

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT CITY COUNCIL

6:00 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
AGENDA**

August 10, 2021

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

CITIZEN COMMENTS

Citizens of the City of Durant wishing to address the council regarding matters which are not listed on the agenda will be required to sign up no later than 5 minutes prior to the scheduled starting time of the meeting. The sign-in sheet will contain space for citizen's name, address, phone number, and topic to be discussed. In this way, city staff will be able to follow-up on any issues presented if necessary. (Limit: 3 minutes per person)

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of July 13, 2021
- b. Consider Award of Bid to Cole Craige in the Amount of \$5,000 for Fencing on the 20 Acre Property located at 1221 Hillcrest.
- c. Consider Approval of Loan Forgiveness in the Amount of \$233,333.33 for Bruce Packing Company.
- d. Consider the Appointment of Mike Davis to the Durant Industrial Authority.

2. Consider Items Removed from Consent

3. Information Items

- a. Assistant City Manager Report - July 2021
- b. City Clerk Report - July 2021

- c. City Manager Monthly Report - July 2021
- d. Community Development Monthly Report - July 2021
- e. Economic Development Monthly Report - July 2021
- f. Emergency Management Monthly Report - July 2021
- g. Financial Reports - June 2021
- h. Fire Department Monthly Report - July 2021
- i. Human Resources Monthly Report- July 2021
- k. Neighborhood Services Monthly Report - July 2021
- l. Police Department Monthly Report - June 2021

4. Administration

- a. Consider and Take Action with Respect to a Resolution Authorizing the Calling and Holding of an Election in the City of Durant, State of Oklahoma (the "City") for the Purpose of Submitting to the Registered Qualified Electors of Said City the Question of Approval or Rejection of an Ordinance of the City, Which Amends Ordinance No. 1430 of the City and Ordinance No. 1431 of the City by Eliminating the Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax; and Containing Other Provisions Relating Thereto (R-2021-19)
- b. Consider and Take Action with Respect to an Ordinance of the City of Durant, Oklahoma (the "City"), Amending Ordinance No. 1430 and 1431 of the City, by Eliminating the September 30, 2024 Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax Levied Pursuant to Said Ordinances; Providing for the Effective Date; Providing Remainder of Ordinances Remain Unchanged; Providing that the Provisions of This Ordinance are Cumulative and in Addition to Any and All Taxing Provisions of Other City Ordinances; Providing for Severability of Provisions; and Containing Other Provisions Related Thereto (O-2021-24)
- c. Discussion, Consideration and Possible Action on Ordinance O-2021-18 Amending the Code of Ordinances of the City of Durant, Oklahoma, Sections 32.123 Regarding Meetings of the Airport Advisory Board and Declaring an Emergency.
- d. Discussion, Consideration and Possible Action of Ordinance O-2021-19 Amending the Code of Ordinances of the City of Durant, Oklahoma, Section 32.030(F) Regarding Meetings of the Library Board and Declaring an Emergency
- e. Discussion, Consideration and Possible Action on Ordinance O-2021-20 Amending Chapter 156 Subdivision Regulations and Declaring an Emergency.
- f. Discussion, Consideration and Possible Action on Ordinance O-2021-21, a Rezoning request from R-3, General Residential District to I-1, Light Industrial

District, PC2021-19.

- g. Discussion, Consideration and Possible Action on a Final Plat Request for Property Located at 4319 SE 3rd Avenue, PC2021-20.
- h. Discussion, Consideration and Possible Action on a Final Plat Request for Property Located Near the Intersection of West Main and State Highway 70, PC2021-21.
- i. Discussion, Consideration and Possible Action on a Preliminary Plat Request for Property Located Near the Intersection of West Main Street and State Highway 70, PC2021-22.
- j. Discussion, Consideration and Possible Action on Ordinance O-2021-23 Repealing Ordinance 1987 and Section 32.210 of the Code of Ordinances Regarding the Regional Planning Commission and Declaring an Emergency.
- k. Consider Award of Bid for Uniform Rental Services;
Consider Approval of Contract for Uniform Rental Services (C-2021-57).

5. Executive Session

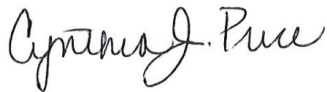
- a. Consider Entering Executive Session. Confer on Matters Pertaining to Economic Development, Including the Transfer of Property, Financing, or the Creation of a Proposal to Entice a Business to Remain or to Locate Within Their Jurisdiction if Public Disclosure of the Matter Discussed Would Interfere with the Development of Products or Services or if Public Disclosure Would Violate Confidentiality of the Business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.
- b. Consider Action Pursuant to Item 5a.

6. New Business

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 5th day of November, 2020, and that an agenda of said meeting was posted at the place of such meeting at 11:15 a.m. on the 5th day of August, 2021.



Cynthia J. Price, City of Durant



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of July 13, 2021

Council Information / Action Requested

Approval of Regular Meeting Minutes of July 13, 2021

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. City Council Minutes 07132021 cjp

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 5th day of November, 2020 and that an agenda of said meeting was posted at the place of such meeting at 5:35 p.m. on the 8th day of July, 2021.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
July 13, 2021 AT 6:00 PM
Roscoe J. Hatfield Council Chambers
300 West Evergreen, Durant, Oklahoma**

CALL TO ORDER

Mayor Grube called the meeting to order at 6:00 p.m.

INVOCATION/FLAG SALUTE

Assistant City Manager James Dalton provided the invocation.
City Manager John Dean led the flag salute.

ROLL CALL

Present:

Council Member Steve Brittingham
Council Member Humphrey Miller
Council Member Curtis Morris
Vice Mayor Danny Sherrer
Mayor Oden Grube
City Attorney Tom Marcum
City Manager John Dean
City Clerk Cynthia J. Price

Absent:

None

PRESENTATIONS

1. Presentation of Employee Service Awards for 2nd Quarter 2021

The following employee service awards were presented:

15 YEARS

Ricky Ford, Police Department - Award of Commitment, Pin, \$150;
Shane Walker, Police Department - Award of Commitment, Pin, \$150;
Gina Brown, Library, Award of Commitment, Pin, \$150;

25 YEARS

Jennifer Gibson, Finance Department - Plaque, Award of Commitment, Pin, \$250;
James Hicks, Fire Department - Plaque, Award of Commitment, Pin, \$250;
John Ross, Water Treatment Plant, Plaque, Award of Commitment, Pin, \$250.

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Called Meeting Minutes of June 8, 2021
- b. Consider Approval of Special Called City Council Minutes of June 29, 2021
- c. Consider Approval of Budget Supplements BA 2021-12
- d. Consider Approval of OMAG Resolution to Amend The Agreement Establishing OMAG
- e. Consider Award of Abatement Bid to Cole Craige in the Amount of \$20,000 for Demolition, Mowing and Cleanup of 20 acre property located at 1221 Hillcrest Avenue.

Motion To: Approve Consent Items As Presented.

Motion By: Humphrey Miller

Seconded By: Curtis Morris

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

- a. Assistant City Manager Report - June 2021
- b. City Clerk Monthly Report - June 2021
- c. City Manager Monthly Report - June 2021
- d. Community Development Monthly Report - June 2021

- e. Economic Development Director Monthly Report - June 2021
- f. Emergency Management Monthly Report - June 2021
- g. Fire Department Monthly Report - June 2021
- h. Financial Statements for May 2021 and Sales Tax Report for June 2021
- i. Grants Department Report - June 2021
- j. Human Resources Monthly Report- June 2021
- k. Library Monthly Report - June 2021
- l. Neighborhood Services Monthly Reports - June 2021
- m. Police Department Monthly Report - May 2021
- n. Street Department Monthly Report - June 2021

4. Administration

- a. Discussion on Chapter 159 of the Code of Ordinances Regarding Sign Regulations.

Discussion was held among council members regarding Chapter 159 of the Code of Ordinances Regarding Sign Regulations. Community Development Director Danielle Barker stepped forward to answer questions from council.

Areas of concern were what type of sign qualifies as a temporary sign, the time limit on temporary sign permits, the cost of temporary sign permits, the enforcement of and fine amount for temporary sign violations.

Ms. Barker stated any changes to Chapter 159 of the Code of Ordinances would need to first go before the Planning Commission for approval and then to city council for their consideration.

- b. Discussion, Consideration and Possible Action on Ordinance Number O-2021-17 a Rezoning request from I-1, Light Industrial District to C-3, General Commercial District for property located at 308 Katy Avenue (PC2021-18)
 - 1. Consider action on Ordinance O-2021-17 Section 1.
 - 2. Consider action on Ordinance O-2021-17 Section 2. (Emergency Clause)

Community Development Director Danielle Barker addressed council and stated the Planning Commission and staff recommend approval of Ordinance O-2021-17. No letters or phone calls of concern or protest were received.

Motion To: Approve Ordinance O-2021-17, Section 1

Motion By: Danny Sherrer

Seconded By: Curtis Morris

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2021-17, Section 2, Emergency Clause

Motion By: Danny Sherrer

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

- c. Consider Approval of Resolution R-2021-15 Authorizing Participation in the OMAG Recognition Program

Motion To: Approve Resolution R-2021-15 Authorizing Participation in the OMAG Recognition Program

Motion By: Danny Sherrer

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

- d. Consider Approval of Resolution for the Appointment of Emily Redman as City of Durant Alternate Administrative Hearing Officer (R-2021-17)

Motion To: Approve Resolution for the Appointment of Emily Redman as City of Durant Alternate Administrative Hearing Officer (R-2021-17)

Motion By: Danny Sherrer

Seconded By: Curtis Morris

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

- e. Consideration to Accept Grant Award for a Weather Radar System in the Amount of \$1.6 Million from the OK Emergency Management and Office of Homeland Security.

Mark Gower, Director of Oklahoma Emergency Management joined Assistant City Manager James Dalton at the podium to provide city council a brief history of their efforts spanning fifteen years to obtain a weather radar system for Southeast Oklahoma.

Motion To: Approve Grant Award for Weather Radar System

Motion By: Curtis Morris

Seconded By: Danny Sherrer

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

- f. Discussion, Consideration, and Possible Action on the Larkspur Lane - Extension #2 Award of Bid

City Manager John Dean stated the bid was significantly higher than the estimate and recommended the bid not be awarded.

Motion To: Deny award of bid for Larkspur Lane - Extension #2

Motion By: Humphrey Miller

Seconded By: Danny Sherrer

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Danny Sherrer

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer, Grube

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From:
Re: Consider Award of Bid to Cole Craige in the Amount of \$5,000 for Fencing on the 20 Acre Property located at 1221 Hillcrest.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Bid Tab Sheet - 7.22.2021 (2)
2. Fence Bid Sheets (1)
3. DIA 8.3.2021 Minutes

DURANT INDUSTRIAL AUTHORITY
FENCE BID OPENING – JULY 22, 2021

BID OFFERED ON: July 16, 2021

BIDS OFFERED TO:

**Blake Goode, Cole Craige, Dino Lifts, Gary Clark, Glen Coffman,
Melissa Wingfield, Rex Labrada, Ryan Huffaker, Steven Weibling,
Texoma Lawn Solutions LLC, Texoma Millwright, Chris Whalin, Marty
Pope**

BIDS RECEIVED:

True Grit Works

Cole Craige

F'Amos Construction

1221 Hillcrest Ave. (20 Acres)

True Grit Works	\$10,590.00
Cole Craige	\$5,000.00
F'Amos Construction	\$10,630.00

CITY OF DURANT
DURANT INDUSTRIAL AUTHORITY

BID SHEET FOR FENCE

Date Bid Due: July 22, 2021 Time Bid Due: 12:00p.m.

For questions concerning the bid dates and times please contact
Cynthia Price, City Clerk at 580-931-6641

For questions concerning the property, please contact Shawn Jackson at 580-931-6611

Company Name: TGW

Phone Number: (580) 367-5031

Address: 10236 Fm 274 Ravenna, Tx

Email: MARTY.PPE@icloud.com

Bid Item 1

Address: 1221 Hillcrest Ave. (20 acres)

Bid Amount:

\$ 10,590⁰⁰

Build fence East & West along
Hillcrest Ave (Approximately 1,350 feet)

Five strands barb wire, 2 3/8 pipe corner braces and bracing as needed.
Two 12 feet swinging gates.

Two 12 feet swinging gates with 2 3/8 bracing on South McLean Ave

All fences stretched accordingly.

Includes:

skid steer

5 wire Fence

T post - every 10'

4-12' gates

6 Braces - pipe 2 - corner - pipe 360' of new 2 3/8 pipe

RECEIVED

JUL 19 2021

2:05
TIME

CITY
OF DURANT

ef
INITIALS

**CITY OF DURANT
DURANT INDUSTRIAL AUTHORITY**

BID SHEET FOR FENCE

Date Bid Due: July 22, 2021 Time Bid Due: 12:00p.m.

For questions concerning the bid dates and times please contact
Cynthia Price, City Clerk at 580-931-6641

For questions concerning the property, please contact Shawn Jackson at 580-931-6611

Company Name: Cole Craige_____

Phone Number: 580-775-1777_____

Address: _P.O. Box 383 Bokchito OK 74726

Email: _craigessurveying@gmail.com

Bid Item 1

Address: 1221 Hillcrest Ave. (20 acres)

Bid Amount:

\$ 5,000

**Build fence East & West along
Hillcrest Ave (Approximately 1,350 feet)**

**Five strands barb wire, 2 3/8 pipe corner braces and bracing as needed.
Two 12 feet swinging gates.**

Two 12 feet swinging gates with 2 3/8 bracing on South McLean Ave

All fences stretched accordingly.

BID MATERIALS:

6' "T" POST 12' SPACING

4 POINT 12 3/4 AMERICAN STEEL WIRE

12' HEAVY GATES WELDED SO THEY CAN'T BE REMOVED

2 3/8" DIAMETER MINIMUM PIPE CONCRETED IN PLACE

"H" BRACE WITH KICKER POST CORNER BRACE'S CAPPED

Date Bid Due: July 22, 2021 Time Bid Due: 12:00p.m.

For questions concerning the bid dates and times please contact
Cynthia Price, City Clerk at 580-931-6641

For questions concerning the property, please contact Shawn Jackson at 580-931-6611

Company Name: F'Amos Construction Phone Number: 580-579-4772
Address: 3117 Westside Drive Email: famosconstructionllc@gmail.com
Suite 3

Bid Item 1

Address: 1221 Hillcrest Ave. (20 acres)

Bid Amount:

\$ 10,630

**Build fence East & West along
Hillcrest Ave (Approximately 1,350 feet)**

**Five strands barb wire, 2 3/8 pipe corner braces and bracing as needed.
Two 12 foot swinging gates.**

Two 12 foot swinging gates with 2 3/8 bracing on South McLean Ave

All fences stretched accordingly.

7/22
10:30 am
P

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
August 3, 2021 AT 4:00 PM,
Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Pierce called the meeting to order at 4:07 p.m.

INVOCATION/FLAG SALUTE

Trustee Boothe provided the invocation.

ROLL CALL

Present:

Trustee Edwin Boothe
Trustee Steve Brittingham
Vice Chairman Jeff Hammock
Chairman Chris Pierce

Absent:

Trustee Brett Rogers
Trustee Jeff Shattuck

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to approve consent items as presented.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- a. Consider Approval of Regular Called Meeting Minutes of July 6, 2021
- b. Consider Approval of Financial Report
- c. Consider Approval of Claims
- d. Consider Acceptance of Ashley Stuteville's Resignation from the Durant Industrial Authority.

2. Consider Items Removed from Consent

3. Information Items

- a. Director's Report
- b. CN July Economic Report

4. Administration

- a. Consider Approval of Loan Forgiveness in the amount of \$233,333.33 for Bruce Packing Company

Motion was made by Trustee Boothe and seconded by Vice Chairman Hammock to award loan forgiveness in the amount of \$233,333.33 for Bruce Packing Company.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- b. Consider Award of Bid for Fencing on 20 Acre Property located at 1221 Hillcrest.

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to award bid for fencing on 20 acre property located at 1221 Hillcrest to Cole Craige in the amount of \$5,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

5. Executive Session

- a. Consider Entering Executive Session

Discuss the purchase or appraisal of real property. This Executive Session Authorized by Title 25, Section 307 (B)(3) of the Oklahoma State Statutes.

Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

- b. Enter Executive Session

Motion was made by Trustee Brittingham and seconded by Vice Chairman Hammock to enter executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

c. Return from Executive Session

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to return from executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

d. Consider Action Pursuant to Item 5a.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to allow Executive Director, Lisa Taylor, authority to offer Project 40 a forgivable loan in the amount of \$750,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to authorize Executive Director, Lisa Taylor, to order an appraisal of land for Project 40 with the understanding that the cost may exceed \$2,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to adjourn.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce
Nays: None
Abstain: None



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Approval of Loan Forgiveness in the Amount of \$233,333.33 for Bruce Packing Company.

Council Information / Action Requested

Approval of Loan Forgiveness in the Amount of \$233,333.33 for Bruce Packing Company.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Brucepac Promissory Note
2. DIA 8.3.2021 Minutes

FORGIVABLE PROMISSORY NOTE

**BRUCE PACKING COMPANY, INC., an
Oregon corporation d/b/a BrucePac**

380 S. Pacific Hwy 99E

Woodburn, OR 97071

(hereafter called "Borrower")

**DURANT INDUSTRIAL
AUTHORITY**

215 N. 4th Street

Durant, Oklahoma 74701

(hereafter called "Lender")

\$700,000.00

Note Amount

July 21, 2016
Effective Date

July 21, 2023
Maturity Date

FOR VALUE RECEIVED, Borrower, jointly and severally if more than one, promises to pay to the order of Lender (which term shall include all subsequent holders of this Note) at its offices set forth above or at such other address as Lender may from time to time designate, in lawful money of the United States of America, the principal sum of **Seven Hundred Thousand and 00/100 Dollars (\$700,000.00)**, or so much thereof as may be advanced and outstanding from time to time, with interest at the rate provided below on the principal balance from time to time remaining unpaid, in the amounts, at the times and upon the terms provided in this Note.

INTEREST RATE. Prior to maturity, the Note shall accrue interest at **0.00% per annum.**

PREPAYMENT. Borrower may prepay this Note in whole or in part at any time without being required to pay any penalty or premium for such privilege. In the event a prepayment is made, such payment shall be applied first against accrued but unpaid interest, then to the discharge of any expenses for which the holder of this Note may be entitled to receive reimbursement under the terms of this Note or under the terms of any other documents related thereto and lastly against the principal hereof. Any partial prepayment shall not postpone the due date or change the amount of any subsequent installment due hereunder.

PAST DUE PAYMENTS. Lender may charge and collect a late fee of up to **five percent (5%)** of the unpaid portion of the regularly scheduled payment more than 15 days past due to the extent not prohibited by law. The annual interest rate on matured unpaid amounts shall be **ten percent (10%)**.

PAYMENT TERMS. This Note shall be due and payable as follows:

Provided the Note balance has not been otherwise accelerated due to an Event of Default, all remaining unpaid or unforgiven Principal and accrued interest shall be due and payable on July 21, 2023, interest being calculated on the unpaid principal to the date of each installment paid and the payment made credited first to the discharge of the interest accrued and the balance to the reduction of the principal.

Provided no Event of Default has occurred, the outstanding amount of the Note shall be forgiven in according to the following schedule:

July 21, 2021 - 1/3 of the balance of the Note then outstanding shall be forgiven, absent an Event of Default;
July 21, 2022 - 1/2 of the balance of the Note then outstanding shall be forgiven absent an Event of Default; and
July 21, 2023 – the remainder of the balance of the Note then outstanding shall be forgiven absent an Event of Default.

WAIVER. Except as otherwise expressly stated in this Note or the Loan Agreement, Borrower and any and all co-borrowers, endorsers, guarantors, and sureties severally waive notice, notice of intent to accelerate, notice of acceleration, demand, grace, presentment for payment, and protest and agree that this Note and all liens securing its payment may be extended and re-extended and the time for payment extended and re-extended from time to time without notice to them or any of them, and they severally agree that their liability on or with respect to this Note shall not be affected by any release or change in any security at any time existing or by any failure to perfect or maintain perfection of any security interest in such security.

TIME OF THE ESSENCE. It is agreed that time is of the essence in the performance of this Note.

EVENTS OF DEFAULT. Each of the following events shall constitute an Event of Default:

1. Default in the timely payment of any installment of principal and interest or in the performance of any covenant or provision of any Loan Document as hereafter defined.
2. Default in payment when due of any amount payable to Lender or default in any other obligation of Borrower to Lender.
3. Borrower shall: (a) execute an assignment for the benefit of creditors or take any action in furtherance thereof; or (b) admit in writing its inability to pay its debts generally as they become due; or (c) as a debtor, file a petition, case, proceeding, or other action pursuant to, or voluntarily seek the benefit or benefits of any debtor relief law or take any action in furtherance thereof; or (d) seek, acquiesce in, or suffer the appointment of a receiver, trustee, or custodian of Borrower, the property, in whole or in part, or any significant portion of other property belonging to Borrower that affects performance under this Note; or (e) voluntarily become a party to any proceeding seeking to effect a suspension or having the effect of suspending any of the rights of Lender or the Trustee granted or referred to in the Loan Documents or take any action in furtherance thereof.
4. Borrower defaults in the terms and conditions of the Loan Agreement executed contemporaneously with this Note.
5. The filing of a petition, case, proceeding, or other action against Borrower as a debtor under any debtor relief law; or seeking appointment of a receiver, trustee, or custodian of Borrower, or of any significant portion of other property belonging to Borrower that affects its ability to perform under this Note, or seeking to effect a suspension or having the effect of suspending any of the rights of Lender or the Trustee granted or referred to in the Loan Documents, and: (a) Borrower admits, acquiesces in, or fails to contest the material allegations thereof; or (b) the petition, case, proceeding, or other action results in entry of an order for relief

or order granting the relief sought against Borrower; or (c) the petition, case, proceeding, or other action is not permanently dismissed on or before the earlier of trial thereon or sixty (60) days next following the date of its filing.

6. The discovery by Lender that any warranty, covenant, or representation made to Lender by or on behalf of Borrower or any Guarantor is false, misleading, erroneous, or breached in any material respect.

A default shall not be an Event of Default if the default is cured within thirty (30) days following the delivery of or the mailing of written notice from Lender to Borrower's most current address as reflected in Lender's business records specifying the existence of any such default. If such default is not cured within the thirty (30) day period, the default shall be an Event of Default without need of any further notice or action by Lender.

ACCELERATION AND WAIVER OF NOTICE. Upon the occurrence of an Event of Default and the expiration of any cure period contained herein, the entire unpaid principal balance plus all accrued and unpaid interest due and owing on this Note and any and all other indebtedness of Borrower to Lender shall, at the option of Lender, become and be due and payable forthwith without demand, notice of default, notice of intent to accelerate, or the acceleration of the maturity hereof, notice of nonpayment, presentment, protest, or notice of dishonor, all of which are hereby expressly waived to the full extent not prohibited by law by Borrower. Failure to exercise this option upon the occurrence of any such Event of Default shall not constitute a waiver of the right to exercise such option in the event of any subsequent Event of Default.

COLLECTION COSTS AND JOINT AND SEVERAL LIABILITY. If the unpaid principal balance plus all accrued and unpaid interest due and owing on this Note is not paid at maturity, whether by acceleration or otherwise, and this Note is placed in the hands of an attorney for collection, or suit is filed hereon, or proceedings are had in probate, bankruptcy, receivership, reorganization, arrangement, or other legal proceedings for collection hereof, Borrower agrees to pay Lender its reasonable collection costs, including a reasonable amount for attorneys' fees. Borrower is and shall be directly and primarily liable for the payment of all sums due hereunder, and under any instrument securing the payment hereof, and Borrower hereby expressly waives bringing of suit and diligence in taking any action to collect any sums owing hereon and in the handling of any security, and Borrower hereby consents to and agrees to remain liable hereon regardless of any renewals, extensions for any period or rearrangements hereof, or any release or substitution of security hereof in whole or in part, with or without notice, from time to time, before or after maturity.

REMEDIES OF LENDER. Lender shall have all rights, remedies, and recourses granted in this Note, and all other instruments securing the payment hereof and the payment of all indebtedness of Borrower to Lender, howsoever evidenced, and those which are available at law or equity, and same: (a) shall be cumulative and concurrent; (b) may be pursued separately, successively, or concurrently against Borrower or any other liable party or against any one or more of them at the sole discretion of Lender and in such order as Lender, in its sole discretion, shall determine; (c) may be exercised as often as occasion therefore shall arise, it being agreed by Borrower that the exercise or failure to exercise any of the same shall in no event be construed as a waiver or release thereof or of any other right, remedy, or recourse; and (d) are intended to be, and shall be, nonexclusive. If any part of this Note cannot be enforced, this fact

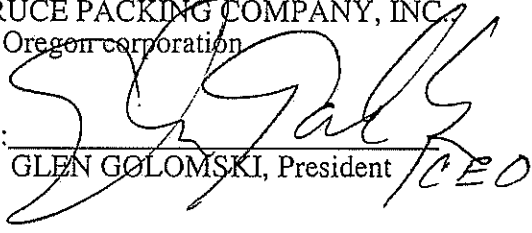
will not affect the rest of this Note. This loan shall be governed by and construed in accordance with the laws of the State of Oklahoma and applicable United States federal law.

NOTICES TO BORROWER AND OTHER PARTIES. Any notice under this Note shall be in writing and shall be effective when actually delivered or, if mailed, shall be deemed effective when deposited in the United States mail first class, certified mail, postage prepaid, directed to the addresses shown near the beginning of this Note. Any party may change its address for notices under this Note by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Borrower agrees to keep Lender informed at all times of Borrower's current address.

JURY TRIAL WAIVER. In recognition of the higher costs and delay which may result from a jury trial, the parties waive any right to trial by jury of any claim, demand, action or cause of action (a) arising hereunder, or (b) in any way connected with or related or incidental to the dealings of the parties hereto or any of them with respect hereto, in each case whether now existing or hereafter arising, and whether sounding in contract or tort or otherwise; and each party further waives any right to consolidate any such action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived; and each party hereby agrees and consents that any such claim, demand, action or cause of action shall be decided by court trial without a jury, and that any party hereto may file an original counterpart or a copy of this section with any court as written evidence of this consent of the parties hereto to the waiver of their right to trial by jury.

BORROWER:

BRUCE PACKING COMPANY, INC.
an Oregon corporation

By: 
GLEN GOLOMSKI, President

PREPARED IN THE LAW OFFICE OF:

William David Keese, P.C.
1400 West Main Street
Durant, Oklahoma 74702

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
August 3, 2021 AT 4:00 PM,
Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Pierce called the meeting to order at 4:07 p.m.

INVOCATION/FLAG SALUTE

Trustee Boothe provided the invocation.

ROLL CALL

Present:

Trustee Edwin Boothe

Trustee Steve Brittingham

Vice Chairman Jeff Hammock

Chairman Chris Pierce

Absent:

Trustee Brett Rogers

Trustee Jeff Shattuck

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to approve consent items as presented.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- a. Consider Approval of Regular Called Meeting Minutes of July 6, 2021
- b. Consider Approval of Financial Report
- c. Consider Approval of Claims
- d. Consider Acceptance of Ashley Stuteville's Resignation from the Durant Industrial Authority.

2. Consider Items Removed from Consent

3. Information Items

- a. Director's Report
- b. CN July Economic Report

4. Administration

- a. Consider Approval of Loan Forgiveness in the amount of \$233,333.33 for Bruce Packing Company

Motion was made by Trustee Boothe and seconded by Vice Chairman Hammock to award loan forgiveness in the amount of \$233,333.33 for Bruce Packing Company.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- b. Consider Award of Bid for Fencing on 20 Acre Property located at 1221 Hillcrest.

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to award bid for fencing on 20 acre property located at 1221 Hillcrest to Cole Craige in the amount of \$5,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

5. Executive Session

- a. Consider Entering Executive Session

Discuss the purchase or appraisal of real property. This Executive Session Authorized by Title 25, Section 307 (B)(3) of the Oklahoma State Statutes.

Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

- b. Enter Executive Session

Motion was made by Trustee Brittingham and seconded by Vice Chairman Hammock to enter executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

c. Return from Executive Session

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to return from executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

d. Consider Action Pursuant to Item 5a.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to allow Executive Director, Lisa Taylor, authority to offer Project 40 a forgivable loan in the amount of \$750,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to authorize Executive Director, Lisa Taylor, to order an appraisal of land for Project 40 with the understanding that the cost may exceed \$2,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to adjourn.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce
Nays: None
Abstain: None



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider the Appointment of Mike Davis to the Durant Industrial Authority.

Council Information / Action Requested

Appointment of Mike Davis to the Durant Industrial Authority.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. 2021_08_04_15_13_02



Application for Appointment to a City Board, Commission, or Committee

Applicant Information

Full Name: Davis Michael J. Date: 8-4-21
Last First M.I. Suffix

Address: 3609 Heritage Dr.
Street Address Apartment/Unit #

Durant OK 74701
City State ZIP Code

☒ Phone: 580 920 5511 ☐ Email: mdavis@se.edu

Board, Commission, or Committee Appointment Desired: Durant Industrial Authority

Qualifications: (list educational background or experience that would assist you in carrying out the duties of this appointment)

Attorney, Compliance specialist, SPHR Certification.

Reasons for Serving: (state briefly the contributions you can make to this appointment and your reasons for wanting to serve on the Board, Commission, or Committee)

History of public service on multiple boards and commissions, Leadership Durant graduate 2014-2015, longtime Durant resident.

Have you ever been convicted of a felony, or entered a guilty or no contest plea thereto?

YES
☐

NO
☒

If yes, please give details of the conviction(s) and explain:

Do you understand that attendance and active support is required for each appointee?

YES
☒

NO
☐

Signature

Signature: Michael J. Davis Date: 8-4-21

Please place a check in the ☐ (s) for your preferred method of contact. Once the City Council has filled a position, your application will be removed from the file and you must reapply for future openings.

This information will become a Public Record.
You may return this form to Durant City Hall, City Clerk's Office
300 W. Evergreen, P.O. 578 Durant, OK 74701
Or Fax to (833) 994-0399



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: James Dalton, Assistant City Manager
Re: Assistant City Manager Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. ACM Report - July 2021



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: James Dalton, Assistant City Manager
Re: Assistant City Manager Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. ACM Report - July 2021



THE CITY OF DURANT

Assistant City Manager

TO: Durant City Council
FROM: James Dalton, Assistant City Manager
DATE: August 1, 2021
SUBJECT: Monthly Report for July 2021

Parks Department

We have hired a new Parks and Recreation Director. His name is Ryan Brewer. Ryan has previous Parks and Rec Management experience with the City's of Perkins and Stillwater, OK. Now that have a Parks and Rec Director, we will be looking for expanding our search for our Sports Marketing position. We have received and reviewed applications for that position. Carl Albert Park update: Work remaining at Carl Albert Park includes drainage improvements, parking lot overlays, track lighting, and ADA improvements to the restrooms. The drainage pipes have been ordered and delivered and city crews will begin installing the pipe along Brookside in early August.

We have developed a basic work copy of the Parks Master Plan for all 13 parks in the City, to begin future planning efforts for each park.

DMSC has been having some tournaments; but the use of the park is slowing down due to the league play is ending.

The swimming pool is continuing to have good attendance. The pool will closed August 10.

Airport

The airport has multiple issues that we're in the process of working through in an effort to maximize the full potential of the airport. Below is a list of some tasks in July.

1. We had identified possible solutions to the 100LL tank water drainage and are looking at the best option to keep water from collecting around the tank.
2. Airport Manager John Wyatt has purchased some new mowing equipment and is getting caught up on mowing. Airport personnel mow approximately 120 acres along the runway, taxiways, and terminal building. The remaining over 700 acres are on a long term hay lease.

We are continuing to work with our new airport consulting firm KSA and the OAC in developing an Airport Terminal Plan with Narrative that will identify future growth at the airport.

The airport continues to be busy with significant Corporate Jet traffic. Fuel sales are good.

Utility Billing

The change over to the AMR's is going well and about 97% of the new AMR meters have been installed. They anticipate being finished with the project by the August.

We have a quote for material cost and design plans for construction of a drive-thru for City payments at the Library and are reviewing the quote. The drive-thru will include a covered area that will be located on the NW side of the building, near the book return drop.

Garage

David Anderson continues to serve as the Interim Garage Supervisor and is doing a good job. We also have a vacancy for a mechanic and have been reviewing applications. Operations are continuing at the garage without interruptions.

Senior Center

The City with funding from the DCFA is in the process of remodeling the new Senior Center Building located at 1401 Chuckwa. Work during July, includes the following:

1. Coordinating with Senior Center Director Mike Davis for daily construction updates.
2. Drywall has been completed.
3. The fire suppression system is being constructed and should be installed in August.
4. Concrete flatwork has been done on the outside of the building.

I.T. Department

1. I.T. Director Brenton Rucker has been assisting with the I.T. install at the Senior Center.
2. Brenton and the I.T. Department have been really busy installing the new Spellman Flex software at 9-1-1 to enhance our 9-1-1 Computer Aided Dispatch (CAD). We were able to make the switch at the end of July with minor difficulties. Brenton and staff continue to make adjustments to the new system.
3. GIS has been moved to I.T., and we're evaluating the 911 addressing process.

Library

1. Staff continues with the Summer Reading Program.
2. Library Director Robbee Tonubbee, Grants Coordinator Becca Payne, Utility Supervisor Stephanie Barfield, and other city management and staff have been in the process of implementing the CDBG Residential Utility Assistance Program for those city utility customers who were impacted by COVID. The City was granted \$683,300 for this project. Robbee and Library are doing the initial applications and screening at the Library.

Public Works

Rick Rumsey from OMMS continues serving as the interim Public Works Director and is doing a really good job. Staff has been reviewing applications and doing interviews for the PW Director position, and should have a selection made in August.

PW departments have been in the process of cleaning, organizing, and developing a system to better store and manage inventory at the complex.

James Dalton



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: City Clerk Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. CITY CLERK REPORT -08-10-2021

CITY CLERK MONTHLY INFORMATION REPORT

JULY 2021

MUNICIPAL COURT -

The City of Durant has contracted with the law firm of Perdue, Brandon, Fielder Collins & Mott (Perdue Brandon) to provide collection services for municipal court beginning July 1, 2021. The collection module through Incode has been installed and Perdue Brandon has covered the cost. The court clerk received virtual training in how to use the collection module through Incode. Our representative of Perdue Brandon came to Durant to provide in-person training for the court clerk on their systems. In late July, our collection accounts were transferred over to Perdue Brandon. I anticipate providing collection reports showing collection efforts and results beginning in September 2021.

I have created the attached spreadsheet which will allow you to track the various municipal court categories as the calendar year progresses.

SPECIAL EVENT PERMIT APPLICATIONS -

There were two Special Event Permit Applications received in July 2021.

Events Held in City of Durant in July 2021:

Farmers Market – July 3, 10, 17, 24, 31, 2021

1st Annual Jarid Taylor Memorial 5K and Fun Run – July 31, 2021

Events To Be Held in City of Durant in August 2021:

Farmers Market – August 7, 14, 21, 28, 2021

SSMC Community Carnival – August 7, 2021

Back to School Bash – August 7, 2021

RECORD REQUESTS -

There were seven (7) record requests received and processed in July 2021.

CEMETERY ADMINISTRATION/3B GRAVE SERVICE –

I have created the attached spreadsheets which will allow you to track burials and sales (through the city and private seller) as the calendar year progresses.

CEMETERY –

Highland Cemetery Road Replacement – A section of roadway within Highland Cemetery will be replaced in August 2021 at a cost of \$9,500.00 for materials and using city labor. I have attached a map showing the section of road to be replaced. While road work is being performed, the dumpster in the back of the cemetery will be temporarily relocated to the maintenance building next to the existing dumpster.

Highland Cemetery Trash Receptacles – There are now two dumpsters available for disposal of gravesite decorations only. In an effort to lessen the stress, wear and tear on the roadways within the cemetery, the trash cans randomly placed throughout the cemetery have been removed. In their place, a second dumpster has been placed in front of the Cemetery Maintenance Building. This is in addition to the dumpster at the back of the cemetery. This change will reduce the amount of roadway the trash truck will need to travel within the cemetery to empty trash receptacles. These dumpsters are placed as a courtesy and for the convenience of visitors to the cemetery. They are not intended for use by the general public for disposal of residential garbage.

BIDS -

There were three bids created in July 2021:

Uniform Rental Services – Bid Deadline: August 5, 2021

Propane Services – Bid Deadline: August 5, 2021

Pest Control Services – Bid Deadline: August 26, 2021

Open Ended:

Call Service Providers for Health Nuisance Abatements

BOARD SECRETARY -

I served functions of the secretary for the following council, authorities, and advisory boards in the month of July 2021:

Durant City Council;

Durant City Utility Authority;

Durant Airport Authority;

Airport Advisory Board.

