATION AND THE ADJUSTMENT OF THE BOUNDARIES OF LOTS AS INITIALLY PLATTED MAY OCCURE BY SUBSEQUENT LOT SPLITS OR REPLATTING, PROVIDED HOWEVER, ALL RESULTING PARCELS (WHICH SHALL BE DEEMED A "LOT") SHALL MEET ALL REQUIREMENTS OUTLINED ABOVE IN SECTION II.

14. TRANSFER OF ALLOCATED FLOOR AREA

ALLOCATED FLOOR AREA MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA IS TO BE ALLOCATED.

B. CORRIDOR APPEARANCE DISTRICT REQUIREMENTS

PRIOR TO THE CONSTRUCTION OR RECONSTRUCTION OF ANY STRUCTURE, EXTERIOR REMODELING, PLACEMENT OF EXTERIOR LIGHTING OR SIGNS, OR ANY PROPOSED CONSTRUCTION REQUIRING THE ISSUANCE OF A BUILDING PERMIT, AN APPLICATION FOR A DETAILED SITE PLAN APPROVAL SHALL BE MADE AND SHALL BE SUBJECT TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES AND APPROVAL OF THE JENKS PLANNING COMMISSION AS SET FORTH IN SECTION 4-13-1 THRU 4-13-13 EXCLUSIVE OF THE JENKS CITY CODE AND AS OUTLINED HEREIN.

1. APPEARANCE/DESIGN:

A. BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A COMPLEMENTARY STYLE IN ORDER TO MINIMIZE THE IMPACT OF PROPOSED NEW BUILDINGS AND USES ON ADJACENT AND NEAR BY PROPERTIES. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET(S) MUST PROVIDE A COMPLEMENTARY APPEARANCE UTILIZING DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES AND OTHER ARCHITECTURAL TREATMENTS TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALL OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE AND COMPLEMENTARY TO ADJACENT AND NEARBY PROPERTIES WITHIN THE CORRIDOR APPEARANCE DISTRICT.

B. IN ADDITION TO COMPLEMENTARY EXTERIOR WALL DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, SCREENING FENCES, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE-SPECIFIC AMENITIES SHOULD BE USED TO INCREASE COMPATIBILITY OF THE BUILDING WITH ADJACENT AND NEARBY PROPERTIES.

C. ALL ROOF-MOUNTED HEATING AND AIR CONDITIONING EQUIPMENT (HVAC) SHALL BE SCREENED.

2. BUILDING MATERIALS

A. THE DESIGN OF NEW STRUCTURES AND OF ADDITIONS TO EXISTING STRUCTURES, INCLUDING NEW SITE IMPROVEMENTS, SHOULD TAKE INTO ACCOUNT THE ARCHITECTURAL STYLE, GENERAL DESIGN, ARRANGEMENT, TEXTURE, MATERIAL, AND COLOR OF OTHER STRUCTURES AND PREMISES IN THE ADJACENT NEIGHBORHOOD. CONTEMPORARY DESIGNS FOR NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES OR REMODELS MAY BE ALLOWED SO LONG AS SUCH CONSTRUCTION IS COMPATIBLE WITH THE ESSENTIAL FORM AND INTEGRITY OF OTHER STRUCTURES IN THE ADJACENT NEIGHBORHOOD.

B. ALL NEW STRUCTURES AND ALL RECONSTRUCTION OR REMODELING OF EXISTING STRUCTURES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD UTILIZE EXTERIOR MATERIALS SUCH AS MASONRY, FACE BRICK, STONE, WOOD, OR METAL. USE OF CONTEMPORARY MATERIALS, SUCH AS ALUMINUM OR OTHER METALS, FIBERGLASS, AND PLASTICS FOR EXTERIOR SURFACES SHOULD CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF TRADITIONAL MATERIALS AND THE OVERALL INTEGRITY AND APPEARANCE OF THE STRUCTURE.

C. TRADITIONAL COLOR SCHEMES AND COMBINATIONS OF THOSE COLORS THAT ARE COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD SHOULD BE USED FOR ALL EXTERIOR WALL COVERINGS. FLUORESCENT OF LUMINESCENT COLORS SHALL BE PROHIBITED.

C. PARKING AND LANDSCAPING

1. PARKING

- OFF-STREET PARKING AREAS/OFF STREET LOADING AREAS SHOULD CONFORM TO THE DESIGN, LIGHTING, AND IMPROVEMENTS AS REQUIRED BY JENKS ZONING CODE.
- LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE BY CONSTANT LIGHT AND SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ABUTTING PROPERTIES WITHIN A RESIDENTIAL ZONING DISTRICT.
- UNENCLOSED OFF-STREET PARKING AREAS SHALL BE SURFACED WITH A DUST-FREE ALL-WEATHER MATERIAL.

D. PARKING AND INTERNAL TRAFFIC CIRCULATION SHOULD BE ESTABLISHED WITHIN EACH SEPARATE DEVELOPMENT IN A WAY THAT WILL RESULT IN A SUBSTANTIAL REDUCTION IN THE NUMBER OF EXISTING AND NEW PUBLIC STREET AND PRIVATE DRIVE ACCESS POINTS TO MAJOR ARTERIAL STREET FRONTAGES.

E. ALL PAVED PARKING AREAS SHALL BE USED FOR THE MUTUAL BENEFIT AND ENJOYMENT OF ALL LOT OWNERS, THEIR GUEST AND INVITEES. ALL GOVERNMENT AGENCIES INCLUDING FIRE, POLICE, EMERGENCY SERVICES OR MAIL SERVICE SHALL ALSO BE PERMITTED MUTUAL ACCESS THROUGH THE PAVED PARKING AREAS PROVIDED BY EACH INDIVIDUAL LOT OWNER.

2. LANDSCAPING

- STREET FRONTAGES WITHIN THE CORRIDOR DISTRICT SHOULD PROVIDE A SENSE OF OPEN-SPACE AND SHOULD BE BUFFERED FROM THE STREETS BY LANDSCAPED DRIVES, LAWNS, OR PARKING.
- TREES AND SHRUBBERY UTILIZED FOR LANDSCAPING PURPOSES SHOULD CONFORM TO THE SPECIES RECOMMENDED AND APPROVED BY THE CITY OF JENKS.

C. LOCATIONS ALONG OR NEAR TO THE PROPOSED ROUTES OF THE JENKS TRAIL SYSTEM SHOULD BE ENCOURAGED TO PROVIDE FOR PEDESTRIAN AND BICYCLE ACCESS TO THE SYSTEM.

D. COMMERCIAL AND OTHER OFFICE USES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD PROVIDE MINIMUM LANDSCAPED OPEN SPACE AS FOLLOWS:

- COMMERCIAL USES 10% OF LOT AREA
- OFFICE USES 15% OF LOT AREA

3. FENCING

- DEVELOPMENT AND REDEVELOPMENT WITHIN THE CORRIDOR DISTRICT SHOULD INCLUDE ADEQUATE SCREENING AND BUFFERING TO AVOID NEGATIVE IMPACTS ON ADJACENT RESIDENTIAL AREAS.
- SCREENING FENCING, WHERE REQUIRED BY THE JENKS ZONING CODE AND ELSEWHERE ON A LOT WITHIN A CORRIDOR APPEARANCE DISTRICT, SHOULD BE WOODEN FENCING, FAUX FENCING, MASONRY, OR BRICK WALLS PROVIDING VISUAL BARRIERS OR COMBINATIONS THEREOF.
- SCREENING WALLS OR FENCES SHALL BE MAINTAINED BY THE OWNER OR OCCUPANCY OF THE LOT CONTAINING THE FENCE REQUIRED TO CONSTRUCT THE SCREENING.

4. SIGNAGE

A. ALL SIGNS, AS DEFINED IN THE JENKS CITY CODE, SHOULD BE DESIGNED TO BE COMPATIBLE WITH AND COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD. ALL SIGNS SHOULD BE DESIGNED AND ERRECTED IN COMPLIANCE WITH THE JENKS CITY CODE, ZONING CODE AND SIGN CODE WITHOUT THE NECESSITY OF VARIANCES. VARIANCES OF HEIGHT, SIZE, SETBACK, AND OTHER CODE REQUIREMENTS SHOULD NOT BE SUPPORTED WITHIN THE CORRIDOR APPEARANCE DISTRICTS.

B. AS REFLECTED ON THE ACCOMPANYING PLAT, A SIGN EASEMENT AREA HAS BEEN DEFINED AND LOCATED NEAR THE INTERSECTION OF SOUTH ELM STREET AND WEST 121ST STREET SOUTH, UNLESS OTHERWISE APPROVED BY THE OWNER/DEVELOPER, OR THE CURRENT PROPERTY OWNER OF RECORD FOR LOT 2, BLOCK 1 YORKTOWNE VILLAGE, POLE OR GROUND SIGNAGE UTILIZED FOR THE SUBDIVISIONS SHALL BE EXPRESSLY LIMITED TO PLACEMENT WITHIN THE DEFINED SIGNAGE EASEMENT AREA. THE TOTAL DISPLAY SURFACE AREA OF SIGNAGE TO BE RELOCATED WITH THE DEFINED SIGNAGE EASEMENT SHALL NOT EXCEED THE ALLOWABLE SIGNAGE DISPLAY SURFACE AREA FOR LOT 2, BLOCK 1, YORKTOWNE VILLAGE, UNLESS OTHERWISE APPROVED BY THE CITY OF JENKS AND THE CURRENT PROPERTY OWNER OF RECORD FOR LOT 2, BLOCK 1, YORKTOWNE VILLAGE. PLACEMENT OF GLDING WALL OR CANOPY SIGNS SHALL BE ALLOWED UPON ALL BUILDINGS AND LOTS WITHIN YORKTOWNE VILLAGE SUBJECT TO THE CITY OF JENKS ZONING AND SIGNAGE CODE REQUIREMENTS AND CONDITIONS.

5. LIGHTING

A. ALL LIGHTING, INCLUDING EXTERIOR AND PARKING LOT LIGHTING, SHOULD BE SO DESIGNED TO COMPLEMENT THE BUILDING STRUCTURES CONSTRUCTED AND THOSE LOCATED IN ADJACENT AREAS.

- LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE BY CONSTANT LIGHT AND SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ABUTTING PROPERTIES WITHIN A RESIDENTIAL ZONING DISTRICT.
- LIGHTING INCORPORATING PERIOD LIGHTING FIXTURES SIMILAR TO SPECIAL THEME DISTRICT AND CONFORMING TO APPROVED CITY STREET LIGHTING STUDIES ARE ENCOURAGED.

SECTION III. PRIVATE LAND USE RESTRICTIONS

IN ADDITION TO ANY OTHER PERMITTED USE, LOT TWO (2) MAY BE USED FOR ANY AND ALL TYPES OF BANKING OPERATIONS AND OTHER FINANCIAL SERVICES. AS LONG AS LOT TWO (2) IS BEING USED FOR ANY TYPE OF BANKING OPERATION OR ACTIVITY, NO OTHER LOT IN YORKTOWNE VILLAGE SHALL BE USED FOR ANY TYPE OF BANKING OPERATIONS OR BANKING ACTIVITIES OF ANY KIND OR NATURE EXCEPT THAT WALK-UP ATMS MAY BE LOCATED INSIDE OF A BUILDING ON SUCH LOTS AS LONG AS THE SAME ARE AN INCIDENTAL USE WITH RESPECT TO THE USE OF SUCH BUILDING ON SUCH OTHER LOT (WHICH USE SHALL NOT INCLUDE BANKING OPERATIONS OR BANKING ACTIVITIES). BY WAY OF EXAMPLE (BUT NOT IN LIMITATION OF SUCH RESTRICTION), A WALK-UP ATM MACHINE MAY BE INSTALLED INSIDE OF A BUILDING CONTAINING A RETAIL ESTABLISHMENT ON SUCH OTHER LOTS IN YORKTOWNE VILLAGE AS A CONVENIENCE TO THE CUSTOMERS THEREOF. AS A FURTHER CLARIFICATION, AND BY WAY OF EXAMPLE, THE RESTRICTIONS HEREIN SET FORTH SHALL NOT BE CONSTRUED TO PREVENT OTHER LOTS IN YORKTOWNE VILLAGE FROM BEING USED FOR INSURANCE AGENCIES, STOCK BROKERAGE FIRMS, MORTGAGE COMPANIES OR ACCOUNTING FIRMS. THE OWNER OF LOT TWO (2) SHALL BE ENTITLED (BUT NOT OBLIGATED) TO ENFORCE THE PERFORMANCE OF THIS RESTRICTIVE COVENANT.

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 OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II. ZONING AND DEVELOPMENT STANDARDS AND RESTRICTIONS. AS SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAIN 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 ELM STREET CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. SECTIONS III SHALL BE ENFORCED BY THE OWNER OF LOT 2 IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS OR OWNER OF ANY LOTS WITHIN YORKTOWNE VILLAGE, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR 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 ANY OWNER OF A LOT WHICH ACTION SEEMS 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 COST AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007

JENKS, OKLAHOMA 74037-2007

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

To: Mayor and City Councilmembers

Cc: Chris Shrout, City Manager

From: Teresa Nowlin, City Attorney

Date: October 13, 2021

Re: Resolution 748 Approving Downtown Economic Development Incentive Policy for Development Project Assistance

The proposed resolution approving the Downtown Economic Development Incentive Policy for Development Project Assistance establishes a policy allowing a sales tax rebate incentive for new developments (or substantial redevelopment) in the Downtown Core (same definition as set forth in the Horizons Jenks Comprehensive Plan).

Eligible projects must:

- involve at least \$250,000 in hard construction costs;
- include uses which the City has expressed as desirable in the downtown area such as vertical mixed use projects with high-quality restaurants, bars, entertainment, or amusement venues without an existing presence in the City; and
- and must meet all applicable City regulations (zoning/UDO, building code, Master Plan when adopted).

The total incentive amount will be capped at no more than 10% of a project's hard construction costs (in amount set forth in the agreement) and will be in the form of an annual sales tax rebate of up to 2% of new gross City sales taxes generated by the project. The time period for the sales tax reimbursement will be capped at a period of time estimated to be sufficient to reach the aforementioned limitation/cap based on developer's sales tax projections which period shall not exceed fifteen (15) years from the date of the incentive application. Incentive agreements may impose additional conditions as well.

Resolution 748 authorizes staff to implement the policy. As part of that, the Resolution authorizes the City Manager to execute incentive agreements which are consistent with the approved policy to allow applications to be approved in an efficient and expedited manner. If an exception to this

policy or different type of incentive are sought, the proposed incentive agreement will come before the appropriate governing body for approval if staff recommends approval.

Staff intends to bring forward two additional Downtown incentive policies for the City Council and/or Jenks Economic Development Authority's approval in the coming months. Staff will put these policies together in a comprehensive Downtown economic development incentive policy packet.

Staff recommends approval of Resolution 748.

City of Jenks
Resolution # 748

**APPROVING DOWNTOWN ECONOMIC DEVELOPMENT INCENTIVE
POLICY FOR DEVELOPMENT PROJECT ASSISTANCE**

WHEREAS, the City of Jenks desires to encourage economic development in its downtown area;

WHEREAS, the City desires for its downtown to become a place where people can hangout day or night to dine, shop or have fun; and thus, there is a need to attract mixed use developments with additional eating and drinking establishments, as well as entertainment options and quality retail;

WHEREAS, multiple challenges exist to developing and constructing new projects in Downtown Jenks including the cost of real property and the age and condition of existing structures;

WHEREAS, in order to facilitate and incentivize development in Downtown Jenks, the City Council desires to adopt and implement a policy providing for economic development incentives for eligible projects in the defined area of Downtown Jenks;

WHEREAS, the City Council finds that the attached policy should ensure that projects eligible for economic development incentives provide an adequate public benefit in exchange for such incentives to be provided;

WHEREAS, the City Council finds that incentives provided pursuant to this policy meet the public purpose of economic development; and

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

1. The attached Downtown Economic Development Incentive Policy for Development Project Assistance is hereby approved.
2. Staff is authorized to implement this policy effective immediately.
3. The City Manager is authorized to execute incentive agreements created pursuant to this policy.
4. Staff is authorized to develop a comprehensive downtown economic development incentive policy packet with introductory and conclusory statements, a description of the procedures for application for incentives, and the attached policy and any policy approved on a later date. Substantive changes to incentives and or adding new incentives must come before the City Council or the Board of Directors of the Jenks Economic Development Authority as appropriate.

APPROVED THIS _____ DAY OF _____, 2021.

Cory Box, Mayor
CITY OF JENKS, OKLAHOMA

ATTEST:

City Clerk

DOWNTOWN JENKS ECONOMIC DEVELOPMENT INCENTIVE POLICY**INTRODUCTION**

This Policy outlines the goals and objectives of the City of Jenks ("City") in inducing private investment and development in Downtown Jenks. The City has legal authorization to expend sales tax revenue for economic development purposes. This Policy describes generally how financial incentives may be provided using sales tax rebates or reimbursements to assist development projects in Jenks Downtown Core, an area bounded generally by the railroad tracks on the west, 7th Street on the east, "A" Street on the north, and Aquarium Place on the south. For an illustration of the boundaries, see the Downtown Land Use and Development section on page 46 of the Horizon Jenks Comprehensive Subareas Plan.

Nothing contained in this Policy is intended to imply that the City is under any obligation to provide financial incentives or other forms of assistance to any applicant. All incentive or assistance requests will be considered on a case-by-case basis. Any applicant granted assistance must enter into an agreement with the City that contains all terms required by state law, City code, this Policy, and any other applicable law, in order to ensure an adequate public benefit in exchange for the public incentives to be provided. Should the provisions of such an agreement differ from the provisions of this Policy, the agreement will control.

DEVELOPMENT PROJECT ASSISTANCE

Development Project Assistance may be available to a developer proposing to develop on vacant property within Jenks Downtown Core or significantly renovate or rehabilitate an existing structure (where the impact is almost as significant as a full redevelopment) on property within Downtown Jenks.

1. Eligibility¹

(a) *General Criteria.* The following criteria will be used to evaluate whether a project may qualify for incentives:

- (i) The specific project for which assistance is requested must be *located within Jenks Downtown Core.*
- (ii) The specific project for which assistance is requested must involve an investment of at least \$250,000.00 in hard construction costs.
- (iii) The developer seeking assistance must either own or have a long-term ground lease for the property that it is seeking to develop or renovate.
- (iv) Projects must follow all design and density standards as adopted by the City in its Code of Ordinances.

(b) Additional consideration and priority will be given to projects that demonstrate consistency with principles established in the Horizon Jenks Comprehensive Plan, vertical mixed-use projects, and for projects that include high-quality restaurants, bars, entertainment, or

¹ NOTE: Meeting program eligibility criteria does not guaranty approval of Development Project Assistance.

DOWNTOWN JENKS ECONOMIC DEVELOPMENT INCENTIVE POLICY

amusement venues without an existing presence in the City. The City desires to provide a Development Project Assistance process in order to promote better urban design; by facilitating creative patterns of use, paying particular attention to the physical, cultural, and social identities that define downtown Jenks. Resulting in the creation of quality downtown space that contributes to people's health, happiness, and well-being. *Ineligible Uses of Assistance*. Development Project Assistance may not be used for costs associated with the following purposes:

- (i) The development of single-family or multi-family residences (unless integrated into a mixed-use, pedestrian-friendly development).
- (ii) Any sales tax generating use or business that relocates from another location within the City into Downtown Jenks, except to the extent that the relocation will create sales tax revenues new to the City.

2. Application Required

A developer seeking Development Project Assistance must submit an incentive application to the City Manager.

3. Amount of Assistance

Development Project Assistance shall be limited or capped at no more than 10% of a project's hard construction costs (amount set forth in the agreement). The hard costs of the construction of improvements on a project will be determined and verified by the City prior to the payment of any Development Project Assistance. Development Project Assistance shall take the form of an annual reimbursement of City sales taxes generated by a specific redevelopment project over a period of time estimated to be sufficient to reach the aforementioned limitation/cap based on developer's sales tax projections which shall be no more than fifteen (15) years from the date of the incentive application, and receipt will be conditioned upon the developer's or project owner's submission of sales tax payment information to the City in a manner sufficient for the City to verify the amount of sales taxes paid. There is no guarantee of the availability and timing of funds for Development Project Assistance. Annual amounts available for reimbursement shall be limited to and capped at two percent (2%) of a retail business's new gross sales subject to the City's sales tax.²

"Hard Costs of the Construction of Improvements," or "Hard Construction Costs," shall mean the actual and direct construction costs of the material, labor, and improvements associated with a development.

² To determine the amount of "new gross sales," City staff will establish an applicant's gross sales baseline (where applicable) by using information reported to the Oklahoma Tax Commission (OTC). The baseline will be the annualized monthly average for the most recent twelve (12) filing periods submitted to the OTC. The increment between new gross sales and the baseline shall be the amount available for reimbursement subject to the 2% limitation, as previously noted.