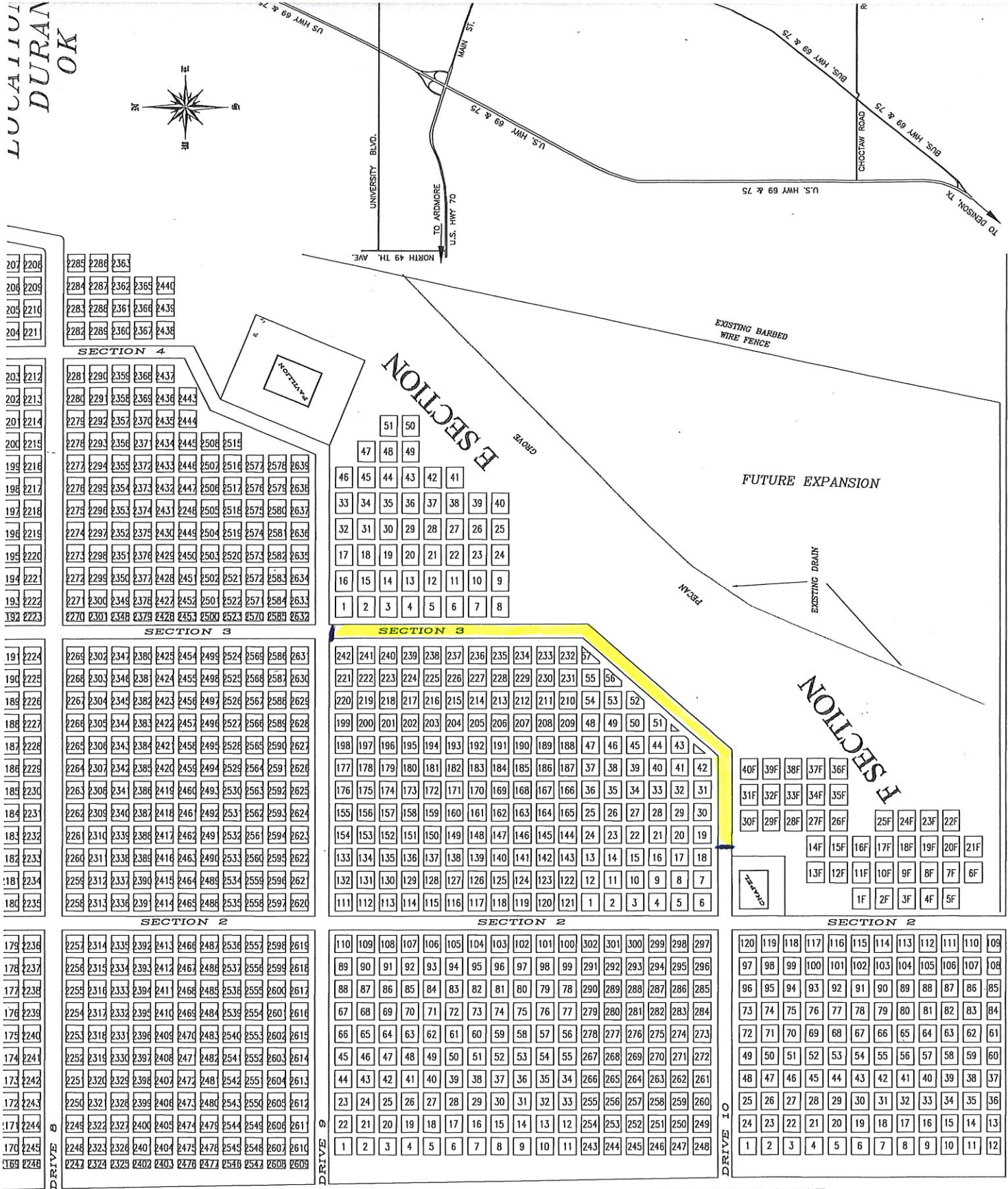
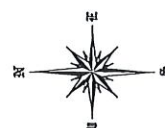
CITY OF DURANT MUNICIPAL COURT

	Total Violations Issued			Total Cases Heard By Judge			Warrants Issued			Warrants Cleared			Fine Suspended			Transfer to County		
	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance
2021																		
Dec																		
Nov																		
Oct																		
Sept																		
Aug																		
July	313	44	26	263	31	23	184	33	16	155	20	23	0	0	0	0	0	0
Jun	311	51	28	383	37	31	301	40	43	186	30	27	0	0	0	0	0	0
May	485	49	34	398	36	39	198	33	31	214	33	33	0	0	0	0	0	0
Apr	478	36	47	390	42	52	216	40	47	189	41	56	0	0	0	0	0	0
Mar	531	45	27	418	34	39	321	43	70	237	41	64	0	0	0	0	0	0
Feb	303	21	14	232	13	27	115	28	27	140	16	30	0	0	0	0	0	0
Jan	362	37	35	184	18	16	112	16	14	167	19	22	0	0	0	0	0	0

DISMISSED CASES

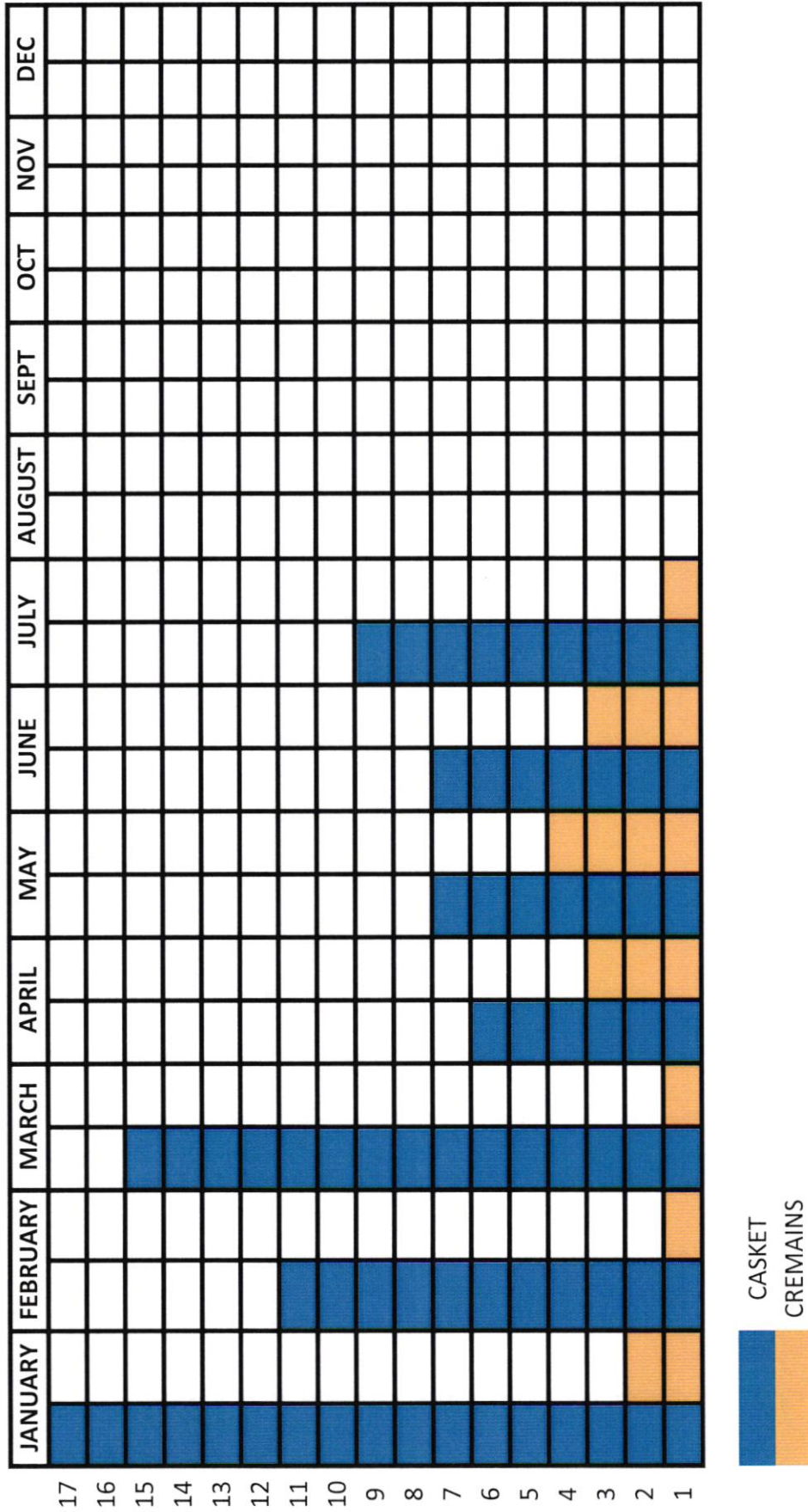
	Completed Deferred			Dismissed by Complainant			Presented Insurance			Dismissed by Judge's Order			Dismissed Compliance			Prosecutor's Motion		
	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance	Traffic	State Law	City Ordinance
2021																		
Dec																		
Nov																		
Oct																		
Sept																		
Aug																		
July	25	1	0	0	0	0	12	0	0	10	2	2	13	0	0	0	0	0
Jun	38	3	1	5	1	3	22	0	0	7	2	0	9	0	0	0	0	0
May	26	1	1	2	0	3	16	0	0	6	0	1	16	0	2	0	0	0
Apr	13	2	0	0	0	0	17	0	0	10	2	0	14	0	0	0	0	0
Mar	20	1	1	3	2	0	19	0	0	16	2	2	29	0	0	3	2	0
Feb	29	0	0	1	0	0	18	0	0	4	0	1	16	0	0	1	0	0
Jan	19	0	0	2	1	0	8	0	0	13	0	12	9	0	0	0	0	0

LUCAIUI
DURAN
OK



Road Replacement Map

2021 GRAVE OPENINGS/CLOSINGS
HIGHLAND CEMETERY



2021 CEMETERY SALES
HIGHLAND CEMETERY

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
12											
11											
10											
9											
8											
7											
6											
5											
4											
3											
2											
1											

2021 CEMETERY PRIVATE SALES
HIGHLAND CEMETERY

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
10											
9											
8											
7											
6											
5											
4											
3											
2											
1											



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From:
Re: City Manager Monthly Report - July 2021

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. City Manager Report - July 2021



City of Durant

300 West Evergreen St
Durant, OK 74701

August 02, 2021

Mayor Grube and members of the City Council:

July, 2021 City Manager Monthly Report

- Attended Council meeting.
- Conducted staff meetings.
- Attended CMAO Summer Conference in Enid.
- Attended DTEDA meeting.
- Met with Chief Batton and President Newsom about potential future needs at the airport.
- Reviewed proposed development standards for the Regional Planning Commission consideration.
- Reviewed applications and conducted interviews for Public Works Director.
- Attended the Chamber of Commerce meeting.
- Continued work on Waldron realignment project.
- Worked with Wall Engineering on the Unity Arch project.
- Hired a Parks and Recreation Manager. (Starts 08/02/2021)
- Met with Joe Barrett regarding Bryan County EMS.
- Discussed revised contract terms for RWD#5 with the City Attorney and directed him to prepare a revised agreement for consideration.
- AMR project continued. Approximately 5,554 of the meters installed through the end of July.
- Sludge Press project continued.
- Senior Center renovation project continued.
- Dealt with a number of resident issues and concerns.
- Sales Tax collections were up again over the same month last year.
- Worked with OEM on a state grant weather radar project.
- Met with the Planning Commission Chairman regarding the Regional Planning Commission.
- Attended a meeting regarding Gerlach and 1st signalization.

Respectfully Submitted,

John R Dean, Jr.

John R. Dean, Jr., City Manager



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
 Director
Re: Community Development Monthly Report - July 2021

The following and attached is a summary of the various activities worked on by the Community Development Staff during the month of July:

- A Municipal Planning Commission meeting was held in July where three cases were heard. One of those cases was recommended for approval and will be heard at the July City Council meeting. One other case took no action and the other was tabled until August. At the August meeting, the Planning Commission had six cases on the agenda. Five of the heard items were recommended for approval and will be heard at the regular City Council meeting in August. The other item was tabled until the regular Planning Commission meeting in September. We currently have three items expected to be on the schedule for the regular meeting in September. There are several cases that are in various stages of being prepared for Planning Commission and City Council.
- The Regional Planning Commission meeting was held in July and there was discussion about the draft language of the ordinance that is designed to provide guidance for the Commissioners moving forward. However, there are still some concerns and questions regarding the enforcement mechanism, legality and cooperation with the County. The Commissioners also approved a time change to switch times with the Municipal Planning Commission; therefore, the Regional Planning Commission will start at 5:30 pm. At their August meeting, they took no action on the ordinance.
- The Board of Adjustment did not have a meeting for the month of July. There are no meetings planned at this point in time for the regular meeting scheduled in August.
- Staff reviewed how other cities handled signs.
- Staff met with several citizens and developers to discuss various projects and/or issues they may have.
- Staff continues working on updates and renewals of licenses within Community Development. Staff continues to work to gain compliance with the various licenses.
- Staff attended a meeting with Imagine Durant and training with Meshek regarding a mapping project they are working on.
- Staff continued to work on updating the Regional Planning Commission Ordinance, the Subdivision Ordinance update as well as the Comprehensive Plan and Future Land Use Map.
- Staff continues training and working on a lot of different items to help the department improve on all aspects in which will help streamline some processes and make things better for both citizens and staff.
- Staff examined and helped with a few code enforcement concerns.
- Staff remains examining and working through some ordinance or policy issues that we are facing. Currently, staff is working on the Subdivision section.

Council Information / Action Requested

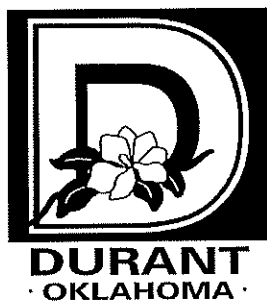
No Action Required.

City Staff Information / Action Follow-up, if Council authorizes this action:

None

ATTACHMENTS:

1. Community Development Monthly Report - July 2021



The City of Durant

Office of Community Development

Monthly Activity Report, July 2021

Community Development Department

1. Permits Issued	96
Building	34
Electrical	20
Plumbing	15
Mechanical	15
Floodplain	12
2. Public Hearings	3
Board of Adjustment	0
Planning Commission	2
City Council	1
6. Letters Mailed	45
Public Hearings	45
Other	0

4. Licenses Issued	57
Electrical	10
Plumbing	3
Mechanical	6
Roll Off	0
Roofing	3
Alcohol	4
Business (Issued)	14
Business (Pending Payment)	8
Business (Pending Info)	5
Farmers Market	2
Food Vendor	1
Mobile Home Park	1
Pawn Shop	0

PROJECTS: 0 -ZZZZZZZZZZ

APPLIED DATES: 7/01/2021 THRU 7/31/2021

ISSUED DATES: 7/01/2021 THRU 7/31/2021

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	
032114	7/07/2021	WILKEY PLUMBING	304 MAIN ST 304	OWNER	NEW PLUMBING PERMIT	I
032115	7/09/2021	LEWIS ELECTRIC	1818 W EVERGREEN ST	OWNER	ELECTRIC METER PERMIT	I
032116	7/12/2021	HOLCOMB, JOHN	112 CORNELL DR	OWNER	STORM SHELTER PERMIT	I
032117	7/12/2021	ALL SEASONS CONTRACTING	3017 QUAIL RIDGE CIR	OWNER	ROOF PERMIT	I
032118	7/12/2021	TEXOMA MAINTENANCE	324 N 1ST	OWNER	INSTALL COOLER	N
032119	7/12/2021	SIGN DEPOT	400 W MAIN ST	OWNER	SIGN MODIFICATION PERMIT	I
032120	7/12/2021	SIGN DEPOT	2824 W UNIVERSITY 108	OWNER	SIGN MODIFICATION PERMIT	I
032121	7/12/2021	SIGN DEPOT	206 W EVERGREEN ST	OWNER	NEW SIGN PERMIT	I
032122	7/12/2021	SIGN DEPOT	1502 N 1ST	OWNER	NEW SIGN PERMIT	I
032123	7/12/2021	SIGN DEPOT	602 N 1ST AVE	OWNER	NEW SIGN PERMIT	I
032124	7/12/2021	HOWELL, CHARLES B JR	1003 UNIVERSITY BLVD	OWNER	SHOP PERMIT	I
032125	7/12/2021	CRAWFORD ELECTRIC	1003 UNIVERSITY BLVD	OWNER	NEW ELECTRIC PERMIT	I
032126	7/12/2021	FORD, CRISTY K	1601 N 49TH AVE	OWNER	ADDITION PERMIT	E
032127	7/12/2021	LEWIS ELECTRIC	1601 N 49TH AVE	OWNER	NEW ELECTRIC PERMIT	I
032128	7/13/2021	SOVEREIGN HOMES OF DURANT L	1317 FOLSOM RD	OWNER	NEW HOME PERMIT	I
032129	7/13/2021	SOVEREIGN HOMES OF DURANT L	1317 FOLSOM RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032130	7/13/2021	TOP TECH	1317 FOLSOM RD	OWNER	NEW MECHANICAL PERMIT	N
032131	7/13/2021	AMERICAN ELECTRIC	1317 FOLSOM RD	OWNER	NEW ELECTRIC PERMIT	I
032132	7/13/2021	BLACKBURN PLUMBING LLC	1317 FOLSOM RD	OWNER	NEW PLUMBING PERMIT	I
032133	7/13/2021	VALHALLA GRAPHICS LLC	117 MARKET SQUARE	OWNER	NEW SIGN PERMIT	I
032134	7/14/2021	HL PROPERTIES LLC	726 N 8TH	OWNER	REMODEL PERMIT	I
032135	7/14/2021	EVERSOLE ELECTRIC	726 N 8TH	OWNER	NEW ELECTRIC PERMIT	I
032136	7/14/2021	ALL SEASONS CONTRACTING	3609 DAWNA ST	OWNER	ROOF PERMIT	I
032137	7/15/2021	TURF ROOFING	1101 W WILLOW ST	OWNER	ROOF PERMIT	E

PROJECTS: 0 -ZZZZZZZZZZ

APPLIED DATES: 7/01/2021 THRU 7/31/2021

ISSUED DATES: 7/01/2021 THRU 7/31/2021

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	I
032138	7/15/2021	TURF ROOFING	3010 QUAIL RIDGE CIR	OWNER	ROOF PERMIT	I
032140	7/20/2021	STEVENSON CONSTRUCTION	1401 SAN ANGELO LN	OWNER	NEW HOME PERMIT	I
032141	7/20/2021	STEVENSON CONSTRUCTION	1401 SAN ANGELO LN	OWNER	FLOOD PLAIN MANAGEMENT	I
032142	7/20/2021	TEXOMA MAINTENANCE	1401 SAN ANGELO LN	OWNER	NEW MECHANICAL PERMIT	N
032143	7/20/2021	CRAWFORD ELECTRIC	1401 SAN ANGELO LN	OWNER	NEW ELECTRIC PERMIT	I
032144	7/20/2021	BLACKBURN PLUMBING LLC	1401 SAN ANGELO LN	OWNER	NEW PLUMBING PERMIT	I
032145	7/21/2021	PEREZ, LEOPOLDO	211 S 1ST AVE	OWNER	RESIDENTIAL REMODEL PERMIT	I
032146	7/21/2021	PEREZ, LEOPOLDO	211 S 1ST AVE	OWNER	NEW MECHANICAL PERMIT	N
032147	7/21/2021	PEREZ, LEOPOLDO	211 S 1ST AVE	OWNER	NEW ELECTRIC PERMIT	I
032148	7/21/2021	PEREZ, LEOPOLDO	211 S 1ST AVE	OWNER	NEW PLUMBING PERMIT	I
032149	7/21/2021	KYLE TUCKER PLUMBING	904 N 2ND AVE	OWNER	GAS TEST	I
032150	7/22/2021	BRIGHT LIGHTING INC	1616 W LOUISIANA	OWNER	TRANSFER SWITCH ON CELL TOW	I
032151	7/22/2021	SIGN DEPOT	215 W MAIN ST	OWNER	SIGN MODIFICATION PERMIT	I
032152	7/26/2021	BRETT LANE ELECTRIC LLC	723 N WASHINGTON AVE	OWNER	METER RELEASE	I
032153	7/26/2021	SIGN DEPOT	127 W MAIN ST	OWNER	NEW SIGN PERMIT	I
032154	7/27/2021	TLM CONSTRUCTION GROUP	2910 CEMETERY RD	OWNER	NEW HOME PERMIT	I
032155	7/27/2021	TLM CONSTRUCTION GROUP	2910 CEMETERY RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032156	7/27/2021	BLACKBURN HEAT & AIR LLC	2910 CEMETERY RD	OWNER	NEW MECHANICAL PERMIT	N
032157	7/27/2021	LEWIS ELECTRIC	2910 CEMETERY RD	OWNER	NEW ELECTRIC PERMIT	I
032158	7/27/2021	BLACKBURN PLUMBING LLC	2910 CEMETERY RD	OWNER	NEW PLUMBING PERMIT	I
032159	7/27/2021	CENTIMARK CORPORATION	1800 W UNIVERSITY BLVD	OWNER	COMMERCIAL ROOF REPLACEMENT	I
032160	7/28/2021	TEXOMA MAINTENANCE	1001 DONNA SUE PL	OWNER	HVAC CHANGE OUT	N
032161	7/28/2021	PRUITT, JAYSON	1413 BALTIMORE ST	OWNER	DEMO PERMIT	I
032162	7/28/2021	SIGN DEPOT	318 W MAIN ST	OWNER	NEW SIGN PERMIT	I

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 7/01/2021 THRU 7/31/2021
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	I
032163	7/28/2021	ALL SEASONS CONTRACTING	2215 GERSHWIN DR	OWNER	ROOF PERMIT	I
032164	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	300 VENUS RD	OWNER	NEW HOME PERMIT	I
032165	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	300 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032166	7/29/2021	STEVE'S HEAT & AIR	300 VENUS RD	OWNER	NEW MECHANICAL PERMIT	I
032167	7/29/2021	ALPHA ELECTRICAL SERVICES	300 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032168	7/29/2021	BLACKBURN PLUMBING LLC	300 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032169	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	308 VENUS RD	OWNER	NEW HOME PERMIT	I
032170	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	308 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032171	7/29/2021	STEVE'S HEAT & AIR	308 VENUS RD	OWNER	NEW MECHANICAL PERMIT	I
032172	7/29/2021	ALPHA ELECTRICAL SERVICES	308 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032173	7/29/2021	BLACKBURN PLUMBING LLC	308 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032174	7/29/2021	J REYNOLDS & CO	1400 BRYAN DR	OWNER	COMMERCIAL ROOF PERMIT	I
032175	7/29/2021	CHASE STAMPLEY ELECTRIC	1415 W ARKANSAS ST	OWNER	METER RELEASE	I
032176	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	316 VENUS RD	OWNER	NEW HOME PERMIT	I
032177	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	316 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032178	7/29/2021	STEVE'S HEAT & AIR	316 VENUS RD	OWNER	NEW MECHANICAL PERMIT	I
032179	7/29/2021	ALPHA ELECTRICAL SERVICES	316 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032180	7/29/2021	BLACKBURN PLUMBING LLC	316 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032181	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	340 VENUS RD	OWNER	NEW HOME PERMIT	I
032182	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	340 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032183	7/29/2021	STEVE'S HEAT & AIR	340 VENUS RD	OWNER	NEW MECHANICAL PERMIT	I
032184	7/29/2021	ALPHA ELECTRICAL SERVICES	340 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032185	7/29/2021	BLACKBURN PLUMBING LLC	340 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032186	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	400 VENUS RD	OWNER	NEW HOME PERMIT	I

08/03/2021 8:59 PM

PROJECT VALUATION AND FEE REPORT

I

PROJECTS: 0

-ZZZZZZZZZZ

APPLIED DATES: 7/01/2021 THRU 7/31/2021

ISSUED DATES: 7/01/2021 THRU 7/31/2021

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	I

032187	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	400 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032188	7/29/2021	STEVE'S HEAT & AIR	400 VENUS RD	OWNER	NEW MECHANICAL PERMIT	M
032189	7/29/2021	ALPHA ELECTRICAL SERVICES	400 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032190	7/29/2021	BLACKBURN PLUMBING LLC	400 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032191	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	408 VENUS RD	OWNER	NEW HOME PERMIT	I
032192	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	408 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032193	7/29/2021	STEVE'S HEAT & AIR	408 VENUS RD	OWNER	NEW MECHANICAL PERMIT	M
032194	7/29/2021	ALPHA ELECTRICAL SERVICES	408 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032195	7/29/2021	BLACKBURN PLUMBING LLC	408 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032196	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	416 VENUS RD	OWNER	NEW HOME PERMIT	I
032197	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	416 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032198	7/29/2021	STEVE'S HEAT & AIR	416 VENUS RD	OWNER	NEW MECHANICAL PERMIT	M
032199	7/29/2021	ALPHA ELECTRICAL SERVICES	416 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032200	7/29/2021	BLACKBURN PLUMBING LLC	416 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032201	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	440 VENUS RD	OWNER	NEW HOME PERMIT	I
032202	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	440 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032203	7/29/2021	STEVE'S HEAT & AIR	440 VENUS RD	OWNER	NEW MECHANICAL PERMIT	M
032204	7/29/2021	ALPHA ELECTRICAL SERVICES	440 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032205	7/29/2021	BLACKBURN PLUMBING LLC	440 VENUS RD	OWNER	NEW PLUMBING PERMIT	I
032206	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	516 VENUS RD	OWNER	NEW HOME PERMIT	I
032207	7/29/2021	STEVE WINGFIELD CONSTRUCTIO	516 VENUS RD	OWNER	FLOOD PLAIN MANAGEMENT	I
032208	7/29/2021	STEVE'S HEAT & AIR	516 VENUS RD	OWNER	NEW MECHANICAL PERMIT	M
032209	7/29/2021	ALPHA ELECTRICAL SERVICES	516 VENUS RD	OWNER	NEW ELECTRIC PERMIT	I
032210	7/29/2021	BLACKBURN PLUMBING LLC	516 VENUS RD	OWNER	NEW PLUMBING PERMIT	I

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 7/01/2021 THRU 7/31/2021
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	1

*** TOTALS ***	NUMBER OF PROJECTS:		96	VALUATION:	3,248,503.63	FEEES: 2

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 7/01/2021 THRU 7/31/2021
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** SEGMENT RECAP ***

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE
BLDG - NEW BUILDING PERMIT	34	3,248,473.63	12,869.90
ELEC - NEW ELECTRIC PERMIT	20	0.00	3,610.35
FPM - FLOOD PLAIN MANAGEMENT	12	0.00	1,248.00
MECH - NEW MECHANICAL PERMIT	15	15.00	2,685.20
PLUMB - NEW PLUMBING PERMIT	15	15.00	3,285.20
*** TOTALS ***	96	3,248,503.63	23,698.65

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 7/01/2021 THRU 7/31/2021
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** BUILDING CODE RECAP ***

BUILDING CODE - DESCRIPTION	# OF PROJECTS	# OF SEGMENTS	VALUATION	
ACCS - SIGNS/ACCESSORY STRUCTURES	19	19	490,241.63	2
CA - COMMERCIAL ALTERATION	3	3	2.00	
DEMO - DEMOLITION	1	1	1.00	
SFR - SINGLE FAMILY RESIDENTIAL	60	60	2,717,255.00	19
SFRA - SINGLE FAMILY RESIDENTIAL ALTERATION	13	13	41,004.00	1
*** TOTALS ***	96	96	3,248,503.63	23

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: 0 THROUGH ZZZZZZZZZZ
PROJECT STATUS: All
CONTRACTOR: All
PROJECT TYPE: All
SEGMENT: All
VALUATION RANGE FROM: 0.00 THROUGH 999,999,999.99

PROJECT DATES

APPLIED RANGE FROM: 07/01/2021 THROUGH 07/31/2021
ISSUED RANGE FROM: 07/01/2021 THROUGH 07/31/2021
USE SEGMENT DATES: NO
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
USE SEGMENT DATES: NO

PRINT OPTIONS

TOTALS ONLY: NO
INCLUDE SEGMENTS: NO
COMMENT CODES: None

*** END OF REPORT ***



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Economic Development Monthly Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. August 2021 Directors Report

Monthly Economic Development Report

July 2021

To: Mayor and Council Members

From: Lisa Taylor, Director

Date: August 3, 2021

During the previous month, I conducted the following activities:

- Attended the following meetings: DIA, City Council, Planning Commission, Ward, Blue Zones, Destination Durant, Select Oklahoma, Community Development Council Board Meeting, Business Retention & Expansion International Education Committee, Durant Area Chamber of Commerce Board Meeting, Manufacturing Committee, Economic Development Council.
- Prepared agendas and/ or related documents for the following meetings: DIA Meeting, City Council Meeting.
- Conducted site visits and/ or other recruitment activities: housing developers. Participated in the EAA Airventure Show. Conducted interviews with numerous companies.
- Activities related to real estate acquisition: Expedite contract for purchase of Dodd property, request Phase 1 ESA from Terracon. Post bids opportunity for cleanup of Hillcrest Property.
- Posted news stories in concert with the City's PIO.
- Conducted weekly calls with Retail Strategies, Marketing Alliance and New Growth Group.
- Met with representatives from the following organizations regarding various activities: Imagine Durant, Durant Main Street, Southeastern OK State University, Durant Area Chamber of Commerce, Choctaw Nation of Oklahoma, Kiamichi Technology Center, Oklahoma Department of Commerce and the Tom Love Innovation Hub.
- Negotiated land purchase agreements and related activities.
- Worked on DIA documents (contracts, funding documents, property records, etc.)
- Worked with Marketing Alliance to gather information for workforce recruitment campaign. Campaign has been launched.
- Met with GIS Webtech team to develop property brochures and layers for site location platform on new website.



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Ken Eppler, Director
Re: Emergency Management Monthly Report - July 2021

Council Information / Action Requested

Information Only

City Staff Information / Action Follow-up, if Council authorizes this action:

Information Only

ATTACHMENTS:

1. Monthly EM Report July 2021



TO: Mayor, City Council

FROM: Kenneth Eppler, Emergency Management Director

DATE: August 2, 2021

SUBJECT: Monthly Report for July 2021

I filed Q3 payment request for the 2021 EMPG on July 6th 2021. Payment has been obligated and queued for payment.

We received funding of \$1,600,000 for the purchase of a doppler weather radar system. Request for proposals to be sent out very soon.

We were unable to perform the Monthly Outdoor Warning Siren Test for July due to cloudy weather on each Thursday. Computerized polling of the sirens show that all are functioning properly.

July 6- Prepared EMPG grant reimbursement documents. Worked on radar grant request for proposals. Replaced exterior LED lighting on the EOC exterior.

July 7- Interviewed with Scott and Kristi at KLBC and the BUZZ regarding testing of lightning/tornado warning devices at the Sports Complex and swimming pool.

July 8- Radar meeting at the airport. Met with WeatherCall at the swimming pool. Prepared for Outdoor Warning Siren test which was then cancelled due to cloudy weather.

July 10- Severe weather, EOC activated 1200-0245. Spotters were deployed.

July 12- Post construction cleaning of the EOC began.

July 13- Cleaning of the EOC continued. K TEN interview with PIO at the EOC. Attended monthly City Council meeting at the City Hall.

July 14- Post construction cleaning continued at the EOC. Attended Hazard Communication training at City Hall.

July 15- Continued EOC cleaning. Attended post-agenda meeting at City Hall.

July 16- Contacted OG&E about power requirements for proposed radar.

July 18- Saturday- Severe weather EOC activated and spotters deployed.

July 19- Provided messaging to citizens regarding County Jail escapees.

July 20- Worked with OG&E manager on list of City owned critical infrastructure.

July 21- Worked on radar RFP final details.

July 23- Worked on EOC offices.

July 26- KTEN interview regarding radar.

July 27- Attended in-person COVID Task Force meeting.

July 28- Worked on design/build contract for radar RFP. Met with fiber optic installation contractor.

July 29- Participated in OEM webinar regarding changes to the 2021-2022 EMPG grant program.

July 30- Ran generators and equipment. Worked on reports.

Kenneth Eppler, Director



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Financial Reports - June 2021

June 2021 Financial Reports and July Sales Tax Report

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. June 2021 General Fund (001) Revenue & Expense Report
2. June 2021 CI REV and Expenses FY 20-21
3. June 2021 DCUA Revenues & Expense Report
4. July 2021 Sales Tax Breakdown
5. 10-YEAR Sales Tax Report

City of Durant, Oklahoma
General Fund - UNAUDITED

Monthly Revenue and Expense Report
JUNE 2021 - 100% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY20/21 Budget	% of Budget Y-T-D
Sales Tax (2%)	856,336	8,868,980	7,548,000	117.50%
Use Tax	202,348	2,350,385	1,600,000	146.90%
Alcoholic Beverage Tax	20,659	205,588	152,204	135.07%
Tobacco Excise Tax	16,296	179,282	150,000	119.52%
Telephone Franchise Tax	2,047	16,980	15,000	113.20%
Electric Service Franchise Tax	139,022	809,473	850,000	95.23%
Natural Gas Franchise Tax	4,446	107,926	60,000	179.88%
Cable TV Service Franchise Tax	-	70,372	71,000	99.12%
Vehicle Tax	13,194	133,991	125,000	107.19%
Gasoline Excise Tax	12,938	44,082	35,000	125.95%
Licenses - All Types	14,970	110,210	171,500	64.26%
Permits - All Types	38,582	317,255	247,700	128.08%
Swimming Pool Revenues	57,504	80,160	45,000	178.13%
Library Café Revenues	120	221	2,500	8.83%
Charges For Services	2,256	23,411	18,000	130.06%
Police Bonds & Fines	55,057	552,379	350,941	157.40%
Interest Earnings	1,593	18,846	28,000	67.31%
Proceeds From Sale of Assets	-	22,887	18,787	121.82%
Grant Revenues	-	127,579	135,832	93.92%
Miscellaneous Revenues	28,225	1,715,580	1,646,816	104.18%
Sub-Total Revenues	1,465,593	15,755,586	13,271,280	118.72%
Transfer from Emp Insurance	-	97,000	319,000	
Transfer from Utility Authority	396,322	4,936,859	4,936,859	100.00%
Transfer from CDBG Fund (Reimb)	-	-	36,720	
	396,322	5,033,859	5,292,579	95.11%
USE OF FUND BALANCE			1,598,839	
Total Revenues & Other Financing Sources	1,861,915	20,789,445	20,162,698	103.11%
Department:	This Period	Year-To-Date	Current FY20/21 Budget	% of Budget Y-T-D
City Administration	53,937	584,323	631,522	92.53%
City Clerk	5,923	71,422	78,301	91.21%
City Treasurer	33,014	385,747	400,396	96.34%
Legal Services - Attorney	-	48,301	100,000	48.30%
Law Enforcement - Police Dept	357,735	4,937,412	5,405,998	91.33%
Animal Control	15,361	100,314	118,561	84.61%
Fire Dept	284,409	3,712,475	3,776,398	98.31%
Parks, Rec & General Services	54,733	755,098	965,423	78.21%
Swimming Pool	35,138	133,994	144,266	92.88%
Municipal Court	9,426	163,957	168,587	97.25%
Community Development	49,775	579,504	600,975	96.43%
Public Library	54,264	671,545	699,819	95.96%
Street Department	102,290	1,079,992	1,478,460	73.05%
Economic Development	9,719	168,685	207,473	81.30%
Civil Emergency Management	25,527	322,655	346,974	92.99%
General Government	41,310	582,839	1,359,812	42.86%
City Garage	35,612	311,872	344,782	90.45%
Senior Citizens Center	4,775	37,051	77,600	47.75%
Sub-Total Operating Expenditures	1,172,946	14,647,186	16,905,346	86.64%
Other Financing Uses:				
P. TRSF to I.T. service Fund	-	238,878	259,878	
Transfer to Insurance Cash Fund	-	193,438	193,438	100.00%
Transfer to Airport Authority	8,336	100,036	100,036	100.00%
Transfer to 911 Tax Fund	44,539	534,473	534,473	100.00%
Transfer to DMSC Fund	30,261	363,128	363,128	100.00%
Transfer to Capital Impr. Fund	-	1,251,297	1,695,697	73.79%
Transfer to Cemetery Operations Fund	9,225	110,702	110,702	100.00%
Sub-Total Transfers Out	92,362	2,791,953	3,257,352	85.71%
Total Expenditures & Other Financing Sources	1,265,307	17,439,138	20,162,698	86.49%
Net Gain / (Loss) - Excluding Balance Forward	596,607	3,350,307	(0)	

City of Durant, Oklahoma

Capital Improvements Fund - UNAUDITED

Monthly Revenue and Expense Report JUNE 30, 2021

Revenue Type:	This Period	Year-To-Date	Current FY20/21 Budget
Interest Earnings	630	4,378	10,000
Miscellaneous	-	66,927	75,149
CCPF Donation	-	218,300	200,000
FAA Grant	-	-	28,120
ODOT Streetscape V Grant	-	-	399,968
OPJ-BVP Bullet Proof Vest	-	755	3,819
OWBR Loan Proceeds	1,413,374	1,413,374	3,949,500
Grant-2019 BOR-WEEG	1,319,969	1,319,969	1,487,000
Grant-2018 BOR-SWEP	34,915	34,915	73,724
FY17 Land and Water Grant CA Park	-	121,796	108,861
OEM/911 MNGMNT AUTH GRANT	-	-	225,344
EDA 08-01-05284 WWTP IMP 69%	-	-	1,406,534
County Fire Tax Fund	-	56,336	56,337
Sub-Total Revenues	2,768,889	3,236,751	8,024,356
TRSF From General Fund	-	1,251,297	1,695,697
TRSF From 1% S.T. Rev. Fun	147,500	1,770,000	1,770,000
Transfer from DCFA Fund-MISC	-	-	-
Transfer from Utility Authority	16,667	200,000	365,000
TRSF FR DCUASF 12-STRN 210	-	239,345	232,534
Transfer from UA 2020 STRN 210-052	364,534	2,730,731	13,001,400
Transfer from 2020 CWSRF 210-053	-	-	12,670,800
Equipment Financing	-	731,152	762,000
TRSF From DCFA Fund-Misc	-	900,000	900,000
Sub-Total Transfers In	528,700	7,822,525	31,397,431
Balance Forward from FY19 (Unaudited)			1,132,012
Total Revenue & Other Financing Sources	3,297,589	11,059,276	40,553,799

Expenditure Type:	This Period	Year-To-Date	Current FY20/21 Budget
Law Enforcement - Police Dept	-	359,316	674,512
Animal Control	1,300	6,500	141,618
Communication Ctr.	143,984	255,503	359,181
Fire Dept	-	557,652	557,832
Parks, Rec, & Gen Services	-	159,999	403,122
Community Development	-	-	31,500
Street	-	381,113	870,061
Economic Development	-	29,930	30,000
Civil Emergency Management	56,901	186,092	338,800
General Government	36,754	668,673	1,733,135
Information Technology	322	28,515	214,500
City Garage	-	29,091	30,000
Senior Cityzens Center	43,324	290,025	726,000
Public Works Administration	-	-	21,510
Water / Sewer Line Maintenance	(87,077)	3,141,273	5,716,426
Water Treatment Plant	-	31,378	211,255
Wastewater Treatment Plant	3,000	1,350,388	2,388,361
Collection-Solid Waste	169,031	223,341	224,995
Disposal- Solid Waste	-	166,760	234,437
Eaker Field Airport	-	65,015	110,235
Sub-Total Expenditures	367,538	7,930,563	15,017,480
Sub-total of Transfer Expenses	-	-	-
Total Expenses	367,538	7,930,563	15,017,480
2020 U.S.S.T.R.N. Exp.	-	2,594,850	12,865,519
2020 CWSRF Exp.	-	222,313	12,670,800
Total Fund Expenditures	367,538	10,747,727	40,553,799
Net Gain / (Loss) - Excluding Balance Forward	2,930,051	311,550	-

City of Durant, Oklahoma
Durant City Utilities Authority Fund 405 - Unaudited

Monthly Revenue and Expense Report
JUNE 2021 - 100% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY 20/21 Budget	% of Budget Y-T-D
Licenses and Permits	1,003	19,875	25,000	79.50%
Laboratory Test Performed	1,604	21,341	25,000	85.36%
Water Service - City-Wide	243,276	2,667,383	2,800,000	95.26%
Water Sales - RW Dist. #2	3,034	36,403	37,000	98.39%
Water Sales - RW Dist. #5	114,447	1,117,353	1,175,000	95.09%
Sewer Service Fees	210,340	2,415,315	2,625,000	92.01%
Sewer Excessive Strength Fees	13,487	268,586	-	0.00%
Sanitation Service Fees	275,491	3,268,543	3,100,000	105.44%
Sanitation - Roll off Bins Revenue	57,026	890,045	1,003,000	88.74%
Sanitation - Compactor Revenue	24,259	267,072	270,000	98.92%
Landfill Gate Fees (excluding Xfer ST.)	23,530	918,715	526,500	174.49%
Transfer Station Fees Revenue	3,177	351,825	435,000	80.88%
Interest Earnings	1,085	14,405	23,495	61.31%
Agri. Lease Revenue	-	-	2,600	0.00%
Late Payment Penalties	7,810	114,815	100,000	114.82%
Non Payment Fee	12,433	155,370	120,000	129.47%
Bad Debt Collect Fees Revenue	659	5,746	20,000	28.73%
Water Tower Lease	8,750	113,232	103,000	109.93%
DCUA Service Initiation Fee	2,800	27,825	28,000	99.38%
Tap Fees: Water & Sewer	10,827	103,831	150,000	69.22%
Recyclable Products SW Dis.	214	18,397	6,000	306.62%
Interest Earnings in 2007 USSTRN Proj. Acct.	17	213	-	0.00%
Miscellaneous Revenues	22,808	54,869	58,750	93.39%
2020 Airport Tank Principal Pymt	1,773	5,317	5,318	99.99%
2020 Airport Tank Interest Pymt	67	202	203	99.52%
2020 LED Proj. Principal FM GF	4,295	25,760	25,761	100.00%
2020 LED Proj. Interest FM GF	34	213	213	99.92%
Trans from emp insurance 005	-	187,000	187,000	100.00%
OMAG Safety Grant	-	3,000	-	#DIV/0!
Sub-Total Operating Revenues	1,044,246	13,072,652	12,851,840	101.72%

USE OF FUND BALANCE 1,095,588

Total Revenues & Other Financing Sources	1,044,246	13,072,652	13,947,428	93.73%
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Expense Type:	This Period	Year-To-Date	Current FY 20/21 Budget	
Public Works Administration	22,085	383,311	396,683	96.63%
Utility Billing	34,962	514,498	606,183	84.88%
Water/Sewer Line Maintenance	58,549	951,885	1,080,022	88.14%
Water Treatment Plant	93,679	1,028,177	1,164,551	88.29%
Wastewater Treatment Plant	75,588	924,645	1,026,834	90.05%
Solid Waste - Collections	57,700	1,002,738	1,070,561	93.66%
Utility General Administration	26,595	247,934	753,258	32.91%
Lake Durant	2,669	48,719	60,250	80.86%
Solid Waste - Disposals	130,634	1,549,625	1,731,154	89.51%
Sub-Total Operating Expenses	502,460	6,651,533	7,889,496	84.31%

Transfer to Insurance Cash Fund	-	139,467	139,467	100.00%
Transfer to I.T. service Fund 010	-	4,032	4,032	0.00%
Transfer to General Fund	396,322	4,936,859	4,936,859	100.00%
Transfer to Capital Improvement Fund	16,667	200,000	365,000	54.79%
Transfer 2007 USSTRN To CI Fund 015	-	-	-	
Transfer to Airport Authority	12,936	480,234	480,234	100.00%
Sub-Total Transfer Expenses	425,924	5,760,592	5,925,592	97.22%

Reserve - Contingency 17,563

Reserve for Payroll 114,777

DCUA Fund Expense & Transfer Totals:	425,924	5,760,592	6,057,932	
Total Fund Expenses & Transfers	928,384	12,412,125	13,947,428	88.99%
Net Gain / (Loss) - Excluding Balance Forward	115,862	660,527	0	

City of Durant, Oklahoma
4.375% Sales Tax Revenue Breakdown

Current Month Sales Tax Revenue Detail	
1/4% Economic Development (e	\$102,866.27
1/4% Multi-Sports Facilities (eff	\$102,866.27
1/4% SOSU Improvements (effe	\$102,866.27
1% Capital Improvements (effect	\$411,465.07
2% General Operations	\$822,930.14
5/8% DISD Improvements (effec	\$257,165.67
Total Sales Tax Rev. July 2021 (Q	\$1,800,159.69

City of Durant, Oklahoma Ten-Year History Report - 1% Sales Tax Revenue

	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	% Change	Single Month Period
July	\$264,561	\$280,589	\$274,992	\$285,723	\$282,117	\$313,058	\$329,525	331,058	376,455	411,465	9.30%	June / July
August	\$270,982	\$274,864	\$192,988	\$301,211	\$314,889	\$329,217	\$323,680	343,378	371,268			July / Aug.
September	\$265,390	\$280,800	\$387,003	\$310,412	\$292,744	\$298,291	\$309,656	340,005	375,103			Aug. / Sept.
October	\$261,089	\$264,719	\$277,693	\$292,477	\$295,814	\$313,960	\$305,445	329,146	359,331			Sept. / Oct.
November	\$225,334	\$259,486	\$279,266	\$263,753	\$305,225	\$317,104	\$292,323	322,363	360,649			Oct. / Nov.
December	\$251,426	\$244,334	\$273,374	\$280,961	\$282,558	\$287,917	\$302,025	336,928	342,145			Nov. / Dec.
January	\$257,713	\$272,680	\$287,156	\$303,941	\$316,625	\$319,265	\$319,947	331,582	348,969			Dec. / Jan.
February	\$271,834	\$285,667	\$293,872	\$282,081	\$304,006	\$314,369	\$300,025	340,113	351,684			Jan. / Feb.
March	\$253,498	\$252,598	\$265,962	\$255,710	\$278,891	\$281,267	\$275,318	295,098	347,403			Feb. / March
April	\$252,569	\$261,938	\$271,232	\$290,669	\$305,276	\$313,062	\$299,350	328,110	333,643			March / Aprl.
May	\$261,496	\$273,004	\$290,750	\$286,450	\$317,742	\$325,558	\$332,701	331,431	439,672			Aprl. / May
June	\$276,146	\$280,815	\$283,656	\$277,462	\$298,475	286,097	\$318,281	332,952	428,168			May / June
Total	\$3,112,039	\$3,231,494	\$3,377,943	\$3,430,849	\$3,594,364	\$3,699,166	\$3,708,275	\$3,962,165	\$4,434,490	\$411,465		8,868,979.72
FY Monthly Average	\$259,337	\$269,291	\$281,495	\$285,904	\$299,530	\$308,264	\$309,023	\$330,180	\$369,541	\$411,465		
% change from prior yr.	2.24%	3.84%	4.53%	1.57%	4.77%	2.92%	0.25%	6.85%	11.92%	11.53%		
\$ change from prior yr.	\$68,136	\$119,454	\$146,449	\$52,906	\$163,515	\$104,802	\$9,109	\$253,889	391,781	461,939		

Current Month Sales Tax Revenue Detail

1/4% Economic Development (effective 1/1/21)	\$102,866.27	
1/4% Multi-Sports Facilities (effective 1/1/21)	\$102,866.27	
1/4% SOSU Improvements (effective 1/1/21)	\$102,866.27	
1% Capital Improvements (effective 1/1/21)	\$411,465.07	
2% General Operations	\$822,930.14	
5/8% DISD Improvements (effective 1/1/21)	\$257,165.67	
Total Sales Tax Rev. July 2021 @ 4.375%	\$1,800,159.69	
* Per Ordinance #1589, Durant City Sales Tax Rate Increased from 3.75% to 4-3/8% (4.375%)		

Use Tax	\$33,799.85	\$290,965.52
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1% Sales Tax - Current Annual Growth

Previous 12 - Month Period	Current 12 - Month Period	% Change
\$4,007,561	\$4,469,500	11.53%



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Jeff Langford, Fire Chief
Re: Fire Department Monthly Report - July 2021

Fire Department Monthly Report - July 2021

Council Information / Action Requested

Information Only

City Staff Information / Action Follow-up, if Council authorizes this action:

N/A

ATTACHMENTS:

1. Fire Department Monthly Report July 2021



Durant Fire Department

Monthly Report

July 2021

Type of Response	Month	Year to Date	
	July	2020	2021
Fires & Fire Related Calls	13	104	121
Rescue (MVC's) & Medical Calls	178	510	813
Hazardous Condition (No Fire)	8	47	49
Service Calls	6	28	30
Good Intent Calls	13	122	125
False Alarm & False Calls	11	65	43
Special Incident Type	0	4	5
Total Responses	229	880	1186

Type of Service Performed	Month	Year to Date	
	July	2020	2021
Permits	15	201	116
Inspections	57	317	311
Plans Review	6	105	121
Smoke Alarm Installed	0	4	5
Public Education	1	0	4
Fire Investigations	1	26	18
Pre-Fire Plans	0	5	8
Total Services	80	658	583

Comments :

Training July 2021:

Week 1: Hydrant Testing

Week 2: A & C Shift finished hydrants, B Shift Recruit and Pump operations at KTC

Week 3: PS Trax Training, B Shift live fire exercises and pump operations at KTC

Week 4: B Shift forceable entry, C Shift public relations at The Village, worked on boat, A Shift pumper testing

Other notable activities

* Ruben Ramos, Reid Wall, and Aaron Jones completed there 12 month probationary period. All three successfully passed a map test and a SOG Test. With the completion of these items, they were given a permanet position with the Durant Fire Department. Congratulations to these three men.

* We had our yearly apparatus pump testing performed for all of our large apparatus. No issues this year, all units passed the testing and inspections.



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Kari Jones, Supervisor
Re: Human Resources Monthly Report- July 2021

Staffing info for July 2021:

7 Terminations (5 Full- time, 2 Temporary)
3 New Hires (1 Full-time, 1 Temporary, 1 Part-Time)

243 Total Employees as of July 31st, 2021.
(206 Full-time, 6 Part-time, 31 Temporary)

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. July HR Report, Council



THE CITY OF DURANT

Administration/ Human Resources

Date: 08/03/2021

To: Mayor and City Council

From: Human Resources

Re: HR Report, July 2021

Staffing info for July 2021:

7 Terminations (5 Full- time, 2 Temporary)

3 New Hires (1 Full-time, 1 Temporary, 1 Part-Time)

243 Total Employees as of July 31st, 2021.

(206 Full-time, 6 Part-time, 31 Temporary)



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Robbee Tonubbee, Director
Re: Library Monthly Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Library Monthly report Jul2021

Donald W Reynolds Community Center & Library

July 2021

Statistical Report

Attendance monthly total ----Main Library----- 3,753

We were open 26 days this month.

Attendance monthly total ---Community Center events---Beginning in August we will attempt to track the number of people who visit the community center for events as they are not counted in the normal library attendance total. This will include library sponsored events, private events, and other community-attended events.

Attendance daily average ----- 144

Circulation monthly (physical units)----- 5,424

Circulation average daily ----- 208

Computer usage total ----- 493

Computer users average daily----- 19

Computer usage average time----- 37 min

Computer guest passes----- 158

Computer guest passes average daily----- 6

New Library card holders----- 103

Materials donated ----- 3195

(105 put in collection)

Statistics

Attendance: The attendance is slowly getting back to “normal.” The attendance that is counted is for those coming through the gates, into the library so it does not reflect those coming to the community center. The SRP takes place in the theater and had **545** in attendance for July.

Revenue : \$3600.94 for July. The room revenue was \$1800 this month due to the payment from OU for room usage in May and one event in July. There were many community events this month: Chess sessions on Saturdays, a FOL quarterly meeting, OK Works LEO meeting, two blood drives, a city ward meeting, Medicare information session, AARP Tax Aid volunteer information session, a book signing in the lobby by a local author, the kickoff meeting for the Texoma Audubon Society, RMS Staffing had their mobile work bus in the parking lot, the Bryan County Federation of Democratic Women welcomed a speaker to their meeting, the Blue Zones Project had a community information meeting, and the Durant Soccer Club had sign ups in the café/lobby.

\$320 in copies, \$150 in faxes, \$440 in fines, \$220 in lost items, \$66 in replacement cards, \$175 in out-of-county memberships, \$55 in laminating, & \$356 from the public printer/copier.

What's Happened

- The “Very Hungry Reader” food program resumed evening meals and snacks (M-F from 4:00pm to 6:00pm, ending on Fridays at 5:00 due to going back to regular hours) w/a total of **558** for the month with an average of **27** meals per day.

-The library hosted court-ordered mediations, literacy sessions, GED classes in the computer lab through the Ardmore Adult Ed. Center, & a genealogy class for a local church.

Community Engagement/FOL

- The library ended its Summer Reading Program, "Tails & Tales" on July 30th with a celebration featuring food and awards for the kids. About 80 people total, kids and their families, came to the event and were treated to a light lunch in the meeting room before the awards program. The program is sponsored by local businesses and organizations in addition to city funding.
- The library has been extended as an evening food site through 9/30/21, maybe through May 2022. These meals and snacks are provided by the Oklahoma Food Bank program and are a part of the library's "Very Hungry Reader" program. The meals are picked up in the drive thru and are available from 4:00-6:00pm weekdays, Fridays 4-5.
- A local chess coach has been meeting in the library's conference room on Saturdays. Coach Curtis is volunteering to do chess games for kids and adults a few Saturdays a month. The program is for both Adult Chess & Kids' Chess in the Community Center's Meeting Room every Saturday from 12:30pm – 2:00pm.

Projects

- IT replaced the laptops in the theater & meeting room as these laptops are used by groups renting these rooms and the current computers are not working at full capacity (they are almost 10 years old.) They have also replaced computers at the circulation desk and are finished replacing staff computers for this year's cycle.
- The library's grounds were cleared out, removing the dead shrubbery and trees this month. The plan will be to let many areas "return to grass" and then in the fall plant trees behind the benches throughout the property. The grounds look amazing with all the dead items gone and the rose bushes and other trees flowering. It is currently in a "grow and fill in" stage for the next year so bear with us as we try to get our grass to fill in the lawn.
- The library was approved to move on to the engineering for the Library Park which will begin, tentatively, in August. This project is being funded by the Pendleton donation. The contract for engineering is ready to be implemented with the theorem company and Shane Knight.
- The library will house the covid relief grant program, Utility Billing Assistance Program, to help City of Durant utility customers with their bills. This program will help citizens needing help with their water bills for the next two years.
- The library will also be able to take water bill payments through the drive thru window later in the year as an awning is being put up over the drive thru window and drop box in the summer.

Library Promotion

Library Website – www.donaldwreynolds.okpls.org

Donald W Reynolds & Donald W Reynolds Friends of the Library- FACEBOOK FOR PHOTOS AND INFORMATION

<http://www.facebook.com/home.php?#!/rlwpubliclibrary>

"Check it out at the Library" - weekly column with the Sunday edition of the Durant Daily Democrat. *Currently on hold.*



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Marc Hall, Neighborhood Services
Re: Neighborhood Services Monthly Report - July 2021

Council Information / Action Requested

Information only.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Animal Control Daily Log 2021 (Fulton) - July 2021 (2)
2. Code Enforcement Daily Log 2021 (Adams)_____ - July 2021
3. Code Enforcement Daily Log 2021 (Jackson) - July
4. Neighborhood Services Monthly Permit Report 7-2021
5. Neighborhood Services Monthly Report - July 2021
6. Tickets & Warnings By Neighborhood Services 7-2021

City of Durant

Neighborhood Services

Daily Animal Control Log (Fulton)

July-2021

Date	Location/Address	Type of Call	Action Taken	Citation Issued	Initials
7/1/21	501 N 15th	Wild animal on porch	N/A- opossum left premises on its own	N/A	KF
	N 4th & Beech	Dog @ large	UTL	N/A	KF
	311 S 4th	2 dogs @ large	Doortag and secured dogs in fence; UTL owner; F/U	Doortag	KF
	67 Matthew Dr	Welfare- citizen complaint; "dogs locked in garage"	No sign of dogs; Doortag; UTL occupant	Doortag	KF
	Mead	Found dog	Added to log book	N/A	KF
	Animal Shelter	Wants to adopt/ visited dogs available	Added to log book	N/A	KF
	931 Brookside Dr	Citizen complaint; ongoing issue w/ cats	UTL responsible party; F/U	N/A	KF
	2300 Woodland Springs Dr	P/U cat trap	P/U cat trap	N/A	KF
	W Georgia X S 10th	Welfare-dogs appear to be without water	Spoke with occupant & checked dogs water & rabies certs	N/A	KF
	417 S 10th	Welfare- dog appears to be without water	Spoke with occupant & checked dogs water & rabies certs	N/A	KF
	1215 W Texas	Condemned house has cats living there	Will F/U with traps	N/A	KF
7/5	1247 Waco St	PD; Dog @ large in their backyard on eve of 7/4	Spoke with occupant; dog had gone home	N/A	KF
	N 10st X Wilson St	Observed dog @ large	Spoke with owner; verbal warning	N/A	KF
	1200 Blk Waco	Flagged down for dog @ large	UTL	N/A	KF
	300 Blk E Florida St	PD; Patrol unit ran over a kitten	Picked up	N/A	KF
	E Main in front of Gene's Tire	Observed deceased cat in road	Picked up	N/A	KF
	1301 Dallas St	PD; Dog @ large in their backyard	Spoke with occupant; their female dog is in heat; UTL male dog	N/A	KF
	1019 W Cedar St	PD; raccoon in trap	Picked up; returned trap	N/A	KF
	W Georgia X S 12th	Dog @ large	Neighbor retrieved dog to hold for owner	N/A	KF
	704 S 14th St	Dog @ large	Written warning	1W	KF
	904 Brookside Dr	Citizen complaint- dog bite over a month ago	Attempted to locate dog/ owner; UTL	N/A	KF
	138 E Main	Citizen concern; lost dog	Added to log and retrieved pictures	N/A	KF
	1116 W Liveoak	Citizen complaint; abandoned dog	Gave dog food & water; attempting to locate owner; F/U w/ CE	N/A	KF
	1224 Beech St	Ongoing issue w/ cats	UTC occupant; doortag	Doortag	KF
	N 9th X Beech St	Citizen complaint; welfare of dog; ongoing issue	Spoke with owner; argumentative; 1 written warning; F/U 7/9	1W	KF
	Walmart	Dog @ large	UTL	N/A	KF
	N 8th X Evergreen St	Dog @ large	Spoke w/owner; Written warning for D@L and rabies certificate	2W	KF
7/6/21	614 S 12th	Dog @ large	Spoke w/ owner; verbal warning	VW	KF
	523 S 11th	2 Dogs @ large	Spoke w/ owner; verbal warning	VW	KF
	318 Magnolia St	Dog @ large	Picked up	N/A	KF
	9th & Elm	Lost dog	Logged	N/A	KF
	Shelter	Wants to adopt	Will follow up	N/A	KF
	Mead	Hoarding/abused animals	Assisting County	N/A	KF
	Billy Miller Park	Dumped puppies	UTL; BOLO	N/A	KF
7/7/21	1019 W Cedar	Raccoon in trap	P/U; Returned trap	N/A	KF
	N 2nd X Elm	Lost Dog	Logged	N/A	KF
	1104 N 4th	Dog @ large	Caller going to hold for 1 week; F/U	N/A	KF
	517 NE 5th	Owner of dog impounded	Will P/U 7/8	N/A	KF
	114 Julia Lane	Lost Dog	Logged	N/A	KF
	421 Dogwood Lane	Assist BCSO	Seized 32 animals many which came from Durant; ongoing investigation	N/A	KF

7/8/2021	Call	Lost dog	Logged	N/A	KF
	Landfill	Dog @ Large	Picked up; UTL owner	N/A	KF
	Avalon Apartments	Dog @ Large	UTL	N/A	KF
	Animal Shelter	Dog released to owner	First offence; verbal warning	N/A	KF
	Dixie Finance	Kittens dumped	Picked up; UTL owner	N/A	KF
7/9/2021	9th X Elm	Dog @ Large	UTL	N/A	KF
	1019 W Cedar	Raccoon in trap	P/U; returned trap	N/A	KF
	9th & Cedar	Welfare Check	OK	N/A	KF
	929 Parkland	Follow up- welfare/ code violations	Dogs ok; follow up with CE	N/A	KF
	635 S 3rd	Welfare Check	Has puppies- needs help, F/U w/ CE	N/A	KF
	Animal Shelter	3 Visitors want to surrender puppies	F/U	N/A	KF
7/12	924 Elm	Found sick kittens- needs help	Made arrangements with cat rescue to pay for vetting and take possession	N/A	KF
	318 W Pine	Welfare	1 Dog, 1 goat surrendered to DAC. Code violations addressed.	2W	KF
	630 S 10th	Cat severely injured	P/U; passes away @ vet before euth	N/A	KF
	307 N 9th	Dog @ large; aggressive	Warning	Verbal	KF
	801 S 7th	Welfare; CE assist	5 dogs surrendered; owners not competent; will work with code	NO	KF
7/13/21	1705 W Beech	Dead dog	P/U	N/A	KF
	Walmart	Food donation	P/U	N/A	KF
	Village Apartments	Citizen concerned about snakes	Advised to call DAC for help if needed	N/A	KF
7/14	407 E Mulberry	Extra Patrol for dogs @ large	UTL; continue patrolling	N/A	KF
	Big 5 Headstart	5 Skunks bothering staff; risk for children	Set traps	N/A	KF
	318 W Pine	P/U goat	Sent to rescue	N/A	KF
	Radio Rd X University	Dog @ large	UTL; continue patrolling	N/A	KF
	Big 5 Headstart	Cat	Cat caught in trap; taken to pound	N/A	KF
	9th & Beech	Cat	Cat caught in trap; taken to pound	N/A	KF
	907 Beech	Dog @ large	Returned to owner	1W	KF
7/15	626 W Alabama	3 Dogs @ large	Problem residence; warning	Verbal	KF
	701 Stonebrook Circle	Dog @ large	Verbal warning	Verbal	KF
	704 Stonebrook Circle	Welfare; dog w/out water	Verbal warning	Verbal	KF
	420 S 10th	Welfare; dog w/out water	Verbal warning	Verbal	KF
	1112 N 5th	2 Dogs @ large	@ large & rabies warning	2W	KF
	212 Poplar	Welfare; dog w/out water	Verbal warning	Verbal	KF
	219 SE 5th	welfare; dog w/out water	Verbal warning	Verbal	KF
	802 N 11th	Grass too tall	Grasstag	DT	KF
	1102 Locust	Welfare; code violations	F/U w/ CE	N/A	KF
	1409 s	Grass too tall	Grasstag	DT	KF
	S 14th & Alabama	Welfare; D@L	Dog OK	N/A	KF
	1401 W Alabama	Welfare; F/U w/ CE	OK	N/A	KF
7/16	7th & Mulberry	PD assist	Transported wagon to PD	N/A	KF
	Washington & Elm	Dog @ large	Unable to catch; extra patrol	N/A	KF
	10th & Liveoak	Citizen complaint; chickens @ large	Spoke to occupants w/ CE; F/U 7/19 @ 10a.m.	NO	KF
	3037 Kandy Lane	Citizen complaint; dog @ large regularly	UTL dog; DT left for possible owner; spoke to owner- will keep put up	DT	KF
	100 BLK SE 1st	Dog @ large	Picked up; UTL owner	N/A	KF
	7th & Main	Dog @ large; owner threatened to assault me	PD dispatched an officer; advised to call officer immediately if any future issues	VW	KF

City of Durant

Neighborhood Services

Daily Code Enforcement Log (Adams)

July 2021

Date	Name	Location/Address	Inspection Type	Action Taken	Abatement Letter Sent	OA / CTA	Citation Issued	Code Violation	Initials
7/1/21		633 S 3rd	Assist abatement crew	Assist				O	GA
		633 1/2 S 3rd	Trash, old appliances	MC Warned		OA partial		TD JA	GA
		Evergreen and N 10th	Report of people in condemned house	Information				O	GA
		Office	Monthly report	completed				O	GA
		1116 W Live oak	Trash, tall grass	Written warning				TD GW	GA
		701 W Locust	Trash, tall grass	Written warning				TD GW	GA
		820 W Elm	Follow up, camper removed from alley	Inspect		PD removed		O	GA
		904 N 9th	Follow up, disabled car removed	Inspect		OA		O	GA
		123 SE 6th	Trash, debris, Grass/weeds	Inspect,				TD GW	GA
		125 SE 6th	Trash, debris, Grass/weeds	Inspect,				TD GW	GA
		121 SE 6th	Trash, Junk vehicle	Inspect,				TD JV	GA
7/5/21		1001 N 2nd	Trash in street and yard (fireworks debris)	MC Warned		OA in progress		TD	GA
		106 Poplar	Tall grass sidewalk to street	MC Warned				GW	GA
		701 W University	travel trailer by road	Inspect				O	GA
		224 E Evergreen	Abandoned vehicle on street	48hr notice				JV	GA
		408 W Walnut	Limbs/brush	MC Warned				TS	GA
		224 E Main	vehicles on grass	MC Warned				JV	GA
		121 SE 6th	Junk vehicle	Written warning				JV	GA
		123 SE 6th	Grass/weeds, Trash/debris	Written warning				GW TD	GA
		125 SE 6th	Grass/weeds, Trash/debris	Written warning					GA
		711 Blanchard	Unsecured condemned house	Inspect				D	GA
		701 University	travel trailer by road	MC Warned		moving now		O	GA
7/6/21		323 S 12th	Follow up for court	Inspect		CTA		GW TS	GA
		401 S 9th	Follow up for court	Inspect		OA		GW	GA
		1400 Wendell	Follow up for court	Inspect		OA		GW	GA
		602 N 13th	Follow up for court	Inspect		CTA		GW	GA
		1008 N 1st	Follow up for court	Inspect		OA		GW	GA
		1225 W Houston	Follow up for court	Inspect		CTA		GW	GA
		420 NE 4th	Follow up for court	Inspect		OA		GW TD	GA
		427 NE 4th	Follow up for court	Inspect		OA		GW	GA
		4405 Commercial lane	Follow up for court	Inspect		OA		GW	GA
		1321 N 9th	Follow up for court	Inspect		CTA		TS	GA
		117 Sandpiper cr	Follow up for court	Inspect MC		OA		TS	GA
		5001 Kimber Ln	Follow up for court	Inspect		OA		TS	GA
		5002 Kimber Ln	Follow up for court	Inspect		OA		TS	GA
	Stephanie Andrus (complainant)	1214 Denison	Dilapidated house	Inspect MC				D	GA
	Ronnie Davis (landlord of above)	Office	Property owner of above	MC will comply				O	GA
		City Hall	Court 4 cases	court				O	GA
		Office	Update cases	16 Cases				O	GA
7/7/21	Ketpal realty	Criswell and University	Grass/weeds	inspect/letter	Yes			GW	GA
		Office	Send summons/NOV on above	Issue NOV				GW	GA

		Post Office	Mail court notices (17)	Mail 17 notices			O	GA
		224 E Evergreen	Follow up, abandoned vehicle	Inspect		Removed/owner	JV	GA
		428 NE 4th	Follow up, low branches	Inspect		OA	TS	GA
		106 Poplar	Follow up, Grass/weeds	Inspect		OA	GW	GA
		Office	Research ordinance/owner responsibility	research			O	GA
		SE 7th and E Arkansas Empty lot	Grass and weeds	Inspect/letter	Yes		GW	GA
	Johnny Ashby	703 E Arkansas	Owner of above property	address for above			O	GA
	Shawna Cooper	67 Mathews	Animal comp. call back	Relay to 1648			O	GA
	Paige Poppe (complainant)	903-624-1292	Complaint of trash across street	MC			TD	GA
		5221 Martin Circle	Trash/debris	Written warning			TD	GA
7/8/21		137 W Main	Grass/weeds, alley	Written warning			GW	GA
		5243 Martin Cr	Trash and debris	Written warning			TD	GA
		1818 Olive	Grass/weeds	Warning/notice			GW	GA
		711 N 19th	Dead tree over road	Warning/notice			TS	GA
		1618 W Cedar	Limbs and trash	MC Warned			LB TD	GA
		1702 W Cedar	Limbs, mix up on pick up	MC			LB	GA
		Office	Resident with parking questions	MC			O	GA
		416 S 15th	Abandoned vehicle on street	48hr notice			JV	GA
		Big Cats Gym N 6th	Signs in right of way, owner will remove	MC warned			O	GA
		Office, questions from morgage co	About 624 N 5th (condemned house)	MC			O	GA
		Post Office	Mail certified letter	Mailed			O	GA
		121 SE 6th	Follow up	MC			O	GA
		125 SE 6th	Follow up	Inspect		OA in progress	O	GA
		123 SE 6th	Follow up, will contact owner	Inspect			O	GA
7/9/21		1002 W Georgia	Check property line, 24hr nuisance issue	Inspect			O	GA
		28 W Main	Post summons/photograph violations	Posted/pics taken			O	GA
		1202 W Evergreen	Post summons/photograph violations	Posted/pics taken			O	GA
		724 W Evergreen	Post summons/photograph violations	Posted/pics taken			O	GA
		522 S 5th	Post summons/photograph violations	Posted/pics taken			O	GA
		Empty lot S 7th and E Arkansas	Post summons/photograph violations	Posted/pics taken			O	GA
		1102 Chuckwa	Post summons/photograph violations	Posted/pics taken			O	GA
		1607 N 9th	Post summons/photograph violations	Posted/pics taken			O	GA
		1615 N 9th	Post summons/photograph violations	Posted/pics taken			O	GA
		1301 Dallas	Post summons/photograph violations	Posted/pics taken			O	GA
		1304 Dallas	Post summons/photograph violations	Posted/pics taken			O	GA
		1316 Dallas	Post summons/photograph violations	Posted/pics taken			O	GA
		1224 Dallas	Post summons/photograph violations	Posted/pics taken			O	GA
		1223 Dallas	Post summons/photograph violations	Posted/pics taken			O	GA
		1201 Houston	Post summons/photograph violations	Posted/pics taken			O	GA
		1225 Houston	Post summons/photograph violations	Posted/pics taken			O	GA
		1603 Olive	Tall grass, Trash/debris	Written warning			GW TD	GA
		602 N 13th	Tall grass,	Inspect		CTA in progress	GW	GA
		1222 N 49th	Post summons/photograph violations	Posted/pics taken			O	GA
		1602 Felice	Post summons/photograph violations	Posted/pics taken			O	GA
		1115 N 1st	Post summons/photograph violations	Posted/pics taken			O	GA
		Empty lot beside 1315 Louisiana	Complant about mowing job	Inspect			GW	GA
		D50 Gates ave	Mold complaint	Inspect			O	GA
		Jerry's Drive In on N 1st	Take pre abatement pictures	Photos			O	GA
		1208 Mulberry	Take pre abatement pictures	Photos			O	GA
7/12/21		5221 Martin Circle	Follow up, TD, owner cleaned up	Inspect		OA	TD	GA

		5241 Martin Circle	Follow up TD, Owner cleaned up	Inspect		OA		TD	GA
		1818 Olive	Follow up, GW,	Inspect				GW	GA
		711 N 19th	Follow up dead tree over road, removed	Inspect		OA		TS	GA
		416 S 15th	Follow up, abandoned vehicle, removed	Inspect				JV	GA
		822 W Elm	Grass and weeds	Written warning				GW	GA
		914 W Georgia (Complainant)	Grass in street	MC				GW	GA
		Office	Research ordinance, signs	Research				O	GA
		Big Cats Gym N 6th	Sign issues	Inspect				O	GA
7/13/21	Jerry's Drive Thru	1298 N 1st	Check abatement	Inspect				O	GA
		918 W Georgia	Grass clippings in street	MC warned				GW	GA
		702 Stonebrook	Tall grass	Written warning				GW	GA
		1018 Stonebrook	Tall grass	Written warning				GW	GA
		711 Blanchard	Follow up, now secured	Inspect				D	GA
		501 S 13th	Tall grass, trash/debris	MC warned				TD GW	GA
		610 S 2nd	Trash/debris	24hr notice				TD	GA
		723 S 2nd	Trash	MC warned				TD	GA
		633 S 3rd	Trash/debris	24hr notice				TD	GA
		524 W Georgia	Limbs, brush, logs	24hr notice				TD LB	GA
		705 S 6th	Trash,debris,	24hr notice				TD	GA
		602 W Alabama	Trash/debris, old furniture	24hr notice				TD	GA
	Mike Smith	114 Cornell	Parking issue, will move	MC advise				O	GA
		3600 Pearl	Tall grass	Written warning				GW	GA
		3500 Pearl	Grass, junk vehicle, Trash, Junk appliance	Written warning				GW TD JA JV	GA
		66 Matthew Dr	Old furniture by road	24hr notice				TD	GA
7/14/21		EOC	Pick up rubber gloves, etc for vehicles	Pick up PPE				O	GA
		522 W Alabama	Motor home junk vehicle/residence	MC warned				JV	GA
		529 S 7th	Tall grass	Assist Shawn				O	GA
		618 W Alabama	Tall grass	Assist Shawn				O	GA
		City Hall	Hazard comm. training	Training				O	GA
		713 N 5th	Limbs and brush	24hr notice				LB	GA
		715 N 5th	Oldcouch and trash by road	24hr notice				TD	GA
		City Hall	Fill in, office	office				O	GA
		1312 N 6th	Trash/debris, old furniture, pallets	24hr notice				TD	GA
		602 N 9th	Poly cart left by road	left poly cart rules				O	GA
		604 N 9th	Poly cart left by road	left poly cart rules				O	GA
		606 N 9th	Poly cart left by road	left poly cart rules				O	GA
7/15/21		Office	Sort/file violation pics and cases	18 cases				O	GA
		702 N 1st	Grass and weeds	Notice/door hanger				GW	GA
		912 N 5th	Parking in no parking zone	MC/warned/moved				O	GA
		1615 N 9th	Follow up, low branches	Inspect		OA		TS	GA
		307 N 13th	Weeds, trash, trees, Junk vehicles	Written warning				GW TD JV TS	GA
		105 W Elm	Grass and weeds	MC warned				GW	GA
		520 N 1st	Grass and weeds	MC warned				GW	GA
		703 W Locust	Assist animal control	assist				O	GA
		614 N Washington (complainant)	Trees in alley	Inspect				TS	GA
		624 N Washington	Trees in alley	inspect/letter	Yes			TS	GA
		1409 W Locust	Trees in alley	inspect/letter	Yes			TS	GA
		1415 W Locust	Trees in alley	inspect/letter	Yes			TS	GA
		1419 W Locust	Trees in alley	inspect/letter	Yes			TS	GA
		619 N 14th	Trees in alley	inspect/letter	Yes			TS	GA

		408 W Walnut	Trash, limbs, debris in road	Inspect, try to contact	left voicemail			TD TS	GA
		822 W Elm	Tall grass	MC warned		OA started		GW	GA
		1208 W Mulberry	Post abatement pictures	Take photos				O	GA
		1298 N 1st	Post abatement pictures	Take photos				O	GA
7/16/21		Mulberry and N 2nd	Illegal sign	Removed				O	GA
		Poplar and N 3rd	Illegal sign	Removed				O	GA
		Vehicle maint.	Wash car	washed				O	GA
		County building	Research lein	Look up				O	GA
	Stephanie Andrus	telephone call	Landlord/tenant issue 1214 Denison	MC				O	GA
		1021 Live Oak (complainant)	Chickens, assist animal control	assist				O	GA
		507 N 10th	Chickens, Trash/debris, junk appliance	Inspect/warned				TD JA	GA
		408 W Walnut	Limbs, trash debris - try to contact	Inspect				TD LB	GA
		324 W Pine	Dead tree over road, Safety issue	Inspect				TS	GA
		Office	I.D. owner of property (DanRob Properties)	OWNER OF ABOVE	MC by Shawn	Warned		O	GA
		1818 Olive	Follow up Grass/weeds	Inspect		OA		O	GA
		3500 Pearl	Follow up, Grass, trash	Inspect		OA		O	GA
		3600 Pearl	Follow up Grass/weeds	Inspect				GW	GA
		822 W Elm	Follow up Grass/weeds	Inspect		OA		O	GA
		408 W Walnut	Follow up Limbs, trash, debris - cleaned up	MC		OA		O	GA
7/19/21		Office	File closed cases	Filed				O	GA
		507 N 10th	Trash, chickens, follow up OA in progress	Inspect MC				TD	GA
		524 N 10th	Chickens, assist animal control	Inspect				O	GA
		1605 Olive	Parking in alley, living in tents	MC - warned to	remove	today		O	GA
		633 S 3rd	Follow up, trash/debris	Inspect				TD	GA
		Alley between 7th/8th, Locust/Mulberry	Trees/shrubs growing into alley	Inspect				TS	GA
		704 W Locust	Bushes/trees in alley	inspect/letter	Yes			TS	GA
		708 W Locust	Bushes/trees in alley	inspect/letter	Yes			TS	GA
		123 SE 6th	Empty house - unsecured, open door	Inspect/pass on to PD				O	GA
		324 W Pine	Follow up, dead tree over road	Inspect				TS	GA
7/20/21	Denise Tran (complainant)	1516 Remington West Circle	Complaint of tall grass/weeds next door	MC				GW	GA
		1526 Remington West Circle	Tall grass/weeds	inspect/letter	Yes			GW	GA
		205 SE 5th	Trash/debris, Limbs/brush	24hr notice				TD LB	GA
		924 W Texas	Trash and limbs on S 10th side	24hr notice				TD LB	GA
		1111 W Texas	Trash, limbs/brush	24hr notice				TD LB	GA
		1320 W Louisiana	Limbs	MC warned	will remove			LB	GA
		522 S 5th	Follow up, Grass/weeds	Inspect				GW	GA
		City Hall	Court	Court				O	GA
		822 W Elm	Assist PD, no water, dilapidated, unsanitary	Condemned				D TD NW	GA
		Office	Paperwork on above	Pics, etc				O	GA
		N 8th at W Elm	Parking violation	Written warning	OK JLM525			O	GA
7/21/2021		1407 Wendell	Try to contact, Grass/weeds	No contact				GW	GA
		521 N 13th	Grass, Trash, Limbs	Written warning				GW TD LB	GA
		412 W Live Oak	Trash, Limbs, old furniture/beds	24hr notice				TD LB	GA
		603 W Live Oak (complainant)	Trees in alley	MC				TS	GA
		618 N 5th	Trees/shrubs growing into alley	inspect/needs letter				TS	GA
		422 W Live Oak	Trees/shrubs growing into alley	inspect/needs letter				TS	GA
		418 W Live Oak	Trees/shrubs growing into alley	inspect/needs letter				TS	GA
		615 N 4th	Trees/shrubs growing into alley	inspect/needs letter				TS	GA
		412 W Live Oak	Questions about 24hr notice	MC/advised				O	GA
		324 W Pine	Follow up, dead tree over road	Inspect, was removed		OA		TS	GA

		Office	Close out finished court cases	close cases/Gov pilot				O	GA
		Post Office	Mail notices/summons	29 letters				O	GA
		407 S 16th	Trash bags, old pool	24hr notice				TD	GA
		407 S 16th	Junk vehicle	MC warned				JV	GA
		1506 W Louisiana	Temporary canopy blocking part of road	MC warned	will remove now			O	GA
7/22/21		1516 W Cedar	Follow up, low branches	Inspect		OA		TS	GA
		1520 W beech	Follow up, low branches, confused resident	Inspect MC	2 week ext	Partial OA		TS	GA
		1523 W Beech	Follow up, low branches	Inspect, not compliant	No contact			TS	GA
		1428 W Cedar	Follow up, low branches	Inspect		OA		TS	GA
		1523 W Cedar	Follow up, low branches	Inspect		OA		TS	GA
		1618 W Cedar	Follow up, low branches	Inspect		OA		TS	GA
		301 N 15th	Follow up, low branches	Inspect		OA		TS	GA
		307 N 15th	Follow up, low branches, some still at 12'	Inspect	No contact	Partial OA		TS	GA
		317 N 15th	Follow up, low branches, not compliant	Inspect	No contact			TS	GA
		10 E Alabama	Possible trespassing/tents	Inspect MCx2				O	GA
		1603 W Olive	Try to contact, Grass/weeds	No contact/answer				GW	GA
		924 N 6th	Tall grass	Inspect				GW	GA
		Office	Mail Summons	1 notice/summons				O	GA
7/23/21		1407 Wendell Dr	Post summons/photograph violations	Posted/pics taken				O	GA
		527 S 14th	Tall grass	Inspect				GW	GA
		408 S 7th	Post summons/photograph violations	Posted/pics taken				O	GA
		529 S 7th	Post summons/photograph violations	Posted/pics taken				O	GA
		714 S 2nd	Post summons/photograph violations	Posted/pics taken				O	GA
		522 W Alabama	Post summons/photograph violations	Posted/pics taken				O	GA
		631 S 12th	Post summons/photograph violations	Posted/pics taken				O	GA
		923 W Texas	Post summons/photograph violations	Posted/pics taken				O	GA
		618 W Alabama	Post summons/photograph violations	Posted/pics taken				O	GA
		1019 N 2nd	Post summons/photograph violations	Posted/pics taken				O	GA
		1314 N 2nd	Post summons/photograph violations	Posted/pics taken				O	GA
		801 N 5th	Post summons/photograph violations	Posted/pics taken				O	GA
		822 W Elm	Post summons/photograph violations	Posted/pics taken				O	GA
		1024 W Elm	Post summons/photograph violations	Posted/pics taken				O	GA
		511 N 10th	Post summons/photograph violations	Posted/pics taken				O	GA
		521 N 5th	Post summons/photograph violations	Posted/pics taken				O	GA
		512 N 11th	Post summons/photograph violations	Posted/pics taken				O	GA
		704 W Locust	Post summons/photograph violations	Posted/pics taken				O	GA
		708 W Locust	Post summons/photograph violations	Posted/pics taken				O	GA
		1803 Rodeo	Post summons/photograph violations	Posted/pics taken				O	GA
		624 N Washington	Post summons/photograph violations	Posted/pics taken				O	GA
		619 N 14th	Post summons/photograph violations	Posted/pics taken				O	GA
		415 W locust	Post summons/photograph violations	Posted/pics taken				O	GA
		419 W Locust	Post summons/photograph violations	Posted/pics taken				O	GA
		1209 W Dallas	Post summons/photograph violations	Posted/pics taken				O	GA
		1526 Remington West Cr	Post summons/photograph violations	Posted/pics taken				O	GA
		Lindon Woods Addition	Post summons/photograph violations	Posted/pics taken				O	GA
		522 W Alabama	MC about RV in yard	MC				O	GA
		Office	Paperwork on above notices	Record				O	GA
7/26/21		237 Washington Place	Grass/weeds	inspect/needs letter				GW	GA
		517 W georgia	Grass/weeds	inspect/needs letter				GW	GA
		Office	research address/ownwer	Look up				O	GA

		Down town	Duck rescue	Escort from town				O	GA
	580-279-5537 (complainant)	Office - N 13th/W Cedar	Report rv residence SE corner	MC				O	GA
	R&D Salvage	1405 S 9th	Try to contact owner	NC, quarantine				O	GA
	C&S Auto	2202 S 9th	Try to contact owner	NC in jail				O	GA
		322 N 13th	Possible rv residence	Inspect				O	GA
7/27/21		802 N 3rd	Limbs on Mulberry side	24hr notice				LB	GA
		723 W Cedar	Limbs/trash on N 8th side	MC warned				TD LB	GA
		125 SE 6th	No water, try to contact	NC 48hr warn				O	GA
		424 W Cedar	Tall grass	Written warning				GW	GA
		1215 N 6th	Grass, trash	Written warning				GW TD	GA
		1004 Willow	Limbs and unsecured old refridgerator	24hr notice				LB JA	GA
		801 W Beech	Trash/debris, Grass/weeds	Written warning				GW TD	GA
		Office	Research utility status of above	Contact utilities				O	GA
		801 W Beech	No water/electricity, squatters	Condemned				O	GA
		223 S 14th	Trash/debris, old furniture, limbs	24hr notice				TD LB	GA
7/28/21		Office	Print and sort, cases and violation pictures	27 Cases				O	GA
		223 S 14th	Questions about 24hr notice	MC advise				O	GA
		1314 N 2nd	Follow up	Inspect		OA		O	GA
		618 W Alabama	Follow up	Inspect		OA		O	GA
		Office	Close out finished complaints	Closed				O	GA
		707 W Beech	Grass/weeds, Junk vehicle, appliance	inspect/needs letter				GW JV JA	GA
		Office	Research state swimming pool law	research				O	GA
		1713 W Beech	Limbs and trash	24hr notice				LB TD	GA
		1524 W Cedar	Limbs and trash on N 16th	24hr notice				LB TD	GA
		1803 W Elm	Limbs on N 18th side	24hr notice				LB	GA
		1502 W Maple	Old couch	MC Warned				TD	GA
		516 N 18th	Limbs, trash, Mattress, box springs, debris	24hr notice				LB TD	GA
		515 N 18th	Limbs	24hr notice				LB	GA
		502 N 18th	Limbs	MC Warned				LB	GA
		822 W Elm	Follow up	Inspect				O	GA
7/29/21		1004 Willow	Owner contact	MC advise				O	GA
		919 W Texas	Neighbor fence issue	Inspect				O	GA
		1003 E Main	Trash, junk appliance, debris	Written warning				TD JA	GA
		1818 Olive	Contact with owner	MC advise				O	GA
		220 Cornell	Trash/debris	Written warning				TD	GA
		427 NE 5th (complainant)	Agressive dogs at large complaint	MCx3				O	GA
		411 NE 5th	owner of one of the dogs	NC in jail				O	GA
		402 NE 5th	Possible 2nd owner	MC Warned				O	GA
		1412 W Texas	Dog Neglect/Trash, debris	MC Warned				O TD	GA
		223 S 14th	Trash	MCx4 Warned				TD	GA
		1319 W Texas	Dogs at vacant res. Unfounded	Inspect				O	GA
7/30/21		714 W beech	No water - assist Shawn	Assist				O	GA
		1415 Lenore	Unregistered vehicle on street	MC Warned	waiting for title			JV	GA

City of Durant

Neighborhood Services

Daily Code Enforcement Log (Jackson)

July-2021

Date	Name	Location/Address	Inspection Type	Action Taken	Abatement Letter Sent	OA / CTA	Citation Issued	Code Violation	Initials
7/5/21	Whittington	Wilson St	Storm Drain	Called M/O				O	S.J.
		28 W Main	Complaint/Grass & Trash	Will Letter	L			GW/TD	S.J.
		Pick Up Signs						O	S.J.
		1225 Houston	Inspect/Grass & Trees	Will Letter	L			GW/TS	S.J.
		1203 Houston	Inspect/Trees	Will Letter	L			TS	S.J.
		1212 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1224 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1223 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1301 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1304 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1316 Dallas	Inspect/Trees	Will Letter	L			TS	S.J.
		1020 W Evergreen	Inspect/ Grass	Will Letter	L			GW/TD	S.J.
		1202 W Evergreen	Inspect/ Grass	Will Letter	L			GW/TD	S.J.
		724 W Evergreen	Inspect/ Grass & Trash	Will Letter	L			GW/TD	S.J.
***	Dollar General	1114 Radio Rd	CAR VS BUILDING					O	S.J.
		1115 N 1st	Complaint/Grass	Will Letter	L			GW	S.J.
		1101 N 1st	Complaint/Grass	Spoke With Owner				GW/MC	S.J.
7/6/21		62 Six Springs	Met Mortgage People	Explained Violations				O/MC	S.J.
	ANIMAL CONTROL	218 Magnolia St	Assist AC	Pick up dog				AC/MC	S.J.
		219 Magnolia St	Inspect/ Grass & Trash	Spoke to tenant				GW/TD/MC	S.J.
		316 Magnolia	Inspect/ Grass & Trash	Left Notice				GW/TD	S.J.
		Blanchard & McLean	Take pics for DIA	Meeting				O	S.J.
		1321 N 9th	Inspect Trees	In Compliance				TS/MC	S.J.
****	Eistein Bagels	509 University	Inspect	Ground/Steel				B	S.J.
		Nuisance Court						O	S.J.
		DIA Meeting						O	S.J.
		522 S 5th	Complaint/ Grass & Weeds	Lettered	L			GW	S.J.
7/7/21		Remington Hills	Inspect/Detention Ponds	Lettered	L			GW	S.J.
		University & Bryan Drive	Inspect/Empty Lot/Grass	Lettered	L			GW	S.J.
		Khetpal	Inspect/Empty Lot/Grass	Lettered	L			GW	S.J.
		S 5th & Alabama	Inspect/Empty Lot/Grass	Lettered	L			GW	S.J.
***	Jones Law Office/Email Sent	125 N 3rd	Meter Release/Permanant					E	S.J.
***	Xpress Wellness	901 W Main	Inspect/Ground Plumbing					P	S.J.
***	Brian Burkhart	5021 Chuckwa	Pool/Final					B	S.J.
		1102 Chuckwa	Inspect/Trees	Lettered	L			TS	S.J.
		1607 N 9th	Inspect Trees	Lettered	L			TS	S.J.
		1615 N 9th	Inspect/Trees	Lettered	L			TS	S.J.
7/8/21		GovPilot/Zoom Meeting						O	S.J.
	First United Bank	W Main	Inspect/Trees	Made Contact				TS/MC	S.J.
***	Eistein Bagels	509 University	Inspect	Ground/Steel				B	S.J.
***		1006 N 6th	Meter Release/Permanant					E	S.J.
		602 N 13th	Inspect/Grass	Out for bid				GW	S.J.
		323 S 12th	Inspect/Grass	Out for bid				GW	S.J.
		1225 Houston	Inspect/Grass	Owner complied				GW	S.J.
		701 W Locust	Sight Triangle	Lettered	L			O	S.J.
		1321 W Cedar	Blowing clippings in rd.	Spoke with contractor				O	S.J.