DOWNTOWN JENKS ECONOMIC DEVELOPMENT INCENTIVE POLICY

Such costs exclude developer's fees and other soft costs, including but not limited to architectural, engineering, financing, and legal fees, and other pre- and post-construction fees and expenses

DRAFT

Jenks | City Council Staff Report



To	Mayor Box & City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2021
Case Number	JZ 21-674
Request	Rezoning from AG to RS-3 (Agriculture to Single-family Residential)
Location	11117 S Douglas
Applicant	Andrew Garrett

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ DIAGRAM

Preparer

INCOG
Applicant

Background Information

STAFF COMMENTARY | This lot is located within Glenwood South. The applicant was in the process of adding an addition to their house when protective inspections alerted them to a rear yard setback encroachment. Glenwood South is zoned AG (Agriculture) despite the fact it is a platted residential subdivision. This is likely due to annexation, all properties are annexed into the City with an AG zoning (Sec. 110.3 of the Jenks Zoning Code) the property owner/developer should have asked for a change of zoning. When Glenwood South was platted in 1979 it was outside of the Jenks City Limits, and it was annexed later.

Planning Commission Summary | September 30, 2021 | “Special Hearing” Approved 7-0-0

PLANNING DATA

Intended Use	No change Single-family Residential house addition
Zoning	AG (Agriculture)
Zoning Request	RS-3 (Single-family Residential) to meet rear yard setback
Comprehensive Plan	Medium Intensity Single-family
General Location	South of 111 th St. and West of HWY 75
Parcel ID	56015823524300
Property Address	11117 S DOUGLAS AV W
Plat	Glennwood South Platted in Tulsa County Plat No. 3950 September 10, 1979
Legal	LT 1 BLK 2

15 ft. Easement along North and East (rear) property line

Gross Acres

0.28

Private Covenants

Private Covenants whether a Deed of Dedication or HOA rules or other document are not enforced by the City of Jenks | Staff is not aware of any such violation with this request.

SUPPLEMENTAL INFORMATION

Sec. 430. - Bulk and area requirements in residential districts. Table 3. BULK AND AREA REQUIREMENTS IN THE RE, RS & AG DISTRICTS

	RE	RS-1	RS-2	RS-3	APPLICANT	AG
LOT WIDTH (Min. Ft.) One Family	150 ¹	100	75	65	101	300
LOT AREA (Min. Sq. Ft.) One Family	24,000	13,500	9,000	6,900	12,180	2 ACRES
LAND AREA PER D.U. (Min. Sq. Ft.) One Family	28,375	16,000	10,875	8,400	12,180	2.5 ACRES
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35	X	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	12,000	7,000	5,000	4,000	4,000	
Front Yard Abutting a Public Street: Arterial	35	35	35	35	NA	35
—Not an Arterial	35	35	30	25	30+-	25
All Other Yards Abutting a Public Street: Arterial	20	20	20	20	NA	NA
—Not an Arterial	15	15	15	15	?	25
Rear Yards (min. ft.)	25	25	25	20	24.9	40
Side Yards (min. ft.) ⁴ —One side yard	15	10	10	10	15+-	10
—Other side yard	15	5	5	5	39.7	10

What Constitutes Spot Zoning | <https://plannersweb.com/2013/11/understanding-spot-zoning-2/>

The “classic” definition of spot zoning is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.” 1

Spot zoning is, in fact, often thought of as the very antithesis of plan zoning. 2 When considering spot zoning, courts will generally determine whether the zoning relates to the compatibility of the zoning of surrounding

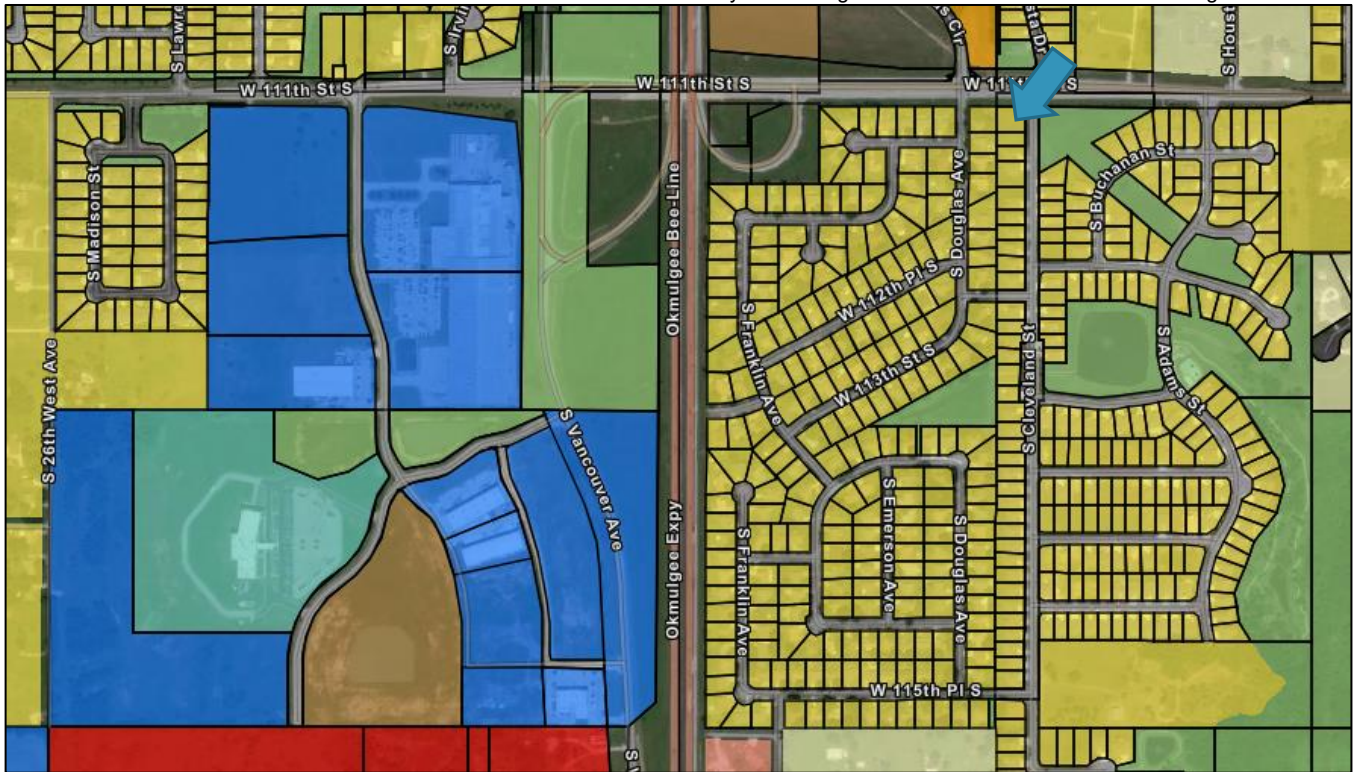


Figure 2: Medium Intensity Single-family



Figure 3: google earth view

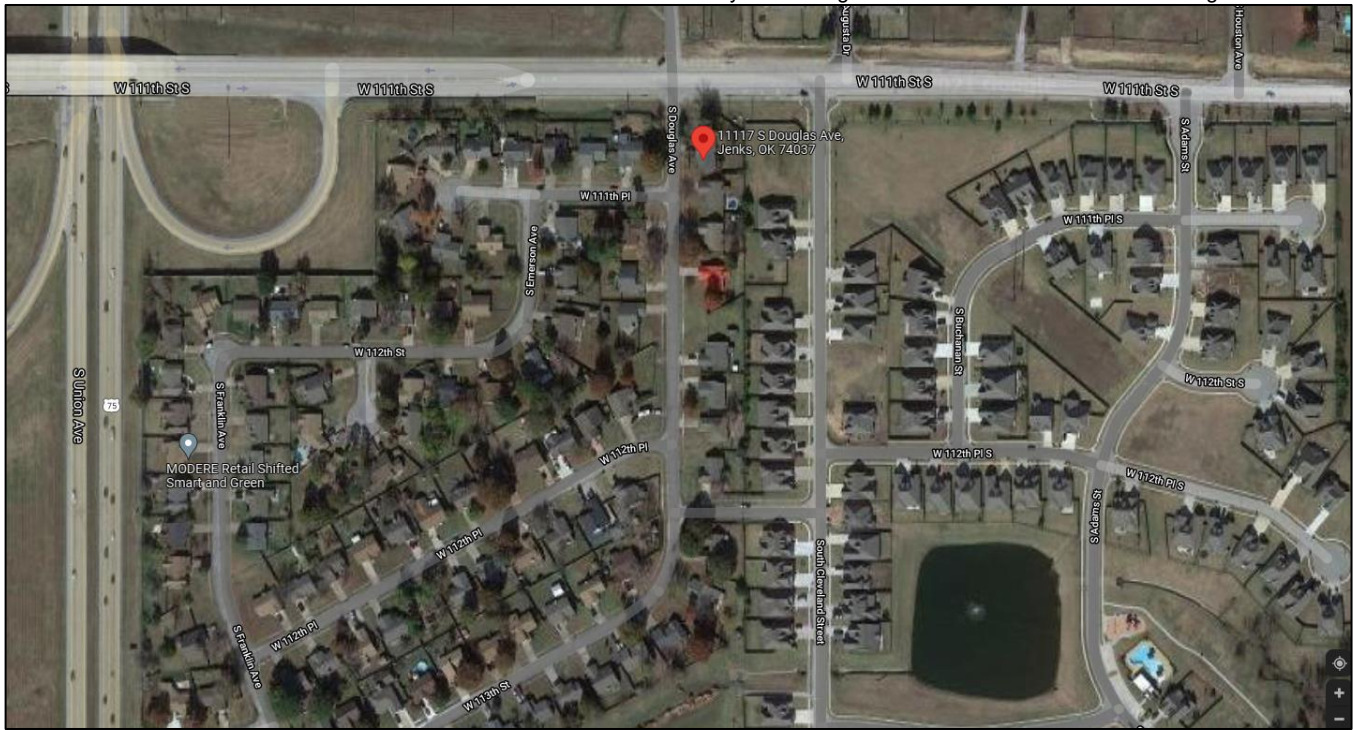
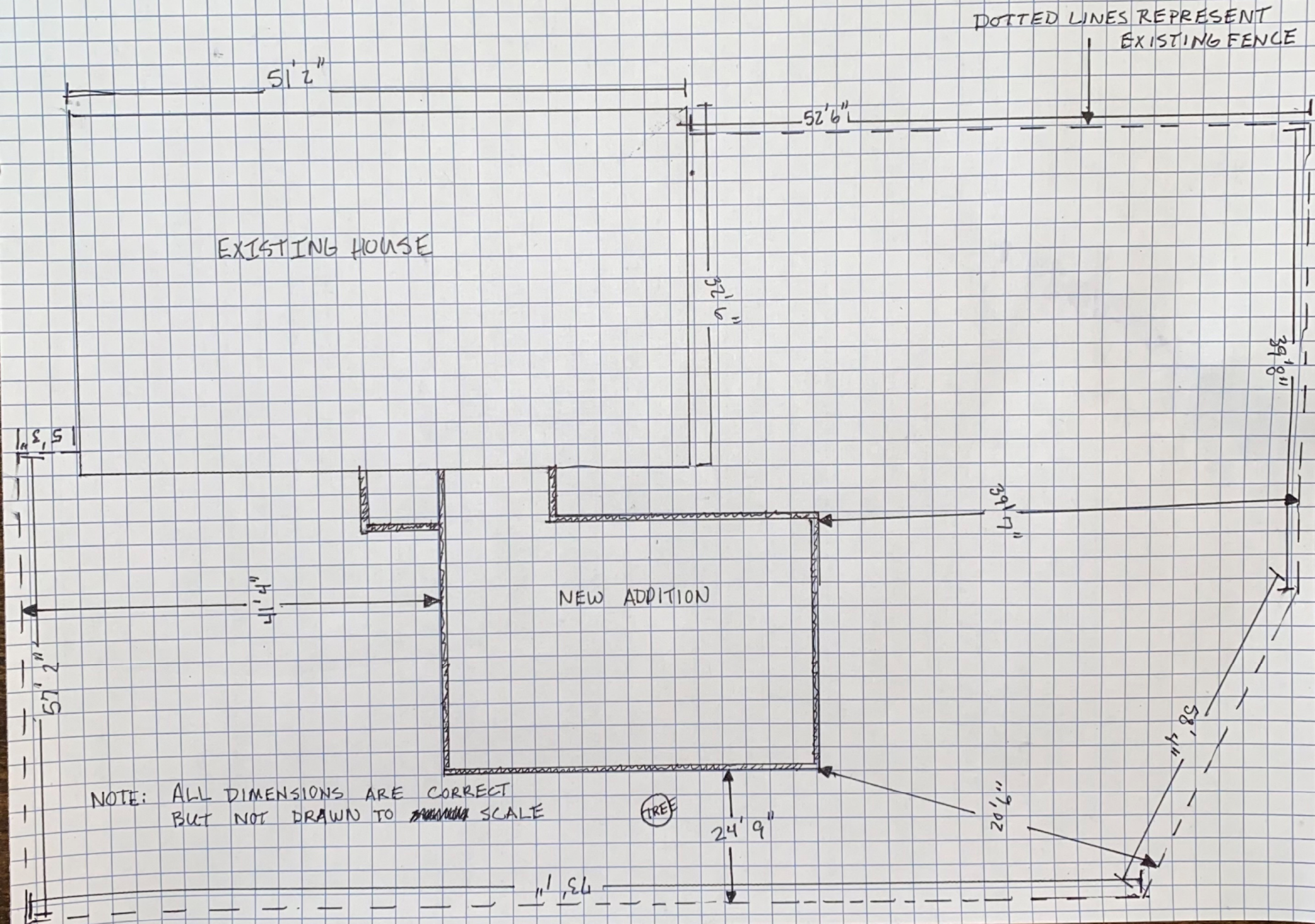


Figure 4: Glenwood South Plat snippet



Figure 5: Google Earth view of side yard



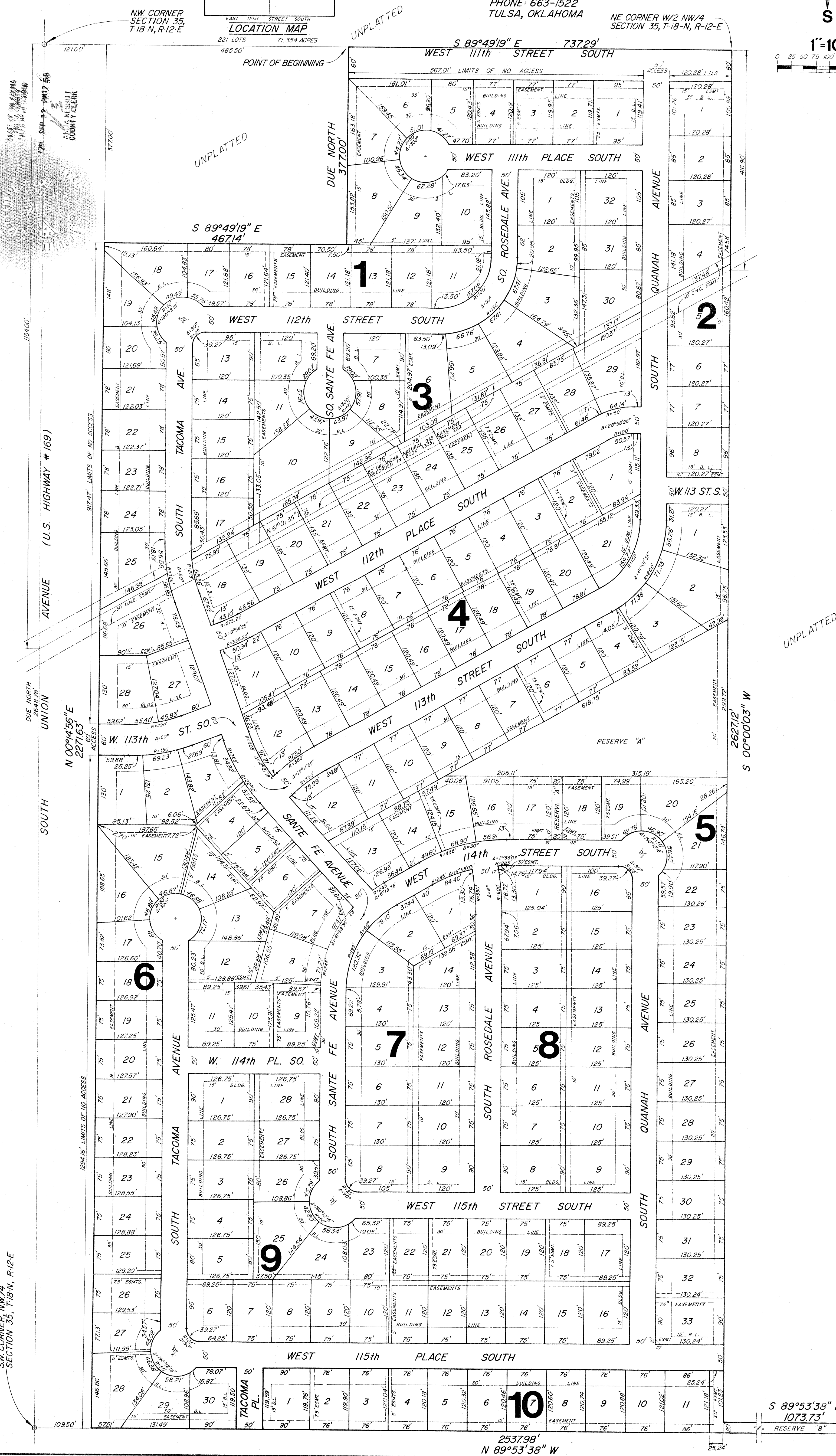
GLENWOOD SOUTH

*AN ADDITION TO TULSA COUNTY,
LOCATED IN PART OF THE S/2 OF THE S/2 OF THE SE/4 OF THE NW/4 OF
B PART OF THE W/2 OF THE NW/4 OF SEC. 35, T-18-N, R-12-E, TULSA COUNTY, OKLA.*

OWNER:
GLENWOOD SOUTH
4606 S. GARNETT
PHONE: 662-3600
TULSA, OKLAHOMA

ENGINEER:
TULSA ENGINEERING
& PLANNING ASSOCIATES, INC.

NOTARY PUBLIC *July W. Rogers*





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 ZONE CHANGE LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-674

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 30 September 2021, in consideration of the following:

An application to approve a Request by Andrew Garrett for a for a zone change from AG (Agriculture) to RS-3 (Residential Single Family High Density)

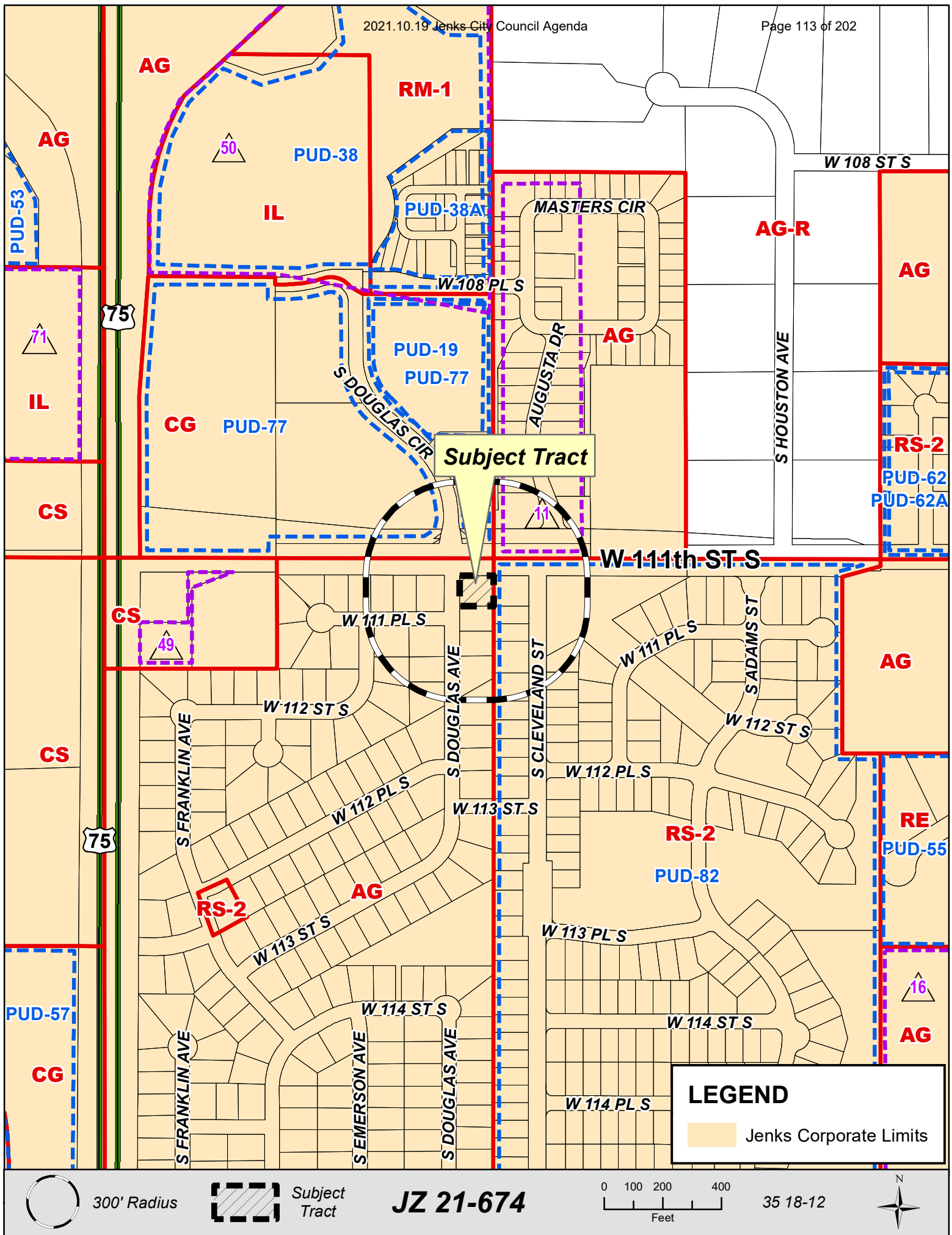
Legal Description: Lot 1 Block 2 Glennwood South

General Location: 11117 S Douglas Ave

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 31 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission



**ORDINANCE NO. 1565
(JZ 21-674)**

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO A RS-3 (RESIDENTIAL SINGLE-FAMILY HIGH DENSITY) 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 September 30, 2021, and a public hearing on said zone change was held by the Jenks City Council on October 19, 2021, 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 will not adversely affect the health, safety, or general welfare of the public 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:

Lot 1 Block 2 Glennwood South

General Location: 11117 S Douglas Ave

Is rezoned from AG (Agriculture) District to RS-3 (Residential Single-Family High Density) District as defined in the City of Jenks Zoning Code.

SECTION II. That approval of this zoning change shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance.

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

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

Approved this _____ day of _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

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

Emergency Clause approved separately this _____ day of _____ 2021.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Box & City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2021
Case Number	JZ 21 SUP 116 JBC ANNEX
Request	Specific Use Permit for additional church uses and a new boundary line
Location	11725 S Elm
Applicant	Shannon Duncan

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ Site Plan
- ☐ Public Comment

Preparer

INCOG
First Baptist Church
Erik Enyart

Background Information

STAFF COMMENTARY | First Baptist Church Jenks “FBC” is in the process of master planning their campus allowing for orderly expansion as the church grows. They recently purchased the residential property to the south of their existing campus. The church has remodeled the structure and brought it up to code. Staff met with the Pastor and talked through their plans. The church calls the southern property “The Annex.” The use has changed from single-family to small assembly groups. They are in need of parking to accommodate the classes that will meet daily. The structure provides a home-like setting and is much more efficient to operate from a heating and cooling perspective. If approved they will build a barn (metal building) for vehicles and maintenance equipment, with a road connecting the Annex to the primary church campus. Ultimately, they will build walking trails, and other outdoor amenities as was approved in the original SUP.

PLANNING SUMMARY | Approved 7-0-0 | Erik Enyart (409 W 119th St) spoke in favor of the SUP and has submitted comments for CC (see attachment).

PLANNING DATA

Intended Use Church uses and ancillary uses such as storage of vehicles and equipment

2 PARCELS | ONE SUP | Specific Use Permit

Parcel ID [60718833138500](#) | [First Baptist Church Jenks](#)

Property Address 11701 S ELM ST W

Legal LT 1 LESS BEG 50E NWC SW TH E25 SW35.38 N25 POB BLK 1

Gross Acres	26.20
Zoning	AG Agriculture
SP	74 (To be changed to SUP 116)
Plat	Jenks First Baptist Church No. 6360 09/28/2010
Use	Church and offices and other ancillary uses
Parcel ID	98331833141110 The Annex
Property Address	11725 S ELM ST W
Legal	TR BEG 30 E & 881 S OF NW COR NW SW LT 3 TH E 1343.58 S 441 W 1343.58 N 441 TO POB LESS BEG 881S & 30E NWC SW TH E20 S442.76 W20 N442.81 TO POB SEC 31 18 13
Gross Acres	13.13
Zoning	AG Agriculture (No Change)
Plat	Unplatted Platting will not be required at this time (no change in zoning)
Use	Change from Single-family Residential to church uses including but not limited to classrooms, vehicle and equipment storage, trails



Figure 1: zoning map of the parcels in question

Private Covenants Private Covenants whether Deed of Dedication or HOA or other document are not enforced by the City of Jenks | Staff is not aware of any violation with this request.

SUPPLEMENTAL INFORMATION

FIRST BAPTIST CHURCH | SUMMARY OF 09-21-21 PREDEVELOPMENT MEETING

SUP REQUEST | Church uses for entire property 2 parcels

- 41 Acres master plan to include:
 - Connection to trails system
 - Sand Volleyball
 - Walking trail along entire 41 acres open to public

New Parcel to be added to SUP and will receive a new SUP number for entire property

The Annex | Existing Structure (originally single-family residential on AG property)

- Change of occupancy (residential to assembly)
- Application triggers Fire Inspection
- Application triggers inspection from code enforcement

New construction | <https://jenks.com/230/Building-Inspections>

- Bus barn (building permit required)
- Parking lot (30 or less spaces) (part of earth change permit)
- Drive Aisle connecting church and Annex building (public safety and engineering)
- Metal Building | S2 | Low Hazard Storage
 - No Heat/air
 - Outside water

Engineering

- Consider pond improvements when calculating detention
 - Design and engineer pond with outfall
- Earth change permit required
 - Required for Drive aisle and bus barn areas of disturbance
- Detention Report required
- Erosion control plan required

Signage to be located along Elm | Please provide for review in SUP

Signal | Staff discussed the likelihood of getting a signal installed at 116th. Mr. Cloyde, City Engineer stated there was no plan at this time to install a signal. This was a surprise to applicant; in the past they had understood there would be a light.

Staff Evaluation & Recommendation

Evaluation | Churches require a Specific Use Permit per the City of Jenks zoning code. See the relevant language below.

General SUP information per the Jenks Zoning Code:

1700.1. General. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this section, authorize for specific parcels of land, the issuance of a Specific Use Permit.

The uses listed in the Specific Use list are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located or their effects on the general public are broader in scope than other types of uses permitted in the district.

The designation of a Specific Use Permit as possible on the Specific Use List does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

Sec. 1701. Conditions for approval.

1701.1. Application. Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific Use Permit, the Planning Commission may require that the applicant furnish preliminary site plans and data concerning the operation, location, function and characteristics of any use of land or building proposed.

1701.2. Planning Commission Requirements. The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.

1701.4. Site Plans. A site plan (plot plan) setting forth the conditions specified may be required of the applicant and such plan when accepted shall be made a part of the permit issued for the specific use.

1701.5. Designation of Zoning Map. A Specific Use Permit approved under the provisions of this ordinance shall not be considered as an amendment to the zoning ordinance; however, the Specific Use Permit shall be noted on the zoning map as follows: SUP - (the number of the request for a Specific Use Permit). Any of the conditions contained in a Specific Use Permit approval shall be considered as conditions precedent to the granting of a building permit for the specific use provided for.

1701.6. Time Limits for Implementation. If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance including nonconforming uses and their incidental and accessory uses must receive a Specific Use Permit before any expansion of the use is permitted.

Sec. 1704. Administration.

1704.4. Appeals. An applicant may appeal a recommendation of denial by the Planning Commission to the City Council by providing written notice of its intent to appeal with the City Clerk within 15 days of the date of recommended denial by the Planning Commission. The City Council may reverse the recommendation of the Planning Commission by a two-thirds vote of the members of City Council.

Staff Comments | Staff has no conditions for approval, this SUP request will abrogate SUP 74 but does not change the content of the original SUP. Approval allows for changes to the boundary line,

adds an assembly use with a residential nature additional parking, a road between the annex and primary campus as well as a storage building.

Recommendation | *Staff and Planning Commission recommend approval of the Specific Use Permit to allow for church uses.*

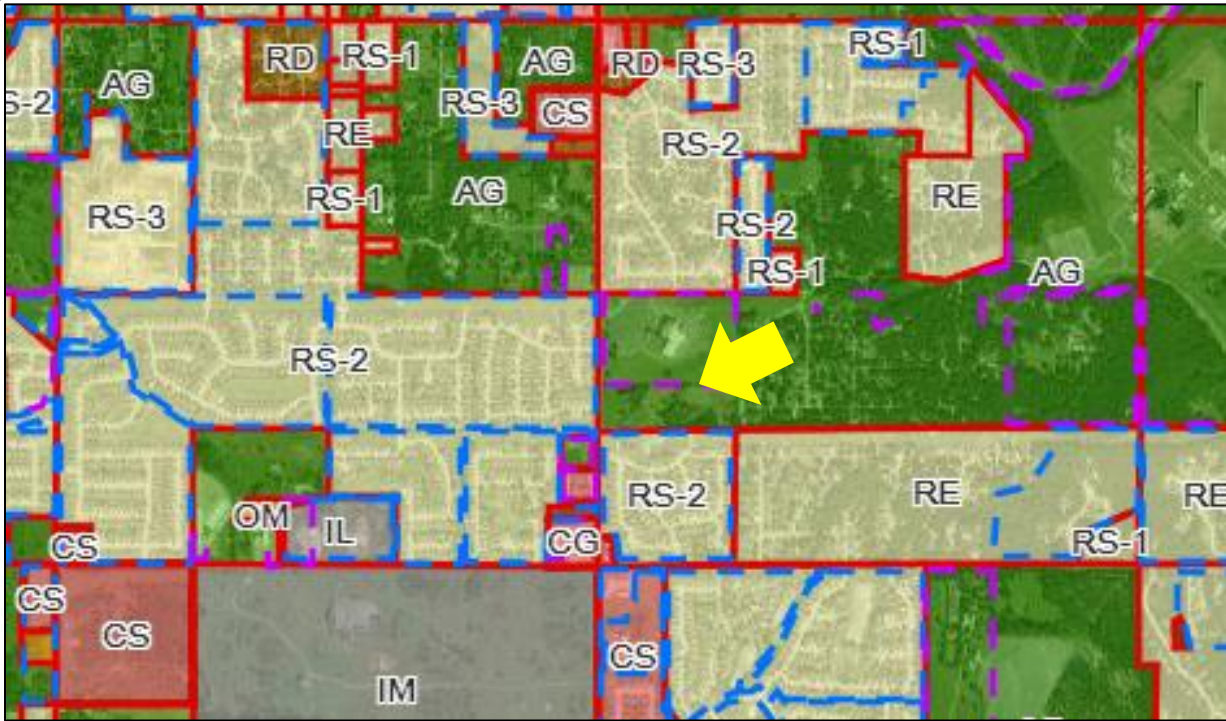


Figure 2: Zoning Map with Aerial View



Figure 3: Medium Intensity Single-family



Figure 4: Google earth view from north 116th Street



Figure 5: View of FBC along Elm



Figure 6: Google Earth view of residence now Classroom building "FBC Annex"



Figure 7: Drive Aisle to Annex

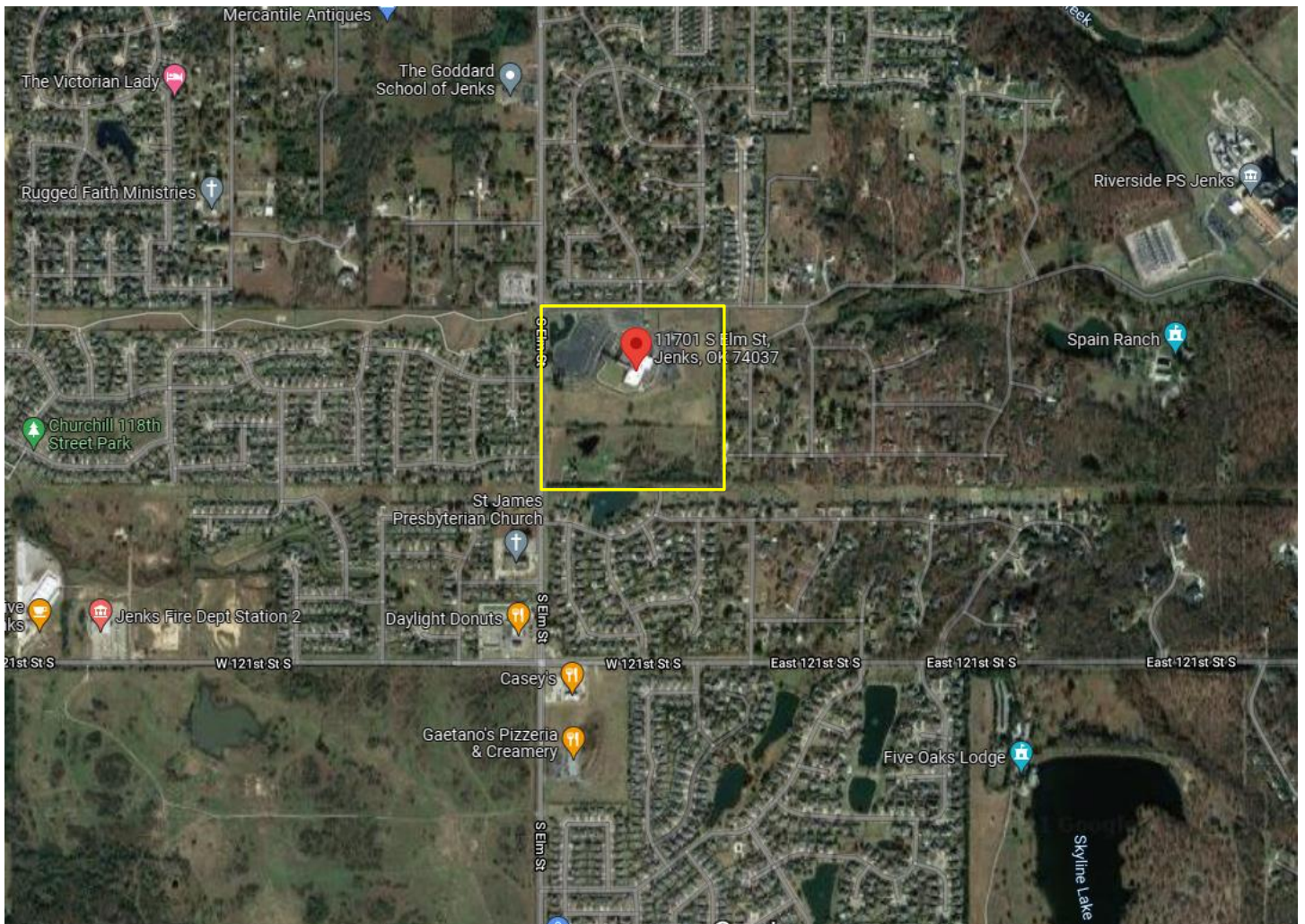
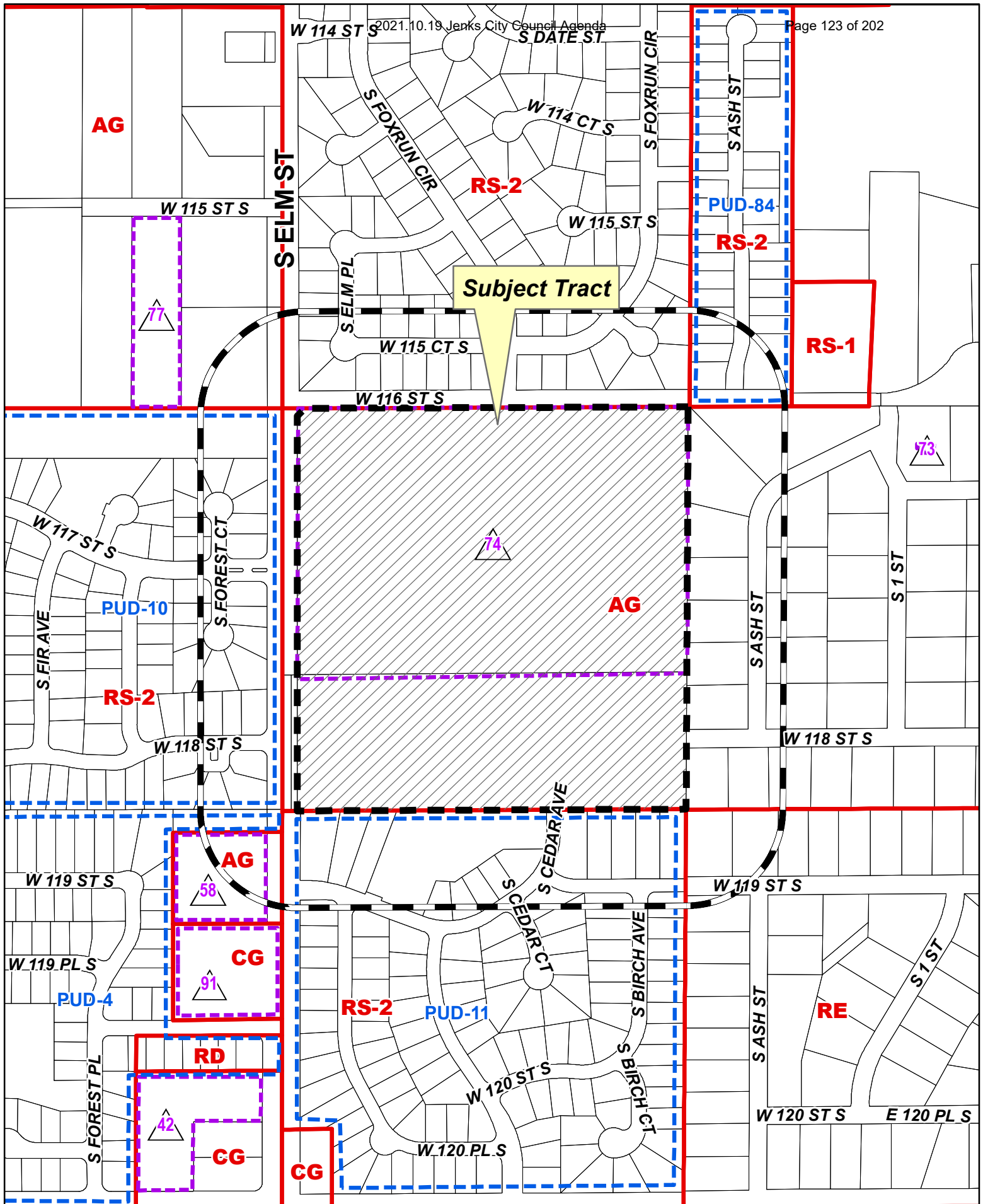


Figure 8: Google Aerial View

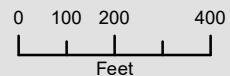


300' Radius



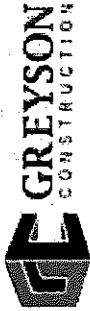
Subject
Tract

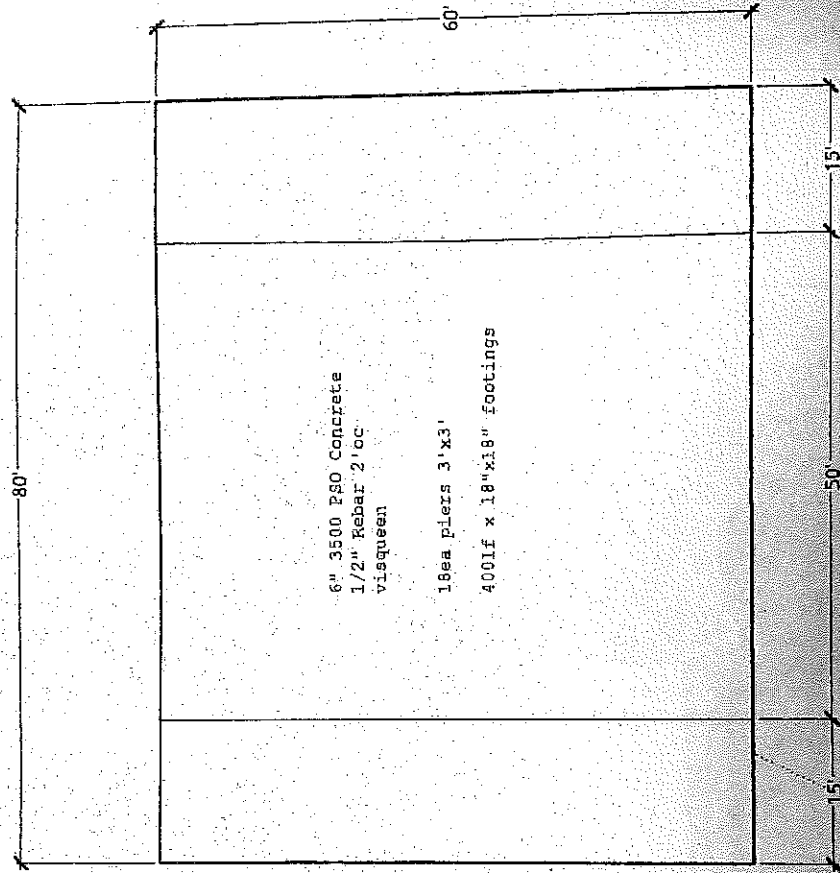
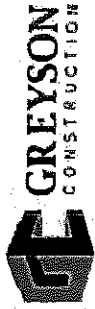
JZ-21 SUP-116