		619 W Cedar	Inspect/Trash in yard	Spoke with owner				TD/MC	S.J.
***		7606 Perfect Ln	Pool Belly Ring					E	S.J.
7/9/21		1225 Houston	Inspect/ Grass	Spoke to Owner				GW/MC	S.J.
	Taste Island	2303 W Main	Inspect/Easement Question	No One Would Answer				O	S.J.
***	Food Court	508 W Main	Ground Electrical					E	S.J.
		1002 W Georgia	Tree Complaint	Spoke to Owner				TS/MC	S.J.
		1407 Wendell	Inspect/Grass	Door Hanger				GW	S.J.
		629 S 10th	Tree Complaint	Spoke to Owner				TS/MC	S.J.
	Pot Shop	701 S 9th	Inspect/Inflateable	Prohibited				O/MC	S.J.
***		1818 W Evergreen	Meter Release/Permanant					E	S.J.
		502 N 3rd	Inspect/Sight Triangle	Spoke to Owner				O/MC	S.J.
***	Loves	5278 W Main	Ceiling	FAILED				B/M/E/P	S.J.
***	Victory Durant	309 Venus	Ground Electrical					E	S.J.
***	Victory Durant	324 Venus	Ground Electrical					E	S.J.
***	Victory Durant	332 Venus	Ground Electrical					E	S.J.
***	Legacy Villas	3423 N 1st	Sewer					P	S.J.
***	Elivate RX	3010 University	CO/Inspection					B	S.J.
7/12/21		3017 Quail Ridge	Roofing No Permits	Permits Pulled				B	S.J.
***	Legacy Villas	3423 N 1st	Sewer					P	S.J.
***		7606 Perfect Drive	Pool Belly RingRe-Inspection					E	S.J.
		1720 W Evergreen	Inspect/Grass	Door Hanger				GW	S.J.
		1724 W Evergreen	Inspect/Grass	Door Hanger				GW	S.J.
		410 W Plum	Sewer Complaint	48HRS To Comply				O/MC	S.J.
		1304 W Dallas	Inspect/Trees	Complied				TS/MC	S.J.
	ANIMAL CONTROL	801 S 7th	Complaint on Dogs	Seized(4)				AC/MC	S.J.
		801 S 7th	Complaint/Living Conditions	Called A.P.S.				D	S.J.
7/13/21	ANIMAL CONTROL	318 W Pine	Inspect/Pup no water	Signed over				AC/MC	S.J.
		318 W Pine	Inspect/Limbs	24HR				TD/MC	S.J.
		318 W Pine	Inspect/Stagnant Water	Educated				O/MC	S.J.
		1607 N 9th	Folloe-Up/Trees	Spoke With Owner				TS/MC	S.J.
		1305 N 2nd	24HR Fee	Credited/Wrong Address				O/MC	S.J.
		City Barn	Fuel Up						S.J.
		402 S 2nd	Inspect/Tall Grass	Spoke To Owner				GW/MC	S.J.
		704 S 2nd	Inspect/ Tall Grass	Door Hanger				GW/MC	S.J.
	ANIMAL CONTROL	301 N 9th	Dog At Large	Assist A.C.				AC/MC	S.J.
		822 W Elm	Inspect/Tall Grass	Will Letter	L			GW	S.J.
		612 S 15th	Folloe-Up/Trees	Spoke To Owner				TS/MC	S.J.
		423 S 15th	Inspect/Sight Triangle	Spoke To Owner				O/MC	S.J.
		Folsom & Stonebriar	Inspect/Overgrown Lot	Sent Letter	L			GW/TS	S.J.
	ANIMAL CONTROL	81 Brittney	Animal/No Water	Spoke To Owner				AC/MC	S.J.
		90 Brittney	Inspect/Over Flow Poly Cart	Spoke To Owner				TD/MC	S.J.
		1314 N 2nd	Inspect/Tall Grass	Will Letter	L			GW	S.J.
		Lindenwoods	Inspect/Tall Grass	Attempt to MC				GW	S.J.
7/14/21		Met With Finance Over P.O.'s						O	S.J.
		W Main Between 3rd & 4th	Inspect/Trees	Met with Dir.Main St				TS/MC	S.J.
		Alley Between 3rd & 4th	Inspect/ Tall Grass in Alley	Met with Dir.Main St				GW/MC	S.J.
		618 A alabama	Inspect/Tall Grass	Door Hanger				GW	S.J.
		529 S 7th	Inspect/Tall Grass	Door Hanger				GW	S.J.
		809 N 2nd	Inspect/Limbs	Spoke With Owner				TD/MC	S.J.
		214 W Mulberry	Inspect/Tall Grass	Door Hanger				GW	S.J.
		204 W Elm	Inspect/Limbs	24HR				TD	S.J.
		210 W Elm	Inspect/Trash & Debris	24HR				TD	S.J.
		219 W Elm	Inspect/Limbs	24HR				TD	S.J.
		311 S 5th	Inspect Lot					O	S.J.

	Treasurer's Office		Inspect/Trees in Alley	Spoke to Clerk				TS/MC	S.J.
		N 4th	Inspect Drainage					O	S.J.
		410 W Plum	Foolow up on Sewer	Complied				O	S.J.
7/15/21		1413 Baltimore	Publication					O	S.J.
		1115 Grand	Publication					O	S.J.
***	Cardinal Glass	515 Cardinal Pkwy	Ground Steel						S.J.
	Texoma Auto Spa	1101 N 1st	Tall Grass & Weeds	Spoke To Owner				GW/MC	S.J.
***		401 S 9th	Rough-in (Plumbing)					P	S.J.
***	Xpress Wellness	901 W Main	Re-Inspection (Rebar)					B	S.J.
***	Victory Durant	509 Venus	Ground (Plumbing)					B	S.J.
***	Victory Durant	309 Venus	Steel Inspection					B	S.J.
***	Victory Durant	324 Venus	Steel Inspection					B	S.J.
***	Victory Durant	332 Venus	Steel Inspection					B	S.J.
7/16/21	Justin Rhudy	214 Mockingbird	Ground (Plumbing)					P	S.J.
	Justin Rhudy	215 Mockingbird	Ground (electrical)					E	S.J.
	Victory Durant	441 Venus	Steel Inspection					B	S.J.
	Victory Durant	509 Venus	Steel Inspection					B	S.J.
	Loves	5278 W Main	CO Inspection	FAILED				B	S.J.
7/19/21	ANIMAL CONTROL	507 N 10th	Chickens at Large	Gave 7 days to comply				AC/MC	S.J.
		507 N 10th	Trees in Alley	Gave 7 days to comply				O/MC	S.J.
	ANIMAL CONTROL	525 N 10th	Chickens at Large	Gave 7 days to comply				AC/MC	S.J.
		526 N 10th	Grass Clippings in Strret curb	Educated				O/MC	S.J.
		402 N 4th	Complaint/Trailer In Yard	Will Follow Up				O	S.J.
		511 N 10th	Trees not in Compliance	Will Letter	L			TS	S.J.
		521 N 10th	Trees not in Compliance	Will Letter	L			TS	S.J.
		512 N 11th	Trees not in Compliance	Will Letter	L			TS	S.J.
		1024 W Elm	Trees not in Compliance	Will Letter	L			TS	S.J.
		401 N 10th	Inspect/Tall Grass	Courtesy Letter	L			GW	S.J.
		601 N 11th	Inspect/Trees in Sight Triangle	Courtesy Letter	L			TS	S.J.
	Gerlach & N 1st		Complant/Temp sign in Sight Tri.	Called Owner				O/MC	S.J.
	1407 W Arkansas		Before Pics for Abatement					O	S.J.
	602 N 13th		Before Pics for Abatement					O	S.J.
	609 S 13th		Before Pics for Abatement					O	S.J.
7/20/21	Khetpal's Lot		Check For Nuiceance Court			CTA		GW	S.J.
	Remmington Detention Ponds		Check For Nuiceance Court			OA		GW	S.J.
	1115 N 1ST		Check For Nuiceance Court			OA		GW	S.J.
	801 N 11TH		Check For Nuiceance Court			CTA		GW	S.J.
	522 S 5TH		Check For Nuiceance Court			CTA		GW	S.J.
	28 W MAIN		Check For Nuiceance Court			OA		GW/TD	S.J.
	1607 N 9TH		Check For Nuiceance Court			OA		TS	S.J.
	1615 N 9TH		Check For Nuiceance Court			OA		TS	S.J.
	1301 DALLAS		Check For Nuiceance Court			OA		TS	S.J.
	1304 DALLAS		Check For Nuiceance Court			OA		TS	S.J.
	1316 DALLAS		Check For Nuiceance Court			OA		TS	S.J.
	1224 DALLAS		Check For Nuiceance Court			OA		TS	S.J.
	1223 DALLAS		Check For Nuiceance Court			OA		TS	S.J.
	1201 HOUSTON		Check For Nuiceance Court			OA		TS	S.J.
	1225 HOUSTON		Check For Nuiceance Court			OA		TS	S.J.
	724 W EVERGREEN		Check For Nuiceance Court			OA		GW	S.J.
	1202 W EVERGREEN		Check For Nuiceance Court			OA		GW	S.J.
	1222 N 49TH		Check For Nuiceance Court			OA		GW	S.J.
	1602 FELICE		Check For Nuiceance Court			OA		GW	S.J.
			Nuiceance Court					O	S.J.
7/21/21		1407 W Arkansas	Pics After Abatement					GW/TS	S.J.

		602 N 13th	Pics After Abatement					GW	S.J.
		609 S 13th	Pics After Abatement					GW	S.J.
		1515 N 9th	Assist PD					O	S.J.
		1305 Dallas	Complaint/Junk vehicle	Sent Letter				JV	S.J.
		1124 Beech	Limbs at curb	24HR				TD	S.J.
		1224 Beech	Limbs at curb	24HR				TD	S.J.
		1204 Dallas	inspect/grass	Left Hanger				GW	S.J.
		McLean & Hillcrest	Met Fence Guy For Bid					O	S.J.
7/22/21		1401 St Ives	Meter Release					E	S.J.
		1501 San Angelo	Meter Release					E	S.J.
		10 E Alabama	Squatters					O	S.J.
		508 W Main	Ground (Steel)					B	S.J.
		Khetpal Property	Inspect for Abatement					GW	S.J.
		Remington Hills	Inspect for Abatement					GW	S.J.
		Westside Drive & University	Inspect for Abatement					GW	S.J.
		527 S 14th	Inspect for Abatement					GW	S.J.
7/23/21		1023 n 7th	Complaint/Burning	No Concern				O	S.J.
		1101 N 1st	Complaint/Tall Grass	Met with Owner				GW/MC	S.J.
		MCLean & Hillcrest	Met with Contractor	Discussed Bid				O/MC	S.J.
		624 N Washington	Met With Owner	Discussed Tree Issue				TS/MC	S.J.
		1024 W Elm	Met With Owner	Discussed Tree Issue				TS/MC	S.J.
		207 W Texas	Took Pictures	Before Abatemt				O	S.J.
7/26/21		503 N 13th	Complaint/dilapidated	Spoke with owner				D	S.J.
		702 Chuckwa	Follow up	For Abatement				GW	S.J.
		720 W Willow	Follow up	For Abatement				GW	S.J.
	Bryan County EMS	306 S 22nd	Bloodbourne Pathogens	Called DEQ				O	S.J.
		302 W Elm	Inspect/Limbs	24HR				TD/MC	S.J.
		508 N 3rd	Inspect/Limbs	24HR				TD	S.J.
		211 W Mulberry	Inspect/Trash & Debris	24HR				TD	S.J.
		508 N 3rd	Inspect/Tall Grass, backyard	Left Warning				GW	S.J.
	Adult Prorective Service	801 S 7th	Follow up Call					O	S.J.
7/27/21		317 N 1st	Complaint/ Tall Grass	Spoke With Owner				GW/MC	S.J.
		40 W Evergreen	Complaint/ Tall Grass	Spoke With Owner				O	S.J.
	Lucky Stop #1	217 N Washington	Talked About their Temp Signs	Spoke With Owner				O	S.J.
		125 SE 6th	Utiilities Theft	Gave 48 Notice				D	S.J.
	Food Truck	303 E Florida	No Permit	Gave Warning				O	S.J.
	Stop N Shop	3824 University	Talked About their Temp Signs	Spoke With Owner				O	S.J.
		3604 Dana	Limbs at curb	24HR				TD	S.J.
		3600 Dana	Limbs at curb	24HR				TD	S.J.
	Vacant House	3600 Pearl	Inspect/Tall Grass	Have To Letter				GW	S.J.
	Vacant House	3504 Pearl	Inspect/Tall Grass	Have To Letter				GW	S.J.
	Vacant House	3501 Dawna	Inspect/Tall Grass	Have To Letter				GW	S.J.
		807 Lynwood	Mattresses	24HR				TD	S.J.
		3701 Pearl	Inspect Tall Grass	Door Hanger				GW	S.J.
		1100 Lynwood	Inspect/Limbs/Sight Triangle	Door Hanger				O	S.J.
	Vacant Lot	1623 W Elm	Inspect/Tall Grass	Have To Letter				GW	S.J.
	James Crawford was Notified	801 W Beech	Inspection of Property	Condemned/No Water/Unsanitary conditions				D/MC	S.J.
		1610 University	Roof No Permit	Made Pull Permit				O	S.J.
		University & University Place	Inspection of Lot	Mailed Letter	L			GW	S.J.
		Pick Up Signs							S.J.
		311 N 4th	Limbs	24HR				TD	S.J.
		512 N 4th	Limbs	24HR				TD	S.J.
		507 N 2nd	Limbs	24HR				TD	S.J.
7/28/21	Victory	300 Venus	Ground Plumbing					P	S.J.

	Victory	308 Venus	Ground Plumbing	Not Ready				P	S.J.
	Victory	316 Venus	Ground Plumbing	Not Ready				P	S.J.
	ANIMAL CONTROL	410 S 4th	Raccoon Rescue					AC	S.J.
		McLean & Hillcrest	Mark Property Lines					O	S.J.
		702 W Beech	Inspect/Tall Grass	Will Mail Letter				GW	S.J.
		707 W Beech	Inspect/Tall Grass/Junk Vehicle	Will Mail Letter				GW/JV	S.J.
		704 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		707 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		711 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		710 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		714 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		724 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		1120 W Beech	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		223 N 13th	Inspect/Poly Cart	Courtesy Letter	L			O	S.J.
		714 W Beech	Inspection/No Water	Gave 24HRS				O	S.J.
	Victory Durant	317 Venus	Meter Release					E	S.J.
	Victory Durant	325 Venus	Meter Release					E	S.J.
	Victory Durant	333 Venus	Meter Release					E	S.J.
	Victory Durant	341 Venus	Meter Release					E	S.J.
	Victory Durant	425 Venus	Meter Release					E	S.J.
	Victory Durant	433 Venus	Meter Release					E	S.J.
	Victory Durant	501 Venus	Meter Release					E	S.J.
	Victory Durant	317 Venus	Driveway					B	S.J.
	Victory Durant	325 Venus	Driveway					B	S.J.
	Victory Durant	333 Venus	Driveway					B	S.J.
	Victory Durant	341 Venus	Driveway					B	S.J.
	Food Truck Court	508 W Main	Ground (Steel)					B	S.J.
	Xpress Wellness	901 W Main	Overhead Ducts					M	S.J.
7/29/21		801 W Beech	Met PD	Cleared Property				D	S.J.
		714 W Beech	Met PD	Condemned/No Water				D	S.J.
		125 SE 6th	Utility notified theft of water	Condemned/No Water				D	S.J.
		407 E Mulberry	Utility notified no water	No One Home				O	S.J.
		508 S 14th	Utility notified no water	Vacant				O	S.J.
		919 W Louisiana	Utility notified no water	Gave 24 HR Notice				O	S.J.
		123 SE 6th	Inspection of Property	Will Letter				GW/JV	S.J.
		121 SE 6th	Inspection of Property	Will Letter				JV	S.J.
		615 NE 4th	Inspection of Property	Educated Ordinance				P/JV	S.J.
		2804 Walnut Road	Pool No Fence	Will Letter				P	S.J.
	ANIMAL CONTROL	3601 Main	Dog in Parked Car	Car Had Left				AC	S.J.
7/30/21		714 W Beech	Code Violations	Met Owner To Correct				O	S.J.
		311 N 7th	Inspect/Pool No Fence	Will Letter				O	S.J.
		309 N 7th	Insoect/Trees In Alley	Will Letter				TS	S.J.
		707 Beech	Inspect/Junk Vehicle/Tall Grass	Will Letter				JV/GW	S.J.
		711 Beech	Inspect/Tall Grass	Will Letter				GW	S.J.
		702 Beech	Inspect/Tall Grass	Will Letter				GW	S.J.
	ANIMAL CONTROL	1126 Stonebrook Cir	Dog Bite	Quarantined 10 Days/Citations Wrote(2)				AC	S.J.
		618 S 12th	Car Parked On Meter	Posted 48HR Notice or Will be Towed				JV	S.J.
		121 SE 6th	No Water/Secured	Condemned				D	S.J.
		123 SE 6th	No Water/Secured	Condemned				D	S.J.
		125 SE 6th	No Water/Secured	Condemned				D	S.J.
									S.J.

8/02/2021 9:55 AM		PROJECT VALUATION AND FEE REPORT				PAGE: 1
PROJECTS: 0		-ZZZZZZZZZZ				
APPLIED DATES:		0/00/0000 THRU 99/99/9999				
ISSUED DATES:		7/01/2021 THRU 7/31/2021				
EXPIRE DATES:		0/00/0000 THRU 99/99/9999				
STATUS: ALL						
PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

032114 PLUMB	7/07/2021 7/07/2021	WILKEY PLUMBING NEW PLUMBING PERMIT	304 MAIN ST 304 CA - COMMERCIAL ALTERATION	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 54.00
032115 ELEC	7/09/2021 7/09/2021	LEWIS ELECTRIC NEW ELECTRIC PERMIT	1818 W EVERGREEN ST SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	ELECTRIC METER PERMIT 0.00	ELEC 54.00
032116 BLDG	7/12/2021 7/12/2021	HOLCOMB, JOHN NEW BUILDING PERMIT	112 CORNELL DR ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	STORM SHELTER PERMIT 3,000.00	BLD 79.00
032117 BLDG	7/12/2021 7/12/2021	ALL SEASONS CONTRACTING NEW BUILDING PERMIT	3017 QUAIL RIDGE CIR ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	ROOF PERMIT 20,000.00	BLDG 79.00
032118 MECH	7/12/2021 7/12/2021	TEXOMA MAINTENANCE NEW MECHANICAL PERMIT	324 N 1ST CA - COMMERCIAL ALTERATION	OWNER OWNER	INSTALL COOLER 1.00	MECH 54.00
032119 BLDG	7/12/2021 7/12/2021	SIGN DEPOT NEW BUILDING PERMIT	400 W MAIN ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	SIGN MODIFICATION PERMIT 679.59	BLD 79.00
032120 BLDG	7/12/2021 7/12/2021	SIGN DEPOT NEW BUILDING PERMIT	2824 W UNIVERSITY 108 ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	SIGN MODIFICATION PERMIT 775.05	BLD 79.00
032121 BLDG	7/12/2021 7/12/2021	SIGN DEPOT NEW BUILDING PERMIT	206 W EVERGREEN ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 307.18	BLD 204.00
032122 BLDG	7/12/2021 7/12/2021	SIGN DEPOT NEW BUILDING PERMIT	1502 N 1ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 21,685.77	BLDG 204.00
032123 BLDG	7/12/2021 7/12/2021	SIGN DEPOT NEW BUILDING PERMIT	602 N 1ST AVE ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 656.68	BLD 204.00
032124 BLDG	7/12/2021 7/12/2021	HOWELL, CHARLES B JR NEW BUILDING PERMIT	1003 UNIVERSITY BLVD ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	SHOP PERMIT 25,000.00	BLD 79.00
032125 ELEC	7/12/2021 7/12/2021	CRAWFORD ELECTRIC NEW ELECTRIC PERMIT	1003 UNIVERSITY BLVD ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 75.85
032126 BLDG	7/12/2021 7/12/2021	FORD, CRISTY K NEW BUILDING PERMIT	1601 N 49TH AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	ADDITION PERMIT 15,000.00	BLD 104.00
032127 ELEC	7/12/2021 7/12/2021	LEWIS ELECTRIC NEW ELECTRIC PERMIT	1601 N 49TH AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 64.80
032128 BLDG	7/13/2021 7/13/2021	SOVEREIGN HOMES OF DURANT L NEW BUILDING PERMIT	1317 FOLSOM RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 259,231.00	BLDG 1,059.50
032129 FPM	7/13/2021 7/13/2021	SOVEREIGN HOMES OF DURANT L FLOOD PLAIN MANAGEMENT	1317 FOLSOM RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

032130 MECH	7/13/2021 7/13/2021	TOP TECH NEW MECHANICAL PERMIT	1317 FOLSOM RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 240.50
032131 ELEC	7/13/2021 7/13/2021	AMERICAN ELECTRIC NEW ELECTRIC PERMIT	1317 FOLSOM RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 290.50
032132 PLUMB	7/13/2021 7/13/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	1317 FOLSOM RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 290.50
032133 BLDG	7/13/2021 7/13/2021	VALHALLA GRAPHICS LLC NEW BUILDING PERMIT	117 MARKET SQUARE ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 1.00	BLD 204.00
032134 BLDG	7/14/2021 7/14/2021	HL PROPERTIES LLC NEW BUILDING PERMIT	726 N 8TH SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	REMODEL PERMIT 6,000.00	BLD 161.50
032135 ELEC	7/14/2021 7/14/2021	EVERSOLE ELECTRIC NEW ELECTRIC PERMIT	726 N 8TH SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 76.50
032136 BLDG	7/14/2021 7/14/2021	ALL SEASONS CONTRACTING NEW BUILDING PERMIT	3609 DAWNA ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	ROOF PERMIT 6,000.00	BLD 79.00
032137 BLDG	7/15/2021 7/15/2021	TURF ROOFING NEW BUILDING PERMIT	1101 W WILLOW ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	ROOF PERMIT 7,000.00	BLD 79.00
032138 BLDG	7/15/2021 7/15/2021	TURF ROOFING NEW BUILDING PERMIT	3010 QUAIL RIDGE CIR ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	ROOF PERMIT 15,000.00	BLD 79.00
032140 BLDG	7/20/2021 7/20/2021	STEVENSON CONSTRUCTION NEW BUILDING PERMIT	1401 SAN ANGELO LN SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 686,000.00	BLDG 1,819.00
032141 FPM	7/20/2021 7/20/2021	STEVENSON CONSTRUCTION FLOOD PLAIN MANAGEMENT	1401 SAN ANGELO LN SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032142 MECH	7/20/2021 7/20/2021	TEXOMA MAINTENANCE NEW MECHANICAL PERMIT	1401 SAN ANGELO LN SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 349.00
032143 ELEC	7/20/2021 7/20/2021	CRAWFORD ELECTRIC NEW ELECTRIC PERMIT	1401 SAN ANGELO LN SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 399.00
032144 PLUMB	7/20/2021 7/20/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	1401 SAN ANGELO LN SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 399.00
032145 BLDG	7/21/2021 7/21/2021	PEREZ, LEOPOLDO NEW BUILDING PERMIT	211 S 1ST AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	RESIDENTIAL REMODEL PERMIT 20,000.00	BLD 298.00
032146 MECH	7/21/2021 7/21/2021	PEREZ, LEOPOLDO NEW MECHANICAL PERMIT	211 S 1ST AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 96.00

8/02/2021 9:55 AM		PROJECT VALUATION AND FEE REPORT				PAGE: 3
PROJECTS: 0		-ZZZZZZZZZZ				
APPLIED DATES:		0/00/0000 THRU 99/99/9999				
ISSUED DATES:		7/01/2021 THRU 7/31/2021				
EXPIRE DATES:		0/00/0000 THRU 99/99/9999				
STATUS: ALL						
PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

032147 ELEC	7/21/2021 7/21/2021	PEREZ, LEOPOLDO NEW ELECTRIC PERMIT	211 S 1ST AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 96.00
032148 PLUMB	7/21/2021 7/21/2021	PEREZ, LEOPOLDO NEW PLUMBING PERMIT	211 S 1ST AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 96.00
032149 PLUMB	7/21/2021 7/21/2021	KYLE TUCKER PLUMBING NEW PLUMBING PERMIT	904 N 2ND AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	GAS TEST 1.00	PLUMB 54.00
032150 ELEC	7/22/2021 7/22/2021	BRIGHT LIGHTING INC NEW ELECTRIC PERMIT	1616 W LOUISIANA CA - COMMERCIAL ALTERATION	OWNER OWNER	TRANSFER SWITCH ON CELL TOW 0.00	ELEC 54.00
032151 BLDG	7/22/2021 7/22/2021	SIGN DEPOT NEW BUILDING PERMIT	215 W MAIN ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	SIGN MODIFICATION PERMIT 324.10	BLD 79.00
032152 ELEC	7/26/2021 7/26/2021	BRETT LANE ELECTRIC LLC NEW ELECTRIC PERMIT	723 N WASHINGTON AVE SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	METER RELEASE 0.00	ELEC 54.00
032153 BLDG	7/26/2021 7/26/2021	SIGN DEPOT NEW BUILDING PERMIT	127 W MAIN ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 397.13	BLD 204.00
032154 BLDG	7/27/2021 7/27/2021	TLM CONSTRUCTION GROUP NEW BUILDING PERMIT	2910 CEMETERY RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 170,000.00	BLDG 734.00
032155 FPM	7/27/2021 7/27/2021	TLM CONSTRUCTION GROUP FLOOD PLAIN MANAGEMENT	2910 CEMETERY RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032156 MECH	7/27/2021 7/27/2021	BLACKBURN HEAT & AIR LLC NEW MECHANICAL PERMIT	2910 CEMETERY RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 194.00
032157 ELEC	7/27/2021 7/27/2021	LEWIS ELECTRIC NEW ELECTRIC PERMIT	2910 CEMETERY RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 244.00
032158 PLUMB	7/27/2021 7/27/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	2910 CEMETERY RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 244.00
032159 BLDG	7/27/2021 7/27/2021	CENTIMARK CORPORATION NEW BUILDING PERMIT	1800 W UNIVERSITY BLVD ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	COMMERCIAL ROOF REPLACEMENT 182,380.00	BLD 154.00
032160 MECH	7/28/2021 7/28/2021	TEXOMA MAINTENANCE NEW MECHANICAL PERMIT	1001 DONNA SUE PL SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	HVAC CHANGE OUT 1.00	MECH 54.00
032161 BLDG	7/28/2021 7/28/2021	PRUITT, JAYSON NEW BUILDING PERMIT	1413 BALTIMORE ST DEMO - DEMOLITION	OWNER OWNER	DEMO PERMIT 1.00	BLD 104.00
032162 BLDG	7/28/2021 7/28/2021	SIGN DEPOT NEW BUILDING PERMIT	318 W MAIN ST ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	NEW SIGN PERMIT 397.13	BLD 204.00

8/02/2021 9:55 AM		PROJECT VALUATION AND FEE REPORT				PAGE: 4
PROJECTS: 0		-ZZZZZZZZZZ				
APPLIED DATES:		0/00/0000 THRU 99/99/9999				
ISSUED DATES:		7/01/2021 THRU 7/31/2021				
EXPIRE DATES:		0/00/0000 THRU 99/99/9999				
STATUS: ALL						
PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

032163 BLDG	7/28/2021 7/28/2021	ALL SEASONS CONTRACTING NEW BUILDING PERMIT	2215 GERSHWIN DR ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	ROOF PERMIT 11,000.00	BLD 79.00
032164 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	300 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 182,000.00	BLDG 709.50
032165 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	300 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032166 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	300 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 190.50
032167 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	300 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 240.50
032168 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	300 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 240.50
032169 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	308 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032170 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	308 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032171 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	308 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70
032172 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	308 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70
032173 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	308 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70
032174 BLDG	7/29/2021 7/29/2021	J REYNOLDS & CO NEW BUILDING PERMIT	1400 BRYAN DR ACCS - SIGNS/ACCESSORY STRU	OWNER OWNER	COMMERCIAL ROOF PERMIT 195,638.00	BLD 154.00
032175 ELEC	7/29/2021 7/29/2021	CHASE STAMPLEY ELECTRIC NEW ELECTRIC PERMIT	1415 W ARKANSAS ST SFRA - SINGLE FAMILY RESIDE	OWNER OWNER	METER RELEASE 0.00	ELEC 54.00
032176 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	316 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032177 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	316 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032178 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	316 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70

PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE
032179 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	316 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70
032180 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	316 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70
032181 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	340 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 182,000.00	BLDG 709.50
032182 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	340 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032183 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	340 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 190.50
032184 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	340 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 240.50
032185 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	340 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 240.50
032186 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	400 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032187 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	400 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032188 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	400 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70
032189 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	400 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70
032190 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	400 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70
032191 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	408 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032192 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	408 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032193 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	408 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70
032194 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	408 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70

08/02/2021 9:55 AM		PROJECT VALUATION AND FEE REPORT				PAGE: 6
PROJECTS: 0		-ZZZZZZZZZZ				
APPLIED DATES:		0/00/0000 THRU 99/99/9999				
ISSUED DATES:		7/01/2021 THRU 7/31/2021				
EXPIRE DATES:		0/00/0000 THRU 99/99/9999				
STATUS: ALL						
PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

032195 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	408 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70
032196 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	416 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 182,000.00	BLDG 709.50
032197 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	416 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032198 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	416 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 190.50
032199 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	416 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 240.50
032200 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	416 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 240.50
032201 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	440 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032202 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	440 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032203 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	440 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70
032204 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	440 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70
032205 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	440 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70
032206 BLDG	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO NEW BUILDING PERMIT	516 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW HOME PERMIT 176,000.00	BLDG 689.90
032207 FPM	7/29/2021 7/29/2021	STEVE WINGFIELD CONSTRUCTIO FLOOD PLAIN MANAGEMENT	516 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	FLOOD PLAIN MANAGEMENT 0.00	FPM 104.00
032208 MECH	7/29/2021 7/29/2021	STEVE'S HEAT & AIR NEW MECHANICAL PERMIT	516 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW MECHANICAL PERMIT 1.00	MECH 187.70
032209 ELEC	7/29/2021 7/29/2021	ALPHA ELECTRICAL SERVICES NEW ELECTRIC PERMIT	516 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW ELECTRIC PERMIT 0.00	ELEC 237.70
032210 PLUMB	7/29/2021 7/29/2021	BLACKBURN PLUMBING LLC NEW PLUMBING PERMIT	516 VENUS RD SFR - SINGLE FAMILY RESIDEN	OWNER OWNER	NEW PLUMBING PERMIT 1.00	PLUMB 237.70

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE

*** TOTALS ***	NUMBER OF PROJECTS:	96		VALUATION:	3,248,503.63	FEE: 23,698.65

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** SEGMENT RECAP ***

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE

BLDG - NEW BUILDING PERMIT	34	3,248,473.63	12,869.90
ELEC - NEW ELECTRIC PERMIT	20	0.00	3,610.35
FPM - FLOOD PLAIN MANAGEMENT	12	0.00	1,248.00
MECH - NEW MECHANICAL PERMIT	15	15.00	2,685.20
PLUMB - NEW PLUMBING PERMIT	15	15.00	3,285.20
*** TOTALS ***	96	3,248,503.63	23,698.65

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 7/01/2021 THRU 7/31/2021
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** BUILDING CODE RECAP ***

BUILDING CODE - DESCRIPTION	# OF PROJECTS	# OF SEGMENTS	VALUATION	FEES
ACCS - SIGNS/ACCESSORY STRUCTURES	19	19	490,241.63	2,397.85
CA - COMMERCIAL ALTERATION	3	3	2.00	162.00
DEMO - DEMOLITION	1	1	1.00	104.00
SFR - SINGLE FAMILY RESIDENTIAL	60	60	2,717,255.00	19,772.00
SFRA - SINGLE FAMILY RESIDENTIAL ALTERATION	13	13	41,004.00	1,262.80
*** TOTALS ***	96	96	3,248,503.63	23,698.65

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: 0 THROUGH ZZZZZZZZZZ
PROJECT STATUS: All
CONTRACTOR: All
PROJECT TYPE: All
SEGMENT: All
VALUATION RANGE FROM: 0.00 THROUGH 999,999,999.99

PROJECT DATES

APPLIED RANGE FROM: 00/00/0000 THROUGH 99/99/9999
ISSUED RANGE FROM: 07/01/2021 THROUGH 07/31/2021
USE SEGMENT DATES: NO
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
USE SEGMENT DATES: NO

PRINT OPTIONS

TOTALS ONLY: NO
INCLUDE SEGMENTS: YES
COMMENT CODES: None

*** END OF REPORT ***

The City of Durant

Neighborhood Services Department

Monthly Activity Report, July 2021

1. Inspections		4. Animal Control	
Building	31	Calls for Service	181
Electrical	54	Citations Issued	3
Mechanical	22	Warnings Issued	34
Plumbing	49	Dogs Picked Up	36
Drainage Issues	0	Cats Picked Up	7
Other	34	Dog Adoptions	4
Total	190	Cat Adoptions	0
2. Code Enforcements		Dog Rescue	21
Contact Made	100	Cat Rescue	6
Trees & Shrubs	80	Claimed by Owner	7
Grass & Weeds	123	Animals Euthanized	5
Junk Vehicles	18	Parvo Deaths	0
Junk Appliances	7	Total	304
Dilapidated Structures	9	5. Letters Mailed	
Trash & Debris	76	Code Enforcement	
Other	254	Code Hearings	
24 Hour Nuisances Posted	37	Public Hearings	
PD 24 Hour Nuisances Posted	0	Total	0
Code Enforcement	37		
Notices Posted	62		
Citations Issued	0		
Warnings Issued	36		
Total	839		
3. New Construction			
SFR	12		
MFR	0		
Commercial	0		
Industrial	0		
Total	12		

Tickets and Warnings

Neighborhood Services

Jul-21

ADAMS,

Tickets	Warnings	Total
0	24	24

FULTON, KATELAND

Tickets	Warnings	Total
2	29	31

JACKSON, SHAWN

Tickets	Warnings	Total
0	12	12

PAGE, SONYA

Tickets	Warnings	Total
1	5	5

Total:	3	70	72
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The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: David Houser, Chief
Re: Police Department Monthly Report - June 2021

See/Review Attached Report

The 911 Center and the Police Department implemented a new computer-aided dispatch system integrated with the police records management system. All dispatchers and officers underwent training this month in the systems and Motorola staff were on site to facilitate the transition during "go live". Durant's I.T. Staff proved invaluable during this transition, working with Motorola staff to coordinate integration of the State Link OLETS, Verizon GPS, Geosafe and several other applications needed for integrated operations.

In addition, the 911 Addressing Update is approximately 70-80 percent complete countywide. The City's GIS division received training in this area as the contracted company continues field verification.