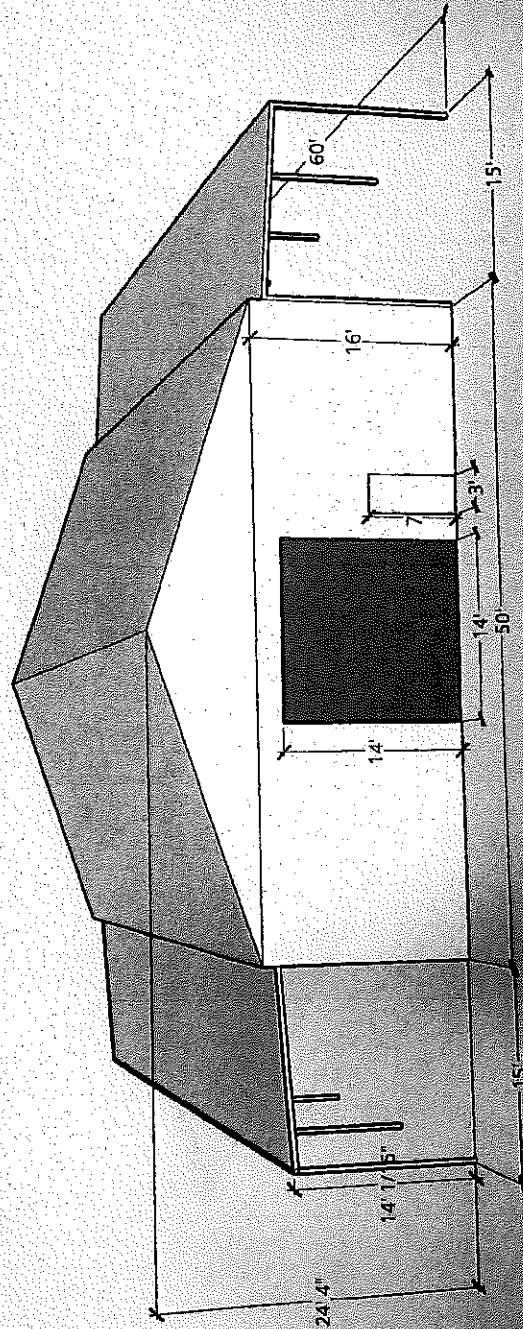
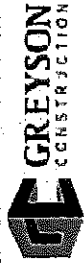


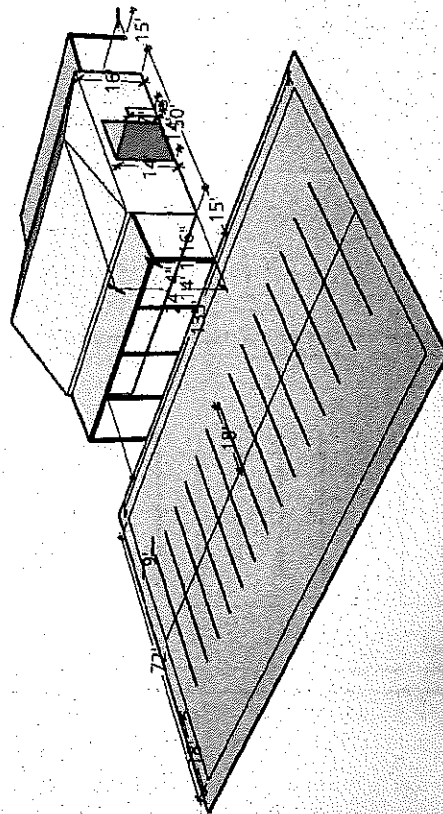
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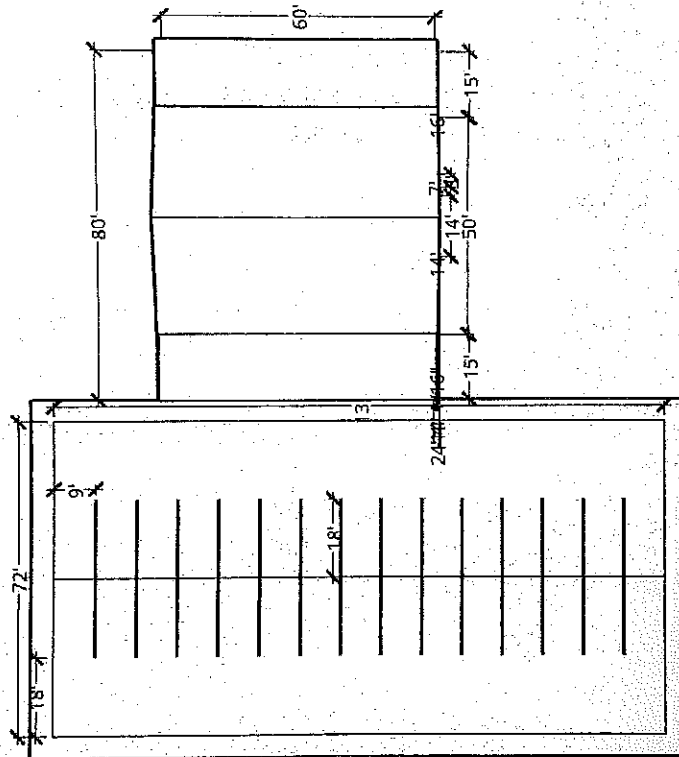












**ORDINANCE NO. 1566
(JZ 21 SUP-116)**

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA; CREATING A SPECIFIC USE PERMIT TO ALLOW FOR CHURCH USES; 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 an amendment to their Specific Use Permit; and

WHEREAS, a hearing on said zone change was held by the Jenks Planning Commission on September 30, 2021, and a public hearing on said zone change was held by the Jenks City Council on October 19, 2021, and due consideration has been given to any public comments; and

WHEREAS, the changes being made to the Specific Use Permit redraws the boundaries of the SUP; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the amendment will not adversely affect the health, safety, or general welfare of the public and that the same is necessary and expedient.

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

SECTION I. JZ 21 116 (Specific Use Permit 116) is hereby approved creating SUP-116 within the following described property:

Legal: LT 1 LESS BEG 50E NWC SW TH E25 SW35.38 N25 POB BLK 1

AND

TR BEG 30 E & 881 S OF NW COR NW SW LT 3 TH E 1343.58 S 441 W 1343.58 N 441 TO POB LESS BEG 881S & 30E NWC SW TH E20 S442.76 W20 N442.81 TO POB SEC 31 18 13 13.12 ACS

General Location: 11725 S Elm

The zoning map and zoning district of the City of Jenks is hereby amended to create the boundaries of SUP-116, a supplemental zoning district.

SECTION III. That approval of JZ 21 SUP-116 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as

well as the corresponding Specific Use Permit.

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

SECTION V. 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 _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

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

Emergency Clause approved separately this _____ day of _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Box & City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2021
Case Number	Ordinance No. 1567
Request	Staff Trucking Establishment Zoning Code Language
Applicant	City of Jenks Marcaé Hilton Planning Department

Staff Report

Preparer | BM; Marcae Hilton

Attachments

☐ TRUCKING ESTABLISHMENT ORDINANCE 1567

Preparer

Brandon Macy, City Clerk

Background Information

Staff began looking at Trucking Establishment code options after finding deficiencies in our current code. As a result, we drafted Ordinance 1567 for discussion. The ordinance is meant to allow for trucking establishments, namely tuck stops, to be properly zoned within the City of Jenks while still protecting surrounding parcels. Currently, the zoning code is somewhat vague on the differences between a convenience store, service station and truck stop potentially causing unneeded stress and hardship on both the City and its residences.

PC Summary | September 30, 2021 | Approved 7-0-0 | *Condition: limit Trucking Establishments to certain road types.* Staff recommends the following: limiting Trucking Establishments to properties adjacent to or with direct access to the Creek Turnpike (classified as Freeway) and US Highway 75 (classified as Freeway).

Staff Evaluation & Recommendation

Evaluation Staff is asking the Planning Commission to recommend for approval an ordinance that will establish a new Specific Use Permit use of Trucking Establishments. The information will be placed in both Chapter 10 – Use Units and Chapter 17 – Specific Use Permits of the Zoning Code. New definitions for *Trucking Establishments*, *Convenience Stores*, and *Gas Stations with mini-mart* will also be added to help differentiate the entities. The ordinance creates a distance requirement between trucking establishments and from residential neighborhoods, minimum parcel dimensions, minimum yard requirements, maximum building height, maximum building coverage, minimum open space, minimum building separation, and establishes prohibited uses. While the new UDO is coming soon,

staff feels that these changes are needed before the adoption of the UDO. The language in this Ordinance will be in the new code once adopted.

Recommendation | *Staff and PC recommend Ordinance No. 1567 for approval adding the condition of limiting the location to properties adjacent to or with direct access to the Creek Turnpike (classified as Freeway) and US Highway 75 (classified as Freeway). Staff also recommends changing the definition of a convenience store to allow up to 6,500 square feet.*

ORDINANCE NO. 1567

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; AMENDING CHAPTER 10 OF THE JENKS ZONING CODE ADDING A NEW USE TO USE UNIT 2, 14, AND 16; AMENDING CHAPTER 17 OF THE JENKS ZONING CODE; AMENDING CHAPTER 18 OF THE JENKS ZONING CODE; REPEALING ALL ORDINANCE OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, Trucking Establishments are necessary, but need to be held to a tougher standard than typical Commercial entities; and

WHEREAS, The Jenks Planning Commission heard the debate and the need for such language on September 30, 2021, and recommended approval to the Jenks City Council. City Council on October 19, 2021, approved the language.

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

SECTION I. Amend the Jenks Zoning Code Chapter 10 – Use Units 2 Section 1002.2 to read as follows:

Included Uses.

Airport.

Aquarium.

Auto Wash.

Bed and Breakfast, inn.

Bus Station.

Cemetery.

Churches.

College or University.

Commercial Recreation (Intensive).

Commercial Resort.

Commercial Theme Parks.

Convalescent Home.

Convict Pre-Release Center.

Crematory.

Cultural or Heritage Centers.

Detention Center Juvenile-Adult.

Electric Generation Plant and/or Sub-Station.

Facilities-(Minimum acreage of 40 acres apply).

Fire Protection Facility.

Fire Station.

Golf Course.

Golf Driving Range.

Governmental Services.
 Gun Club.
 Halfway House.
 Heliport.
 Hospital.
 Hydro-Electric Generation Plant.
 Industrial Uses - Use Units 24, 25, and 26 (Minimum acreage requirement-40 acres).
 Juvenile Delinquency Center.
 Kennel.
 Library.
 Mausoleum.
 Mini-Storage.
 Museum.
 Nursing Home.
 Offices - Use Unit 11 (Minimum acreage requirement-40 acres when located on a 40-acre or greater tract).
 Post Office.
 Public or Private Attractions.
 Public Schools, Trade Schools, Other Schools (with compulsory education curriculum).
 Private Schools with comprehensive education curriculum.
 Recreational Facilities.
 Recreational Vehicle Park.
 Recycling Center.
 Refuse Transfer Station.
 Rifle and Skeet Range Gun Club.
 Sanitary Landfill.
 Sewage Disposal Facility.
 Trade School
 Transmitting Tower (excluding amateur radio tower).
 Trucking Establishment. (allowed only within IL and IM zoning districts & subject to special restrictions).
 Use Unit 20 (Outdoor Recreational Facilities)
 Use Unit 23 (Mining and Mineral Processing).
 Water Treatment Facility and/or Water Storage Facility.

SECTION II. Amend the Jenks Zoning Code Chapter 10 – Use Units Section 1002.3 to add the following:

h. Trucking Establishment

1. Locational Standards: A Trucking Establishment is a unique and specialized land use. Given the distinctive nature of this particular use, the locational standards identified below are of paramount importance for the health, safety and general welfare of the public. As such, the Planning Commission, before recommending approval to City Council will carefully consider the following provisions of the Specific Use Permit.

- a. No Trucking Establishment shall be located within five (5) miles of any other Trucking Establishment or gasoline service provider. For the purpose of this section, all measurements of distance shall be along a straight airline route from the nearest point on any gasoline sales establishment property line to the nearest point on any other gasoline sales property line.
 - b. No Trucking Establishment shall be located closer than twenty-five hundred (2,500) feet from property designated Residential on the Land Use Plan Map or land zoned Residential pursuant to the Zoning Code. For the purpose of this section, all measurements of distance shall be along a straight airline route from the nearest point on any trucking establishment property line to the nearest point on any property line zoned or designated Residential.
2. Minimum Parcel Dimensions:
 - a. The minimum parcel size for consideration of trucking establishment is twenty (20) acres.
 - b. The minimum lot frontage for a parcel used for a trucking establishment shall be four hundred (400) feet.
3. Minimum Required Yards:
 - a. The perimeter setback for all yards adjacent to major roadways shall be at least one hundred (100) feet from the respective property line.
 - b. Transitional yard setback required where a property line or lease line abuts service stations, truck service (major repair) every adjacent structure shall be set back one hundred (100) feet. This requirement would not apply to structures containing convenience stores or other uses if part of the service station use.
4. Maximum Building Height:
 - a. For all permitted uses within a trucking establishment, thirty-five (35) feet, hotels, motels and similar lodging are prohibited.
5. Maximum Building Coverage:
 - a. Forty (40) percent of site area
6. Minimum Open Space:
 - a. Twenty (20) percent of site area. One half (½) of the area required to be devoted to Open Space may be comprised of water bodies.
7. Minimum Building Separation:
 - a. No two (2) buildings on the same parcel within trucking establishment shall be located closer to one (1) another than a distance equal to the height of the lower building.
- i. Prohibited uses.

The following are the prohibited uses and structures in Trucking Establishments:

 1. Any permitted use, accessory use, restricted use or structure not specifically or by reasonable implication permitted herein.
 2. Adult Facilities.
 3. Sales of Alcoholic Beverages for consumption off the premises. This prohibition does not include the sale of Beer and Wine accessory to a convenience store.
 4. Sales, Wholesale, this prohibition does not include the sales of tires, batteries and vehicle parts and bulk storage of petroleum products for sales on-site but does include the bulk sale of petroleum products.

SECTION III. Amend the Jenks Zoning Code Chapter 10 – Use Units 14 Section 1014.2 to include ***Convenience Stores*** in the list of uses.

SECTION IV. Amend the Jenks Zoning Code Chapter 10 – Use Units 16 Section 1016.2 to include ***Gas station with mini-mart*** in the list of uses

SECTION V. Amend chapter 10 – Use Units Section 1022.1 and 1022.2 to read as follows:

1022.1. Description.

Warehousing, wholesaling, and trucking establishments, in industrial parks and highway transportation areas.

1022.2. Included Uses.

Warehouses, NEC, wholesale establishments, NEC, storage, NEC, trucking establishments, and truck rentals.

SECTION VI. Amend Chapter 17 – Specific Use Permits Section 1702.1 of the Jenks Zoning Code to read as follows:

1702.1. Specific Uses.

The following uses are allowed in all zoning districts by Specific Use Permits Process approved by City Council:

Included Uses.

Airport.

Aquarium.

Auto Wash.

Bed and Breakfast, inn.

Bus Station.

Cemetery.

Churches.

College or University.

Commercial Recreation (Intensive).

Commercial Resort.

Commercial Theme Parks.

Convalescent Home.

Convict Pre-Release Center.

Crematory.

Cultural or Heritage Centers.

Detention Center Juvenile-Adult.

Electric Generation Plant and/or Sub-Station.

Facilities-(Minimum acreage of 40 acres apply).

Fire Protection Facility.

Fire Station.

Golf Course.

Golf Driving Range.

Governmental Services.
 Gun Club.
 Halfway House.
 Heliport.
 Hospital.
 Hydro-Electric Generation Plant.
 Industrial Uses - Use Units 24, 25, and 26 (Minimum acreage requirement-40 acres).
 Juvenile Delinquency Center.
 Kennel.
 Library.
 Mausoleum.
 Mini-Storage.
 Museum.
 Nursing Home.
 Offices - Use Unit 11 (Minimum acreage requirement-40 acres when located on a 40-acre or greater tract).
 Post Office.
 Public or Private Attractions.
 Public Schools, Trade Schools, Other Schools (with compulsory education curriculum).
 Private Schools with comprehensive education curriculum.
 Recreational Facilities.
 Recreational Vehicle Park.
 Recycling Center.
 Refuse Transfer Station.
 Rifle and Skeet Range Gun Club.
 Sanitary Landfill.
 Sewage Disposal Facility.
 Trade School
 Transmitting Tower (excluding amateur radio tower).
 Trucking Establishment. (allowed only within IL and IM zoning districts & subject to special restrictions).
 Use Unit 20 (Outdoor Recreational Facilities)
 Use Unit 23 (Mining and Mineral Processing).
 Water Treatment Facility and/or Water Storage Facility.

SECTION VII. Amend Chapter 18 – Definitions Section 1800 of the Jenks Zoning Code to include the following definitions:

Trucking Establishments: A parcel of ground used primarily for the fueling of transient trucks, passenger vehicles, maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of motor fuels or other petroleum products, the sale of accessories or equipment for over-the-road trucks and similar commercial vehicles, truck drivers and interregional travelers. Other services commonly associated with a truck stop may include: convenience store, overnight accommodations, showers, cargo broker's offices, restaurants, game rooms, vehicle scales, wash racks and servicing bays, sales of personal and household goods.

Convenience store: store with less than 6,500 square feet of gross floor area primarily engaged in the retail sale of a limited range of household products including, but not limited to, dry goods, canned goods, dairy and other food products, and may include the off-sale of beer or wine.

Gas station with mini-mart: an establishment that sells gasoline for motor vehicles in conjunction with a “convenience store.”

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

SECTION IX. 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 _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION VIII. 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 _____ 2021.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Box and City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2021
Case Number	JZ 21-673
Request	Rezoning from (AG) Agriculture to (CS) Commercial Shopping
Location	NE corner of West 120 th Street South and South Quanah Ave. near the NE corner 121 st and HWY 75

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Utility Map

Preparer

INCOG
City GIS

Background Information

SECOND PARCEL OF 4 | This zoning application is a second (new) rezoning request for one of four lots in an undeveloped section of town. The parcel is part of a 4-lot “donut hole” adjacent to land outside Jenks City Limits; the two remaining Agriculture parcels are under different ownership. This site has had interest primarily due to the proximity to Highway 75 with on and off ramps making it ideal for commercial development. The seller has been approached by a retail store and is seeking commercial zoning. Finding infrastructure solutions may be challenging but is not impossible.

PC SUMMARY | September 30, 2021 | Approved 6-1-0 There was discussion amongst the PC regarding the role of the commission and the interpretation/application of the Comprehensive Plan, Marcaé spent several minutes explaining the zoning process and the responsibilities of the PC.

The following individuals gave public comments on the application:

Nick Halter (2921 W 120th St) – worried how a 24-hour store would impact the neighborhood

Victor Conner (11819 S Tacoma St) – spoke about creek and infrastructure issues in the area. Said that the area needs an overall plan before anything is changed.

Richard Edwards (2813 W 120th St) – stated that if anything was placed on the lot then there would be no barrier between his house and 121st

Robert Bell spoke again addressing the comments.

John Brown made a motion to approve Item 6. Scott West seconded the motion.

A roll call vote of members was taken as follows: YEA: Bowman, Brown, West, Davis, Beyer, Minden

NAY: Randolph

First Parcel of 4 | Approval Summary | SW Corner | Parcel ID 98235823534610 | Note to Council, this parcel was incorrectly identified in the staff report for the July hearings

City Council approved the first request to rezone the parcel on the southwest during the regularly scheduled hearing, July 22, 2021, Ordinance No. 1558, citing they were not favorable to seeing a truck stop development.

PC Summary | July 08, 2021 | Approved 4-1 (2 Members Absent) (1 No Vote)

Nine citizens spoke against the zone change. A consensus from nine of the citizens that showed up, no one wanted a truck shop, some shared traffic concerns, health impacts to families and animals, and property values.

Staff can only verify the Comprehensive Plan for the City of Jenks has supported Commercial Development in that location since 2015.

PROJECT DATA

Public Comment	One particular citizen in the area has stayed engaged in the conversation since the first rezoning request. A second Citizen has reached out with concerns.
Uses	Uses allowed by Right in CS (1, 4, 5, 10, 11, 12, 13, 14, 16, 19, 21)
Zoning Request	Rezone the parcel from (AG) to (CS)
Current Zoning	(AG) Agriculture
Requested Zoning	(CS) Commercial Shopping
Comprehensive Plan	Regional Commercial (Horizon Jenks New Comp Plan)
General Location	East of Highway 75 and north of 121 st

Current Parcel Data

Parcel ID	98235823534310
Property Address	2830 W 120 ST S
Legal	S290 N2350 E390 W/2 SW LESS N25 THEREOF & LESS E25 THEREOF FOR RD SEC 35 18 12 2.22AC
Gross Acres	2.22

Chapter 10 Use Units		District
No.	Name	CS
1.	Area wide Uses	X
2.	Area wide Specific Use	S
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
8.	Multifamily Dwellings and Similar uses	P
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
12.	Eating Places Other Than Drive-Ins	X
13.	Convenience Goods and Services	X
14.	Shopping Goods and Services	X
15.	Other Trades and Services	
16.	Gasoline Service Stations	X Does not allow for a full-service truck stop
17.	Automotive and Allied Activities	E
18.	Drive-In Restaurants	
19.	Hotel, Motel, and Recreation Facilities	X
20.	Commercial Recreation, Intensive	
21.	Business Signs and Outdoor Advertising	X

¹ X = Use by Right.

P = Requires Planned Unit Development Application due to Mixed Use Requirements.

E = Special Exception-unless use is specifically identified on Specific Use List.

S = Specific Use - see Use Unit 2 and Chapter 17.

Table 2. Bulk and Area Requirements in the Commercial Districts |

	District
	CS
FRONTAGE (MIN. FT.)	
—ARTERIAL	150
—NOT AN ARTERIAL	50
FLOOR AREA RATIO (MAXIMUM)	0.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (MIN. FT.)	
—ARTERIAL	50
—NOT AN ARTERIAL	25
SETBACK FROM AN ABUTTING R DISTRICT BOUNDARY LINE (MIN. FT.)	10 ¹
BUILDING HEIGHT (MAX. FT.)	35
¹ PLUS TWO FEET OF SETBACK FOR EACH ONE FOOT BUILDING HEIGHT EXCEEDING 15 FEET, IF THE PROPERTY IS WITHIN AN RE, RS, OR RD DISTRICT.	

Zoning North (County) | (AG | Agriculture) Use | Single-family residence
 East (County) | (AG | Agriculture) Single-family residence
 South (CoJ) | (AG | Agriculture) Undeveloped & 121st Street (CS) Commercial
 West (CoJ) | (AG | Agriculture) Single-family & Tulsa County & ODOT ROW

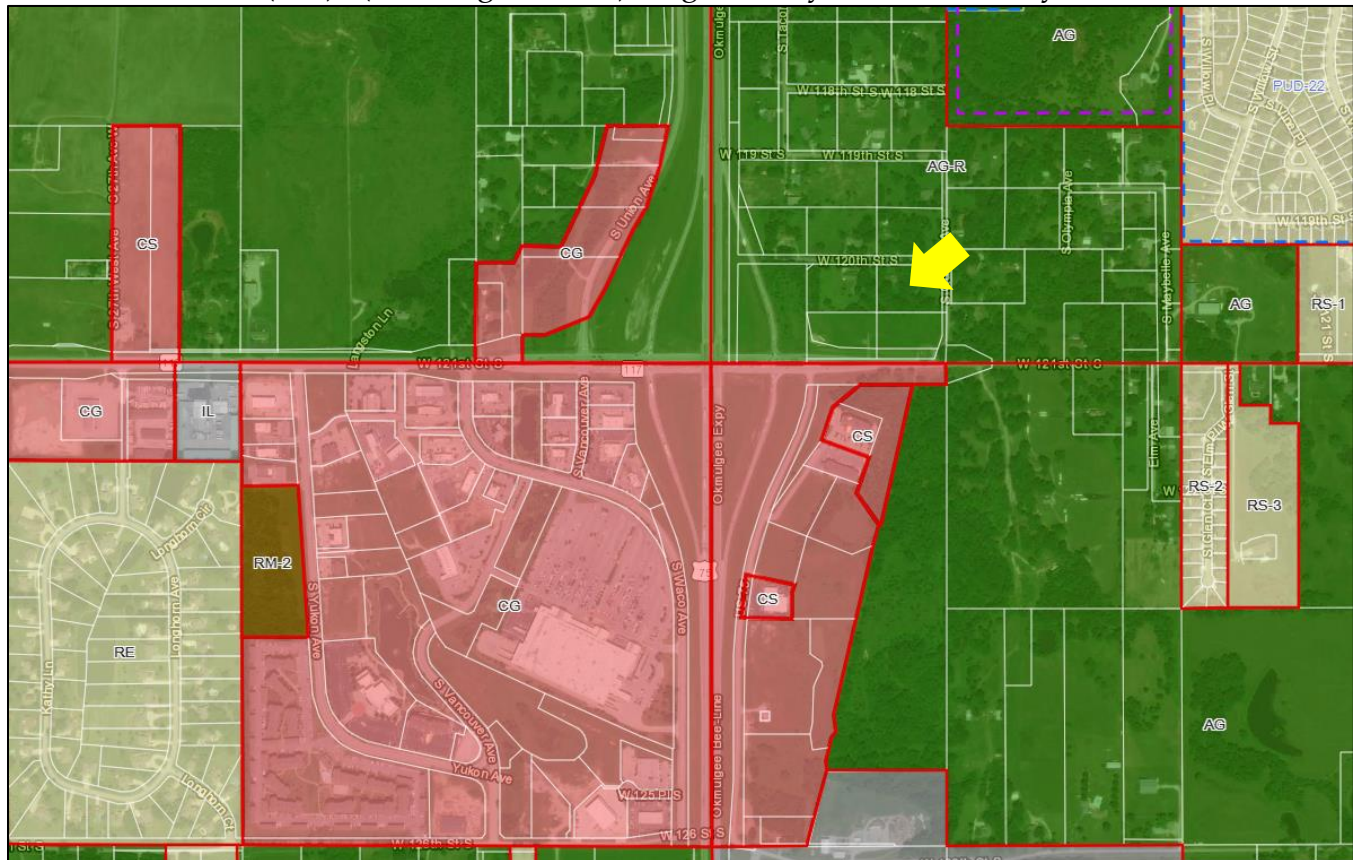


Figure 1: INCOG Zoning Map

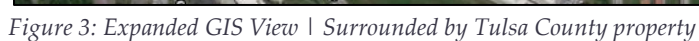




Figure 4: View of Lot from the south

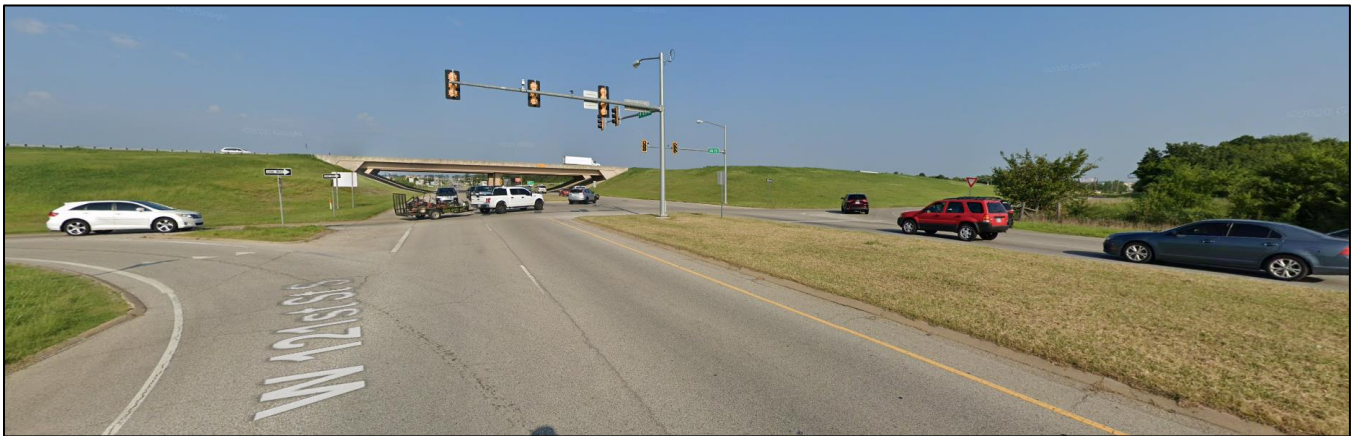


Figure 5: intersection looking west



Figure 6: 121st and Quannah



Figure 7" Quannah looking north



Figure 8: S. Quanah and 120th

Land Use Plan

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

Comp Plan

North | Regional Commercial | Tulsa County

East | Regional Commercial | Tulsa County

South | Glenpool

West | ODOT | Tulsa County

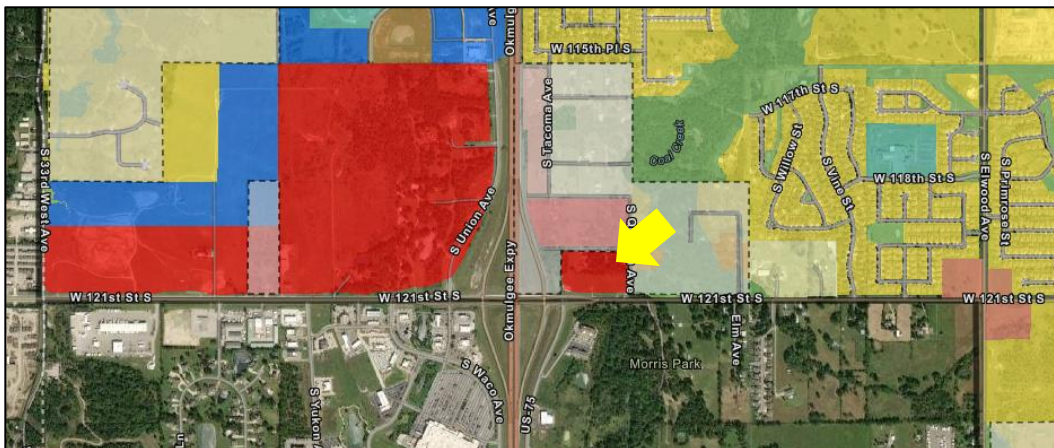


Figure 9: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

EVALUATION | This application is a request to approve a Commercial Shopping | Retail Sales use. Staff does not interpret the code to include a truck stop use within Use Unit 16 (Gasoline Service Stations) and is working to better define a truck stop and other gasoline services.

REZONING | Approving this request would allow the current and/or any future property owners to operate a use allowed by right in a Commercial Shopping District.

1. Consider if 600. 1. Is this request an appropriate fit and use for the area?

Sec. 600. - Purposes of commercial districts.

600. 1. General Purposes.

The Commercial Districts are designed to:

- a. Achieve the commercial objectives of the Comprehensive Plan.
- b. Meet the needs for the commercial services and goods of the trade area.
- c. Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:
 1. Differentiating the types and purposes of commercial activities.
 2. Establishing bulk and area controls.
 3. Requiring off-street loading and parking facilities.
 4. Controlling the number, area, location, and types of signs.
 5. Protecting the character of commercial districts and their peculiar suitability for commercial uses.

600.2. Purposes of the CS Shopping Center District.

The CS District is designed to accommodate convenience, neighborhood, sub-community, community, and regional shopping centers providing a wide range of retail and personal service uses.

RECOMMENDATION | *Staff and Planning Commission recommend conditional approval of the Rezoning request from AG to CS*

1. *Work with Staff to determine utility connection*
2. *Platting is required*
3. *Meet all City Code, Engineering Design Criteria and Subdivision regulations*



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 ZONE CHANGE LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-673

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 30 September 2021, in consideration of the following:

An application to approve a Request by Bell Land Use LLC for a zone change from AG (Agriculture) to CS (Commercial Shopping)

Legal Description: A parcel of ground located in Section 35, T18N, R12E of the Indian Base and Meridian and more particularly described as follows.

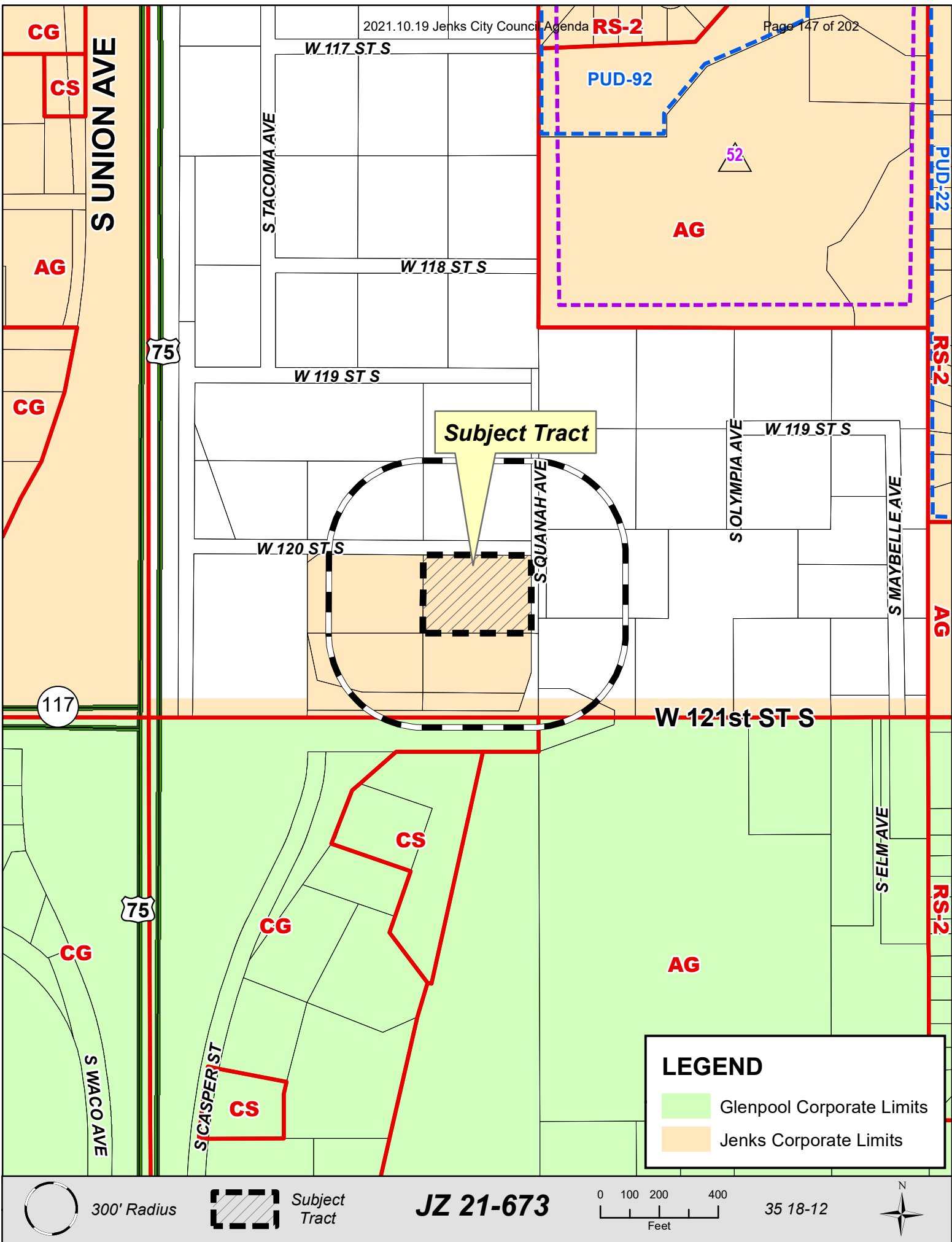
The South 290 feet of the North 2350 feet of the east 390 feet of the W/2 of the SW/4 of Section 35; Less and except the north 25 feet thereof and Less and except the East 25 thereof for Road and Generally known as 2830 W 120th Street South.

General Location: 2830 W 120th St S

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 17 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission



**ORDINANCE NO. 1568
(JZ 21-673)**

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; 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 September 30, 2021, and a public hearing on said zone change was held by the Jenks City Council on October 19, 2021, 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 will not adversely affect the health, safety, or general welfare of the public and that the same is necessary and expedient.

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

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

A parcel of ground located in Section 35, T18N, R12E of the Indian Base and Meridian and more particularly described as follows.

The South 290 feet of the North 2350 feet of the east 390 feet of the W/2 of the SW/4 of Section 35; Less and except the north 25 feet thereof and Less and except the East 25 thereof for Road and Generally known as 2830 W 120th Street South.

General Location: 2830 W 120th St

Is rezoned from AG (Agriculture) District to CS (Commercial Shopping) District as defined in the City of Jenks Zoning Code.

SECTION II. That approval of this zoning change shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance.

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

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

Approved this _____ day of _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

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

Emergency Clause approved separately this _____ day of _____ 2021.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Box & City Council Christopher Shrout, City Manager
Hearing Date	October 19, 2021
Case Number	JZ 21 PUD 129
Request	Mixed-Use Planned Unit Development (retail and multi-family uses)
Location	105 W Main St

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ PUD Document

Preparer

INCOG
Greg Helms

Background Information

SUMMARY | This project is a multi-story, mixed-use development request. The developer is planning to include space for restaurants, retail and residential dwellings. The property is zoned CH (Commercial Heavy) as is most of the downtown. The CH zoning was common across the United States and considered appropriate 50 plus years ago when the railroad was a primary source for moving goods and wares across the country. After public input, best practices and the need for tax revenue growth, the new comprehensive plan recommended high density residential projects within the downtown along with mixed uses. This design creates a street wall and will provide commercial and residential opportunities in downtown replicating building design of the early 1900's.

PC SUMMARY | SEPTEMBER 30, 2021 "SPECIAL HEARING" | 7-0-0 APPROVED

PROJECT DATA

Public Comment	None at time of report.
Uses in PUD	Use Unit 8, 12, 13, 14, and other area wide uses by right in CH
Zoning Request	PUD 129 No change in underlying zoning
Current Zoning	(CH) Commercial Heavy
Comprehensive Plan	Downtown (Horizon Jenks New Comp Plan)
General Location	East of railroad tracks and north of Main Street

Current Parcel Data

Parcel ID	60525831902120 West Triangular parcel (currently parking)
Property Address	105 W MAIN ST N
Legal	LT 10 BLK 18

Gross Acres	0.14
Parcel ID	60525831902130 East Parcel
Property Address	105 W MAIN ST N
Legal	LT 11 12 13 BLK 18
Gross Acres	0.24
Parcel ID	98319831913660 Railroad ROW
Property Address	None
Legal	PRT NE SW BEG SWC BLK 18 O T JENKS TH W60 NW320 E60 SE320
SEC	Section 19 Township 18 Range 13
Gross Acres	0.43
Main Street Façade	Property Line majority of Main St. façade will be 1.5 stories (22 ft.) Tower Element SW corner to establish entry to parking, set back (1 ft.) Fenestration Materials Lower level cultured limestone, brick masonry, arched glass, (4 ft.) pedestrian overhangs Fenestration Materials Upper level Brick masonry, stucco architectural metal panels Residential Levels Rooftop commons area, individual balconies, outdoor dining
West Parking Façade	SW corner Arched roll up overhead doors for outdoor dining Residential Entry Arched canvas awning NW corner arched glass storefront system to mimic south Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry Fenestration Materials 3 rd , 4 th , 5 th architectural metal panels Residential Levels Individual balconies, wrap around balconies at corners Swimming Pool area fenced with wrought iron and brick masonry pilasters
North Façade	Ground Level (N), covered outdoor seating area by pool (enclosed) Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry 3 rd , 4 th , 5 th Stucco and architectural metal panels, wrap around balconies at corners
East Façade	Ground Level west elevation building services, loading area, trash enclosures utility entrances Residential wing rotated along this elevation, balconies and operable windows Roof-top yoga deck and dining Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry 3 rd , 4 th , 5 th stucco and architectural metal panels, wrap around balconies at corners
Landscaping	South (Main St.) no beds May have potted plants along sidewalk West beds Tree & shrub (screening dining and parking lot entry) foundation planting beds North beds Planting bed along length of screen wall Dog Park Keep trees, add covered picnic area
Parking	Non-residential uses exempt from off street parking Residential Use 1.5 1 BDR and efficiency 0.2 2 BDR or larger Five bicycle parking spaces

Chapter 10 Use Units		Districts				
No.	Name	RTC	PUD 129	CS	CG	CH
1.	Area wide Uses		X	X	X	X
2.	Area wide Specific Use	S		S	S	S
4.	Public Protection	X	X	X	X	X
5.	Community Services and Cultural Facilities	P	X	X	X	X
8.	Multifamily Dwellings and Similar uses			P	P	P
10.	Off-Street Parking Areas	X	X	X	X	X
11.	Offices and Studios	P	X	X	X	X
12.	Eating Places Other Than Drive-Ins	X	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X	X
15.	Other Trades and Services		X		X	X
16.	Gasoline Service Stations		X	X	X	X
17.	Automotive and Allied Activities			E	X	E
18.	Drive-In Restaurants		X		X	X
19.	Hotel, Motel, and Recreation Facilities	X	X	X	X	X
20.	Commercial Recreation, Intensive	P			S	S
21.	Business Signs and Outdoor Advertising	X	X	X	X	X
22.	Warehousing and Wholesaling				E	
24.	Light Manufacturing and Industrial Research and Development				E	P
27.	Tattoo and Massage Parlors (Requiring Special Licensing, see Use Unit for Use conditions)				X	
28.	(See Use Unit for Special Exception Criteria and Conditions)				E	
¹ X = Use by Right.						
E = Special Exception-unless use is specifically identified on Specific Use List.						
S = Specific Use - see Use Unit 2 and Chapter 17.						
P = Requires Planned Unit Development Application due to Mixed Use Requirements.						