Council Information / Action Requested

Information Only

City Staff Information / Action Follow-up, if Council authorizes this action:

None

ATTACHMENTS:

1. JUNE 2021



Durant Police Department

3104 Carl Albert Drive
 Durant, Ok 74701-5015
 Phone 580-924-3737 Fax 580-924-8928
 David Houser, Chief of Police

MONTHLY DEPARTMENTAL REPORT June 2021

In accordance with the mandatory monthly report to the Oklahoma Bureau of Investigation and the Federal Uniform Crime Reporting system, the following offenses were reported

OFFENSES	Jun-21	Jun-20	YTD 2021
UCR PART 1 CRIMES			
Criminal Homicide	1	0	1
Forcible Rape	2	1	2
Robbery	0	0	2
Aggravated Assaults	1	2	15
Burglary	6	17	50
Larceny-Theft	38	37	169
Motor Vehicle Theft	11	4	28
Arson	0	0	0
UCR Part 1 Crimes - TOTAL	59	61	267
UCR PART 2 CRIMES **			
Other Assaults (Simple)	10	19	46
Forgery and Counterfeiting; Fraud; Embezzlement; Stolen Property-Buying, Receiving, Possessing; Vandalism; Weapons-Carrying, Possessing, etc; Prostitution and Commercialized Vice; Sex Offenses; Drug Abuse Violations; Gambling; Offenses Against the Family and Children; Driving Under the Influence; Liquor Laws; Drunkenness; Disorderly Conduct; Vagrancy; All Other Offenses (Warrant Arrests); Suspicion; Curfew and Loitering Laws; Runaways			
UCR Part 2 Crimes-TOTAL	322	332	1,810
TOTAL OFFENSES (UCR Part 1 & Part 2 Crimes)	381	393	2,077

Domestic Violence Cases	Jun-21	Jun-20	YTD 2021
This number is included in Part 1 Crimes- Aggravated Assaults & Part 2 Crimes-Simple Assaults	5	11	39



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ARRESTS	Jun-21	Jun-20	YTD 2021
UCR Part 1 Crimes	3	3	40
UCR Part 2 Crimes	162	148	962
Juvenile Crimes	5	1	17
TOTAL ARRESTS	170	152	1019

EOD Actions	21	33	125
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Emergency Order of Detentions include the preparation of reports and affidavit to commit persons for an emergency mental health evaluation, having the officer stand by while the evaluation is conducted by a mental health professional, and then the transport to an approved state mental health institution for treatment. (Norman, McAlester, Ada or Sulphur)

MOTOR VEHICLE COLLISIONS	Jun-21	Jun-20	YTD 2021
Injury Accidents	6	5	43
Property Damage Accidents	25	31	249
Private Property Accidents	18	14	73
Fatality Accidents	0	0	2
TOTAL ACCIDENTS	49	50	367

CITATIONS	Jun-21	Jun-20	YTD 2021
Traffic/Non-Traffic Citations	414	645	3,218
Warnings	165	374	893
DUI	8	6	75
TOTAL	587	1025	4,186



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<i>CALLS FOR SERVICE</i>	<i>Jun-21</i>	<i>Jun-20</i>	<i>YTD 2021</i>
Durant Police Department	2,081	2,430	13,105
Bryan County*	2,313	2,073	13,781
TOTAL CALLS FOR SERVICE	4,394	4,503	26,886

*Bryan County *Calls for Service* include all calls received for any jurisdictions participating in the CAD System and contracting with the City of Durant for communication services: Achille PD; Bryan County Sheriff's Office; Bennington PD; Bokchito PD; Bryan County District Attorney's Office; Caddo PD; Calera PD; Choctaw Nation Tribal; Colbert PD; OHP; and SOSU PD

<i>RESERVE HOURS</i>	340	204	1,002.50
<i>CHAPLAIN HOURS</i>	8.5	23.25	121.25

Department Report Totals (OSBI-UCR)

2021	>>> >>> >>>			MISC OFFENSES								<<<		<<<		DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<				CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF	UCR PT 1	UCR PT 2	JUV		TOTAL	INJU- RIES	PROP DAM	PRIV PROP		FATAL- ITIES	TOTAL	TRAF/NON- TRAF CITS	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS	CITA- TIONS	FELS COLL			ADOP- TIONS			
JAN	0	0	1	1	6	10	23	1	0	36	280	316	7	6	129	1	136	23	8	37	8	1	54	490	105	10	605	2,044	1,889	3,933	147.0	17.25	128	6		0			
FEB	0	0	0	1	9	4	19	2	0	26	231	257	10	2	109	5	116	11	7	43	6	0	56	448	90	16	554	1,884	1,828	3,712	175.0	43.00	121	3		3			
MAR	0	0	0	3	4	10	23	6	0	42	319	361	4	11	181	1	193	32	9	48	16	0	73	577	116	13	706	2,359	2,762	5,121	90.0	7.50	127	7		0			
APR	0	0	0	5	8	5	32	3	0	45	330	375	4	5	191	4	200	18	4	51	15	0	70	656	260	17	933	2,346	2,494	4,840	110.0	18.75							
MAY	0	0	1	4	9	15	34	5	0	59	328	387	9	13	190	1	204	20	9	45	10	1	65	633	157	11	801	2,391	2,495	4,886	140.5	26.25							
JUNE	1	2	0	1	10	6	38	11	0	59	322	381	5	3	162	5	170	21	6	25	18	0	49	414	165	8	587	2,081	2,313	4,394	340.0	8.50							
JULY										0		0					0						0				0												
AUG										0		0					0						0				0												
SEPT										0		0					0						0				0												
OCT										0		0					0						0				0												
NOV										0		0					0						0				0												
DEC										0		0					0						0				0												
TOTAL	1	2	2	15	46	50	169	28	0	267	1,810	2,077	39	40	962	17	1,019	125	43	249	73	2	367	3,218	893	75	4,186	13,105	13,781	26,886	1,002.50	121.25	376	16		3			

2020	>>> >>> >>>			MISC OFFENSES					<<<		<<< <<<			DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<				CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF	UCR PT 1		UCR PT 2	JUV	TOTAL	INJU- RIES		PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF/NON- TRAF CITS	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS			CITA- TIONS	FELS COLL	ADOP- TIONS	
JAN	0	2	0	1	9	19	41	4	0	67	283	350	5	10	161	0	171	29	11	36	11	0	58	655	151	11	817	2,592	1,646	4,238	134.5	17.75	207	0		3	
FEB	0	1	1	1	10	3	32	5	1	44	270	314	3	5	152	2	159	16	11	41	11	0	63	569	118	12	699	2,263	1,633	3,896	90.0	26.25	172	1		2	
MAR	2	0	0	2	11	9	30	5	0	48	213	261	5	7	111	1	119	24	4	34	10	0	48	293	57	5	355	1,773	1,776	3,549	134.0	7.50	112	3		1	
APR	0	0	1	0	10	13	28	4	0	46	151	197	6	6	54	9	69	23	2	12	2	0	16	95	35	4	134	1,402	1,395	2,797	130.0	8.50	205	9		1	
MAY	0	1	0	9	9	14	34	1	0	59	284	343	6	6	125	1	132	27	6	23	11	1	41	622	155	13	790	2,735	1,993	4,728	207.0	22.75	239	5		1	
JUNE	0	1	0	2	19	17	37	4	0	61	332	393	11	3	148	1	152	33	5	31	14	0	50	645	374	6	1,025	2,430	2,073	4,503	204.0	23.25	194	23		1	
JULY	0	0	1	1	16	11	22	6	0	41	249	290	11	6	125	3	134	33	10	33	15	0	58	612	343	9	964	2,308	1,997	4,305	188.0	0.50	208	12		1	
AUG	0	0	1	2	11	12	47	3	0	65	346	411	10	9	167	4	180	27	8	32	9	0	49	522	196	16	734	2,220	2,204	4,424	210.0	12.25	157	19		0	
SEPT	0	1	0	3	8	10	22	3	0	39	254	293	8	7	149	2	158	42	13	36	8	1	58	297	78	4	379	2,091	1,919	4,010	194.0	9.25	227	9		3	
OCT	0	1	1	2	10	8	28	3	0	43	326	369	6	13	173	1	187	25	11	40	11	0	62	353	81	6	440	2,166	2,044	4,210	129.0	10.75	267	21		0	
NOV	0	0	0	0	10	10	30	4	0	44	231	275	7	8	112	3	123	17	9	36	5	0	50	499	73	4	576	2,231	2,106	4,337	177.0	4.25	184	34		0	
DEC	0	0	0	3	16	9	26	5	0	43	191	234	13	18	82	6	106	22	13	39	10	0	62	314	52	3	369	1,815	1,935	3,750	165.0	1.50	153	8		4	
TOTAL	2	7	5	26	139	135	377	47	1	600	3,130	3,730	91	98	1,559	33	1,690	318	103	393	117	2	615	5,476	1,713	93	7,282	26,026	22,721	48,747	1,962.50	144.50	2,325	144		17	

Department Report Totals (OSBI-UCR)

2019	>>>			MISC OFFENSES					<<<		<<<		<<<	>>> ARRESTS <<<				<<<	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<				CALLS FOR SERVICE					>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF		DOM VIOL	UCR PT 1	UCR PT 2	JUV		TOTAL	EOD	INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF/NON- TRAF CITS	WARN	DUI	TOTAL	DURANT			BRYAN CO	TOTAL	RESERVE HOURS	Chaplain Hours
JAN	0	0	0	11	5	18	25	2	0	56	221	277	6	14	128	1	143	24	13	30	12	1	56	311	246	10	567	1,975	1,994	3,969	95.0	14.75	168	2		4
FEB	0	0	0	3	14	14	35	1	0	53	193	246	10	10	104	0	114	13	6	35	14	0	55	241	173	9	423	1,764	1,718	3,482	91.0	4.25	163	1		3
MAR	1	0	0	9	11	16	36	1	0	63	222	285	9	6	136	1	143	16	8	33	15	0	56	239	133	15	387	1,746	2,034	3,780	105.0	9.75	199	4		6
APR	0	0	1	2	15	11	32	5	0	51	235	286	8	8	121	0	129	23	14	45	8	0	67	252	106	7	365	1,916	1,684	3,600	104.0	10.50	196	1		4
MAY	0	0	0	8	20	15	66	8	1	98	280	378	16	19	153	6	178	22	17	38	15	0	70	422	132	15	569	2,409	2,039	4,448	329.0	15.50	161	1		4
JUNE	0	4	1	3	12	9	54	6	0	77	250	327	10	15	139	1	155	23	9	30	22	0	61	367	192	7	566	2,304	1,946	4,250	123.0	3.00	191	2		11
JULY	0	1	0	4	10	12	50	9	0	76	273	349	7	16	128	2	146	27	13	22	18	0	53	317	207	8	532	2,090	1,938	4,028	151.0	3.50	207	2		7
AUG	0	1	0	4	10	14	65	3	0	87	286	373	7	10	140	5	155	17	9	26	24	0	59	458	338	10	806	2,418	1,779	4,197	232.0	4.00	180	3		12
SEPT	0	0	1	3	12	12	34	4	0	54	236	290	6	11	145	0	156	20	12	35	19	0	66	493	378	14	885	2,327	1,783	4,110	198.5	5.75	208	3		22
OCT	0	0	0	2	14	19	43	6	0	70	219	289	8	11	133	3	147	24	13	27	13	1	54	291	51	23	365	2,057	1,642	3,699	351.0	15.75	242	11		22
NOV	0	0	0	2	11	20	48	8	1	79	236	315	5	14	138	1	153	16	13	26	14	2	55	221	29	20	270	1,938	1,607	3,545	310.0	13.50	235	6		8
DEC	0	1	2	1	8	30	46	4	0	84	272	356	4	10	164	1	175	31	13	30	11	1	55	244	122	14	380	2,141	1,797	3,938	528.0	8.00	222	4		41
TOTAL	1	7	5	52	142	190	534	57	2	848	2,923	3,771	96	144	1,629	21	1,794	256	140	377	185	5	707	3,856	2,107	152	6,115	25,085	21,961	47,046	2,617.50	108.25	2,372	40		144

2018	>>> >>> >>>			MISC OFFENSES					<<<		<<< <<<			DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<				CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF	UCR PT 1		UCR PT 2	JUV	TOTAL	INJU- RIES		PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF/NON- TRAF CITS	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS			CITA- TIONS	FEES COLL	ADOP- TIONS	
JAN	0	0	0	1	11	20	40	1	0	62	243	305	6	6	130	6	142	20	9	28	10	0	47	321	320	6	647	1,741	1,728	3,469	220.0	13.75	172	2		31	
FEB	0	0	1	9	7	16	41	3	0	70	209	279	8	12	100	1	113	15	10	45	12	0	67	205	53	2	260	1,621	1,548	3,169	184.0	8.25	151	1		29	
MAR	0	0	0	1	20	12	57	5	0	75	226	301	8	12	105	3	120	21	20	33	12	1	66	261	102	5	368	1,883	2,141	4,024	167.5	4.75	191	1		42	
APR	0	0	0	2	10	16	51	8	1	78	223	301	5	10	101	5	116	20	19	37	17	0	73	296	190	6	492	1,647	1,870	3,517	145.0	12.50	153	0		38	
MAY	0	1	0	4	10	19	86	5	1	116	254	370	8	15	124	1	140	27	13	31	11	0	55	239	120	7	366	2,010	2,268	4,278	178.0	17.25	142	0		41	
JUNE	0	0	0	4	13	19	70	5	1	99	249	348	8	15	109	3	127	18	15	29	20	0	64	222	260	4	486	1,987	2,040	4,027	242.0	9.75	161	0		5	
JULY	0	0	0	2	7	22	52	4	0	80	211	291	4	15	101	6	122	19	10	25	12	0	47	177	279	9	465	1,904	2,024	3,928	167.0	5.00	166	2		3	
AUG	0	0	1	6	17	9	48	5	0	69	237	306	6	11	126	1	138	24	11	27	11	1	50	196	210	8	414	1,771	2,165	3,936	122.0	8.25	156	1		4	
SEPT	0	0	1	5	8	19	40	6	0	71	186	257	9	17	84	2	103	24	15	32	10	0	57	154	220	3	377	1,672	2,059	3,731	235.5	2.25	196	0		7	
OCT	0	1	0	6	5	10	51	7	0	75	229	304	6	12	125	2	139	26	11	35	14	0	60	190	126	6	322	1,764	1,741	3,505	245.5	9.75	196	0		12	
NOV	0	1	1	2	10	16	55	2	1	78	261	339	6	15	112	1	128	20	12	42	11	0	65	231	275	6	512	1,851	1,897	3,748	104.0	4.00	178	3		2	
DEC	0	1	0	3	10	16	66	7	0	93	220	315	8	15	120	8	143	21	8	36	10	1	55	244	151	12	407	2,031	2,027	4,058	244.0	13.00	227	2		6	
TOTAL	0	4	4	45	128	194	657	58	4	966	2,748	3,716	82	155	1,337	39	1,531	255	153	400	150	3	706	2,736	2,306	74	5,116	21,882	23,508	45,390	2,254.50	108.50	2,089	12		220	

Department Report Totals (OSBI-UCR)

2017	MISC OFFENSES												DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<				CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF		UCR PT 1	UCR PT 2	JUV	TOTAL		INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF/NON- TRAF CITS	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS			CITA- TIONS	FELS COLL	ADOP- TIONS	
JAN	0	0	0	5	12	17	64	8	0	94	324	418	7	20	168	6	194	21	4	32	13	0	49	675	373	9	1,057	2,493	2,036	4,529	150.5	34.00	185	1		51	
FEB	0	0	0	4	22	14	67	8	0	93	272	365	15	16	130	10	156	21	11	38	9	0	58	437	454	8	899	1,914	1,951	3,865	109.0	43.75	141	5		27	
MAR	0	0	0	6	15	14	39	4	0	63	281	344	9	17	144	5	166	10	15	41	19	0	75	299	224	8	531	2,059	2,025	4,084	177.0	40.25	174	1		40	
APR	0	1	0	4	11	9	57	2	0	73	248	321	9	20	114	5	139	22	5	44	17	0	66	352	48	2	402	1,815	1,890	3,705	152.0	19.50	133	5		34	
MAY	0	0	0	1	10	14	46	5	0	66	203	269	4	10	117	7	134	18	10	31	6	0	47	235	109	9	353	2,098	1,959	4,057	205.0	22.00	103	0		24	
JUNE	0	1	1	6	9	19	58	2	0	87	211	298	7	18	94	6	118	17	14	30	9	1	54	186	32	11	229	1,953	2,015	3,968	298.0	4.50	172	1		31	
JULY	0	0	1	2	12	29	62	3	0	97	204	301	9	14	107	3	124	25	11	41	13	0	65	262	268	7	537	2,089	1,951	4,040	203.0	11.50	163	0		37	
AUG	0	1	0	2	24	27	61	4	0	95	211	306	14	7	93	4	104	16	10	30	23	0	63	471	664	5	1,140	1,939	2,156	4,095	142.0	14.00	169	3		28	
SEPT	0	2	0	6	7	23	45	3	0	79	232	311	9	14	108	4	126	21	10	32	13	1	56	278	92	8	378	2,104	2,033	4,137	159.0	4.75	198	3		38	
OCT	0	1	0	6	7	24	46	3	0	80	218	298	2	15	104	2	121	23	19	33	17	0	69	341	244	8	593	2,023	2,065	4,088	0.0	13.25	219	0		20	
NOV	0	0	1	3	16	16	57	5	0	82	230	312	6	13	109	6	128	19	13	27	14	1	55	216	103	4	323	1,681	1,978	3,659	163.0	8.75	174	2		18	
DEC	0	1	3	3	20	18	64	5	0	94	203	297	10	15	100	2	117	13	9	27	15	0	51	146	23	4	173	1,632	1,776	3,408	315.0	13.00	136	0		31	
TOTAL	0	7	6	48	165	224	666	52	0	1,003	2,837	3,840	101	179	1,388	60	1,627	226	131	406	168	3	708	3,898	2,634	83	6,615	23,800	23,835	47,635	2,073.50	229.25	1,967	21		379	

2016	>>> >>> >>>			MISC OFFENSES							<<<		<<<		<<<	>>> ARRESTS <<<				<<<	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE	Chaplain	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF	DOM VIOL	UCR PT 1		UCR PT 2	JUV	TOTAL	EOD		INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	HOURS			Hours	CFS	CITA- TIONS	FELS COLL
JAN	0	0	1	3	9	11	50	3	0	68	231	299	6	19	138	7	164	20	7	40	14	0	61	261	62	126	11	460	1,802	1,691	3,493	295.0	21.75	119	2			31		
FEB	0	1	1	5	17	8	55	1	1	72	244	316	11	14	118	18	150	12	12	40	13	0	65	445	69	246	10	770	1,869	1,757	3,626	200.0	14.25	133	2			26		
MAR	0	0	0	2	25	10	50	3	1	66	221	287	13	14	113	6	133	22	14	51	19	0	84	373	73	134	10	590	2,073	1,895	3,968	143.5	22.25	181	11			46		
APR	0	1	0	4	23	22	45	5	1	78	241	319	15	21	124	10	155	22	2	37	18	0	57	405	61	207	15	688	1,986	1,857	3,843	230.0	8.00	169	6			22		
MAY	0	1	0	8	10	18	75	1	0	103	214	317	9	25	108	6	139	18	13	40	4	2	59	371	56	111	7	545	2,267	2,170	4,437	178.5	43.75	144	4			25		
JUNE	0	0	2	1	16	13	66	2	0	84	242	326	11	19	53	10	82	24	16	35	8	1	60	228	49	87	9	373	2,121	1,981	4,102	203.0	3.25	185	1			51		
JULY	0	1	0	9	8	19	74	1	0	104	236	340	7	16	114	1	131	16	8	26	14	0	48	214	30	109	9	362	2,239	2,029	4,268	87.0	12.25	224	3			39		
AUG	0	1	0	8	16	15	59	2	0	85	252	337	17	19	147	9	175	20	12	37	14	0	63	377	36	117	12	542	2,698	1,917	4,615	320.5	14.75	179	2			52		
SEPT	0	0	0	4	12	13	50	1	0	68	258	326	6	14	119	5	138	16	13	29	17	0	59	338	10	59	6	413	2,349	1,830	4,179	302.0	9.50	171	6			30		
SubT	0	5	4	44	136	129	524	19	3	728	2,139	2,867	95	161	1,034	72	1,267	170	97	335	121	3	556	####	446	1,196	89	4,743	19,404	17,127	36,531	1,960	150	1,505	37			322		
OCT	0	0	0	1	14	16	68	5	0	90	218	308	5	19	102	6	127	15	11	31	18	1	61	333		53	6	392	2,160	1,766	3,926	272.0	15.30	134	2			67		
NOV	0	1	0	3	13	16	85	4	0	109	237	346	7	23	98	9	130	26	9	41	14	2	66	435		200	7	642	1,919	1,685	3,604	193.0	18.50	110	4			28		
DEC	0	0	1	5	10	7	45	5	0	63	193	256	7	11	84	8	103	19	8	27	23	0	58	348		196	0	544	1,999	1,921	3,920	215.0	31.50	145	0			28		
SubT	0	1	1	9	37	39	198	14	0	262	648	910	19	53	284	23	360	60	28	99	55	3	185	1,116	449	13	1,578	6,078	5,372	11,450	680	65	389	6			123			
TOTAL	0	6	5	53	173	168	722	33	3	990	2,787	3,777	114	214	1,318	95	1,627	230	125	434	176	6	741	4,574	1,645	102	6,321	25,482	22,499	47,981	2,640	215	1,894	43			445			

Department Report Totals (OSBI-UCR)

2015	MISC OFFENSES												DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	UCR PT 2	TOTAL OFF		UCR PT 1	UCR PT 2	JUV	TOTAL		INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS			CITA- TIONS	FEES COLL	ADOP- TIONS	
JAN	0	2	0	1	9	16	73	3	0	95	245	349	7	25	120	6	151	21	9	36	9	2	56	422	62	62	9	555	2,247	1,730	3,977	248.5	13.50	123	0	\$57	20	
FEB	0	0	0	2	14	23	80	1	0	106	235	355	11	24	114	12	150	11	11	36	12	0	59	373	89	96	14	572	1,857	1,443	3,300	250.0	28.00	152	3	\$162	21	
MAR	0	0	0	1	17	20	97	4	2	124	243	384	8	32	138	10	180	12	5	42	15	1	63	148	90	91	6	335	1,957	1,875	3,832	284.5	27.75	160	12	\$109	25	
APR	0	0	0	6	15	23	75	5	0	109	216	340	12	27	119	6	152	20	12	32	13	0	57	163	70	67	6	306	1,950	1,991	3,941	306.5	16.25	117	5	\$20	13	
MAY	0	0	0	3	15	13	81	4	0	101	211	327	12	27	111	14	152	18	5	33	17	1	56	283	79	78	9	449	2,002	1,967	3,969	392.0	21.50	143	1	\$17	15	
JUNE	0	2	1	2	14	10	62	3	0	80	211	305	7	16	119	6	141	17	10	39	15	0	64	326	74	117	10	527	2,196	1,984	4,180	149.0	5.25	171	3	\$0	27	
JULY	0	2	0	4	16	18	56	3	0	83	230	329	15	23	147	5	175	19	13	26	19	1	59	362	75	113	12	562	2,312	1,860	4,172	330.0	23.00	161	1	\$0	23	
AUG	0	0	0	3	5	11	72	0	0	86	253	344	7	19	151	4	174	19	12	35	20	0	67	291	66	125	8	490	2,353	1,817	4,170	212.0	26.25	139	1	\$0	25	
SEPT	0	1	0	5	17	12	62	6	0	86	268	371	15	19	148	8	175	18	8	30	27	0	65	175	68	154	11	408	2,045	1,650	3,695	233.0	9.25	157	2	\$0	20	
OCT	0	0	2	2	19	17	98	5	0	124	220	363	12	25	109	10	144	22	18	39	13	0	70	250	53	134	6	443	1,783	1,621	3,404	291.0	20.50	164	9	\$0	27	
NOV	0	0	0	2	7	13	68	4	0	87	164	258	4	22	87	5	114	12	6	35	14	0	55	268	57	165	2	492	1,583	1,743	3,326	407.0	14.50	133	14	\$0	31	
DEC	0	1	0	5	12	9	59	4	1	79	182	273	8	26	96	4	126	16	15	36	16	0	67	222	56	186	9	473	1,556	1,587	3,143	408.0	25.75	135	10	\$0	40	
Totals	0	8	3	36	160	185	883	42	3	1,160	2,678	3,998	118	285	1,459	90	1,834	205	124	419	190	5	738	####	839	1,388	102	5,612	23,841	21,268	45,109	3,511.5	231.50	1,755	61	\$365	287	

2014	MISC OFFENSES												DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<			
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON	UCR PT 1	MISC OFF	TOTAL OFF		FEL- ONIES	MISD	JUV	TOTAL		INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL	CFS			CITA- TIONS	FEES COLL	ADOP- TIONS	
JAN	0	0	0	8	0	12	66	6	0	92	239	331	6	42	142	9	193	21	11	28	14	0	53	324	63	8	14	409	2,164	1,473	3,637	348.0		122	0	\$188	28	
FEB	0	0	0	2	0	12	77	3	0	94	184	278	5	50	79	11	140	11	10	43	16	0	69	169	57	7	8	241	1,748	1,374	3,122	259.5		103	4	\$91	13	
MAR	0	1	0	4	0	20	71	4	0	100	210	310	9	41	70	9	120	16	11	41	10	1	63	128	43	18	6	195	1,947	1,587	3,534	447.5		152	1	\$154	22	
APR	0	0	0	7	1	14	60	3	0	84	236	321	13	45	110	3	158	13	6	23	9	1	39	138	101	0	18	257	2,041	1,652	3,693	472.0		151	7	\$50	15	
MAY	0	1	2	3	1	28	71	6	1	112	257	371	9	53	129	9	191	13	5	46	13	0	64	291	97	43	13	444	2,322	1,907	4,229	459.5		113	0	\$111	27	
JUNE	0	1	0	4	15	16	65	7	0	93	257	365	10	51	137	6	194	13	6	32	7	1	46	112	63	7	8	190	2,060	1,671	3,731	246.5		93	1	\$214	22	
JULY	0	0	0	5	11	29	60	8	0	102	215	328	10	49	109	5	163	18	5	30	14	0	49	136	47	221	8	412	2,089	1,531	3,620	217.5		113	0	\$70	24	
AUG	0	1	1	4	18	29	67	7	0	109	250	377	9	60	126	6	192	7	9	30	11	0	50	175	86	332	15	608	1,938	1,578	3,516	425.0		87	0	\$70	13	
SEPT	0	2	1	10	9	16	85	4	0	118	207	334	5	10	154	4	168	14	10	50	18	0	78	182	75	368	10	635	1,965	1,529	3,494	340.0		112	2	\$60	17	
OCT	0	0	0	5	16	21	82	8	0	116	234	366	10	62	103	7	172	11	6	57	26	0	89	80	72	2	10	164	1,820	1,664	3,484	333.5		119	2	\$74	19	
NOV	0	0	0	5	8	13	50	3	0	71	201	280	8	44	98	4	146	17	16	41	11	0	68	157	58	278	7	500	1,643	1,587	3,230	188.5		96	0	\$122	17	
DEC	0	2	0	0	14	11	77	2	0	92	227	333	6	56	83	7	146	13	10	30	14	0	54	161	45	162	6	374	1,708	1,693	3,401	266.5		115	1	\$64	19	
Totals	0	8	4	57	93	221	831	61	1	1,183	2,717	3,994	100	563	1,340	80	1,983	167	105	451	163	3	722	####	807	1,446	123	4,429	23,445	19,246	42,691	4,004.0		1,376	18	\$1,268	236	

Department Report Totals (OSBI-UCR)

2013	MISC OFFENSES											DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<								
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG	SIMP	BURG B&E	LAR- CENY	MV THEFT	AR- SON		MISC OFF		TOTAL OFF	FEL- ONIES					TOTAL	INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES		TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI				TOTAL		BRYAN CO			CFS	CITA- TIONS	FEES COLL	ADOP- TIONS
JAN	0	1	1	10	9	20	64	4	1		180	290	9	50	128	6	184	10	11	34	11	1	57	277	40	144	6	467	1,705	1,390	3,095	564.5		114	1	\$67	20				
FEB	0	0	0	9	9	11	50	1	0		221	301	9	49	137	3	189	13	9	36	26	0	71	255	43	36	7	341	1,566	1,220	2,786	502.0		121	1	\$213	27				
MAR	0	0	1	20	12	25	73	2	1		188	322	11	54	111	6	171	13	10	32	11	0	53	271	32	52	7	362	1,705	1,584	3,289	424.0		164	1	\$203	29				
APR	0	0	2	16	13	32	63	4	1		208	339	12	35	115	4	154	18	10	40	13	0	63	203	27	21	4	255	1,658	1,428	3,086	506.5		185	1	\$164	43				
MAY	0	1	0	9	10	28	72	3	0		208	330	10	20	157	7	177	17	17	37	13	0	67	236	41	49	11	337	1,986	1,400	3,386	377.0		164	3	\$105	27				
JUNE	0	0	0	19	4	27	71	0	0		192	313	14	32	129	14	175	20	10	24	7	0	41	145	41	39	7	232	1,726	1,471	3,197	356.5		137	0	\$189	33				
JULY	0	3	0	11	8	14	84	5	0		164	289	9	54	121	3	178	25	12	35	17	0	64	144	46	35	10	235	1,906	1,475	3,381	491.5		123	0	\$174	32				
AUG	0	2	1	9	9	17	92	6	1		211	348	8	97	138	8	243	11	10	39	11	0	60	187	55	30	8	280	1,960	1,540	3,500	479.0		170	1	\$192	29				
SEPT	0	0	2	13	8	34	96	0	0		250	403	11	71	102	7	180	17	13	32	13	0	58	117	131	5	10	263	1,808	1,831	3,639	339.5		150	2	\$67	26				
OCT	0	1	1	5	9	27	69	6	0		237	355	10	47	108	4	155	23	16	23	16	0	55	48	57	2	5	112	1,607	1,504	3,111	402.5		140	1	\$40	23				
NOV	0	0	0	10	12	19	67	3	0		203	314	6	37	105	8	150	13	11	39	13	0	63	192	54	28	13	287	1,861	1,535	3,396	341.5		123	1	\$105	18				
DEC	0	2	2	17	3	23	58	5	0		195	305	8	26	109	11	146	10	10	44	13	0	67	138	47	25	5	215	1,755	1,451	3,206	411.5		85	1	\$51	10				
Totals	0	10	10	148	106	277	859	39	4		2,457	3,909	117	572	1,460	81	2,102	190	139	415	164	1	719	####	614	466	93	3,386	21,243	17,829	39,072	5,196.0		1,676	13	\$1,570	317				

2012	MISC OFFENSES											DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <					>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<				
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG SIMP		BURG B&E	LAR- CENY	MV THEFT	AR- SON	DIAGN	MISC OFF		TOTAL OFF	FEL- ONIES	MISD	JUV		TOTAL	INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI	TOTAL	DURANT	BRYAN CO			TOTAL	CFS	CITA- TIONS	FEES COLL	ADOP- TIONS
JAN	0	1	0	7	9	11	55	3	0		175	261	8	31	135	8	174	11	11	24	14	0	49	225	37	213	12	487	1,957	1,672	3,629	541.0		163	0	\$342	28
FEB	0	0	0	3	4	10	43	2	0		203	265	4	29	115	2	146	10	8	27	12	0	47	230	31	178	12	451	1,752	1,348	3,100	580.0		181	2	\$349	56
MAR	0	0	0	9	4	5	41	0	0		194	253	6	36	143	5	184	10	11	31	11	0	53	230	35	139	16	420	2,044	1,368	3,412	570.5		181	0	\$224	51
APR	0	0	2	14	10	7	37	4	0		210	284	16	34	169	6	209	10	8	36	5	0	49	220	47	46	21	334	1,907	1,564	3,471	697.5		138	1	\$463	19
MAY	0	1	1	9	12	17	37	3	1		215	296	9	32	132	7	171	9	9	33	9	0	51	145	27	34	13	219	1,852	1,643	3,495	845.0		127	0	\$185	20
JUNE	0	0	0	19	14	15	53	3	0		158	262	12	35	109	7	151	8	12	34	11	0	57	200	27	93	9	329	1,925	1,555	3,480	914.5		164	1	\$178	23
JULY	0	0	2	22	4	20	75	5	0		239	367	11	44	151	25	220	13	9	28	12	0	49	189	52	298	18	557	2,176	1,740	3,916	591.0		147	0	\$158	28
AUG	0	4	1	19	4	22	67	0	0		214	331	9	41	142	6	189	17	12	38	15	0	65	128	45	54	5	232	1,804	1,468	3,272	547.5		167	0	\$352	44
SEPT	0	2	0	16	9	17	54	3	1		209	311	9	50	164	8	222	10	14	39	17	0	70	297	73	12	8	390	1,968	1,406	3,374	514.5		177	1	\$130	44
OCT	0	1	1	11	3	27	51	7	0		215	316	9	35	172	8	215	22	14	39	12	0	65	282	70	15	7	374	1,708	1,478	3,186	722.0		173	1	\$316	30
NOV	0	1	1	7	12	21	66	3	0		184	295	9	44	160	12	216	8	16	25	20	0	61	206	58	55	8	327	1,646	1,438	3,084	479.0		124	2	\$237	33
DEC	0	1	1	7	6	22	56	3	0		156	252	9	31	94	5	130	6	21	42	17	0	80	132	31	37	5	205	1,646	1,395	3,041	507.0		86	2	\$20	15
Totals	0	11	9	143	91	194	635	36	2		2,372	3,493	111	442	1,686	99	2,227	134	145	396	155	0	696	####	533	1,174	134	4,325	22,385	18,075	40,460	7,509.5		1,828	10	\$2,954	391

Department Report Totals (OSBI-UCR)

2011	MISC OFFENSES												DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<						
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG SIMP		BURG B&E	LAR- CENY	MV THEFT	AR- SON		MISC OFF	TOTAL OFF		FEL- ONIES					TOTAL	INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES		TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI		TOTAL				BRYAN CO		TOTAL	CFS	CITA- TIONS	FEES COLL	ADOP- TIONS
JAN	0	3	1	4	14	14	46	3	1		149	235	8	43	168	4	215	11	8	15	41	0	64	428	40	109	22	599	1,625	1,680	3,305	646.5		187	0	\$404	50				
FEB	0	1	0	8	5	8	35	6	1		180	244	6	36	118	1	155	7	9	50	16	0	75	215	39	54	9	317	1,441	1,439	2,880	681.5		185	0	\$310	51				
MAR	0	0	0	7	18	18	39	5	0		260	347	17	41	157	6	204	6	13	38	14	0	65	199	40	95	19	353	1,722	1,676	3,398	758.5		228	1	\$451	52				
APR	0	2	1	6	17	17	25	2	0		259	329	10	29	164	9	202	7	13	49	20	0	82	224	42	69	17	352	1,633	1,568	3,201	1,043.0		166	3	\$281	45				
MAY	0	0	1	12	6	21	31	3	1		270	345	9	42	205	3	250	9	14	45	9	0	68	451	35	82	15	583	1,950	1,709	3,659	527.5		219	1	\$272	58				
JUNE	0	0	1	16	12	13	33	3	0		253	331	19	39	158	6	203	9	11	28	15	0	54	328	45	59	20	452	1,912	1,694	3,606	732.0		152	1	\$124	32				
JULY	0	2	2	11	12	15	41	5	0		173	261	17	30	113	2	145	12	10	30	19	0	59	370	24	83	6	483	1,832	1,849	3,681	379.5		191	1	\$324	50				
AUG	0	2	1	22	14	16	45	5	0		129	234	21	49	118	2	169	7	10	23	19	0	52	171	25	36	7	239	1,854	1,832	3,686	306.0		206	0	\$340	49				
SEPT	0	3	1	13	11	19	46	8	0		250	351	14	46	139	1	186	17	12	31	20	0	63	123	49	42	15	229	2,050	1,812	3,862	458.0		279	1	\$466	39				
OCT	0	6	1	6	8	26	57	4	0		229	337	10	42	159	6	207	4	10	35	16	0	61	148	45	112	16	321	2,068	1,749	3,817	523.5		194	1	\$359	40				
NOV	0	2	2	8	12	33	53	1	0		186	297	9	30	123	8	161	15	8	24	15	0	47	81	34	129	12	256	1,545	1,586	3,131	397.0		164	1	\$362	59				
DEC	0	1	0	13	11	23	52	2	0		189	291	15	29	126	9	164	11	11	43	17	0	71	135	42	85	8	270	1,512	1,713	3,225	597.0		162	0	\$481	58				
Totals	0	22	11	126	140	223	503	47	3		2,527	3,602	155	456	1,748	57	2,261	115	129	411	221	0	761	####	460	955	166	4,454	21,144	20,307	41,451	7,050.0		2,333	10	\$4,174	583				

2010	MISC OFFENSES												DOM VIOL	>>> ARRESTS <<<				EOD	> COLLISIONS (MVC) <						>>> > CITATIONS < <<<					CALLS FOR SERVICE			RESERVE HOURS	Chaplain Hours	>> ANIMAL CONTROL <<					
	MUR- DER	RAPE	ROB- BERY	ASSAULTS AGG SIMP		BURG B&E	LAR- CENY	MV THEFT	AR- SON		MISC OFF	TOTAL OFF		FEL- ONIES	MISD	JUV	TOTAL			INJU- RIES	PROP DAM	PRIV PROP	FATAL- ITIES	TOTAL	TRAF- FIC	NON- TRAF	WARN	DUI	TOTAL	DURANT	BRYAN CO	TOTAL					CFS	CITA- TIONS	FEES COLL	ADOP- TIONS
JAN	0	2	1	5	0	24	44	4	0		191	271	10	30	107	9	146	4	8	36	15	0	59	662					1,961	1,533	3,494	385.5		215	0	\$326	14			
FEB	0	1	0	14	1	4	30	1	0		250	301	13	25	96	4	125	7	11	38	17	0	66	284	50	245	15	594	1,796	1,520	3,316	573.0		188	3	\$279	22			
MAR	0	0	0	6	0	21	23	1	0		362	413	8	36	148	1	185	10	10	42	13	0	65	313	46	201	20	580	1,831	1,578	3,409	686.0		233	0	\$497	49			
APR	1	0	1	4	14	16	30	3	1		266	335	11	120	32	7	159	4	10	32	15	0	57	588	45	155	9	797	2,063	1,581	3,644	717.0		188	2	\$421	26			
MAY	0	1	0	7	7	23	47	4	0		238	327	12	23	145	3	171	4	11	37	18	0	66	444	43	126	22	635	2,000	1,800	3,800	466.0		193	0	\$194	15			
JUNE	0	0	0	7	16	10	52	1	0		252	338	14	25	115	10	150	7	6	27	6	0	39	238	43	57	10	348	1,715	1,628	3,343	892.5		205	0	\$236	9			
JULY	0	1	1	15	3	28	67	3	0		267	385	12	31	120	5	156	3	9	37	15	0	61	334	50	95	13	492	1,886	1,639	3,525	325.5		228	0	\$274	19			
AUG	0	0	0	18	4	18	52	4	1		287	384	11	28	142	6	176	8	11	33	14	0	58	135	66	23	17	241	1,832	1,709	3,541	353.0		209	0	\$148	9			
SEPT	0	6	0	9	6	34	27	5	1		251	339	5	22	140	5	167	14	11	34	13	1	59	134	51	33	14	232	1,714	1,494	3,208	643.5		197	3	\$382	24			
OCT	0	0	0	9	20	33	51	2	0		269	384	6	53	208	4	265	6	13	37	13	1	64	228	76	112	14	430	1,865	1,587	3,452	672.5		207	2	\$342	22			
NOV	0	1	1	5	13	16	39	2	0		215	292	16	50	168	8	226	12	16	53	16	0	85	530	38	115	20	703	1,576	1,624	3,200	591.5		162	0	\$351	37			
DEC	0	2	0	12	9	27	44	1	0		288	383	6	49	158	6	213	8	13	39	9	0	61	282	57	38	16	393	1,569	1,491	3,060	707.5		107	0	\$164	25			
Totals	1	14	4	111	93	254	506	31	3		3,136	4,152	124	492	1,579	68	2,139	87	129	445	164	2	740	####	565	1,200	170	5,445	21,808	19,184	40,992	7,013.5		2,332	10	\$3,614	271			



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: John Dean, City Manager
Re: Consider and Take Action with Respect to a Resolution Authorizing the Calling and Holding of an Election in the City of Durant, State of Oklahoma (the "City") for the Purpose of Submitting to the Registered Qualified Electors of Said City the Question of Approval or Rejection of an Ordinance of the City, Which Amends Ordinance No. 1430 of the City and Ordinance No. 1431 of the City by Eliminating the Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax; and Containing Other Provisions Relating Thereto (R-2021-19)

This Resolution calls for a special election in October which would allow the qualified voters of the City to consider combining and repurposing the tax .25% sales tax for SOSU and the .25% sales tax for DMSC that are set to end on September 30, 2024. If approved by the voters, the one-half of one percent (0.5%) sales tax shall be used to fund street improvements, all for the use and benefit of the City, and/or for the payment of debt service in connection with obligations to finance or refinance said street improvements and related costs.

- The two current taxes have generated approximately \$27,000,000 or more than \$1.5 million dollars annually over the past 17 years.
- In FY 2020-2021 those combined taxes generated just over \$2.2 million.
- Without asking the people for a new tax for street improvements, we are asking the voters to continue to support improvements in our city but refocus and guarantee funding for street improvements into the future.
- There would be no change to the allocation of tax dollars until the end of the term for the current SOSU and DMSC taxes.

Council Information / Action Requested

Approval of Resolution Authorizing the Calling and Holding of an Election in the City of Durant, State of Oklahoma (the "City") for the Purpose of Submitting to the Registered Qualified Electors of Said City, Which Amends Ordinance No. 1430 of the City and Ordinance No. 1431 of the City by Eliminating the Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax; and Containing Other Provisions Relating Thereto (R-2021-19)

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Resolution R-2021-19 Calling Election (Final)

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA (THE "CITY") MET IN REGULAR SESSION IN SAID CITY ON THE 10TH DAY OF AUGUST, 2021, AT 6:00 O'CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the Mayor. Councilmember ____ moved passage of the Resolution and Councilmember _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

RESOLUTION NO. R-2021-19

A RESOLUTION AUTHORIZING THE CALLING AND HOLDING OF AN ELECTION IN THE CITY OF DURANT, STATE OF OKLAHOMA (THE "CITY"), FOR THE PURPOSE OF SUBMITTING TO THE REGISTERED QUALIFIED ELECTORS OF SAID CITY THE QUESTION OF APPROVAL OR REJECTION OF AN ORDINANCE OF THE CITY, WHICH AMENDS ORDINANCE NO. 1430 OF THE CITY AND ORDINANCE NO. 1431 OF THE CITY BY ELIMINATING THE TERMINATION DATE FOR THE COLLECTION OF THE EXCISE TAX (SALES TAX) LEVIED PURSUANT TO SAID ORDINANCES AND BY MODIFYING THE PURPOSE OF SAID TAX; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, the City adopted Ordinance No. 1430 on March 9, 2004 ("Ordinance 1430"), which Ordinance levied a one-quarter of one percent (0.25%) excise tax (sales tax), with said tax being levied for the purpose of funding community facilities and to provide for a City of Durant multi-sports complex and other sports and recreation facilities development and upgrades thereof, all as more specifically set forth in Ordinance No. 1430, and with said one-quarter of one percent (0.25%) tax terminating September 30, 2024; and

WHEREAS, the City adopted Ordinance No. 1431 on March 9, 2004 (“Ordinance 1431”), which Ordinance levied a one-quarter of one percent (0.25%) excise tax (sales tax), with said tax being levied for the purpose of funding an arena and community center and other related sports and recreation facilities development and upgrades thereof, with said facilities located on the Durant campus of Southeastern Oklahoma State University, all as more specifically set forth in Ordinance No. 1431, and with said one-quarter of one percent (0.25%) tax terminating September 30, 2024; and

WHEREAS, Ordinance No. 1430 and Ordinance No. 1431 shall be referred to collectively herein as the “Ordinance” or the “Ordinances”; and

WHEREAS, the combined one-half of one percent (0.50%) excise tax (sales tax) levied pursuant to the Ordinances shall be referred to herein as the “excise tax (sales tax)” or the “tax”; and

WHEREAS, the City desires to eliminate the September 30, 2024 termination date with respect to the collection of said excise tax (sales tax); and

WHEREAS, the City further desires to modify the purpose for which the proceeds of said tax can be expended.