BULK AND AREA DISTRICT REQUIREMENTS		Districts				
		RTC	PUD 129	CS	CG	CH
—Arterial Frontage (min. ft.)		150	94	150	150	N/A
—Not an Arterial		50	N/A	50	50	N/A
Floor Area Ratio (maximum)		0.50	N/A	0.50	0.75	N/A
—Arterial Setback from centerline of abutting street (min. ft.)		50	0'-0"	50	50	N/A
—Not an Arterial		25	0'-0"	25	25	N/A
Setback from an abutting R District boundary line (min. ft.)		N/A	N/A	10 ¹	10 ¹	N/A
Building Height (max. ft.)		35	85	35	35	35
¹ Plus two feet of setback for each one foot building height exceeding 15 feet, if the property is within an RE, RS, or RD District.						

Zoning Map

North | SUP 106 & (CS) Commercial Shopping and (CH) Commercial Heavy
 South, East, West | (CH) Commercial Heavy

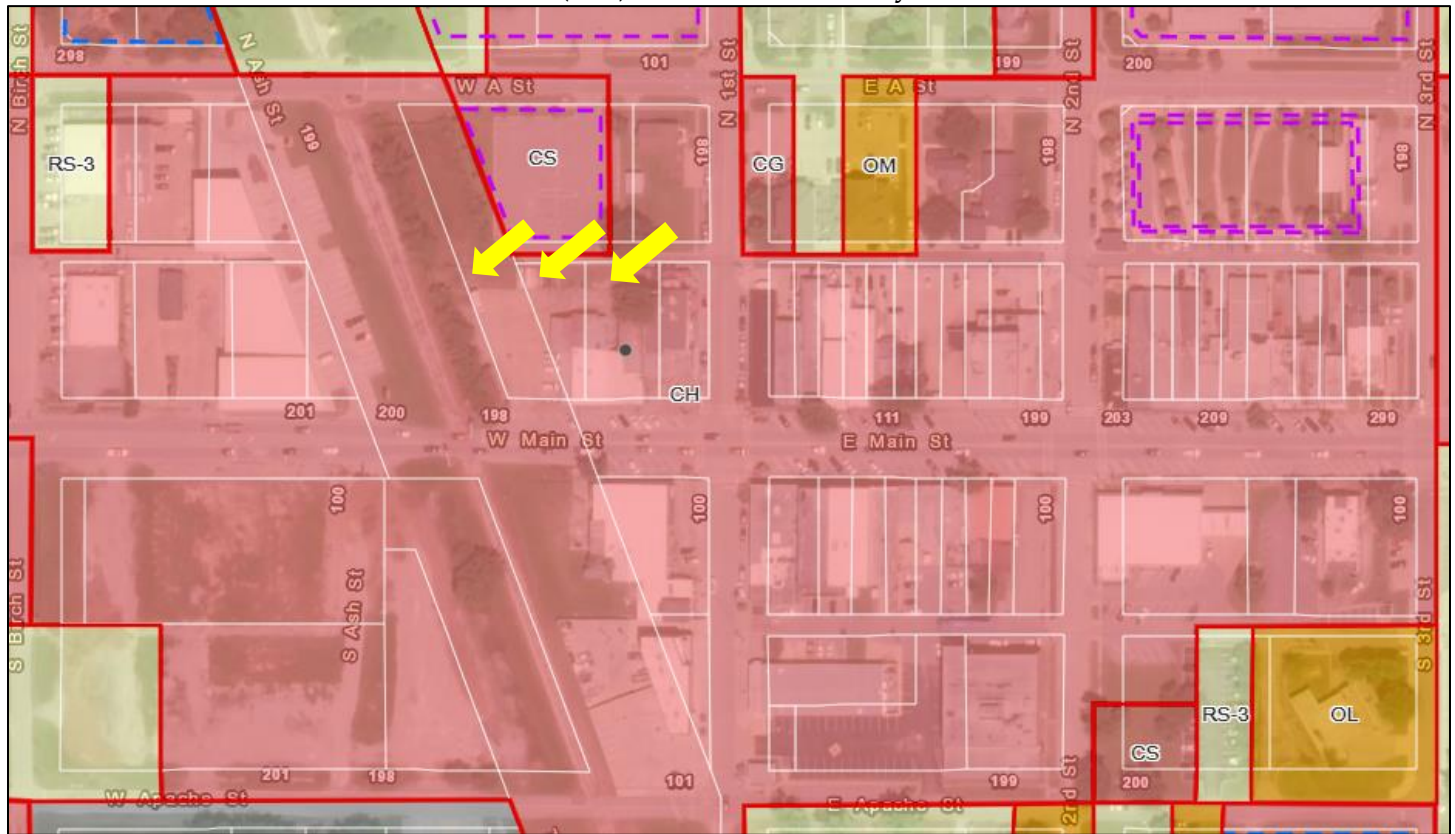


Figure 1: INCOG Zoning Map

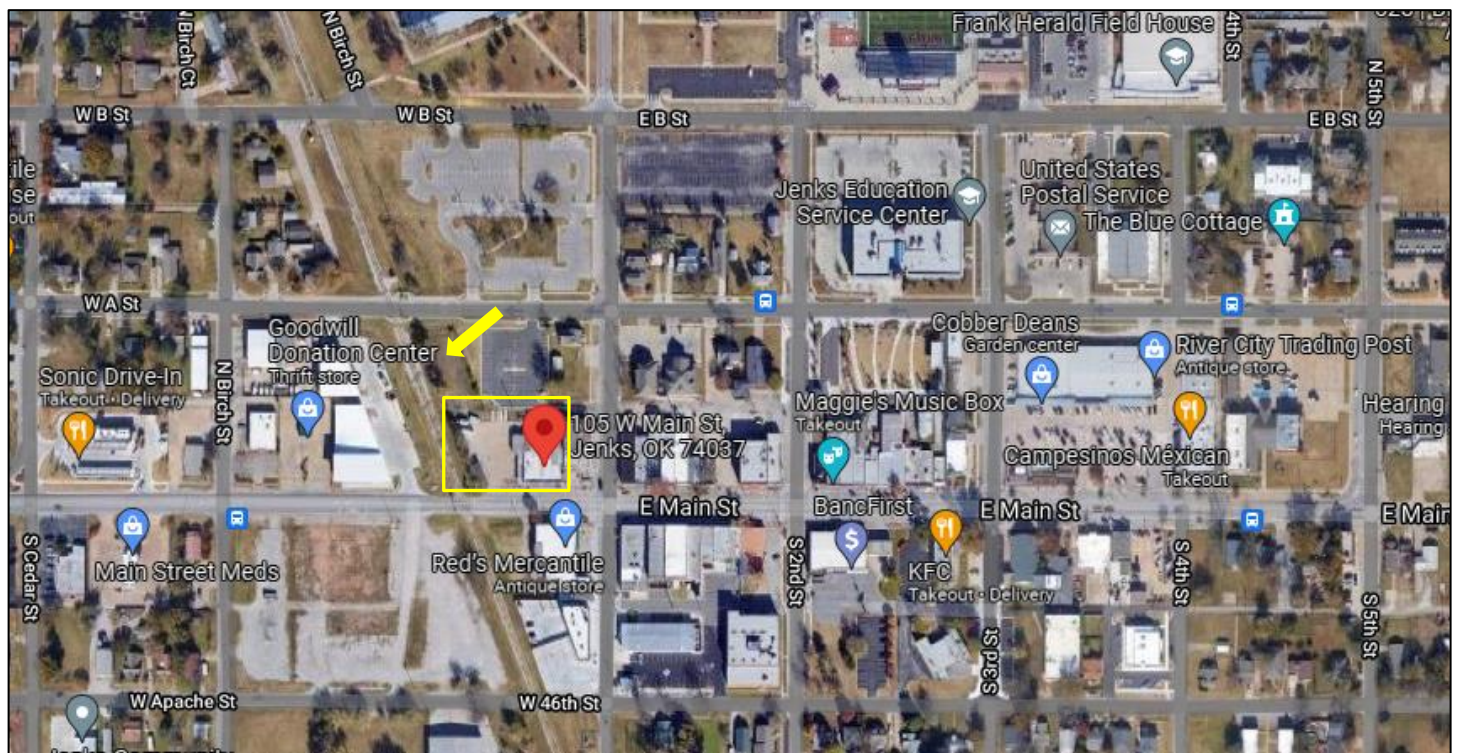


Figure 2: Google Aerial View

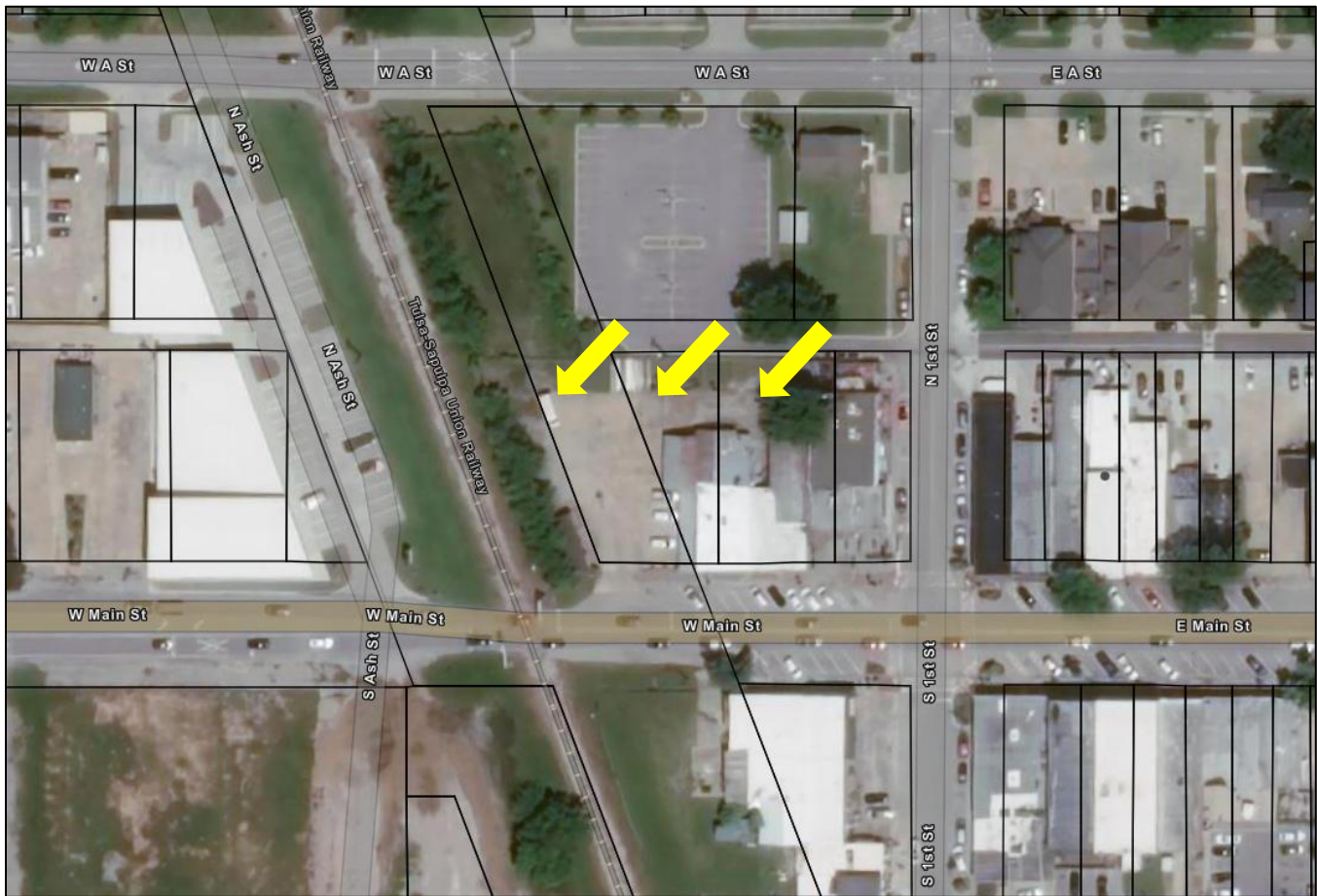


Figure 3: Expanded GIS View



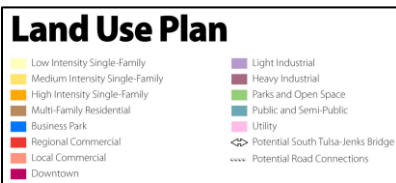
Figure 4: View of Lot from west (railroad tracks)



Figure 5: Intersection looking north



Figure 6: View from south



Comp Plan
North, East, South | Downtown
West | Utility

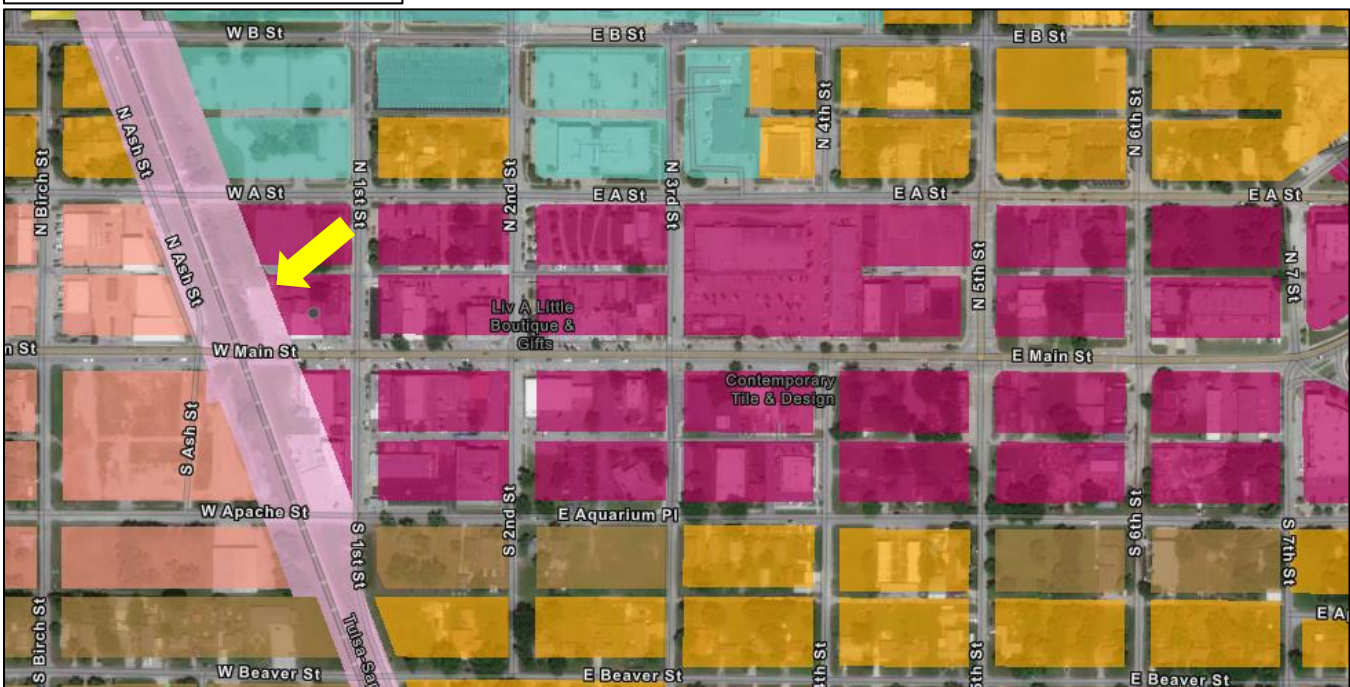


Figure 7: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

EVALUATION | This application is a request to approve a Mixed-use PUD allowing for a single unified development that incorporates several different uses within the same building including commercial and residential space. The developer expects to have restaurants and retail sales on the ground floor with apartments on the second, third, fourth and fifth floor. This project is an urban, walkable, connected space. The materials at the street level are sustainable high quality masonry products and match the existing downtown in style and scale. The project matches the vision for downtown as presented in the Horizon Jenks Comprehensive Plan.

PUD OVERLAY | Approving this request would allow the current and/or any future property owners to build a structure up to 85 feet in height, with a pool, dog park and covered parking as well as, office, retail and multi-family residences.

Sec. 920. Types of Planned Unit Developments.

Planned Unit Developments accommodating primarily residential or non-residential uses are allowed as follows:

3. Planned Unit Development - Mixed Use Development.

A Mixed-Use Development PUD district is intended to accommodate a single unified development that incorporates two or more different uses within walking distance of one another or within the same building and may include office, hotel, restaurant, retail, public entertainment and public uses, and a variety of housing types. These type developments are supported by an underlying Commercial Shopping, General Commercial or High Intensity Commercial Zoning District or Districts. A mixed-use development is intended to activate an urban setting, increase housing options, reduce auto dependence and create a local sense of place. The mixed use development PUD is to be located within the Riverfront Entertainment District, Core Business Districts, or within the US Highway 75 corridor.

Sec. 930. Uses permitted in PUDs.

2. Mixed Use Planned Unit Development as defined by Section 920.3.

- a. The Mixed-Use Development PUD is intended to incorporate two or more different uses within walking distance of one another or within the same building and may include office, hotel, restaurant, retail, public entertainment and public uses, and a variety of housing types. These type developments are supported by an underlying CS (Commercial Shopping Center), GC (General Commercial) or CH (Commercial High Intensity) Zoning District or Districts and may incorporate the permitted uses, accessory uses, or Special Exception uses as found within these Commercial Zoning Districts of the Jenks Zoning Code, provided however, that within the Riverfront Entertainment District of the Comprehensive Plan only uses permitted outright or permitted by PUD only within the RTC (Tourist Related Commercial) and ROC (River Oriented Commercial) zoning districts shall be allowed except as authorized by subsections 2.b and 2.c. of this section.*
- b. Uses identified on the Specific Use Permit list as specified in Chapter 17 of the Jenks Zoning Code when identified within the PUD Master Plan.*
- c. Accessory and Special Exception uses such as home occupations, unless otherwise specified in the PUD Master Plan, shall be permitted consistent with the General Regulations applicable to the underlying residential or commercial zoning districts.*

RECOMMENDATION | Staff recommends conditional approval

- 1. Add "JZ 21-PUD 129" to cover of PUD document.**
- 2. Work with City Engineer and staff on outstanding engineering issues**
- 3. Platting is not required**
- 4. Submit Site Plan to City Planner for review at time of building permit**
 - a. Include landscape plan**
 - b. Signage plan**
 - c. Lighting plan**



August 26, 2021

City of Jenks
Ms. Marcae Hilton
211 N. Elm St.
Jenks, OK 74037

Re: Planned Unit Development Application
Jenks 105 W Main, LLC
105 W. Main St.
Jenks, OK 74037

Dear Ms. Hilton,

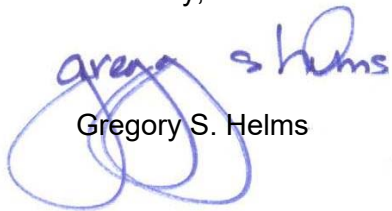
Attached is a Planned Unit Development – Mixed Use application for a new Multi-Story Mixed-Use Building located at 105 West Main Street. The property is zoned **High Density Commercial District (CH)**. The current Jenks Comprehensive Plan identifies this area as **Downtown**. The adjacent properties to the north and east are also identified as Downtown and the adjacent property to the west (not including the railroad tracks) is identified as Local Commercial.

The proposed uses for the new building include restaurants, retail and multifamily dwellings. The City of Jenks Zoning Code allows Multifamily Dwellings in a CH Zoning by PUD. The Zoning Code allows Mixed Use Development PUDs in CH zoned districts.

Attached are the proposed Development Standards.

Please let me know if you require additional information for this PUD Application.

Sincerely,



Gregory S. Helms

PUD - MIXED USE DEVELOPMENT

105 WEST MAIN STREET
JENKS, OK 74037

Development Concept:

Five-story, mixed use building facing West Main Street. Ground Level is proposed to be Retail / Restaurant tenants opening to Main Street with Tenant Amenities, including fitness center and outdoor swimming pool on the north end. Second through Fifth Floors are proposed to be multifamily residences with roof-top tenant amenities facing Main Street to the south and the Alley to the north. Actual residence floor plans are still in development, however, the number of units is expected to be between 35 and 40. Three Retail / Restaurant tenant spaces are anticipated.

Main Street Façade:

To keep the scale of the proposed development in context with existing downtown development, the majority of the Main Street (South) façade will be a one and a half stories in height (22') at the property line and then step back approximately five feet before the second through fifth stories begin.

A "tower" element shall be located at the southwest corner of the building to establish the entry to the parking lot as a new downtown intersection. This tower shall set back from the primary Main Street façade approximately one foot.

Fenestration materials shall include cultured limestone and brick masonry with large arched glass storefront entrances and four foot deep overhangs at pedestrian levels. Upper levels shall be brick masonry, stucco and architectural metal panels.

Residential levels shall include a Roof-Top Commons area and individual balconies. Root-Top Commons area shall be available to Restaurant tenants for occasional outdoor dining events.

West / Parking Lot Façade:

Ground level at southwest end of elevation shall include arched roll-up overhead doors opening onto outdoor dining area. Entry to residential areas shall be located on this wall and designated by arched canvas awning. Northwest end of elevation shall have arched glass storefront system to mimic roll-up doors on south end.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have individual balconies, including wrap-around balconies at corner units.

Swimming pool area shall be fenced with wrought-iron fence panels and brick masonry pilasters.

North Façade:

Ground level at north elevation shall include covered outdoor seating area by swimming pool. Swimming pool shall be enclosed by solid brick masonry and wood panel screen wall at this elevation.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have wrap-around balconies at corner units.

East Façade:

Ground level at west elevation shall include building services, including Loading Area, Trash Enclosures and Utility Entrances. Residential wing of development is rotated along this elevation to create fire separation of residential units from abutting property to the east. This also allows residential units on the east side of the development to have balconies and operable windows. Swimming pool shall be enclosed by solid brick masonry and wood panel screen wall at this elevation.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have individual balconies, including wrap-around balconies at corner units.

A Roof-Top Yoga Deck shall be provided above the one-story Restaurant / Retail tenant spaces. This deck shall be available to Restaurant tenants for occasional outdoor dining events.

An area on the east face of the Residential Wing shall be considered for a changing mural or similar art installation.

Landscaping:

No landscape beds are proposed on south side of building along Main Street. Potted plantings may be provided on sidewalk.

Landscape beds are proposed along the west side of the building, including a tree / shrub bed for screening outdoor dining from parking lot entry. Foundation planting beds shall be provided along remainder of west elevation, except within enclosed swimming pool area.

North property line shall have a planting bed along the length of the screen wall by the swimming pool.

A public dog park is proposed on City of Jenks property in the open area created between the existing City of Jenks parking lot and the new development parking lot. This dog park would retain the existing trees and include a new covered picnic area. Maintenance of the dog park would be the responsibility of the developer.

Pedestrian Circulation:

Restaurant and Retail uses shall be accessible from Main Street sidewalk.

Concrete sidewalk shall be provided along east side of parking lot connecting Main Street to A Street.

Sidewalk shall be provided along Alley connecting existing City of Jenks parking lot to new development.

Development Standards:

Zoning:	CH
Proposed Uses:	Use Units 8 (Multifamily Dwelling), 12 (Eating Places other than Drive-Ins), 13 (Convenience Goods & Services), 14 (Shopping Goods & Services) and other Area Wide Uses By Right in a CH District
Setback from Arterial Street:	0'-0" per CH District Standard
Setback from Non-Arterial Street:	0'-0" per CH District Standard
Floor Area Ratio (Maximum):	Not Applicable per CH District Standard
Setback from Abutting R District:	Not Applicable per CH District Standard
Building Height (Maximum Feet):	85'-0" from Finished First Floor Elevation to highest point of roof parapet (35' max per CH District Standard)
Parking:	Parking shall be located on west side of building Non-residential uses in Downtown Core District shall be exempted from providing off-street parking. Residential use parking requirements shall be 1.5 spaces for 1-Bedroom and Efficiency units and 2 spaces for 2-Bedroom and larger units. Developer has a Lease Agreement with Union Pacific Railroad Company for use of 70' of the 100' railroad Right-of-Way along the west side of the development property from the Alley south to Main Street. A Lease Agreement for the Right-of-Way from the Alley north to A Street is in approval stages and will be in place prior to building permit application. The lease areas shall be used for the required residential use parking. Developer shall have right to provide covered parking at parking spaces. Indoor bicycle parking shall be provided for residents. A minimum of five (5) public bicycle parking spaces shall be provided.
Screening:	Trash Enclosure(s) shall be screened with brick masonry of design to match main development.
Lighting:	Exterior lighting shall be limited to shielded fixtures designed to direct light upward and downward and

away from adjacent properties. Pole-mounted parking lot lighting shall not exceed 19' in height

Signage:

Signage shall be building mounted and shall conform to size requirements of Zoning Code. Actual signage design shall be submitted for approval separately from PUD application

Drainage and Utilities:

The subject property is platted, and all public utilities are available to the site.

Storm drainage is available along A Street to the north and the storm drainage along Main Street is being improved as part of the West Main Street Improvements project, currently under design. Storm drainage from this development shall be tied into the existing systems underground, including any required extension of existing systems. A detailed drainage plan shall be submitted to the City Engineer for review and approval with the building permit for the development.

Electrical Transformer(s) shall be located near the Loading Area adjacent to the Alley.

Gas meter locations shall be located on the Alley side of the development.

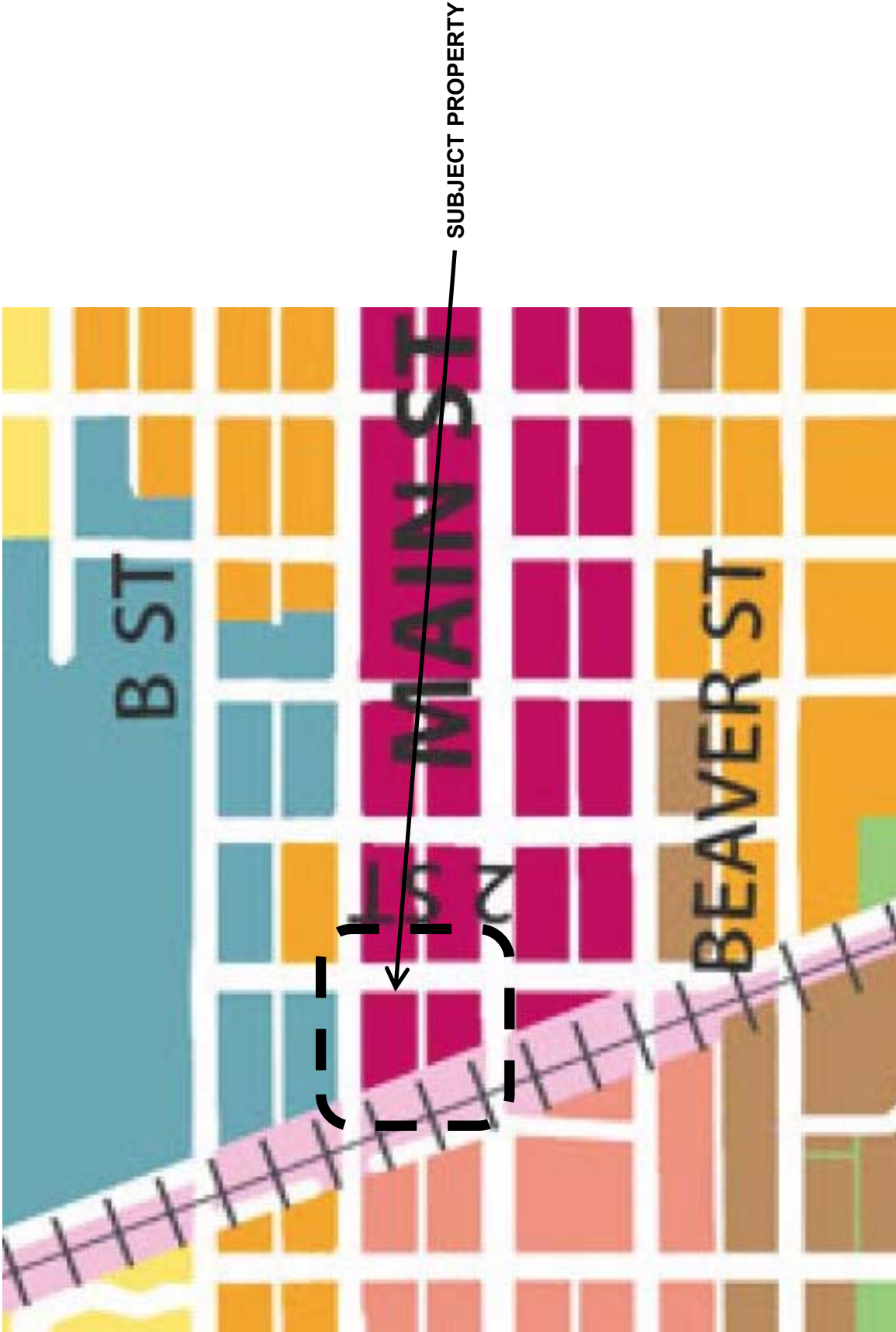
Public Safety:

Development shall be fully sprinkled.

A 26' wide Fire Lane shall be provided along the west side of the development. Fire Lane shall be a minimum of 15' from the building and a maximum of 30' from the building. The Fire Lane shall extend the full length of the building.

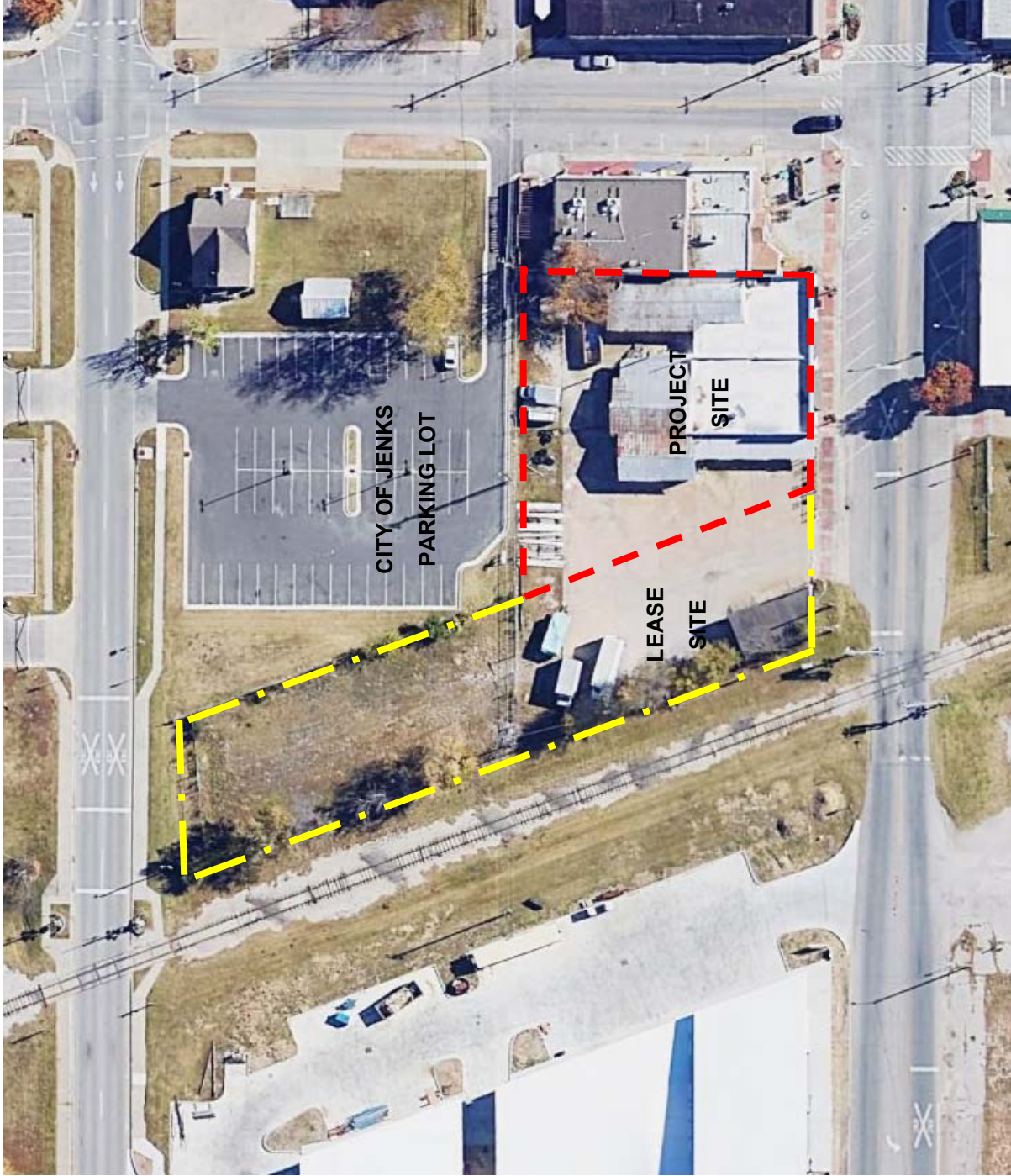
A 24' wide Fire Lane shall be provided in the Loading Area on the north side of the building adjacent to the Alley.

New Fire Hydrant locations and Fire Department Connection (FDC) location shall be in accordance with the International Fire Code and approved by Jenks Fire and Rescue.



JENKS COMPREHENSIVE PLAN DESIGNATION

MIXED USE DEVELOPMENT
105 WEST MAIN ST



PROPERTY BOUNDARIES

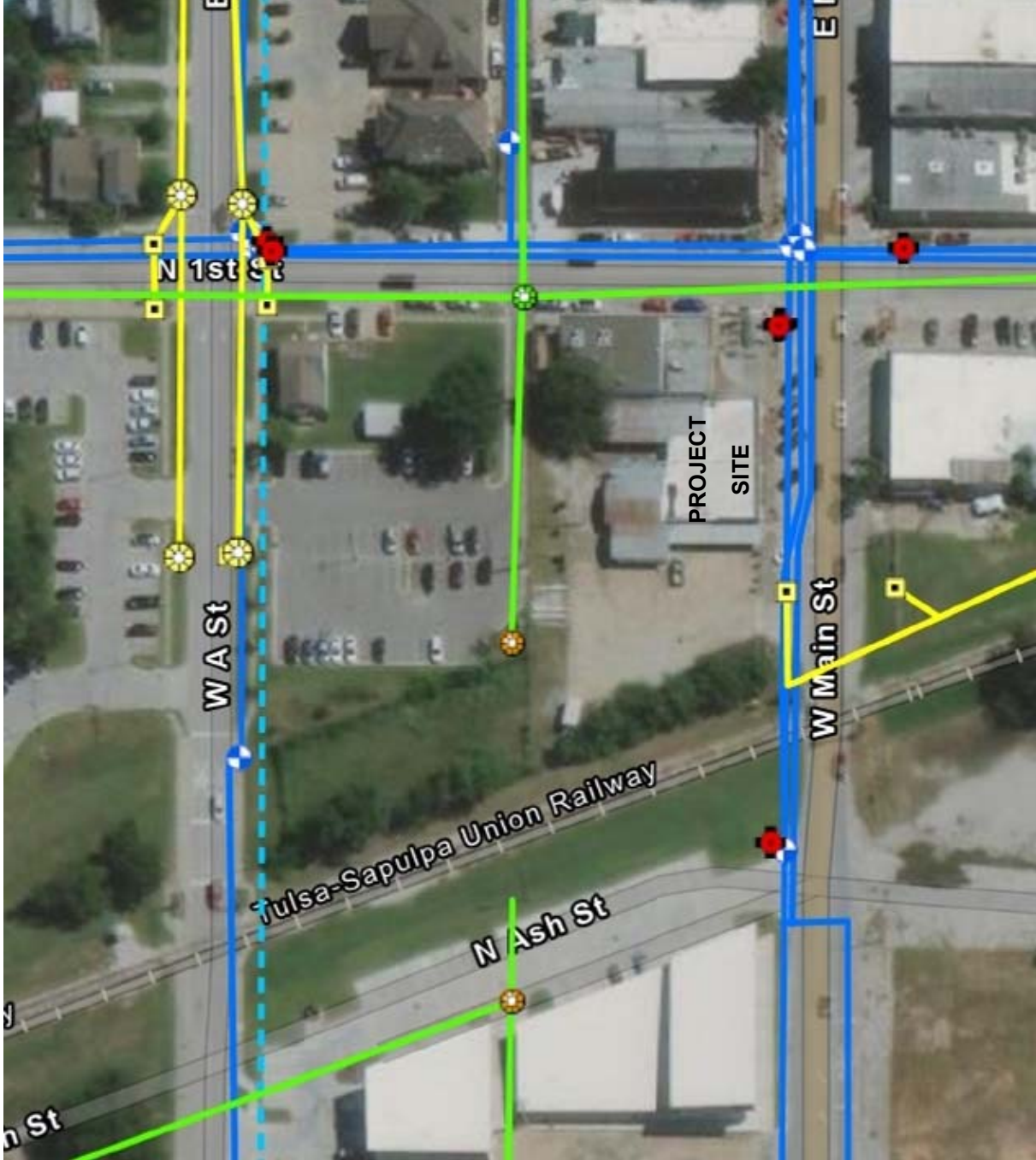


LEASE BOUNDARIES



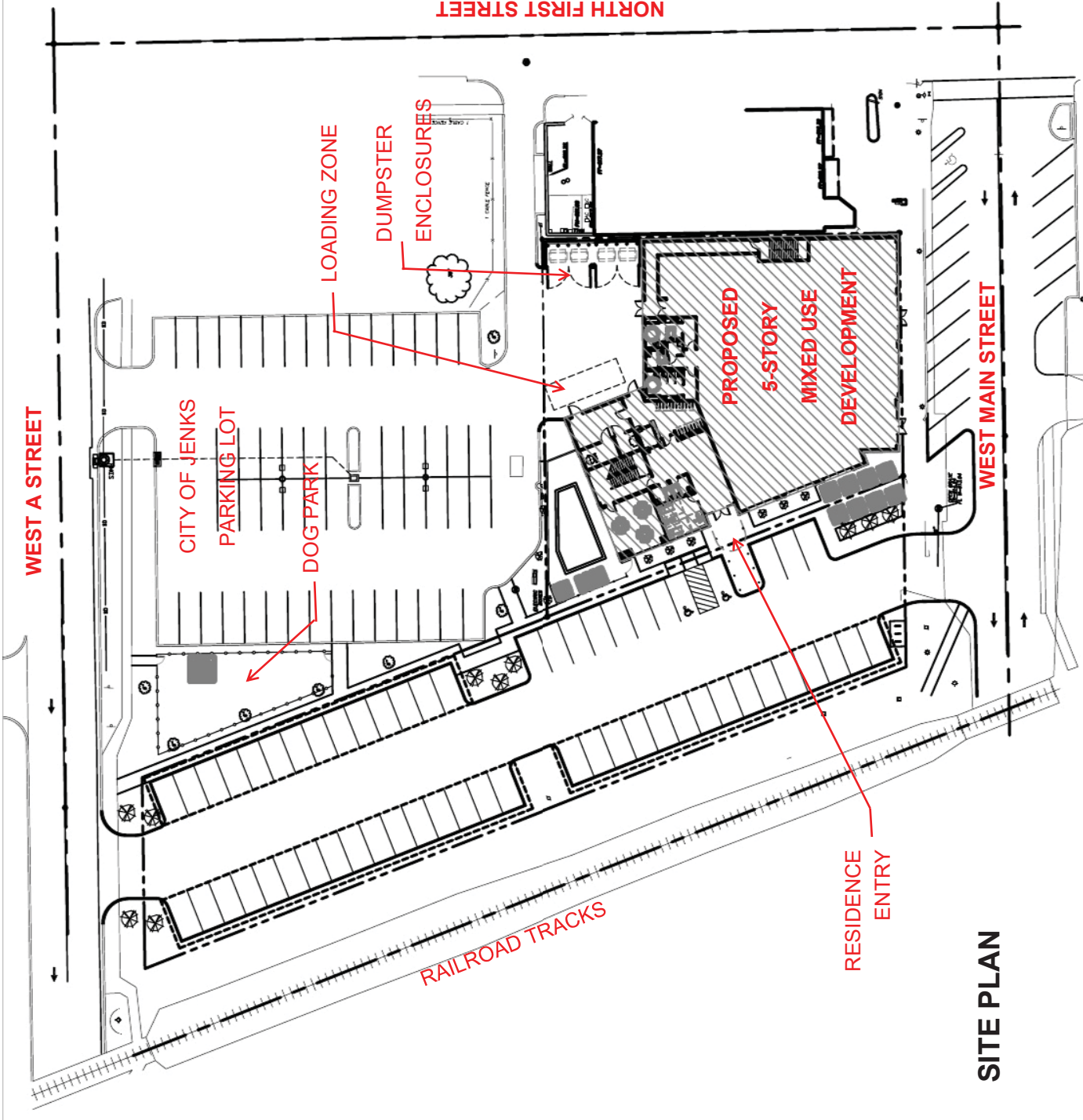
AERIAL PHOTOGRAPH OF SITE

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



PUBLIC UTILITIES LOCATIONS

MIXED USE DEVELOPMENT
105 WEST MAIN ST



SITE PLAN

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**





AERIAL VIEW LOOKING NORTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING NORTHEAST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING NORTHWEST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING SOUTHWEST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING SOUTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