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

SECTION 1. That the Mayor of the City be, and she is hereby authorized and directed to call a special election to be held in said City on the 12th day of October, 2021, for the purpose of submitting to the registered, qualified voters thereof the following proposition:

PROPOSITION

Shall Ordinance No. O-2021-24 of the City of Durant, State of Oklahoma, be authorized, which Ordinance amends Ordinance No. 1430 and Ordinance No. 1431 of the City both dated March 9, 2004, which collectively levy a one-half of one percent (0.5%) excise tax (sales tax) in order that the September 30, 2024 termination date of said one-half of one percent (0.5%) excise tax (sales tax) shall be eliminated and in order that the proceeds of said tax shall be used to fund street improvements, all for the use and benefit of the City, and/or for the payment of debt service in connection with obligations heretofore issued or to be issued by the City and any public trust having the City as beneficiary thereof to finance or refinance said street improvements and related costs, all as more specifically set forth in Ordinance No. O-2021-24 of the City?

/___/ Yes - For the above Proposition

/___/ No -Against the above Proposition

SECTION 2. That such call for said election shall be by Proclamation, signed by the Mayor and attested by the City Clerk, setting forth the Proposition to be voted upon; the ballots for the registered, qualified voters shall set forth the Proposition noted above, to be voted upon,

substantially as set out in Section 1 hereof; the special election shall be held at the same places and in the same manner prescribed by law for conducting county and state elections and the numbers and locations of the polling places and the names the persons who conduct said election shall be the same as for county and state elections, all as respectively designated and prescribed by the county election board for Bryan County, all to be in accordance with Title 26 O.S. Section 13-110; the polls for said special election shall be opened at 7:00 o'clock a.m. and shall remain open continuously until and be closed at 7:00 o'clock p.m.; and the returns of said election shall be made to and canvassed and certified to by the Bryan County Election Board as provided by law.

SECTION 3. That with respect to the election to be held on October 12, 2021:

- a. The Secretary of the Bryan County Election Board shall be notified that a special municipal election shall be held in the City of Durant, Oklahoma, on October 12, 2021 in order to submit to the registered, qualified voters of said City the proposition as set forth in Section 1 above.
- b. The exact wording of the proposition to be submitted to the registered, qualified voters of the City is set forth in Section 1 above (Proposition).
- c. The question of the approval of the Proposition shall be decided by voting by the qualified, registered voters who reside within the limits and boundaries of the City.
- d. The special election shall be of a nonpartisan nature.
- e. The election laws of the State of Oklahoma shall apply to the special election.
- f. That the City Clerk is directed to immediately submit to the Bryan County Election Board (i) this resolution, (ii) a current map defining the municipal limits and ward boundaries of the City as required by Section 13-107 of Title 26 of the Oklahoma Statutes and (iii) any other information or documents which the said Secretary of the County Election Board may request.

[Remainder of Page Left Blank Intentionally]

PASSED AND APPROVED this 10th day of August, 2021.

(SEAL)

Mayor

ATTEST:

City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF BRYAN)

I, the undersigned, the duly qualified and acting Clerk of the City of Durant, Oklahoma, hereby certify that the foregoing is a true and complete copy of a Resolution authorizing the calling and holding of an election for the purpose therein set out adopted by the governing body of said municipality and transcript of proceedings of said governing body had at a regular meeting thereof held on the date therein set out, insofar as the same relates to the introduction, reading and adoption thereof as the same appears of record in my office.

I further certify that attached hereto is a true and complete copy of the Notice of Regular Meetings of the governing body of the City of Durant, Oklahoma having been given in writing to the City Clerk of said City prior to December 15, 2020, and public notice of this meeting, setting forth the date, time, place and agenda was posted at the place of this meeting in prominent view and open to the public twenty-four (24) hours each day, seven (7) days each week at ____ o'clock __.m., on the ____ day of August, 2021, being twenty-four (24) hours or more prior to this meeting, excluding Saturdays, Sundays and State designated legal holidays, all in compliance with the Oklahoma Open Meeting Act (as attached hereto).

WITNESS my hand and the seal of said City this 10th day of August, 2021.

(SEAL)

City Clerk



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: John Dean, City Manager
Re: Consider and Take Action with Respect to an Ordinance of the City of Durant, Oklahoma (the "City"), Amending Ordinance No. 1430 and 1431 of the City, by Eliminating the September 30, 2024 Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax Levied Pursuant to Said Ordinances; Providing for the Effective Date; Providing Remainder of Ordinances Remain Unchanged; Providing that the Provisions of This Ordinance are Cumulative and in Addition to Any and All Taxing Provisions of Other City Ordinances; Providing for Severability of Provisions; and Containing Other Provisions Related Thereto (O-2021-24)

This Ordinance, if the proposition is approved, will combine the SOSU and DMSC sales taxes into a single .5% sales tax at the termination date of those taxes. If approved by the voters, the one-half of one percent (0.5%) sales tax shall be used to fund street improvements, all for the use and benefit of the City, and/or for the payment of debt service in connection with obligations to finance or refinance said street improvements and related costs.

As provided with the Resolution item, the information below is included again:

- The two current taxes have generated approximately \$27,000,000 or more than \$1.5 million dollars annually over the past 17 years.
- In FY 2020-2021 those combined taxes generated just over \$2.2 million.
- Without asking the people for a new tax for street improvements, we are asking the voters to continue to support improvements in our city but refocus and guarantee funding for street improvements into the future.
- There would be no change to the allocation of tax dollars until the end of the term for the current SOSU and DMSC taxes.

Council Information / Action Requested

Approve Ordinance of the City of Durant, Oklahoma (the "City"), Amending Ordinance No. 1430 and 1431 of the City, by Eliminating the September 30, 2024 Termination Date for the Collection of the Excise Tax (Sales Tax) Levied Pursuant to Said Ordinances and by Modifying the Purpose of Said Tax Levied Pursuant to Said Ordinances; Providing for the Effective Date; Providing Remainder of Ordinances Remain Unchanged; Providing that the Provisions of This Ordinance are Cumulative and in Addition to Any and All Taxing Provisions of Other City Ordinances; Providing for Severability of Provisions; and Containing Other Provisions Related Thereto (O-2021-24)

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Ordinance O-2021-24 (Final)

ORDINANCE NO. O-2021-24

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA (THE “CITY”), AMENDING ORDINANCE NO. 1430 AND 1431 OF THE CITY, BY ELIMINATING THE SEPTEMBER 30, 2024 TERMINATION DATE FOR THE COLLECTION OF THE EXCISE TAX (SALES TAX) LEVIED PURSUANT TO SAID ORDINANCES AND BY MODIFYING THE PURPOSE OF SAID TAX LEVIED PURSUANT TO SAID ORDINANCES; PROVIDING FOR THE EFFECTIVE DATE; PROVIDING REMAINDER OF ORDINANCES REMAIN UNCHANGED; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE ARE CUMULATIVE AND IN ADDITION TO ANY AND ALL TAXING PROVISIONS OF OTHER CITY ORDINANCES; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City adopted Ordinance No. 1430 on March 9, 2004 (“Ordinance 1430”), which Ordinance levied a one-quarter of one percent (0.25%) excise tax (sales tax), with said tax being levied for the purpose of funding community facilities and to provide for a City of Durant multi-sports complex and other sports and recreation facilities development and upgrades thereof, all as more specifically set forth in Ordinance No. 1430, and with said one-quarter of one percent (0.25%) tax terminating September 30, 2024; and

WHEREAS, the City adopted Ordinance No. 1431 on March 9, 2004 (“Ordinance 1431”), which Ordinance levied a one-quarter of one percent (0.25%) excise tax (sales tax), with said tax being levied for the purpose of funding an arena and community center and other related sports and recreation facilities development and upgrades thereof, with said facilities located on the Durant campus of Southeastern Oklahoma State University, all as more specifically set forth in Ordinance No. 1431, and with said one-quarter of one percent (0.25%) tax terminating September 30, 2024; and

WHEREAS, Ordinance No. 1430 and Ordinance No. 1431 shall be referred to collectively herein as the “Ordinance” or the “Ordinances”; and

WHEREAS, the combined one-half of one percent (0.50%) excise tax (sales tax) levied pursuant to the Ordinances shall be referred to herein as the “excise tax (sales tax)” or the “tax”; and

WHEREAS, the City desires to eliminate the September 30, 2024 termination date with respect to the collection of said excise tax (sales tax); and

WHEREAS, the City further desires to modify the purpose for which the proceeds of said tax can be expended.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA, AS FOLLOWS:

Section 1. Amendment Relating to the Purpose of Said Tax. The provisions of Ordinance No. 1430 and Ordinance No. 1431 relating to the purpose of said tax as set forth in Section 3 of Ordinance No. 1430 and Section 3 of Ordinance No. 1431 shall be deleted in their entirety. The purpose of the combined one-half of one percent (0.50%) excise tax (sales tax) is modified in order that the proceeds of said tax shall be used to fund street improvements, including, but not limited to, constructing, reconstructing, improving, rehabilitating, resurfacing, and repairing streets, including sidewalks, lighting, street enhancement improvements, drainage improvements, and signalization, all for the use and benefit of the City, and/or for the payment of debt service in connection with obligations heretofore issued or to be issued by the City and any public trust having the City as beneficiary thereof to finance or refinance said street improvements and related costs.

Section 2. Amendment to Section 4 of Ordinance No. 1430 and Ordinance No. 1431. Section 4 of Ordinance No. 1430 and Ordinance No. 1431, currently reads as follows:

“Section 4. Effective Date; Termination Date; Voter Approval. The provisions of this Ordinance and the collection of the excise tax referenced herein shall become effective on and after October 1, 2004, subject to and conditioned upon, the approval by a majority of the registered voters of the City of Durant, Oklahoma, voting on the same in the manner prescribed by law, at a municipal election called and held for that purpose on May 11, 2004. Subject to voter approval, this Ordinance shall be and become effective on and after October 1, 2004 and remain in effect until September 30, 2024, or until lawfully repealed.”

Section 4 of Ordinance No. 1430 and Ordinance No. 1431 is hereby amended to read as follows:

“Section 4. Effective Date; Termination Date. The provisions of this Ordinance and the collection of the excise tax referenced herein shall become effective October 1, 2004 and shall have no stated termination date.”

Section 3. Effective Date. The provisions of this Ordinance shall become effective on and after October 1, 2024, subject to approval by a majority of the qualified electors of the City of Durant, Oklahoma, voting on the same in the manner prescribed by law.

Section 4. Remainder of Ordinance No. 1430 and Ordinance No. 1431, Remain Unchanged. Except as amended herein, the remaining provisions of Ordinance No. 1430 and Ordinance No. 1431, shall remain unchanged.

Section 5. Provisions Cumulative. The provisions hereof shall be cumulative and in addition to any and all other taxing provisions of City Ordinances.

Section 6. Severability. The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

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PASSED AND APPROVED this 10th day of August, 2021.

CITY OF DURANT, OKLAHOMA

(SEAL)

Mayor

ATTEST:

City Clerk

CERTIFICATE
OF
CITY COUNCIL ACTION

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

I further certify that the City Council of the City of Durant, Oklahoma, held a Regular Meeting at 6:00 o'clock P.M., on August 10, 2021, after due notice was given in full compliance with the Oklahoma Open Meeting Act.

I further certify that attached hereto is a full and complete copy of Ordinance No. O-2021-24 that was passed and approved by said City Council at said meeting as the same appears in the official records of my office.

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

PRESENT:

ABSENT:

MOTION MADE BY:

MOTION SECONDED BY:

AYE:

NAY:

WITNESS MY HAND THIS 10TH DAY OF AUGUST, 2021.

CITY OF DURANT, OKLAHOMA

(SEAL)

City Clerk



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: John Dean, City Manager
Re: Discussion, Consideration and Possible Action on Ordinance O-2021-18 Amending the Code of Ordinances of the City of Durant, Oklahoma, Sections 32.123 Regarding Meetings of the Airport Advisory Board and Declaring an Emergency.

This Ordinance seeks to set the advisory boards' meeting locations at a single location (City Council Chambers) so as to be able to record, broadcast, and stream meetings live to the public in an effort to increase transparency.

Council Information / Action Requested

- (1) Staff recommends approval of Section 1 of Ordinance O-2021-18.
- (2) Staff recommends approval of Section 2, the Emergency Clause.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

- 1. Ordinance O-2021-18 Airport Advisory Board Meeting Location

ORDINANCE NO. O-2021-18

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, SECTIONS 32.123 AND DECLARING AN EMERGENCY

WHEREAS, the Airport Advisory Board provides a vital role in advising the City Council regarding matters related to airport operation and procedures; and

WHEREAS, the Council seeks to set the advisory boards meeting locations at a single location as to be able to record, broadcast, and stream meetings live to the public in an effort to increase transparency,

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

SECTION 1. ENACTMENT.

That the Code of Ordinances, Sections 32.123 and 32.125 is amended to read as follows:

§32.123 Meetings

The Airport Advisory Board shall determine the time ~~and place~~ of its regular meetings. The Airport Advisory Board shall meet in the City Council Chambers. The City Manager, the Mayor, the Chairperson or any three members of the Airport Advisory Board may call a special meeting thereof. Any member of the board that misses two consecutive meetings of three meetings in any calendar year shall have effectively resigned to hold their position on the board.

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of DURANT and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 10th day of August, 2021, with the Emergency Clause passed separately.

CITY OF DURANT

Oden Grube, Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: John Dean, City Manager
Re: Discussion, Consideration and Possible Action of Ordinance O-2021-19 Amending the Code of Ordinances of the City of Durant, Oklahoma, Section 32.030(F) Regarding Meetings of the Library Board and Declaring an Emergency

This Ordinance seeks to set the advisory boards' meeting locations at a single location (City Council Chambers) so as to be able to record, broadcast, and stream meetings live to the public in an effort to increase transparency.

Council Information / Action Requested

- (1) Staff recommends approval of Section 1 of Ordinance O-2021-19.
- (2) Staff recommends approval of Section 2, the Emergency Clause.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

- 1. Ordinance O-2021-19- Library Board Meeting Location

ORDINANCE NO. O-2021-19

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, SECTIONS 32.030 AND DECLARING AN EMERGENCY

WHEREAS, the Library Board provides a vital role in advising the City Council regarding matters related to library operations and procedures; and

WHEREAS, the Council seeks to set the advisory boards meeting locations at a single location as to be able to record, broadcast, and stream meetings live to the public in an effort to increase transparency,

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

SECTION 1. ENACTMENT.

That the Code of Ordinances, Sections 32.030 is amended to read as follows:

§32.030 (F) Meetings

Meetings. The Library Board shall determine the time~~and place~~ of its regular meetings. **The Library Board shall meet in the City Council Chambers.** The City Manager, the Mayor, the Chairperson or any four members of the Library Board may call a special meeting thereof.

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of DURANT and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 10th day of August, 2021, with the Emergency Clause passed separately.

CITY OF DURANT

Oden Grube, Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
Director
Re: Discussion, Consideration and Possible Action on Ordinance O-2021-20 Amending Chapter 156 Subdivision Regulations and Declaring an Emergency.

Background: Staff has been reviewing and working to fix any errors or major issues within our current code of ordinances over the past few months. During this time, staff discovered that currently Chapter 156 is not fully in compliance with state statutes for how plats are approved.

11 O.S. 45-106 states, "before any plan, plat or replat of land within the corporate limits of a municipality shall be entitled to record in the office of the county clerk, it must be approved by the municipal governing body."

After discussion with the City Manager and City Attorney, it was decided to move forward with amending Chapter 156 so that the approval authority can be changed to reflect state statutes. Additional changes were made to help update the Subdivision Chapter of Ordinances, including adding requirements for sidewalks and street lights. No public notifications are required until the ordinance is approved.

Analysis: Staff drafted an ordinance that updates the approval authority to where the Planning Commission and City Council will need to hear and approve each of the plats that come in and removes the lot-split section. Further details were modified and included the addition of sidewalk and street lights. Staff worked with OG&E to gain their expertise regarding the requirements for street lighting. Staff looked through the ADA requirements for sidewalks and looked at what other cities have in regards to sidewalk requirements. The updated draft of the ordinance has been sent to the City Attorney, but staff has not received any further feedback.

Staff Recommendation: Staff recommends approval of Ordinance O-2021-20, Amending Chapter 156 of the Durant Code of Ordinances provided that the City Attorney also gives legal approval of the language updates.

Planning Commission Recommendation: The Planning Commission recommended approval of the amendments to Chapter 156, omitting of section 156.045 pertaining to conveyance plats. Some verbiage was changed within the street light section to allow for an electric utility company or a developer to install street lighting.

Required Action: Hear the item and approve or deny Ordinance O-2021-20, amendments to Chapter 156. Any specific conditions imposed by the City Council should be read into any approval motion.

Council Information / Action Requested

- (1) Approval of Section 1 of Ordinance O-2021-20.
- (2) Approval of Section 2, the Emergency Clause.

City Staff Information / Action Follow-up, if Council authorizes this action:

City Clerk
Community Development

ATTACHMENTS:

1. Ordinance O-2021-20 Subdivision Ordinance Updated 082021

ORDINANCE NUMBER O-2021-20

AN ORDINANCE UPDATING CHAPTER 156, SUBDIVISION CODE THE PRELIMINARY AND FINAL PLAT PUBLIC NOTIFICATION PROCESS AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. Amending Chapter 156 of the Durant Code of Ordinances to read as follows (See Attachment A)

SECTION 2. REPEALER CLAUSE.

All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 3. EMERGENCY CLAUSE.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 10th day of August 2021.

**ODEN GRUBE, MAYOR
CITY OF DURANT, OKLAHOMA**

ATTEST:

**CYNTHIA J. PRICE
CITY CLERK**

SUBDIVISION RULES

FOR THE

CITY OF DURANT

Ordinance O-2021-20

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GENERAL PROVISIONS

§ 156.001 PURPOSE AND INTENT.

- (A) These regulations are designed to promote the health, safety, morals and general welfare of the community by establishing standards for the subdivision of land within the city's jurisdiction.
- (B) The provisions of this chapter are specifically designed to lessen the congestion on streets; promote the orderly layout and use of land; secure safety from fire and other dangers; provide adequate light and air; facilitate adequate provisions for transportation, water, sewage, schools, parks, playgrounds and other public requirements; and protect neighborhood areas from the hazard of through traffic.
- (C) These regulations are designed, intended and should be administered according to the purposes so to achieve the following:
- (1) Implement the Comprehensive Plan;
 - (2) Provide for conservation of existing standard residential areas and prevent the development of slums and blight;
 - (3) Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts;
 - (4) Provide that cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract and that the cost of improvements which primarily benefit the whole community be borne by the whole community;
 - (5) Provide the best possible design for the tract;
 - (6) Reconcile any difference of interest; and
 - (7) Establish adequate and accurate records of land subdivision.

§ 156.002 POLICY.

It is the policy of the Planning Commission and the city that these regulations are adopted for the purpose of establishing standards for reviewing of plans, plats and replats as provided for in 11 O.S. § 45-104.

§ 156.003 AUTHORITY.

- (A) These subdivision regulations and minimum standards for land development are adopted by resolution of the Planning Commission and ratified by ordinance of the city in accordance with the provisions in 11 O.S. §§ 45-101 through 45-104.
- (B) In all cases where these regulations provide for matters to be submitted to the Secretary of the Planning Commission those matters may be submitted to the Community Development Director or alternatively to the City Manager, and in all cases where these regulations provide for approvals by or actions to be taken by the Secretary of the Planning Commission those approvals or actions may be taken by the Community Development Director or alternatively the City Manager.

§ 156.004 VALIDITY.

If any section, clause, division, provision or portion of these regulations shall be held invalid, or unconstitutional, by any court of competent jurisdiction, such holding shall not affect any other section, clause, division, provision or portion of these regulations.

§ 156.005 ADMINISTRATION AND AMENDMENTS.

The Planning Commission and City Council may, from time to time, adopt, amend and make public rules and regulations for the administration of these regulations to the end that the public be informed and that

approval of plats be expedited. These regulations may be enlarged or amended by the City Council after public hearing, due notice of which shall be given as required by law.

§ 156.006 JURISDICTIONS.

These regulations and development standards shall apply to the following forms of land subdivision:

- (A) The division or addition of land into two or more tracts, lots, sites or parcels, any part of which, when subdivided, shall contain less than ten acres in area;
- (B) The division or addition of land, previously subdivided or platted, into tracts, lots, sites or parcels ~~or less than ten acres in areas~~;
- (C) The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
- (D) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

§ 156.007 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADDITION. One lot, tract or parcel of land lying within the corporate boundaries of the city which is intended for the purpose of development.

ALLEY. A minor right-of-way dedicated to the public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street and may be used for public utility purposes.

AMENDED PLAT. A revised plat correcting errors or making minor changes to the original recorded final plat.

AMENITY. An improvement to be dedicated to the public or the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this ordinance.

BLOCK. A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or greenstrips, rural land or drainage channels or a combination thereof.

BOND. Any form of a surety bond in an amount and form satisfactory to the city.

BUILDING LINE or SETBACK LINE. A line or lines designating the area outside of which buildings may not be erected.

CAPITAL IMPROVEMENTS PROGRAM. The official proposed schedule of all future public projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project, as adopted by City Council.

CITY ENGINEER. The official with responsibility to review and release plans for construction projects, or his designee.

CITY. The City of Durant, Oklahoma.

COMMISSION. The Planning Commission for the City of Durant.

COMPREHENSIVE or GENERAL PLAN. A plan for development of the city prepared and adopted by the City Council, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

CONSTRUCTION PLAN. The maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision or addition in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

CONTIGUOUS. Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.

CONVEYANCE PLAT. An interim plat recording the subdivision of property or defining a remainder of property created by the approval of a final plat for a portion of property, where approval of final development plans is not sought.

COUNCIL. The City Council of the City of Durant, Oklahoma.

COUNTY. Bryan County, Oklahoma.

DEDICATION PLAT. A plat prepared for the purpose of dedicating land or easements for rights-of-way to the city.

DEVELOPER. The person, business, corporation or association responsible for the development of the subdivision or addition. In most contexts the terms Developer and Property Owner are used interchangeably in these regulations.

DEVELOPMENT EXACTION. Any dedication of land or easements for, construction of, or contribution toward construction of a public improvement required as a condition of plat approval by the city under these regulations.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, paving, drainage or utilities, but not agricultural activities.

DIRECTOR. The Director of the Community Development Department of the City of Durant, or his/her designee.

DRAINAGE WAY. All land areas needed to allow passage of the Base Flood, including sufficient access above the Base Flood elevation along each side of and parallel to the natural or excavated channel.

EASEMENT. A grant by the property owner to the public, a corporation or persons of the use of a strip of land for specific purposes.

ESCROW. A deposit of cash with the city in accordance with city policies.

FINAL PLAT. The map of a subdivision or addition to be recorded after recommendation of the Planning Commission and approval of the City Council. Including any accompanying material and additional requirements as described in these regulations.

FLOODPLAIN. Any land area susceptible to being inundated by water from the base flood.

IMPROVEMENT AGREEMENT. A contract entered into by the developer and the city by which the developer promises to complete the required public improvements within the subdivision or addition within a specified time period following final plat approval.

LOT OF RECORD. A lot created prior to January 1, 2008, which is the date of enactment of these subdivision regulations for the City of Durant through Ordinance. No. 1573.

LOT, CORNER. A lot which has at least two adjacent sides abutting for the full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

LOT, DOUBLE FRONTAGE. A lot which runs through a block from street to street and which has two nonintersecting sides abutting on two or more streets.

LOT. A subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.

MAJOR PLAT. All plats not classified as minor plats, including but not limited to subdivisions of more than four (4) lots, or any plat requiring creation of any new street or extension of the city's facilities.

MINOR PLAT. A subdivision resulting in four or fewer lots and not requiring the creation of any new street or the extension of municipal facilities.

MUNICIPAL FACILITY. An improvement owned and maintained by the city.

OFF-SITE IMPROVEMENT. Any public improvement located outside the physical boundaries of the subdivision or addition to be platted.

PERIMETER STREET. Any existing or planned street which abuts the subdivision or addition to be platted.

PRELIMINARY PLAT. A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land that has a recommendation of the Planning Commission and is approved by the City Council.

PLAT. The plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

PLATTING. The act of preparing for approval and processing, pursuant to these regulations, the plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

PRIVATE STREETS & ALLEYS. A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of these regulations. The term private street shall be inclusive of alleys.

PROPERTY OWNER. Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land comprising the subdivision or addition, or any representative or agent thereto, who has express written authority to act on behalf of such owner.

PUBLIC IMPROVEMENT. Any drainage way, roadway, parkway, sidewalk, utility, pedestrian way, off-street parking area, lot improvement, open space, or other facility for which the city or other governmental entity will ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

REMAINDER. The residual land left after platting of a portion of a tract. Platting of a residual may in some instances be required under the provisions of this ordinance.

REPLATTING. Any change in a map of an approved or recorded plat, except as permitted as an amended plat, that affects any street layout on the map or area reserved or dedicated thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions or additions. Replatting includes the combination of lots into a single lot for purposes of development. Replatting does require a recommendation from the Planning Commission and approval of the City Council.

RESUBDIVISION. The replatting of a subdivision plat.

RIGHT-OF-WAY. A parcel of land occupied or intended to be occupied by a street or alley. Where appropriate right-of-way may include other facilities and utilities, such as sidewalks, railroad crossings, electrical, communication, oil or gas, water or sanitary or storm sewer facilities, or for any other special use. The use of right-of-way shall also include parkways and medians outside of pavement. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

ROADWAY. That portion of any street so designated for vehicular traffic and where curbs are normally placed, means that portion of the street between the curbs.

SECURITY. The letter of credit or cash escrow provided by the applicant to secure its promises in the improvement agreement.

SKETCH PLAT. A sketch preparatory to the preliminary plat or final plat, to enable the property owner to save time and expense in reaching general agreement with the Planning Commission and City Council as to the form of the plat and the objectives of these regulations.

STREET, COLLECTOR. A minor street as designated on the major street plan which collects traffic from other minor streets and serves as the most direct route to a major street or a community facility.

STREET, CUL-DE-SAC. A minor street having one end open to vehicular traffic and having the other end terminated by a turnaround.

STREET, FRONTAGE OR SERVICE. A minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas and for control of access.

STREET, MAJOR. An arterial street which is designated on the major street plan or comprehensive plan.

STREET, MINOR. Any street not classified as a major street on the major street plan whose primary purpose is to provide access to adjacent properties.

SUBDIVIDER. Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

SUBDIVISION. A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction or regional planning district of the city, into two or more parts for the purpose of laying out any subdivision of any tracts of land or any addition to the city or for laying out suburban lots or building lots, or any lots, and streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of creating building sites.

SUBSTANDARD STREET. An existing street, or highway that does not meet the minimum specifications in the Thoroughfare Standards Ordinance and city Construction Standards and Specifications, or if a State Highway does not meet the minimum Standard Specifications of the Oklahoma Department of Transportation and is not constructed to the ultimate extent for the type of roadway it is designated for in the major thoroughfare plan. A standard street is a street or highway that meets or exceeds said standard specifications and major thoroughfare plan.

TEMPORARY IMPROVEMENT. Improvements built and maintained by an owner during construction of the development of the subdivision or addition and prior to release of the performance bond or improvements required for the short term use of the property.

GENERAL PROCEDURE

§ 156.020 PLAT APPROVAL.

For all cases of subdividing within the scope of these regulations, a plat of the land in question or an easement with a description in writing when appropriate shall be drawn and submitted to the Planning Commission and City Council for their approval or disapproval, as provided hereafter in these regulations.

§ 156.021 TIME LIMITATIONS.

(A) **Sketch Plats.** The applicant shall submit to the Community Development Department two copies including a digital copy of the proposed sketch plat. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list as the applicant's cost at least 20 days prior to the hearing. The sketch plat must receive a recommendation by the Planning Commission and be approved by the City Council. The approval of a sketch plat shall be valid for a period of two years. If a preliminary plat covering all or part of the land shown in a sketch plat has not been filed with the Secretary of the Planning Commission within two years of the date of approval of the sketch plat, then all approvals shall be void and the land owner shall have no rights or privileges based upon the former approval.

(B) **Preliminary Plats.** The applicant shall submit to the Community Development Department four copies including a digital copy of the preliminary plat and one copy of the preliminary plat check list. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of

property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing. At the option of the applicant a preliminary plat may be submitted without the necessary improvement plans with a request for conditional approval from the City Council after receiving a recommendation from the Planning Commission. After the granting of a conditional approval of such a partial submission of a preliminary plat, the applicant shall submit the necessary improvement plans within six months. If the improvement plans are not submitted within six months all conditional approvals shall be void. The Planning Commission and the City Council shall act upon all submissions related to the preliminary plats within 75 days of the receipt of materials or the plat shall be considered to have been approved. If a final plat covering all or part of the land shown in a preliminary plat has not been filed with the Community Development Department within two years after the approval of the preliminary plat, then all approvals shall be void.

(C) *Final Plats*. The applicant shall submit to the Community Development Department four copies including a digital copy of the final plat and two copies of the as-built plans for all improvements installed. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing. The Planning Commission and City Council shall act upon all submissions related to final plats within 75 days of the date of receipt of materials or the plat shall be considered to have been approved. If a final plat is not filed of record with the County Clerk within six months after the approval of the Planning Commission and City Council, then all approvals shall be void.

(D) *Certified Abstractor's List*. The certified abstractor's list will expire after 60 days of issuance. It will remain at the owner's cost to provide an updated list to Community Development.

§ 156.022 OFFICIAL RECORDING.

Except as provided and lots of record established prior to the effective date of these regulations (January 1, 2008), no plat or other land subdivision instrument shall be filed in the office of the County Clerk until it shall have been approved by the Planning Commission and by the City Council as hereinafter set forth. All final plats shall be filed within two years of date of approval by the Planning Commission and City Council, and no lots shall be sold from any plat until recorded. Time extensions of the two-year two-year filing requirement may be granted by the City Council after recommendation of the Planning Commission ~~Planning Commission~~ upon review of the final plat and a finding that circumstances prevail substantially as of the time of original approval.

§ 156.023 AGENDA.

Each plat submitted for preliminary or final approval shall be placed on the agenda of the Planning Commission only after fulfilling the appropriate requirements of these regulations. However, a plat not meeting all of the requirements may be submitted providing the subdivider presents with the plat a written request for specific exceptions and explains the reasons therefore.

§ 156.024 FILING FEE.

(A) Fees, as set by the City Council by resolution or motion, shall be paid to the city at the time of submitting each of the respective plats and applications for a hearing before the Planning Commission or Board of Adjustments.

(B) No part of the subdivision plat ~~or lot-split plat~~, or hearing fees shall be refundable.

§ 156.025 VARIATIONS AND EXCEPTIONS.

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the City Council may vary or modify, except

as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the subdivider may develop his or her property in a reasonable manner, but so, at the same time, that the public welfare and interests of the city are protected and that the general intent and spirit of these regulations be preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and such action shall be taken by the affirmative vote of three-fourths of the regular membership of the Planning Commission and confirmed by a simple majority vote of the City Council.

§ 156.026 SURETY BOND.

In lieu of filing a surety bond the subdivider or developer may secure and place on deposit with the city an irrevocable letter of credit or comparable instrument from a title company, banking institution or similar financial institution, stating that money will be held in escrow until all offsite improvements have been completed to the city's satisfaction. Such letter of credit or financial instrument shall be drawn in favor of the city for the entire cost of improvements for water mains, paving, sanitary sewers, storm sewers and other drainage facilities as estimated by the subdivider's registered professional engineer and approved by the City Engineer. The Building Official / Inspector or his or her designee, Inspection Department, a division of the Community Development Department shall issue no building permit until the contractor submits offsite improvement plans for the project, conforming to the city standards, specifications and requirements. Upon completion of the public improvements the "as built" drawings shall be supplied by the developer's design engineer to the city.

§ 156.027 EXTENSION AND REINSTATEMENT PROCEDURE

(A) Sixty days prior to or following the lapse of approval for a sketch plat, preliminary plat, or final plat as provided in these regulations, the property owner may petition the Planning Commission and the City Council to extend or reinstate the approval. Such petition shall be considered for recommendation at a public meeting of the Planning Commission and shall be considered at the City Council.

(B) In determining whether to grant such requests, the Planning Commission and the City Council shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval and the extent to which newly adopted subdivision regulations shall apply to the plat. The Planning Commission and the City Council shall extend or reinstate the plat, or deny the request, in which instance the property owner must submit a new application for approval.

(C) The Planning Commission and the City Council may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning Commission and the City Council may also specify a shorter time for lapse of the extended or reinstated plat than is applicable to original approvals.

(D) The approval of a preliminary plat for a portion or phase of a sketch plat, or the approval of a final plat for a portion or phase of a preliminary plat, shall not automatically affect the expiration of approval of the sketch plat or preliminary plat as it pertains to the balance of the property. Extensions and reinstatement of a sketch plat, preliminary plat, or final plat may be approved under the provisions of this section.

§ 156.028 AMENDMENTS TO SKETCH PLAT OR PRELIMINARY PLAT

(A) At any time following the approval of a sketch plat or preliminary plat, and before the lapse of such approval, a property owner may request an amendment. The rerouting of streets, addition or deletion of alleys, or addition or deletion of more than 10% of the approved number of lots shall be considered a major amendment. The adjustment of street and alley alignments, lengths, and paving details; the addition or deletion of lots within 10% of the approved number and the adjustment of lot lines shall be considered minor amendments.

~~(B) The Community Development Director may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning Commission under the terms of this Code. Major~~

~~amendments may be approved by the Planning Commission at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.~~

(BC) ~~Approval.~~ The ~~Planning Commission~~ City Council shall approve, conditionally approve or disapprove after recommendation from the Planning Commission any proposed ~~major~~ amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment. This shall occur at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.

(CD) ~~Retaining Previous Approval.~~ If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission and the City Council, the applicant may withdraw the proposed ~~major~~ amendment ~~or appeal the action of the Planning Commission to the City Council in accordance with this Code.~~

§ 156.029-APPEALS TO CITY COUNCIL (NEW)

~~The applicant, Community Development Director, or two members of the City Council may appeal the decision of the Planning Commission with regard to a sketch plat, preliminary plat, final plat, replat, conveyance plat, development plat, lot split, or other plat provided for in these regulations by filing a Notice of Appeal in the office of the Community Development Director, no later than ten (10) days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Planning Commission at a public meeting. Written notice of any appeal shall be sent to the property owner and shall stay the decision until the appeal is decided. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Planning Commission and may, where appropriate, remand the plat or variance request to the Commission for further proceedings consistent with City Council's decision.~~

PLATTING PROCEDURES

§ 156.040 GENERAL.

(A) Whenever any subdivision of land is proposed, before any contract is made for the sale of any part of the land, before any permit for the erection of a structure in such proposed subdivision shall be granted, the owner of the land ~~or his or her agent~~ shall apply for and secure a recommendation the approval of the Planning Commission and approval of the City Council of such proposed subdivision. The proposed subdivision may be processed a standard subdivision ~~or a lot-split subdivision~~ as follows:

- (1) Standard subdivision:
 - (a) Sketch plat;
 - (b) Preliminary plat (and construction plans for improvements);
 - (c) Final plat;
 - (d) Building permit; and
 - (e) Occupancy permit;
- (2) ~~Lot-split (as required)-~~ Re-Plat.

(B) Upon initial receipt of a subdivision proposal, the Community Development Director shall determine if the proposal shall be classified as a minor or major subdivision ~~or a re-plat, or a lot-split.~~ If a subdivision is determined to be a lot-split, t The Community Development Director shall determine what information, drawings and procedure will be necessary for the submission of the subdivision lot-

~~split~~ to the Planning Commission as well as to the City Council in accordance with these regulations and the policies of the Planning Commission and of the City Council. The Community Development Director, shall consider in each case the nature of a proposed subdivision lot-split and the relationship of the proposal to surrounding land uses, topography, property shape, property size, adjacent ownership, public access and public facilities in order to determine the extent to which the platting process must be followed. The above determinations of the Community Development Director may be reviewed and revised by the Planning Commission, and then the City Council upon request of the subdivider.

§ 156.041 CLASSIFICATION OF SUBDIVISIONS AND ADDITION AS MINOR OR MAJOR. (NEW)

(A) Before any land is platted, the property owner shall apply for and secure approval of the proposed subdivision plat or addition plat in accordance with the following procedures, unless otherwise provided by these regulations. Subdivisions are classified as major or minor depending on the number of lots proposed and the extent of public improvements required.

(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and non-residential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations. ~~The Community Development Director may approve minor plats or refer them to the Planning Commission for their action.~~

(2) Major subdivisions involve the creation of new streets, the extension of municipal facilities or the creation of more than four lots. Major subdivisions may be approved for residential and non-residential properties. Conveyance plats are considered major subdivisions if they create more than four lots or involve the creation of new streets or the extension of municipal facilities. The procedure for approving a major plat typically requires three steps: sketch plat, preliminary plat, and final plat. Sketch plats require approval by recommendation of the Planning Commission and approval of the City Council. The sketch plat requirement may be omitted if the subdivision creates no more than one new street and the Community Development Director determines that sufficient information exist to begin preparation of a preliminary plat. A concept plan or preliminary site plan that contains sufficient information to provide for the proper coordination of the development may be required for non-residential property

Except as otherwise permitted, the preliminary plat shall have a recommendation from the Planning Commission and approval by City Council and the approval of a preliminary plat is required prior to the construction of public improvements to the property. The preliminary plat and the associated engineering plans for the property may be amended during construction, with only major changes requiring reapproval by the City Council after recommendation of the Planning Commission. Major changes shall include amendments to any infrastructure that is expected to be adopted by the City of Durant or will impact infrastructure that is already adopted by the City of Durant.

Upon completion of the required public improvements, or the provision of a subdivision improvement agreement described in these regulations, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after recommendation of the Planning Commission and approval of the plat by the City Council, Planning Commission, and filing of the signed plat. ~~The preliminary plat process may be omitted if the owner enters into a subdivision improvement agreement with the city and provides sufficient surety for all proposed public improvements. If the preliminary plat process is omitted, engineering plans must be submitted in conjunction with the final plat.~~

§ 156.042 SKETCH PLAT.

(A) *Purpose.* The purpose of the sketch plat is to provide the subdivider, the Planning Commission and the governing bodies an opportunity to identify any problems concerning the land use, general design and overall approaches to installation of improvements before the expenditure of large amounts of money and manpower in the preparation of more detailed platting documents. This step in the overall

subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have great value from the fulfillment of the comprehensive plan; or, conversely decisions wrongly made at this point can be very damaging to the fulfillment of the comprehensive plan. It is important that all of the land to be included in the proposed subdivision shall be included in the sketch plat so that an overview of an entire area can be accomplished.

(B) Before preparing the sketch plat the subdivider should review these regulations and discuss with the Community Development Director the procedures for the adoption of a subdivision plat and the general requirements as to the layout of streets and for any reservations of land, street improvements, drainage, sewerage, water supply, fire protection, the availability of services and similar matters.

(C) *Applicability.* A sketch plat shall be required as a condition precedent to approval of any application for a major plat, except where the Community Development Director determines:

(1) The subdivision will result in no more than one new street and sufficient information exists to begin preparation of a preliminary plat, or

(2) A concept plan, preliminary site plan or final site plan for the property provides sufficient information for the preparation of a preliminary plat.

(D) *Phasing of Development.* The City Council after recommendation of the Planning Commission may permit a sketch plat for a major plat to be divided into two or more phases, as indicated on the sketch plat, provided each phase satisfies the requirements of this ordinance. In considering phasing of a sketch plat, the City Council Commission may approve certain conditions as it deems necessary to assure the orderly development of the platted land. Such conditions may include but are not limited to temporary street and alley extensions, temporary cul-de-sacs, and off-site utility extensions.

(E) Application Procedure and Requirements:

(1) *Pre-application Conference.* Before preparing the sketch plat, the applicant is strongly encouraged to schedule an appointment and meet with the Community Development Director to discuss the procedures for approval of the plat and the requirements as to general layout of streets and or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services.

(2) *General Application Requirements.* Prior to platting of the land, the property owner shall file an application for approval of a sketch plat with the Commission Community Development Department. The application and sketch plat shall meet the following minimum requirements:

(a) The application shall include all contiguous holdings of the property owner with an indication of the portion which is proposed to be developed or offered, sold or leased, accompanied by an affidavit of ownership, which includes an address and telephone number of an agent who shall be authorized to receive all notices required by these regulations.

(b) The study shall be drawn to scale of 1" = 200' or larger.

(c) The lower right hand corner of the sketch plat shall contain a title block clearly showing the proposed name of the subdivision or addition, the name and address of the Owner and the Engineer or Surveyor responsible for the designer survey, the scale of the drawing, the date the drawing was prepared, and the legal description of the tract.

(d) The sketch plat shall clearly show the limits of the tract and scale distances. True north shall be clearly indicated and shall be to the top or left of the study.

(e) The sketch plat shall show the names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.

(f) The study shall contain the existing zoning on adjoining land, the location, width, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, utility and drainage easements, and topography with existing drainage channels or creeks, and other important features such as tree groupings, vegetation, political subdivisions or corporate limits and school district boundaries.

(g) The study shall show the layout, names and width of proposed thoroughfares, collector streets, and intersections, and shall show a general configuration of proposed streets and alleys.

(h) The study shall show a general arrangement of land uses, including but not limited to park and school sites, municipal facilities, private open space, floodplains and drainage ways, phasing plan, and proposed non-residential and residential uses and densities.

(i) The study shall show the location and style of streetlights within the subdivision.

(j) The study shall show the location and dimension of sidewalks throughout the subdivision.

(3) *Additional Requirements Prerequisite to Preliminary Plat Approval.* Except as permitted, prior to the submittal of a preliminary plat, the applicant shall submit for approval a sketch plat, at a scale of 1" = 100' or larger, depicting all information required and the following additional items:

(a) The layout, names, and width of proposed streets, alleys, and easements.

(b) Layout, numbers, and approximate dimensions of proposed lots and all building lines.

(c) The location of proposed screening walls and/or other forms of screening shall be clearly indicated.

(d) Existing contours of the tract in intervals of two feet or less, referred to sea level datum.

(e) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and locations included.

(f) Proposed water, sanitary sewer and storm sewer pipe lines with culverts, bridges, and other appurtenances or structures shown.

(g) Storm water retention or detention basins as required.

(h) Erosion mitigation of lots or roads next to creeks and drainage ways.

(i) General **landscape tree survey** information.

(4) *Standards for Approval.* No sketch plat shall be approved by the ~~Planning Commission~~ **City Council** for a plat which is intended for development unless it conforms to the Comprehensive Plan and the development ordinances of the city.

(5) *Approval Procedure.* After review of the sketch plat, the report **and pertinent information as it relates to the plat recommendations of the Community Development Director** and the exhibits submitted at a scheduled meeting, the Planning Commission shall recommend approval, conditional approval or disapproval the sketch plat. **The sketch plat with the recommendation of the Planning Commission and the Community Development Director will be heard at a scheduled meeting of the City Council, who shall approve, conditionally approve or disapprove the sketch plat.** One (1) copy of the proposed sketch plat shall be returned to the owner with the date of approval or disapproval and the reasons therefore accompanying the copy. ~~If the Planning Commission disapproves the proposed sketch plat, the applicant may execute an appeal to the City Council in the manner prescribed in these regulations.~~

(6) *Effect of Approval.* Approval of the sketch plat in conformance to these procedures by the ~~Planning Commission~~ **City Council** constitutes authorization by the city for the property owner to submit application for approval of a preliminary plat subject to compliance with any conditions attached to approval of the sketch plat. The approval of any study or plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development. The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or final plat complete with required engineering plans and studies.

§ 156.043 PRELIMINARY PLAT.

(A) *Purpose.* The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from

which determinations can be made as to the technical workability of the development proposal. If the subdivider is not required to go through the sketch plat process, the subdivider will be required to have a pre-application conference with city staff.

(B) After the ~~Planning Commission~~ City Council has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat he or she may take either of the following actions:

(1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and the City Council and obtain approval thereof before proceeding with preparation of the improvement plans; or

(2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission and the City Council at the time the preliminary plat and preliminary plat checklist are presented.

(C) Whenever the subdivider presents to the Planning Commission and City Council a preliminary plat and preliminary plat checklist, without improvement plans, the ~~Planning Commission~~ City Council may conditionally approve the preliminary plat, subject to ~~Planning Commission~~ City Council approval of the improvement plans within six months following the preliminary plat conditional approval.

(D) After review of the preliminary plat, the Planning Commission shall give a recommendation and the City Council shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

(E) Whenever the subdivider presents to the Planning Commission and the City Council the preliminary plat, preliminary plat checklist, improvement plans and improvement plans checklist and the Planning Commission and the City Council finds that the plat and improvement plans meet all the requirements of these regulations, it shall approve the preliminary plat and improvement plans by placing a certificate of approval upon each copy of the plat and plans. Such certificate of approval shall bear the signature of the Chairperson and Secretary of the Planning Commission and Mayor of the City Council and shall provide that the approval given thereby does not constitute approval for purposes of recording.

(F) Approval of the preliminary plat shall not in all cases entitle the subdivider to approval of the final plat. Upon preliminary approval, if any conditions arise which would cause the preliminary plat to become unsatisfactory due to health, safety or welfare of the community, the Planning Commission shall recommend that the final plat be rejected.

(G) *Application Procedure and Requirements.* On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the sketch plat (if required) or alternate plan submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Oklahoma and shall bear his seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

(1) *General Application Requirement.* Copies of the proposed preliminary plat shall be at a scale of 1" = 100' or larger and in a form substantially as follows:

(a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting or abutting the boundary of the tract.

(b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(c) Specific landscape plan. Specific tree survey.

(d) The exact layout including:

(i) *Proposed street names* - Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for the naming of streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat.

A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.

(ii) The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

(iii) All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

(iv) All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

(v) The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.

(e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two (2) corners of the subdivision or addition. One-inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.

(f) The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

(g) Building setback lines ~~for residential properties.~~

(h) Location of streetlights

(i) Location, dimension and construction drawings for sidewalks throughout the subdivision

~~(j h)~~ Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

~~(k i)~~ Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.

(l j) Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.

~~(m k)~~ Name and address of the property owner, the owner's Surveyor, and the owner's Engineer.

~~(n l)~~ North point, scale, and date.

~~(o m)~~ Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

~~(p n)~~ Location by section, town, range, township, county and state.

~~(q o)~~ Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.

~~(r p)~~ Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.

~~(s q)~~ Important features such as existing permanent buildings;

(1) Large trees and water courses;

(2) Parks and other public lands;

(3) railway lines or easements;

(4) Existing public easements;

(5) Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged),

- (6) Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
- (7) Contours at intervals of 2 feet which are referenced to USGS data; and
- (8) Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.
- (~~t~~ **f**) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.
- (~~u~~ **s**) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.
- (~~v~~ **t**) Regulatory flood boundaries, and the ten (10) year flood boundaries.

(2) Other Required Documents and Information to Be Filed With Preliminary Plat.

- (a) Proposed covenants and deed restrictions, if any.
- (b) Source of water supply.
- (c) Provisions for sewage disposal.
- (d) Construction Plans

(3) *Standards for Approval.* No preliminary plat shall be approved by the ~~Planning Commission or by the~~ City Council unless the following standards have been met:

- (a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.
- (b) The construction plans have been reviewed by the City Engineer.
- (c) Provision for installation and dedication of public improvements has been made.
- (d) The plat conforms to applicable zoning and other regulations.
- (e) The plat meets all other requirements of these regulations.
- (4) Timing of Public Improvements:

(a) The ~~Planning Commission~~ City Council may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat ~~by the Chairman of the Planning Commission.~~

The ~~Planning Commission~~ City Council may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.

(b) If the ~~Planning Commission~~ City Council does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat ~~by the Chairman~~, it shall require that the applicant execute an improvement agreement and provide security for the agreement as provided in these regulations.

(c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.

(5) *Approval Procedure.* After review of the preliminary plat, the report and pertinent information for the recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The Planning Commission shall make a recommendation and the City Council shall approve or disapprove the preliminary plat. One (1) copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons

therefore accompanying the plat. ~~If the Planning Commission disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.~~

(6) *Effect of Approval* - Approval of a preliminary plat by the ~~Planning Commission~~ City Council constitutes authorization for the City Engineer to release construction plans subject to his final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the Planning Commission and the City Council. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant City Council on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the City Council and have a recommendation from the Planning Commission upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with ~~Section 3.6 of~~ the Subdivision Ordinance of the City of Durant.

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two years from the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat."

(7) *Lapse of Preliminary Plat Approval*. The approval of a preliminary plat shall be effective for a period of two (2) years from the date that the preliminary plat is approved by the ~~Planning Commission or the~~ City Council, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two (2) years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) Construction Plan Procedure and Requirements:

(1) *General Application Requirement*. Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the State of Oklahoma as required by state law governing such professions. Plans submitted for review by the city shall be dated and bear the responsible engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp or statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the city shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys or easements which will be maintained by the city shall be designed by a professional engineer registered in the State of Oklahoma.

(2) *Construction Plan Review Procedure*. Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after recommendation approval of the preliminary plat by the Planning Commission and approval by the City Council and payment of all inspection fees. Upon such release, each Contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to Commence Construction.* If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. "Construction" shall mean installation of city maintained public improvements.

§ 156.044 FINAL PLAT.

(A) *Purpose.* The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land ~~more simple~~ **simpler** and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the **recommendation approval** of the Planning Commission **and approval of the City Council**. Upon completion of a portion of the construction of the required improvements, the **Planning Commission City Council** may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the **City Council**, Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the **Secretary of the Planning Commission Community Development Director or his or her designee** finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

(C) All actions of the Planning Commission, whether **recommending approval ing of** final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

(C) *Applicability.* A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(D) *Application Procedure and Requirements.* ~~A final plat for minor subdivisions may be approved by the Community Development Director.~~ A final plat for a **major** subdivision shall require **recommendation approval** by the Planning Commission **and approval of the City Council**. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

(1) Four ~~(4) mylar and~~ (4) paper copies **and a digital copy** of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a Surveyor or Engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.

(b) *Notice Statement.* "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

- (d) Number of lots and the acreage platted
- (e) *Boundary Lines.* The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.
- (f) *Bearing Distances.* True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat
- (g) *Property Offered For Dedication.* The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.
- (h) The exact layout including:
 - (i) Street and alley lines, including their names, bearings, angles of intersection and widths (including widths along the line of any intersecting street):
 - (ii) The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.
 - (iii) All easements for rights-of-way provided for public services or utilities and any limitations of the easements.
 - (iv) All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.
 - (v) The location of the centerline of creeks or drainage ways with accurate dimensions in feet and hundredths of feet with bearings and angles.
- (i) The accurate location, material, and size of all monuments approved by the City Engineer.
- (k) Building setback lines for **residential all properties within the platted area**.
- (k) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.
- (l) In case the subdivision is traversed by water course, channel, stream, or creek, the prior or present location of such water course, channel, stream, or creek shall be shown on the plat and the boundary of the regulatory flood and the ten (10) year flood. It will be assumed that there is no significant difference between the two (2) and the regulatory flood will be used, unless the owner shows the ten (10) year flood on the map.
- (m) North point, scale, and date.
- (n) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.
- (o) Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.**
- (p) Location by section, town, range, township, county and state.**
- (q) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.**
- (2) Formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the City Attorney. The plat shall be marked with a notation indicating the formal offers of dedication.
- (3) The improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the **Platting Commission City Council** upon recommendation of the City Engineer and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the **City Council. Planning Commission.**
- (4) As-built construction plans, where applicable.
- (5) Covenants and deed restrictions, if any.

(5) Accurate legal description.

(6) Certification by a Registered Public Surveyor to the effect that the plat represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size, and material description are correctly shown, and that the survey correctly shows the location of all visible easements and rights-of-way and all rights-of-way, easements and other matters of record affecting the property being platted.

(7) The County Clerk's Office and applicable state statutes may require additional information to be submitted or included on the final plat

(E) *Standards for Approval.* No final plat shall be approved by ~~the Community Development Director~~, the Planning Commission or the City Council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this ordinance.

(5) The plat meets all other requirements of this ordinance.

(F) *Approval Procedure.* After review of the final plat, the Community Development Director shall place the final plat for consideration on the agenda of a public meeting of the Planning Commission and City Council. ~~Minor plats may be approved by the Community Development Director or referred to the Planning Commission in accordance with these regulations. In the event of disapproval, reasons for disapproval shall be stated.~~ One copy of the final subdivision plat shall be returned to the applicant with the date of approval, conditional approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

~~(G) Appeals. If the Planning Commission disapproves the final plat, the applicant may appeal to the City Council in the manner prescribed in these regulations.~~

~~(G H)~~ *Certificate of Compliance.* Upon final approval of a final plat required by these regulations, the Planning Commission and the City Council shall issue to the person applying for approval a certificate stating that the final plat has been recommended for approval ~~approved~~ by the Planning Commission ~~and/or approved by~~ the City Council. For purposes of this section, final approval shall not occur until all conditions of approval have been met.

(I) Signing and Recording of Final Plat.

(1) When an improvement agreement and security are required, the Chairman of the Planning Commission and or the Mayor, ~~if approval has been granted by the City Council, and the Community Development Director or City Engineer~~ shall endorse approval on the final plat after the agreement and security have been recommended for approval ~~approved~~ by the Planning Commission and approved by the City Council and all the conditions pertaining to the final plat have been satisfied.

(2) When installation of public improvements is required prior to recordation of the final plat, the Chairman of the Planning Commission and or the Mayor, ~~if the plat has been approved by the City Council, and Community Development Director or City Engineer~~ shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a manner satisfactory to the city as shown by a certificate signed by the City Engineer stating that the necessary dedication of public lands and installation of public improvements has been accomplished.

(3) It shall be the responsibility of the applicant to file the final plat with the County Clerk. Simultaneously with the filing of the final plat, the applicant shall record such other agreements of dedication and legal documents as shall be required to be recorded by the City Attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within ten working days of its

receipt. One (1) copy of the recorded final plat shall be returned to the City prior to the issuance of any building permits.

(J) *Effect of Approval.* Approval of a final plat shall certify compliance with the regulations of the City of Durant pertaining to the subdivision of land. An approved and signed final plat may be filed with the County as a record of the subdivision of land and may be used to reference lots and interests in property thereon defined for the purpose of conveyance and development as allowed by these regulations.

(K) *Lapse of Final Plat Approval.* The approval of a final plat shall be effective for a period of six (6) months from the date that the final plat is recommended for approval ~~approved~~ by the Planning Commission and approved by the City Council, at the end of which time the applicant must have met the requirements for recording of the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six (6) months, or an extension is not granted in accordance with these regulations, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No Certificate of Occupancy or Change of Occupancy permit will be allowed for the property until the applicant has met the requirements for filing of the final plat with the County Clerk.

§ 156.045 CONVEYANCE PLATS (NEW)

~~(A) — Purpose. A conveyance plat may be used solely for the purpose of subdividing land and the recording of same, or recording a single existing lot or parcel created by other means. A conveyance plat may be used to convey the property or interests therein; however, a conveyance plat does not constitute approval for development of the property and is not intended for immediate development. A conveyance plat is an interim step in the subdivision and development of land.~~

~~(B) — Applicability. Conveyance plats may be used in lieu of a final plat to record the subdivision of property in the following instances:~~

~~(1) — To record the remainder of a tract larger than five acres created by the final platting of a portion of the property provided that the remainder is not intended for immediate development.~~

~~(2) — To record the subdivision of property into parcels five acres or smaller in size that are not intended for immediate development, and where all public improvements exist prior to approval and minimum frontage requirements are met. All public rights-of-way must be dedicated and all abutting streets and utilities must be installed and accepted by the city. Installation of on-site improvements may be delayed if development of other tracts is not affected.~~

~~(C) — Application Procedure and Requirements.~~

~~(1) — Application Requirements. The property owner shall submit an application, together with other supporting documents and fees, to the Community Development Director by an official submittal date. A conveyance plat and associated documents shall include all information required for a final plat and the additional information listed below:~~

~~(a) — Construction plans shall not be required except where street, utility and drainage improvements are proposed by the owner. Construction plans, easements, and dedications as appropriate shall be submitted concurrent with the conveyance plat or any subsequent replat. The construction plans, if any, shall be prepared by or under the supervision of a professional engineer registered in the State of Oklahoma and shall bear his seal on each sheet.~~

~~(b) — All conveyance plats must be titled "Conveyance Plat" and carry the following wording:~~

~~"A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Regulations of the City of Durant. Selling a portion of this property by metes and bounds, except as shown on an~~

~~approved, filed and accepted conveyance plat, final plat or replat is a violation of the city Ordinance and State Law."~~

~~(2) — Standard for Approval:~~

~~(a) — Access. All tracts, parcels, lots or sites created by a conveyance plat shall have frontage and access to an existing or proposed public street defined in the City's Comprehensive Plan or major street plan or an existing standard street meeting city construction standards and accessing the existing city street system.~~

~~(b) — Reservation of Rights-of-Way. Conveyance plats must provide for the reservation of future rights-of-way of planned roadways. Right-of-way reservation acknowledges the future obligation to dedicate right-of-way for public thoroughfares and streets specified in the city's Comprehensive Plan, or approved land study or major street plan. Reservation of right-of-way does not grant any right or interest in the property to the city or other entity. The final alignment may be adjusted upon final platting in order to meet engineering design standards.~~

~~(c) — Dedication of Rights-of-Way. Dedication of right-of-way shall be required where a conveyance plat is used to record the remainder of a tract created by the final platting of a portion of the property. The required right-of-way dedication shall be limited to that which is necessary to provide access to the property proposed for final plat approval and to complete turn lanes, intersections and transitions in road pavement width resulting from development of the property proposed for final plat approval.~~

~~(3) — Approval Procedure. A conveyance plat meeting all requirements of the city may be placed on the consent agenda of the Planning Commission and City Council. Conveyance plats shall be approved provided they comply with all appropriate ordinances and the Comprehensive Plan. The Planning Commission and the City Council must approve, conditionally approve or deny a conveyance plat no later than 30 days from the date of application. If denied, the Planning Commission and the City Council shall provide a written explanation of the reason for denial. If the City Council Planning Commission fails to approve or deny the application within 30 days of the official submission date, the conveyance plat shall be deemed approved. A conveyance plat qualifying as a minor plat shall be reviewed and acted upon by the Community Development Director in accordance with these regulations.~~

~~(4) — Signing and Filing:~~

~~(a) — After the approval of the conveyance plat by the Planning Commission and the City Council, and the correction of the conveyance plat as required by the Planning Commission and the City Council, the property owner may file the conveyance plat with the County. The owner shall file the conveyance plat within six months from the date of approval. Any conveyance plat which has not been filed with the County within six months of the date of approval shall be void. Prior to filing with the County the property owner may withdraw and void a conveyance plat. Any conveyance plat withdrawn and/or voided, must be resubmitted under current regulations and procedures and reapproved by the Planning Commission and the City Council and filed with the County. Prior to filing, the Chairman of the Planning Commission and Mayor of the City Council or the Community Development Director shall endorse approval of the conveyance plat. One (1) copy of the recorded final plat shall be returned to the City within ten (10) days of filing.~~

~~(b) — No final plat processed and approved in association with a conveyance plat shall be filed without the concurrent filing of the associated approved conveyance plat.~~

~~(5) — Effect:~~

~~(a) — Conveyance plat approval and acceptance by the city does not relieve the owner from obligations, including fees, required by other sections of this or other ordinances of the city pertaining to the improvement of the property or extension of services as required to make the property suitable for development.~~

~~(b) — Neither reservation nor dedication of right-of-way shall relieve the property owner from obligations for street construction or assessments associated with public street improvement programs. Easements for access, utilities and drainage may be recorded on conveyance plats.~~

~~(c) — Final Platting Requirements~~

~~(i) — No building permits shall be issued nor permanent utility service provided for land which has only received approval as a conveyance plat. Notwithstanding the above, the Community Development Director may authorize temporary building permits, temporary occupancy permits, and temporary utility service.~~

~~(ii) — A conveyance plat may be superseded by a preliminary plat or final plat in total or in part through compliance with the procedures and requirements of this ordinance.~~

~~(d) — Agricultural Use. The use of a conveyance plat shall not prohibit the use of the subdivided land for agricultural uses as permitted in the zoning regulations of the city.~~

§ 156.046 DEVELOPMENT PLAT (NEW)

(A) This section applies to the platting and development of any single parcel greater than five acres or the subdivision and development of any property into parts, each part being greater than five acres. The term "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement. The term "improvement" shall include the construction of a utility, road, parking, or drainage system. The term shall also apply to the grading of land or clearance of trees, except as may be permitted for valid agricultural use of the property.

(B) A development plat must be prepared by a registered professional land surveyor as a boundary survey showing:

(1) Each existing or proposed building, structure or improvement or proposed modification of the external configuration of the building, structure or improvement;

(2) Each easement and right-of-way within or abutting the boundary of the surveyed property; and

(3) The dimensions of each street, sidewalk, alley, square, park, or other part of property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and

(4) Any additional information as required by this ordinance to apply for the approval of a plat

(C) The requirements and standards for design, reservation, construction, completion, maintenance, cost participation and escrow for public improvements applying to the approval of a plat shall also apply to a development plat.

(D) Development plats shall be processed under the same procedures and are subject to the same fees as apply to a plat. The procedures for a minor subdivision may be used when applicable.

(E) A development plat shall be approved if it conforms to the following standards:

(1) The general plans, rules, and ordinances of the city concerning its current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and

(2) The general plans, rules, and ordinances for the extension of the city or the extension, improvement, or widening of its roads, streets, and public highways within the municipality.

(F) New development may not begin on the property until the development plat is filed with and approved by the city. Approved development plats and other agreements of dedication and legal documents as required shall be recorded with the County Clerk by the applicant.

~~§ 156.047 LOT SPLITS (REPLACES OLD LOT SPLIT 156.044)~~

~~(A) — Application. Whenever any lot split is proposed to be made, the owner or his agent shall submit to the Community Development Director an application for review and approval which shall consist of:~~

- ~~(1) — An application form as prescribed by the Community Development Director.~~
- ~~(2) — Four copies of each certified survey prepared by a land surveyor registered in the State of Oklahoma, showing the dimensioned location of structures and easements thereon, together with the precise nature, location and dimensions of both of the following:~~

~~(a) — The proposed new lot; and~~

~~(b) — The remaining portion of the original lot after the split.~~

~~(3) — The Community Development Director may require additional plat information regarding adjacent property, in order to ensure that future access needs can be met.~~

~~(B) — Review and Action by Community Development Director. Lot split requests shall be administered by the Community Development Director or their official designee. The Community Development Director shall not approve a lot split if:~~

~~(1) — A new public street or alley is needed; or~~

~~(2) — All easement requirements have not been satisfied; or~~

~~(3) — Substandard or unusable lots according to the subdivision, building, and zoning regulations would be created; or~~

~~(4) — The lot split will create lots violating the "spirit" of the size of lots in the same and surrounding subdivisions; or~~

~~(5) — The lot has previously been split in accordance with these regulations (requires a minor subdivision).~~

~~(C) — Recording of Lot Split. The lot split approval certificate and the survey plats for both new lots created shall be recorded with the County Clerk by the applicant within 7 days of approval by the Review Committee. One of the four copies shall be returned to the Community Development Department 7 within 7 days of its recording with the County Clerk.~~

~~(D) — Appeal. In the event of denial by the Community Development Director, the application for a lot split may be submitted to the Planning Commission, for a fee as set by the City Council by motion or resolution, as a regular agenda item for their review, modification, approval or denial. In the event of denial by the Planning Commission, the application for a lot split may be submitted to the City Council, for a fee, as a regular agenda item for their review, modification, approval or denial.~~

§ 156.048 REPLATTING OF LAND

(A) *Replat Required.* Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the platting of land by these regulations. The Community Development Director may waive or modify requirements for a sketch plat under circumstances where the previously approved sketch plat is sufficient to achieve the purposes set forth in these regulations. Replats shall include all of the same information as previously described platting procedures.

(B) *Replatting Without Vacating Preceding Plat.* A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) Is signed and acknowledged by only the owners of the property being replatted;

(2) Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the Planning Commission and City Council; and

(3) Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

(C) Additional Requirements for Certain Replats.

(1) A notice of the public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public hearing. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing;

(2) If the proposed replat requires a variance, and the owners of 20 percent or more of the area of lots to whom notice is required to be given under Subsection (b) file with the Planning Commission and City Council a written protest of the replatting before or at the hearing, approval of the replat will require the affirmative vote of four of the ~~Planning Commission~~ City Council members. In computing percentages of ownership, each lot is considered equal to all other lots regardless of size or number of owners, and the owners of each lot are entitled to cast only one vote per lot. The area of streets and alleys shall be included in computing the percentage of land area.

(3) Any replat which adds or deletes lots must include the original lot boundaries.

§ 156.999 PENALTY.

(A) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, no building permit shall be issued for any new structure or change, improvement or alteration of any existing structure on any tract of land which does not comply with all of the provisions of this chapter.

(B) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, the city shall withhold all public improvements and utilities, including the maintenance of streets and the provision of sewage facilities and water service, from all tracts, lots or additions, the platting of which has not been officially approved by the ~~Community Development Director, the Planning Commission, or~~ City Council and for which a certificate of compliance has not been issued pursuant to these regulations.

(B) A violation of this chapter shall be deemed an offense and shall be punishable as provided in § 10.99 and in accordance with applicable state law. Any person, partnership or corporation violating any of the provisions of this chapter upon conviction thereof shall be punished as provided in § 10.99.

(C) The city may issue citations to suspected violators of this chapter, which citations shall state the violation that is alleged, the time of the observation of the offense, any correction of the violation which is sought, the time allowable for the accomplishment of the correction and the further action which will be taken to seek remedy should correction not be accomplished. The issuance of such citations does not preclude the filing of charges in district court, nor shall the issuance of such citations be a mandatory process precedent to the filing of charges in district court.

DESIGN STANDARDS NEIGHBORHOOD FEATURES

§ 156.060 COMMUNITY GENERAL.

(A) The quality of the design of the community, both in the urban area and on the fringes of the urban development, is dependent on the quality of design of the individual subdivisions in the area. Good community design can be accomplished by following a few principles. These better approaches to the layout of new areas. The violation of some of the basic rules concerning design of streets, ditches and other features can lead to such unpleasant situations as: streets that deteriorate and are expensive to maintain, street intersections that are dangerous, drainage ditches that clog up and cause flooding, building lots that are difficult or expensive to construct upon or difficulties with erosion during the time of development and even throughout the life of the homes.

(B) The figures which follow show some of the better ways of creating a subdivision. The use of good design and holding to these methods of development can provide for the least expense in the building of a subdivision. This is especially true considering the costs that come to the purchasers of property that has been improperly developed and the fact that there is no cheaper time to solve development problems than before houses are built and lots are sold.

(C) Figure 1 shows some of the patterns of streets and lots that might be possible in the development of areas in large, rural estates type lots. In the shaded area is shown an all too frequent approach to the creating of lots in rural settings. There are a number of problems from the arrangement of lots in a road frontage strip as in the shaded area, such as:

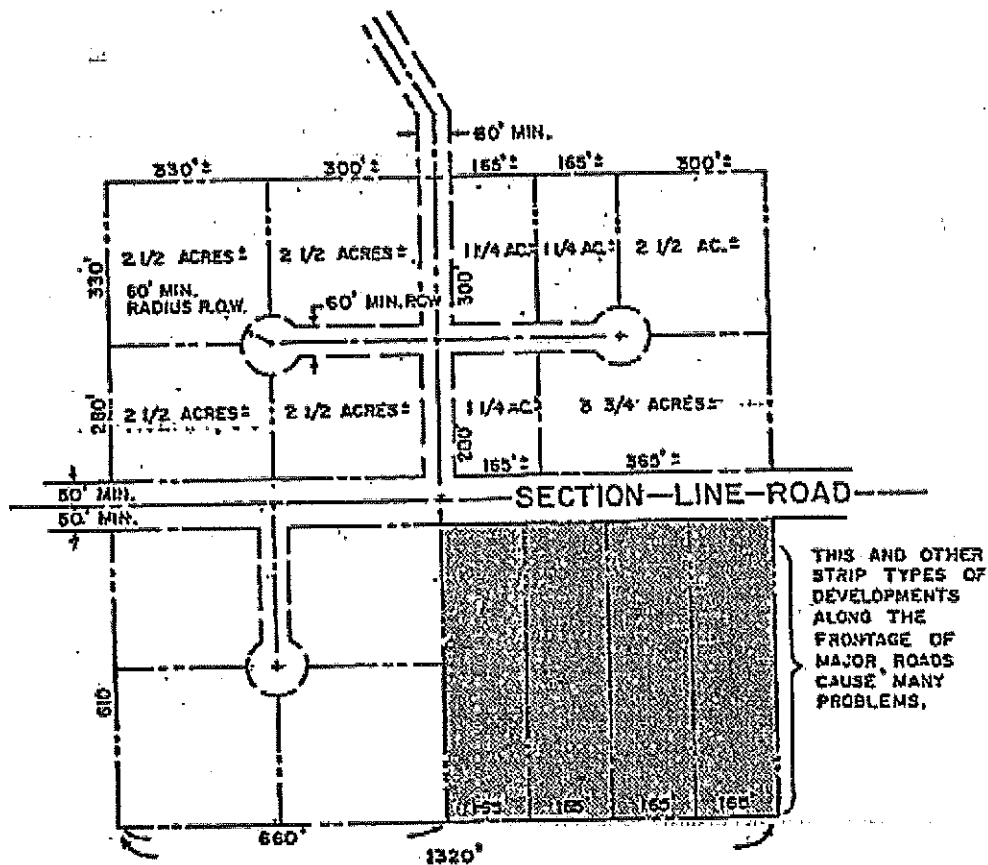
- (1) Long narrow parcels which are of reduced usefulness to the buyer;
- (2) Increased numbers of driveways intersecting the section line road (this is a major problem to the county as it tries to keep ditches and culverts clean and working);
- (3) The narrower lots result in closer spacing of houses with less privacy and greater possibility of failure in the operation of individual sewer systems; and
- (4) (a) The frontage of each house upon a section line road means greater exposure to the dust, traffic, litter and drainage problems which occur along the major roads (also there is a loss of privacy and the danger that the road may have to be widened at some time in the future taking part of the front lawn).

(b) On the other hand, some of the other styles of lot arrangements shown can provide lots of much more usable shape, more privacy, safer traffic, more workable utility layout, better spacing of buildings and the like.

(D) The majority of land developed in the manner shown in Figure 1 is expected to be in the jurisdiction of the regional planning commission outside the incorporated area of the city.

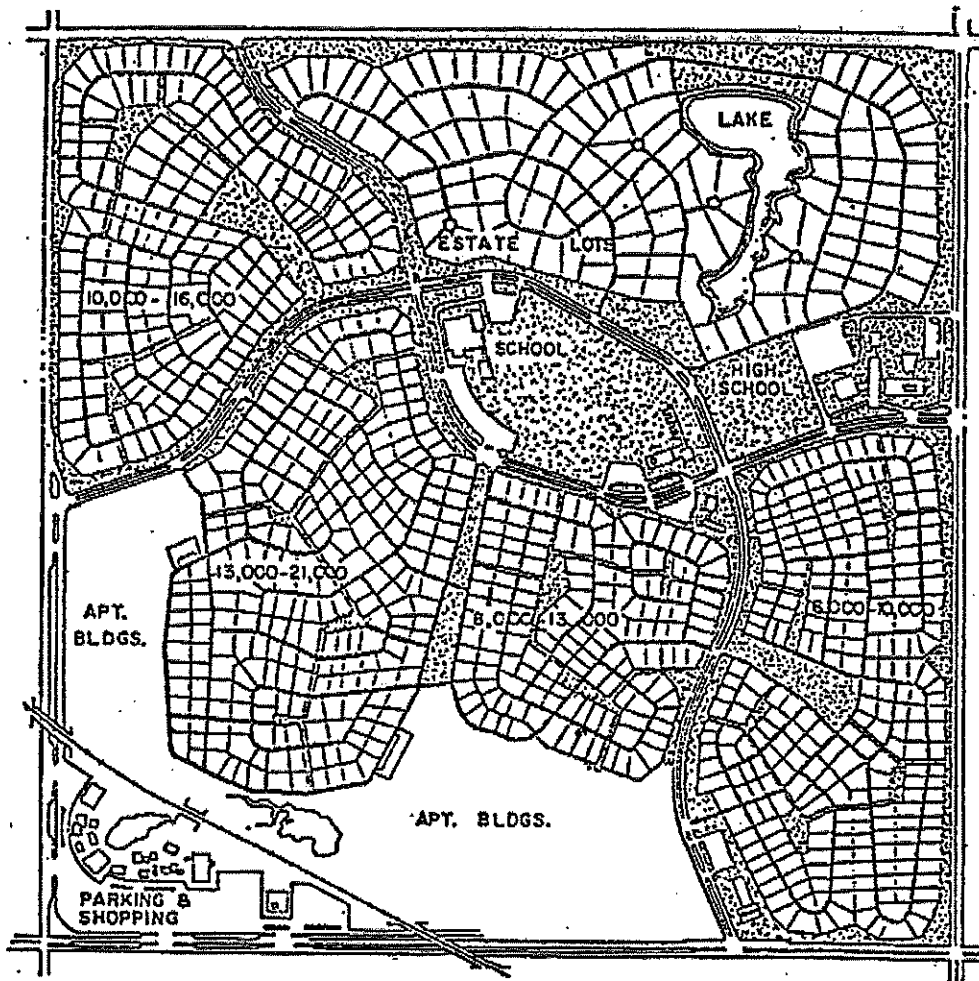
(E) These are not all of the possibilities for laying out a large lot development. In fact, a development usually turns out better if it is worked out to fit the shape of the particular piece of land considering the streams, hills and the like. However, from this figure it can be seen that almost any other arrangement is better than a strip of long, narrow lots along the frontage of a major road.

FIGURE 1
RURAL PLATTING PATTERNS



- Notes:
1. Property dimensions in many cases are shown as less the right-of-way dimension. This reflects the improvement of the street or road and dedication of it to the public.
 2. Covenants should provide for access to lots to be only from side roads.

FIGURE 2
AN EXAMPLE OF GOOD SUBDIVISION DESIGN



Notes: 1. Minor streets should be designed to provide access in a manner to discourage use by through traffic.

2. Collector streets should be designed to provide a direct route from minor streets to major streets.

3. Ingress and egress to residential properties should be provided only on minor streets.

4. Pedestrian ways should be separated from roadways.

5. The urban area shall be designed as a group of integrated residential neighborhoods with appropriate industrial, commercial and public facilities.

6. Lots, blocks and street systems should be designed for the most advantageous use of topography and natural physical features.

('93 Code, § 12-431) (Ord. 1041, passed 4-12-83)

§ 156.061 SIDEWALKS.

- (A) For purposes of this section, the terms "arterial streets", "secondary thoroughfares", "commercial streets", "collector streets", residential streets" shall be defined as indicated in the streets master plan.
- (B) Sidewalks no less than four feet in width shall be constructed along properties abutting residential streets, and no less than five feet in width along properties abutting collector streets, commercial streets, secondary thoroughfares, and arterial streets.
- (C) Sidewalks shall be constructed within dedicated streets rights-of-way along streets improved to city standards. On unimproved streets, covenants deferring sidewalk construction until street is improved according to city standards shall be required.
- (D) Within residential developments, required sidewalks shall be located adjacent to or within one foot of the property line. Within non-residential developments, the placement of required sidewalks shall be at the discretion of the City Council.
- (E) Sidewalks shall be laid out, graded and otherwise improved as specified in standards and specifications adopted by the City Council.
- (F) All sidewalks shall be incorporated into the street improvements construction plans required to be submitted by the developer for plat approval.
- (G) Sidewalks and walkways shall be completed at the time the streets are installed.
- (H) In order to facilitate access from streets to schools, parks, playgrounds, shopping centers, transportation facilities or other community facilities, the City Council may require pedestrian access ways or crosswalks not less than five feet wide to be located within perpetual unobstructed easements at least 20 feet in width. The easements shall be indicated on the plat.
- (I) No dwelling unit or business establishment that is required to install sidewalks shall be occupied until the required sidewalk construction is completed, inspected and accepted by the city.

§ 156.062 STREET LIGHTS.

- (A) Required new street lighting shall be installed by a franchised vendor, electric utility or the developer. The street lighting should be shown on preliminary and final plats. The primary objective for street lighting is for security and intersection identification.
- (B) Street lighting shall be chronologically integrated with a development and shall be installed prior to acceptance of public infrastructure by the City of Durant.
- (C) Should an easement be required to access power facilities, the easement should not be less than five (5) feet
- (D) The location of the street light shall be as follows and shall serve as the minimum lighting schedule:

- a. One street light at each street or alley intersection
- b. One street light at each end of each cul-de-sac or other permanently dead ended street
- c. One street light at the approximate midpoint of curvilinear streets that prohibit visual contact between intersections
- d. One street light located midway between intersections that are spaced over 600' or more apart

(E) The developer may choose to install lighting in addition to the minimum schedule set forth herein. If lighting is installed in addition to that maintained by the franchised vendor or electric utility, the developer shall ensure that a legal entity such as a homeowners association or equivalent is established and that the entity is assigned the obligation of maintaining the additional lighting in perpetuity.

§ 156.0631 STREETS.

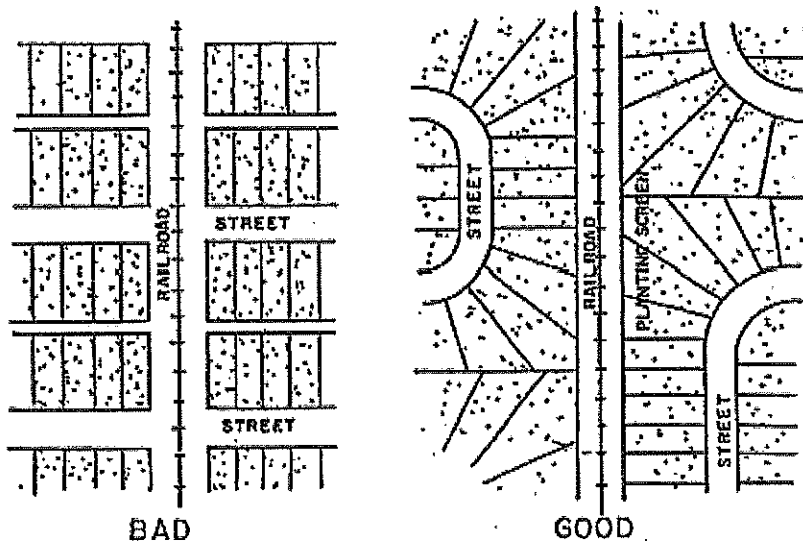
The arrangement, character, extent, width, grade and location of all streets shall conform to all of the elements of the general plan and shall be designed in accordance with the following provisions:

(A) Major streets shall be planned to conform with the major streets shown in the comprehensive plan;

(B) Whenever a subdivision abuts or contains an existing or proposed major street, the ~~Planning Commission~~ **City Council** may require service streets, reverse frontage with screen planting contained in a no access reservation along the rear property line, deep lots or such other treatment as may be necessary for adequate protection of residential properties and to afford separation from traffic;

(C) Where a subdivision borders on or contains a railroad right-of-way of limited access highway right-of-way, the ~~City Council~~ **Planning Commission** may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. The following sketch illustrates both suitable and unsuitable ways of laying out developments bordering major right-of-way.

STREET LAYOUT ADJOINING LIMITED ACCESS RIGHT-OF-WAY FACILITIES



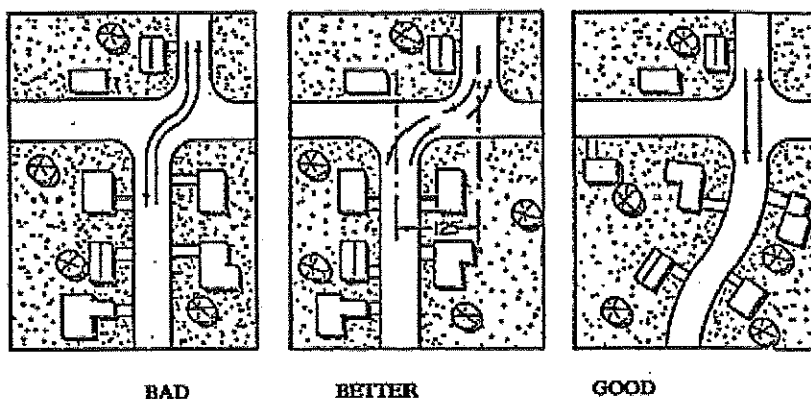
(D) Reserve strips controlling access to streets shall be prohibited except where their control is placed in the city under conditions approved by the **City Council Planning Commission** and acceptable to the subdivider;

(E) Where the plat to be submitted includes the only part of the tract owned or intended for development by the subdivider, a tentative plan of a proposed future street system for the unsubdivided portion may be required by the **Planning Commission City Council**;

(F) Where a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate resubdivision with provision for adequate utility easements; and

(G) Street jogs with centerline offsets of less than 125 feet shall be avoided.