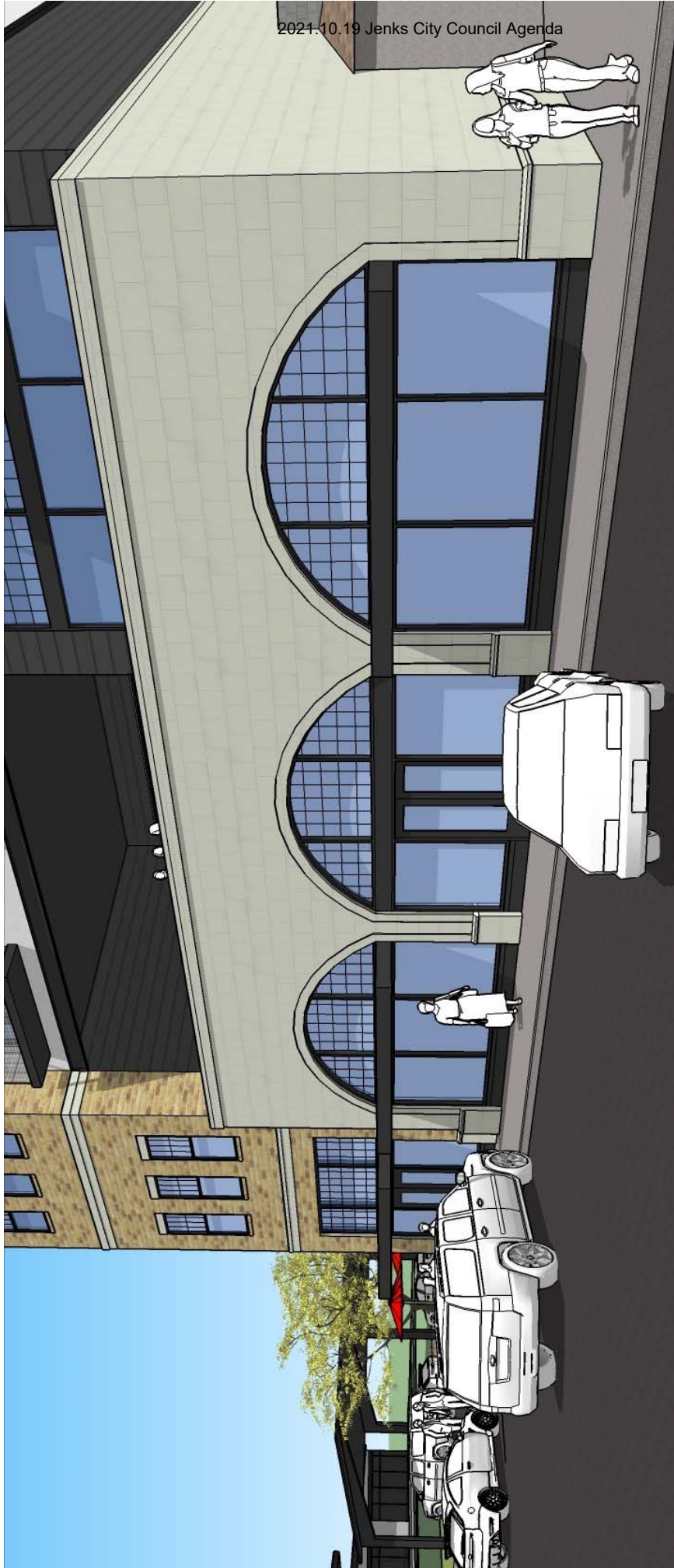
STREET VIEW LOOKING EAST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW LOOKING WEST

MIXED USE DEVELOPMENT
105 WEST MAIN ST



STREET VIEW OF MAIN STREET FAÇADE

MIXED USE DEVELOPMENT
105 WEST MAIN ST



2021.10.19 Jenks City Council Agenda

STREET VIEW OF OUTDOOR DINING AREA

MIXED USE DEVELOPMENT
105 WEST MAIN ST



AERIAL VIEW OF SWIMMING POOL AREA

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW OF DOG PARK



STREET VIEW FROM PARKING LOT LOOKING SOUTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW LOOKING NORTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



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 Planned Unit Development LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21 PUD 129

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 30 September 2021, in consideration of the following:

An application to approve a request by Greg Helms for a mixed-use Planned Unit Development.

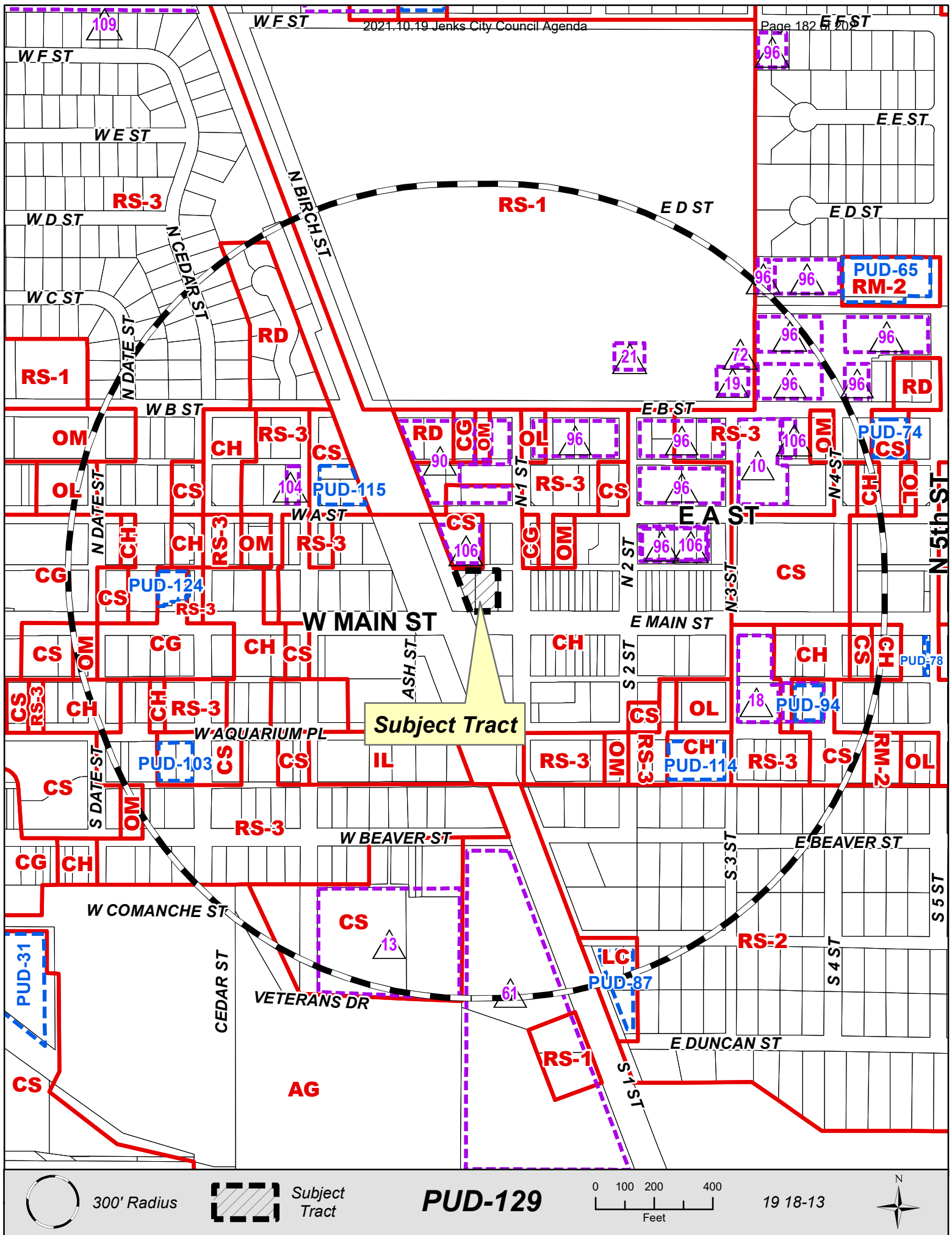
Legal Description: LOTS 10, 11, 12 AND 13 OF BLOCK 18, JENKS ORIGINAL TOWNSHIP SECTION 19, TOWNSHIP 18 RANGE 13

General Location: 105 W Main St

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 25 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission



**ORDINANCE NO. 1569
(JZ 21 PUD-129)**

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO ESTABLISH PUD-129 (PLANNED UNIT DEVELOPMENT NUMBER 129); 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 creation of a Planned Unit Development; and

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on September 30, 2021, and a public hearing on said zone change was held by the Jenks City Council on October 19, 2021, 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 will not adversely affect the health, safety, or general welfare of the public and that the same is necessary and expedient.

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

SECTION I. PUD-129 (Planned Unit Development 129) is hereby approved and created for the following described property:

LOTS 10, 11, 12 AND 13 OF BLOCK 18, JENKS ORIGINAL TOWNSHIP
SECTION 19, TOWNSHIP 18 RANGE 13

General Location: 105 W Main

The zoning map and zoning district of the City of Jenks is hereby amended to create PUD-129, a supplemental zoning district.

SECTION II. That approval of PUD-129 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as well as the corresponding Planned Unit Development.

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

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

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

Approved this _____ day of _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

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

Emergency Clause approved separately this _____ day of _____ 2021.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY



JENKS POLICE DEPARTMENT

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

211 N Elm ST
PO Box 2007
Jenks, OK 74037

10/6/2021-10/12/2021

Patrol

- There were 19 citations, 77 traffic stops, 8 motor vehicle accidents, 1 arrest, 309 calls for service, and 34 reports taken during this reporting period.
- 3 Domestic Assault and Battery
- 2 Mental Health Calls
- 1st degree burglary
- Burglary of Auto
- 2 Fraud
- 3 Assault and Battery
- Sexual Assault
- 6 Larcenies

Detective Division

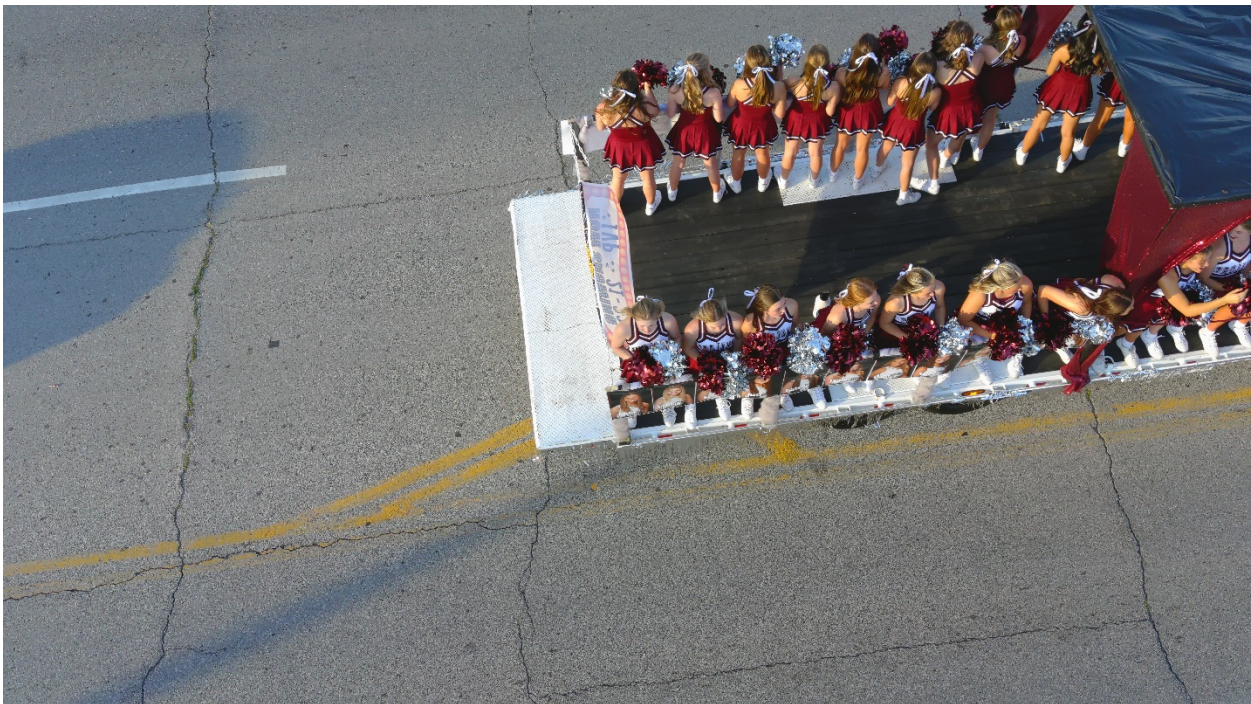
- 1 affidavit sent to Tulsa County DA
- 6 subpoenas
- 2 search warrants

Police Events Attended

- Coffee with a Cop
- Homecoming Parade
- Jenks High School football game
- Dills, Hern and Sims Legislative Event

Drone Division

Jenks Homecoming Parade 10/8/2021





Jenks Homecoming football game/half time show 10/8/2021







Dills, Hern, Sims Legislative Event 10/7/2021





Pet Of The Week

Meet Nora,

Nora sadly lost her home when her owner passed away and she is looking for a new family to love.

Nora is a (we're told) six-year-old husky/shepherd mix that gets along well with other dogs and apparently cats as well. She's a very good girl that is used to being an indoor dog. She is spayed & vaccinated and ready for her furever home.

If you'd like to meet Nora, call Jenks Animal Control at 9182996311 option 8 or email animalcontrol@jenksok.org



Animal Control

Calls (per SOMS records)

At Large:	4
Animal Bite:	0
Missing:	3
Barking Dog:	0
Livestock All:	0
Trap:	1
Vicious Animal:	2
Welfare/Cruelty:	1
Wildlife:	0
Other:	1
Assist Other Agency:	2

Other Calls Not In SOMS:

- 1 email re: wants to surrender dog
- 1 email re: found dog

Notes:

ACO Graves in 2nd week of in-service training







Code Enforcement

8 cases closed.

2 door hangers issued.

Code Enforcement Administrative Hearing for 10.12.21

- 5 cases heard.
- Working with owner of 424 E. B St. to trim tree that is blocking traffic line of sight from alleyway onto 5th Street.
- Abatement to start for tall grass and weeds at 315 N. Fir St. for tall grass and weeds.
- Abatement to start at 11424 S. Mulberry Ln. for tall grass and weeds.
- Abatement to start at 10933 S. Oak Ave. for tall grass and weeds.
- Abatement to start at 9340 S. Elwood Ave. for tall grass and weeds.

Tall Grass and Weeds

- Northwest Corner E. 141st St. & Harvard Ave. – Tall grass and weeds. Certified letter to be mailed to record owner, E & C Holdings LLC.



- Northeast Corner E. 141st St. & Harvard Ave. – Tall grass and weeds. Certified letter to be mailed to record owner, Firstland Holdings LLC.



Inoperable Vehicle

- 1015 W. D St. – Out of date tag on vehicle. Door hanger left at residence.



Vehicle on Grass

- 1038 W. E St. – Vehicle on grass. Door hanger left at residence.



Dilapidated Structure

- 11507 S. Elgin Ave. – Dilapidated structure, tall grass and weeds, trash and debris. Certified letter mailed to record owner giving 10 days to respond with plan of action.





Jenks | Planning Update



9/24/2021

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

Subject Update from Planning Department

From Marcaé Hilton, City Planner

Planning Calendar Preparer | Marcaé Hilton

SEPTEMBER APPLICATIONS

CC	SEPTEMBER 7, 2021 NO ITEMS
PC	SEPTEMBER 9, 2021 APPROVED WITH CONDITIONS
1. JZ 21 PUD 130	PUD AND REZONING FROM AG TO CS 9330 S ELWOOD BELL
BOA	SEPTEMBER 16, 2021 APPROVED
1. JBOA 21-440	VARIANCE POOL IN SIDE YARD 12704 S 4 TH ST. BLISS
CC	SEPTEMBER 21, 2021 APPROVED
1. JZ 21 PUD 130	PUD AND REZONING FROM AG TO CS 9330 S ELWOOD BELL
TAC	SEPTEMBER 22, 2021 NO COMMENTS TO DATE
1. PLAT	CHANGE OF ACCESS YORKTOWNE VILLAGE PLAT AAB ENG
ARC	SEPTEMBER 22, 2021 APPROVED
1. ARC 21-503	LIGHTING VILLAGE ON MAIN ORTIZ
PC	SEPTEMBER 30, 2021 (SPECIAL MEETING) OCTOBER 7 MEETING TO BE CANCELED
CONSENT	
1. PLAT	CHANGE OF ACCESS YORKTOWNE VILLAGE PLAT AAB ENG
2. PUD	MINOR AMENDMENT TO PUD YORKTOWN VILLAGE AAB ENG
3. ARC 21-503	LIGHTING VILLAGE ON MAIN ORTIZ
PUBLIC HEARING	
4. JZ 21-673	REZONE FROM AG TO CS 2830 W 129 TH BELL
5. JZ 21-674	REZONE FROM AG TO RS-3 11117 S DOUGLAS GARRETT
6. PUD 129	PUD MIXED USE MAIN STREET GREG HELMS
7. SUP 116	SPECIFIC USE PERMIT 11725 S ELM FIRST BAPTIST CHURCH
8. ZONING CODE	TRUCK STOP LANGUAGE

Jenks | Planning Update



9/24/2021

OCTOBER APPLICATIONS

CC**OCTOBER 5, 2021 | SOCIAL MEDIA POLICY****PC****OCTOBER 7 MEETING | RESCHEDULED TO SEPTEMBER 30, 2021
(SPECIAL MEETING)****TAC****OCTOBER 12, 2021****ARC**

1. ARC 21-504

OCTOBER 12, 2021

ELEVATIONS AND SITE PLAN | SCOOTERS | ELM

BOA

1. BOA 21-442

OCTOBER 14, 2021

SPECIAL EXCEPTION | HOME OCCUPATION/CHILDCARE | RUTH JULES

CC**CONSENT**

1. PLAT
2. PUD

OCTOBER 19, 2021

CHANGE OF ACCESS | YORKTOWNE VILLAGE PLAT | AAB ENG

MINOR AMENDMENT TO PUD | YORKTOWN VILLAGE | AAB ENG

PUBLIC HEARING

3. JZ 21-673
4. JZ 21-674
5. PUD 129
6. SUP 116
7. ZONING CODE

REZONE FROM AG TO CS | 2830 W 129TH | BELL

REZONE FROM AG TO RS-3 | 11117 S DOUGLAS | GARRETT

PUD MIXED USE | MAIN STREET | GREG HELMS

SPECIFIC USE PERMIT | 11725 S ELM | FIRST BAPTIST CHURCH

TRUCK STOP LANGUAGE

NOVEMBER APPLICATIONS | THANKSGIVING 🍂

PC

1. ARC 21-504

NOVEMBER 04

ELEVATIONS AND SITE PLAN | SCOOTERS | ELM

- *SCOOTERS | BOA SCHEDULE | it appears the build line will not work for site, a variance request will be needed with the following recommended schedule.*
 - 10/14 Cutoff 11/18 BOA (RECOMMENDED DATE OF HEARING)