STREET JOGS LESS THAN 125 FEET SHALL BE AVOIDED



(H) Street right-of-way widths shall be in accordance with the Comprehensive Plan and, where not designated therein, shall be not less than the following:

Street Type	R.O.W. Width
Arterial streets	85 feet
Secondary thoroughfares	80 feet
Commercial streets	80 feet
Collector streets	60 feet
Residential streets	60 feet

(I) The paved width of all streets shall be adequate to serve the existing and future estimated traffic load for the facility. Lane width for all streets shall be as follows:

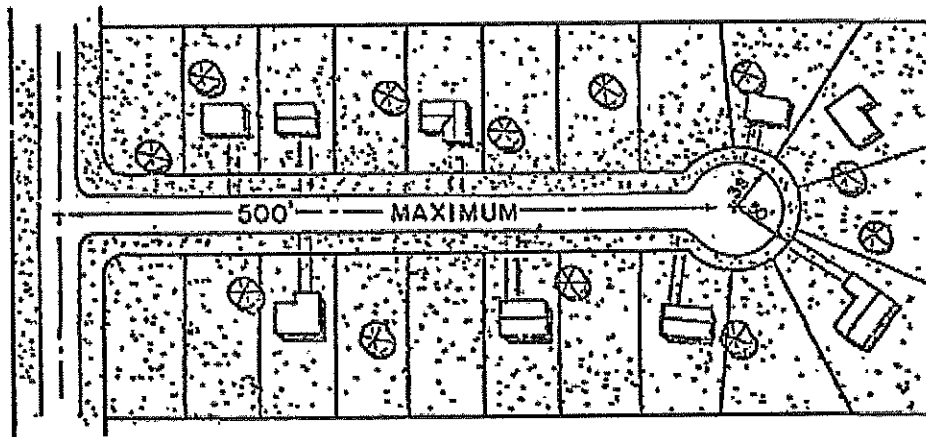
(1) All major streets shall have lanes for traffic movement of not less than 11 feet or more than 12 feet in width, and lanes for parallel parking or emergency stopping of not less than 10 feet in width; and

(2) All minor streets shall have lanes for traffic movement of not less than 9 feet or more than 12 feet in width and lanes for parallel parking of not less than 8 feet in width. Streets should be developed in accordance with the general standards given in the code of the city.

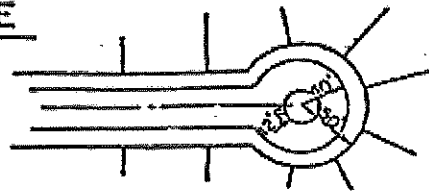
(J) (1) A cul-de-sac should not exceed 500 feet in length, measured from the entrance to the center of the turnaround unless a dedicated secondary emergency sealed-surface accessible ingress and egress is provided to the primary roadway to a point within 500 feet of the center of the turnaround radius. The ingress and egress shall be, at a minimum, in the form of a 20- foot wide dedicated public easement that is graded, compacted, sealed-surface, and otherwise constructed to the city's specifications.

(2) If the cul-de-sac is longer than 150 feet then a turnaround radius of not less than 65 feet at the property line and 50 feet at the curb line shall be provided. If there is provided in the center of the turnaround an unpaved island, it shall be improved with landscaping that will not interfere with sight distance. The unpaved island shall have a radius of not less than 6 feet and the radius from the curb line of the island to the turnaround outside curb shall be 30 feet with the easement extending an additional 15 feet beyond the outer curb line.

CUL-DE-SAC



ALTERNATE

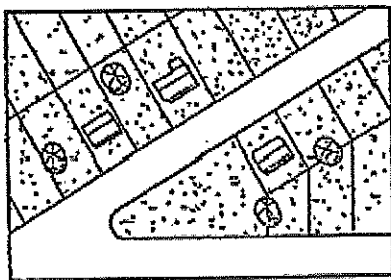


(K) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, provided that the **City Council Planning Commission** finds it will be practical to obtain the dedication of the other half of the street easement when the adjoining property is subdivided. Wherever a half street is adjacent to the tract to be subdivided, the other half of the street shall be platted within the tract being subdivided;

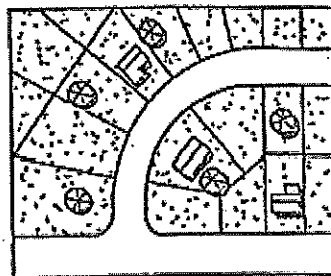
(L) The arrangement of streets shall be such as to cause no hardship in the subdividing of adjacent properties. The **City Council Planning Commission** may require the dedication of street rights-of-way to facilitate the development of adjoining properties;

(M) No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the **City Council Planning Commission**;

(O) Minor streets shall be laid out so that their use by arterial traffic will be discouraged;



BAD



BETTER

(P) Streets shall intersect at approximately right angles;

(Q) Street grades shall be as follows:

(1) The minimum grade of all streets shall be 0.4%;

(2) Except where unusual topo-graphic conditions justify it, the maximum grade of all streets shall not be greater than the following:

Street Type	Grade
Major	5%
Collector	7%
Residential streets	10%

(R) Street corners shall be as follows:

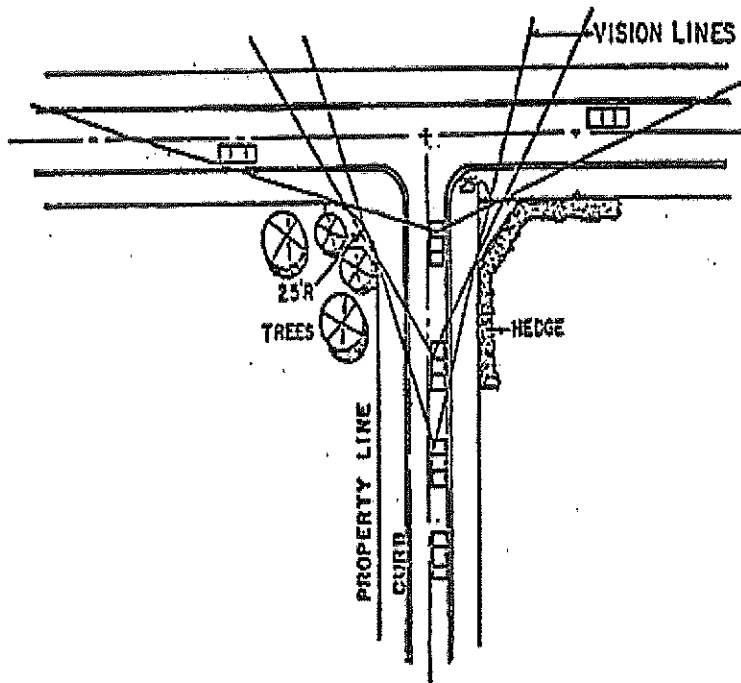
(1) Street corners on local residential streets shall have a minimum radius of 20 feet at curb line or its equivalent;

(2) Street corners on collector streets shall have a minimum radius of 25 feet at the curb line or its equivalent;

(3) Street intersections involving major thoroughfares shall have a minimum street corner radius of 30 feet at the curb line or its equivalent;

(4) In order to provide for traffic safety, there shall be ~~platted~~ on each corner of each intersection of two streets a clear sight triangle. A clear sight triangle means a triangle formed by the curb lines of two intersecting rights of way and a third line connecting a full view zone of 25 feet from intersecting corners of the street. On streets with no curb and gutter, the same triangle will be used and measurements made twelve (12) feet from the center of the street if the street is two lanes in width and six (6) additional feet for each lane width as existing at the intersecting corner. which shall be described as a triangle having 25-foot sides on each of the street rights-of-way or a radius of 25 feet. The plat or the covenants of the addition shall clearly prohibit any construction or planting of landscaping materials in this area, that reach greater than 2 feet in height in this right-of-way.

HORIZONTAL SIGHT DISTANCES



(‘93 Code, §12-441) (Ord. 1041, passed 4- 12-83; Am. Ord. 1859, passed 7-10-18)

§ 156.0642 ALLEYS.

Alleys shall be as follows:

(A) Alleys shall be provided in commercial and industrial districts, except that the City Council Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed;

(B) Alleys serving commercial and industrial areas shall be not less than 30 feet in width;

(C) Alleys are not required for residential areas, but when provided shall be not less than 20 feet in width;

(D) Alley intersections and sharp changes in alignment should be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement;

(E) Dead-end alleys should be avoided, but if necessary, shall be provided with adequate turn around facilities at the dead end, as determined by the City Council Planning Commission; and

(F) Alleys shall be finished with a sealed surface and otherwise constructed to the city’s specifications.

(‘93 Code, §12-442) (Ord. 1041, passed 4-12- 83; Am. Ord. 1859, passed 7-10-18)

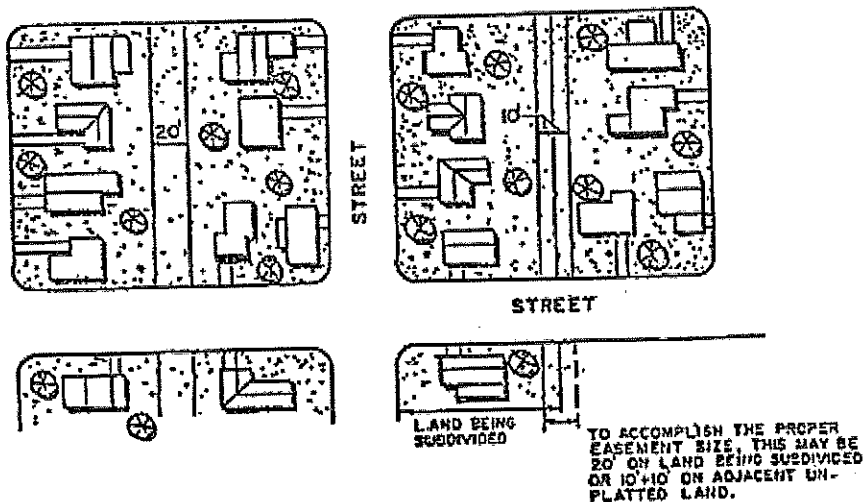
§ 156.0653 EASEMENTS.

(A) Where alleys are not provided, easements not less than ten feet wide shall be provided along each rear lot line. A five-foot easement alongside lot lines of individual plots may be required where necessary for use by public and private utilities. The City Council Planning Commission may require air rights and easements of greater width for the extension of main storm and sanitary sewers and other utilities where it is deemed necessary.

(B) When a subdivision is adjacent to unplatted land, the easements for public and private utilities shall be:

- (1) Provided as 20 feet wide on the land being subdivided; or
- (2) Provided as ten feet wide on the land being subdivided with an easement ten feet wide being presented adjacent and simultaneous to the presentation of the final plat.

EASEMENTS



(93 Code, § 12-443) (Ord. 1041, passed 4-12-83)

§ 156.0664 BLOCKS.

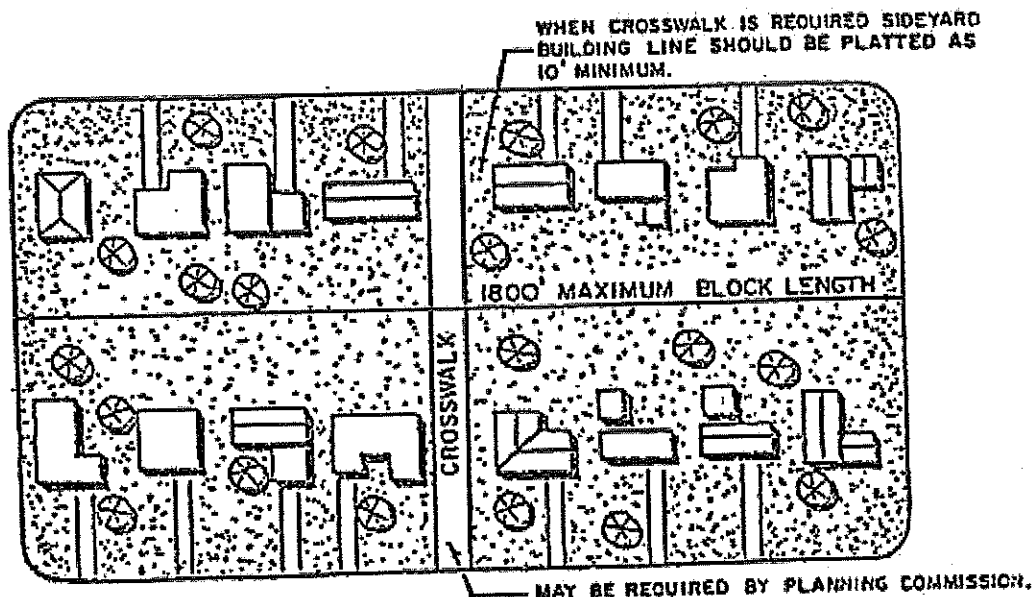
(A) The lengths, widths and shapes of blocks shall be determined with due regard for the following:

- (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated;
- (2) Zoning requirements as to lot sizes and dimensions;
- (3) Needs for convenient access, circulation, control and safety of street traffic; and
- (4) Limitations and opportunities of topography.

(B) Blocks for residential use shall not be longer than 1,800 feet, measured along the center line of the block. When a block exceeds 600 feet in length, the City Council Planning Commission may require a dedicated easement not less than 5 feet in width and a paved crosswalk not less than 5 feet in width to provide pedestrian access across the block.

(C) Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth, but should be not less than 200 feet in width. Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.

BLOCKS



(93 Code, § 12-444) (Ord. 1041, passed 4-12-83)

§ 156.0675 LOTS.

(A) Residential lots shall be not less than 60 feet in width at the front building line and shall abut a street a distance of not less than 35 feet.

(B) The area of residential lots shall be not less than 6,000 square feet.

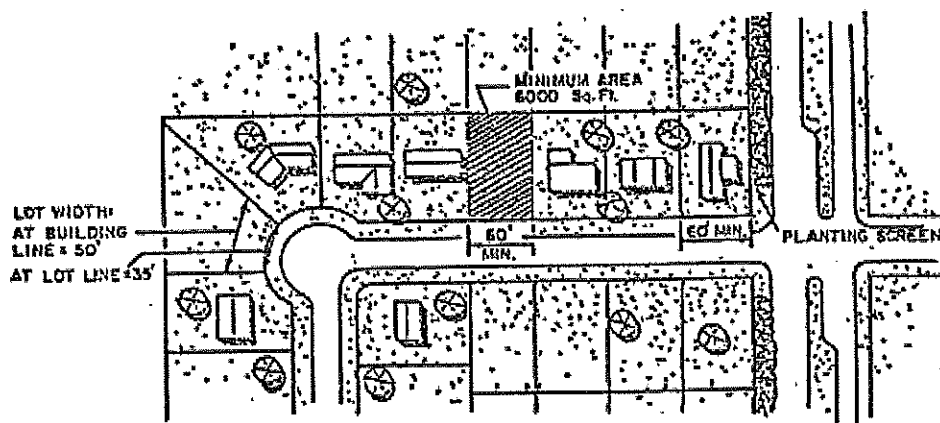
(C) In residential subdivisions where septic tank or individual sewage disposal devices are to be installed, the area of the lot shall be not less than 22,500 square feet.

(D) Lots are not required for subdivisions for commercial and industrial use, but when provided should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use.

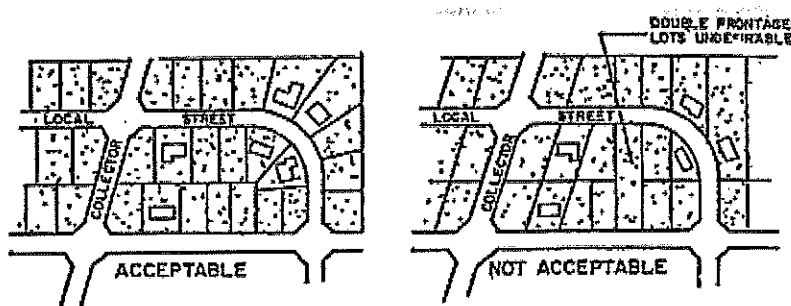
(E) Side lot lines should be approximately at right angles or radial to street lines.

(F) Double frontage and reverse frontage lots should be avoided except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least 20 feet shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right-of-access across a planting screen easement.

LOTS



LOT PATTERN

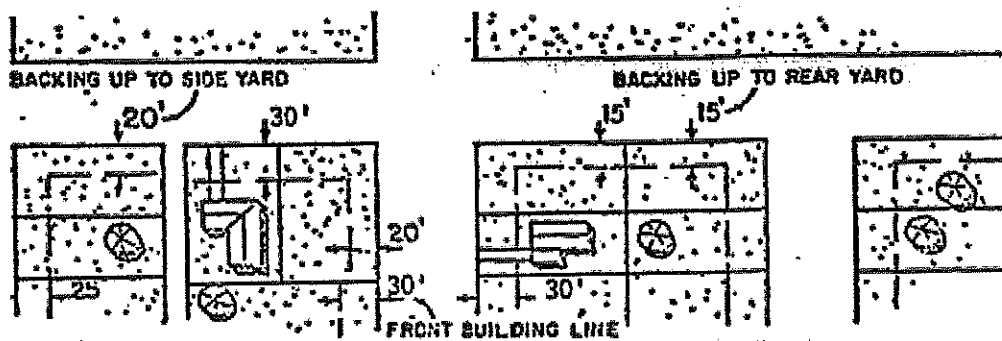


('93 Code, § 12-445) (Ord. 1041, passed 4-12-83)

§ 156.0686 BUILDING LINES.

Building lines shall be provided for all residential subdivisions as follows:

- (A) A front building line shall be located 30 feet back of the street right-of-way line;
- (B) A side yard building line on the side of a corner lot abutting the street shall be located not less than 15 feet back of the street right-of-way when such lot is back to back with another corner lot and not less than 20 feet back of the street right-of-way line in every other case;
- (C) A side yard building line shall be provided not less than ten feet back of a crosswalk right-of-way line on the side of a lot abutting a midblock crosswalk; and
- (D) Restrictions requiring buildings to be located within the building lines shown on the plat shall be set forth on the plat or on a separate recorded instrument.



(93 Code, § 12-446) (Ord. 1041, passed 4-12-83)

§ 156.0697 DRAINAGE.

(A) These regulations and standards are designed, intended and should be administered in a manner to protect the various drainage areas in the city from flooding; to provide clean and sanitary channels for runoff; to prevent pollution of watersheds, streams and natural drainage channels; to prevent the encroachment of buildings and improvements on natural drainage channels; to equitably apportion the cost of improvements; to protect natural scenic areas; and to provide for the conservation of the natural resources of the area and to fulfill the requirements of the flood insurance administration. The regulations and standards herein contained shall apply to the incorporated area of the city. All subdivisions of land and all improvements of any character which affect drainage in any portion of the city shall be subject to the provisions of these regulations and be subject to approval by the City Public Works Director or his or her designee. Development within the limits of the 100-year flood shall be designed in such a manner that all finished floor elevations shall be at least one foot above the 100-year floor level; provided, however, that all earth fills within the 100-year flood level shall be approved by the City Engineer; and provided, further, that development within the 100-year flood shall not in any case plan for structures in the floodway as shown on the official flood maps.

(B) (1) The two classes of drainage channels shall be:

- (a) Primary drainage channels; and
- (b) Secondary drainage channels.

(2) In general, it is intended that channels which are designated as primary channels serve a drainage area of 1,000 acres or more. It is intended by these regulations that the improvement of primary drainage channels shall be primarily the responsibility of the community as a whole, since the whole community is materially benefitted. However, the developer of the land containing a primary channel is expected to layout, design and otherwise plan and carry out his or her improvements in a manner that will not interfere with or restrict the natural flow of water or materially change the condition of runoff. Increased runoff and changes in primary channels which are created by improvements of an individual subdivision shall be the responsibility of the developer of the subdivision and shall be made in accordance with the provisions of these regulations. It is intended by these regulations that the improvement of a secondary channel shall be the responsibility of the

developer of the area served by the channel, since the primary benefit is to the area served by the secondary channel and not to the community as a whole.

(C) The maximum condition of rainfall for a 100-year interval plus one-foot of freeboard shall be used for the purposes of determining all runoff for the sizing of drainage channels and structures for the city, unless otherwise specified herein. Values used in formulas for runoff and size of drainage structures shall reflect the degree of urbanization set forth in the projected land use pattern contained in the comprehensive plan for the city. The following formulas and values shall be used for calculating all stream flow and runoff for the policies and regulations established herein:

(1) Runoff from all drainage areas shall be determined by Rational Formula:

$Q = AIR$, in which

Q = Cubic feet per second

A = Area to be drained in acres, determined by field surveys for areas less than 1,000 acres and by latest government quadrangle maps for larger areas

I = Percent of imperviousness of the area may vary between 40% and 95%

R = Rate of rainfall over entire drainage area in inches per hour, based on time of concentration and latest government records for area (using 100-year storm plus one foot for primary and secondary channels).

(2) The size of closed storm sewers, open channels, culverts and bridges shall be determined using the Manning Formula:

$Q = \frac{1.486 A r^{2/3} s^{1/2}}{n}$

Q = Discharge in cubic feet per second

A = Cross-sectional area of water in conduit in square feet

r = Hydraulic radius of water in conduit

s = Mean slope of hydraulic gradient, in feet of vertical rise per foot of horizontal distance

n = Roughness coefficient, based on condition and type of material of conduit lining, but not less than 0.013.

(D) All primary drainage channels which are located within, or immediately adjacent to an improvement or a subdivision shall be protected and improved by the developer as follows:

(1) All land having an elevation below the 50-year maximum flood elevation and not protected by levies or dikes shall be dedicated to the city for the purpose of providing drainage and for public park and utility easement use. The developer may retain unto himself or herself an easement for landscaping, for installation and maintenance of ornamental elements and for fencing. Access for proper maintenance to the area of the 100-year flood shall not be obstructed;

(2) The existing channel laying within or immediately adjacent to the subdivision shall be cleaned to provide for the free flow of water, and the channel shall be straightened, widened and improved to the extent required to prevent overflow beyond the limits of the dedicated drainage area;

(3) Site improvement shall provide for the grading of all building sites and streets to an elevation where all lots, building areas and streets will not be subject to overflow and in a manner that will provide for the rapid runoff of all rainfall;

(4) Whenever channel improvement is carried out, sodding, back-sloping, cribbing and other bank protection shall be designed and constructed to control erosion for all the anticipated conditions of flow for the segment of channel involved. Planting of appropriate species for landscape beauty is encouraged;

(5) A drainage channel shall not be located in a street easement unless it is placed in an enclosed storm sewer; and

(6) Culverts, bridges and other drainage structures shall be constructed in accordance with the specifications of the city at all locations where drainage channels intersect with continuous streets or alleys.

(E) Surface drainage and all secondary channels within or adjacent to the addition shall meet the following conditions:

(1) When a subdivision is traversed by a secondary drainage channel, watercourse or stream which drains 160 acres or more of land, there shall be provided a right-of-way for drainage and public parks and public utility purposes adequate to contain all of the floodway of a 100-year maximum flood. The right-of-way shall include all of the land within the subdivision that is within the floodway as established by the official flood maps;

(2) Secondary drainage channels which have a primary function of collecting surface water from adjacent properties or intercepting and diverting side hill drainage shall be provided with an improved open channel;

(3) Secondary drainage channels which have a primary function of transporting water through the block or collecting water from cross channels and which have a drainage area of less than 40 acres shall be improved with closed storm sewers of an improved open channel when approved by the City Engineer of the city. Where the secondary drainage channel has a drainage area of greater than 40 acres, an improved open channel or closed storm sewer shall be provided;

(4) A drainage channel shall not be located in a street easement unless it is placed in a closed storm sewer;

(5) Site grading shall be carried out in such a manner that surface water from each lot will flow directly to a storm sewer, improved channel or paved street without crossing more than two adjacent lots;

(6) Surface water collected on streets shall be diverted to storm drains at satisfactory intervals to prevent overflow of six-inch high curbs during a ten- year frequency rain for the area and grades involved.

However, the minimum finished grade at the building line shall be such that it will not be affected by storms equivalent to a 100-year frequency plus one foot of freeboard;

(7) Drainage area allowed for surface flow on streets at a point of diversion shall not exceed 20 acres, regardless of flow;

(8) Drainage easements of satisfactory width to provide working room for construction and maintenance shall be provided for all storm sewers;

(9) Channel improvements shall be as follows:

(a) Open channels shall be improved by providing a paved section that will carry the runoff from a rain of 5-year frequency and a sodded section to carry the runoff from a rain of 10-year frequency. However, the minimum finished grade at the building line shall be such that it will not be affected by storms equivalent to a 100-year frequency plus one foot of freeboard. The design of the channel improvements shall be in accordance with the standards set forth on the three following figures. Where turbulence is sufficiently limited, where natural beauty is thereby preserved and where erosion will not result, the Planning and Zoning Commission may approve omitting the paved section; and

(b) Whenever an open improved channel is required or authorized for a secondary drainage channel under the provisions of these regulations and the channel crosses large residential lots (area of not less than 10,000 square feet) and the channel improvement is to be designed as an integral part of the landscaping of the area that will be maintained by the property owners of the area, then the ~~City Council Planning Commission~~ may modify the requirements of the first part of this provision to permit a channel improvement design in accordance with the third of the design alternatives shown.

(F) Requirements relating to improvements:

(1) Easements. All storm drainage features shall be placed in proper easements as set out in these regulations;

(2) Bridges and culverts. Bridges and culverts shall be as follows:

(a) All flow of water across continuous streets or alleys shall be through culverts or bridges;

(b) Bridges and culverts on primary drainage channels shall be sized to accommodate a 100-year frequency rain, plus one foot of freeboard, based on the drainage area involved;

(c) Bridges and culverts on secondary drainage channels which drain 160 acres or more of land shall be sized to accommodate a 100-year frequency rain, plus one foot of freeboard, based on the drainage area involved. However, a 50-year frequency may be used when overflow provisions are incorporated to accommodate a 100-year frequency rain;

(d) Bridges and culverts on secondary drainage channels which drain less than 160 acres of land shall be sized to accommodate a 10-year frequency rain, based on the drainage area involved; provided, that all building elevations shall have one foot of freeboard above overflows of the 100-year storm;

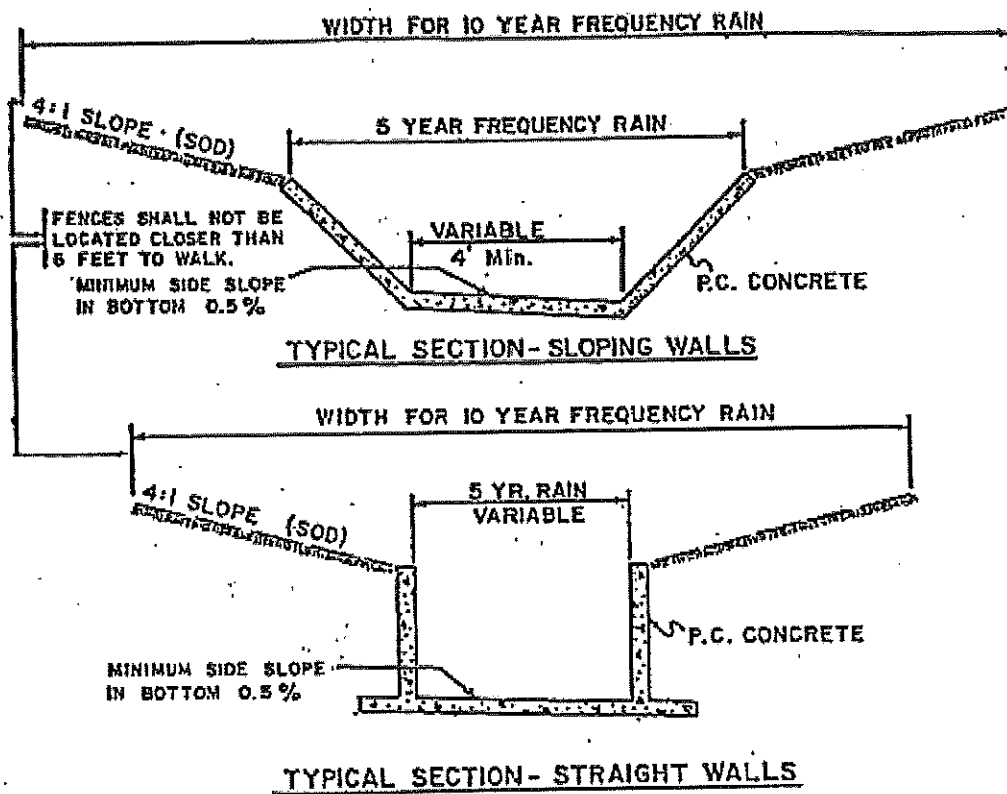
(e) Design of bridges and culverts shall be submitted to and have the approval of the City Engineer;

(3) Closed storm sewers. Closed storm sewers shall be constructed of pre-cast or pre-fabricated pipe or built in place of closed box design to serve a ten-year frequency rain for the drainage area involved; and

(4) Open paved storm drainage. Open paved storm drainage channels shall be approved in accordance with specifications approved by the City Engineer. Side slopes above the paved section shall be shaped and sodded on a slope of four horizontal to one vertical or flatter. Fences capable of limiting water flow or which would prevent proper maintenance and care of the drainage facility shall not be erected below the shoulder of the sodded section. Retaining walls or other decorative elements which do not prevent necessary access for maintenance may be erected.

(G) The City Council Planning Commission reserves the right to require improvements, provisions of drainage easements and for provisions of agreements beyond the boundaries of the addition to facilitate flow of water through the addition and to provide continuous improvement of the overall storm sewer system.

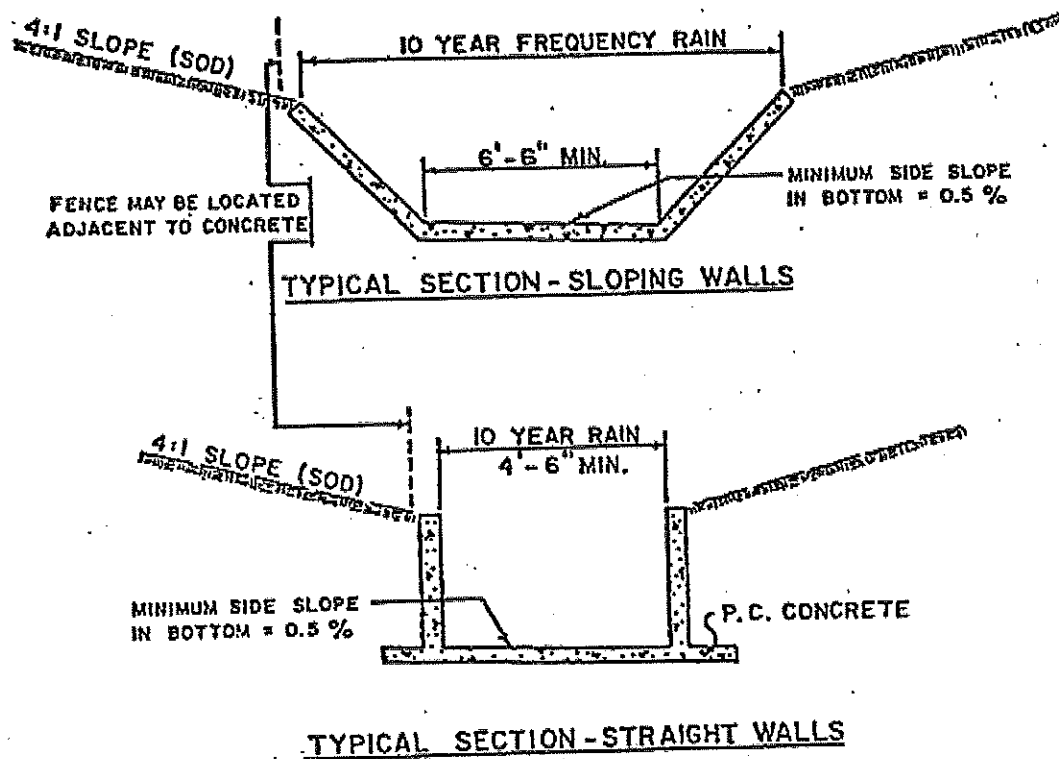
IMPROVED DRAINAGE CHANNEL



General Specifications

1. Use of sloping walls or straight walls is optional.
2. Construction of concrete lining shall conform to city specifications.
3. Straight walls shall be designed to withstand earth pressures.
4. Sloping walls shall have slope ratio of 1 horizontal to 1 vertical, or flatter.
5. Sodded slope ratio shall be 4 horizontal to 1 vertical, or flatter.
6. Concrete liners shall be structurally designed for calculated hydraulic load to be minimum 4 inches - maximum 6 inches of 3,500 lb. concrete.

IMPROVED DRAINAGE CHANNEL



General Specifications

1. Use of sloping walls or straight walls is optional.
2. Construction of concrete lining shall conform to city specifications.
3. Straight walls shall be designed to withstand earth pressures.
4. Sloping walls shall have slope ratio of 1 horizontal to 1 vertical, or flatter.
5. Sodded slope ratio shall be 4 horizontal to 1 vertical, or flatter.
6. Concrete liners shall be structurally designed for calculated hydraulic load to be minimum 4 inches - maximum 6 inches of 3,500 lb. concrete.

IMPROVED DRAINAGE CHANNEL

General Specifications

1. Slopes back of curb shall have a ratio of 4 horizontal to 1 vertical, or flatter.
 2. Slopes shall be sodded uniformly to permit mowing.
 3. Concrete construction shall conform to city specifications.
 4. This section shall be constructed only in those locations outlined in general policies and requirements.
 5. Concrete liners shall be structurally designed for calculated hydraulic load to be minimum 4 inches - maximum 6 inches of 3,500 lb. concrete.
- (93 Code, § 12-447) (Ord. 1041, passed 4-12-83)



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
 Director
Re: Discussion, Consideration and Possible Action on Ordinance O-2021-21, a Rezoning request from R-3, General Residential District to I-1, Light Industrial District, PC2021-19.

Request: Consider a request from Keener Investments LLC, for a rezoning of the property located near West Main and 49th Avenue from R-3, General Residential District to I-1, Light Industrial District.

Current Zoning: R-3, General Residential

Requested Zoning: I-1, Light Industrial

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Drilling Site
West	R-3	Church facility
South	C-2/R-3	Commercial / Vacant / Church
East	R-3 / I-1	Church / Storage facility

Applicant: Keener Investments, LLC

Background: Applicant approached staff regarding the rezoning of this property for an additional storage facility development. The lot does have city sewer and rural water nearby.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Analysis: The aforementioned property is approximately 13 acres and is currently a vacant piece of property. The area is made up of a mixture of Residential, Commercial, Industrial and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type.

The current Land Use Map has this area as high density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. It should be noted that we are currently working on updating the Comprehensive Plan and Future Land Use Map.

Planning Commission Recommendation: The Planning Commission recommended approval of this rezoning at their regularly scheduled meeting.

Staff Recommendation: Staff does not have any issue with the requested development and understands that there is currently industrial zoned property in the area. However, staff does not recommend approval of this rezoning.

Required Action: Hear the item and approve or deny Ordinance O-2021-21, a rezoning request for the property located

near West Main and 49th Avenue. Any specific conditions imposed by the City Council should be read into any approval motion.

Council Information / Action Requested

The Planning Commission recommended approval of the rezoning request.
City Staff did not recommend approval of the rezoning request.

- (1) Approval or denial of Section 1 of Ordinance O-2021-21.
- (2) Approval or denial of Section 2, the Emergency Clause.

City Staff Information / Action Follow-up, if Council authorizes this action:

City Clerk to file Ordinance
GIS to update City Maps
Community Development to notify applicant

ATTACHMENTS:

- 1. PC2021 19 Supporting Documents and Application

ORDINANCE NO. O-2021-21

**AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. That the zoning map is hereby amended as to replace the R-3, General Residential Zoning District to the I-1, Light Industrial Zoning District for property located near 49th Avenue and West Main Street, in Durant, and more particularly described as;

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of the SE/4 of said Section 26; Thence South 88 degrees 57 minutes 39 seconds West along the South line of the SE/4 a distance of 1322.25 feet to the Southwest corner of the E/2 SE/4; Thence North 00 degrees 55 minutes 58 seconds West along the monumented West line of the SE/4 SE/4 a distance of 603.14 feet to the true Point of Beginning being a set ½ inch steel pin with PLS 1819 ID cap; Thence North 00 degrees 55 minutes 58 seconds West along the monumented West line of the SE/4 SE/4 a distance of 717.85 feet to the Southwest corner of the S/2 NE/4 SE/4 of said Section 26 occupied by a found ½ inch steel pin with PLS 1566 ID cap; Thence North 88 degrees 58 minutes 50 seconds East along the South line of the S/2 NE/4 SE/4 a distance of 1322.17 feet to the Southeast corner thereof occupied by a set mag nail with PLS 1819 washer; Thence South 00 degrees 56 minutes 10 seconds East along the East line of the SE/4 a distance of 200.48 feet to the Northeast corner of a tract of land conveyed to First Assembly of God, Inc. in Book 999 at Pages 139-140 occupied by a found mag nail; Thence South 88 degrees 58 minutes 58 seconds West along the North line of said tract a distance of 468.60 feet to the Northwest corner thereof occupied by a found ½ inch steel pin with PLS 201 ID cap; Thence South 00 degrees 56 minutes 10 seconds East along the West line of said tract a distance of 244.49 feet to a found ½ inch steel pin with PLS 1566 ID cap; Thence South 89 degrees 05 minutes 28 seconds West a distance of 390.63 feet to a found ½ inch steel pin with PLS 1566 ID cap; Thence South 00 degrees 56 minutes 18 seconds East a distance of 274.40 feet to a set ½ inch steel pin with PLS 1819 ID cap; Thence South 89 degrees 04 minutes 25 seconds West a distance of 462.99 feet back to the Point of Beginning.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

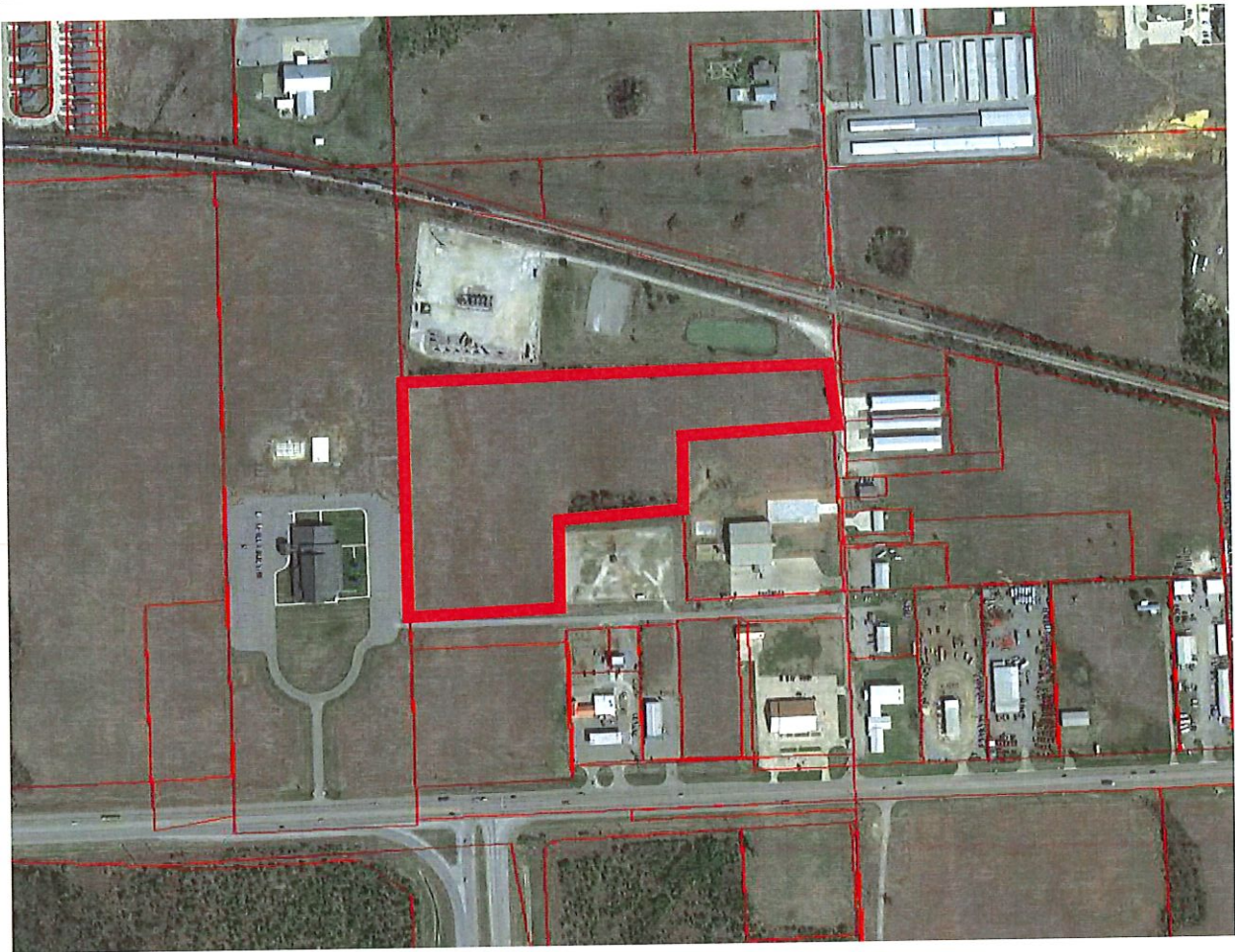
PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 10th day of August, 2021.

Oden Grube, Mayor
City Of Durant, Oklahoma

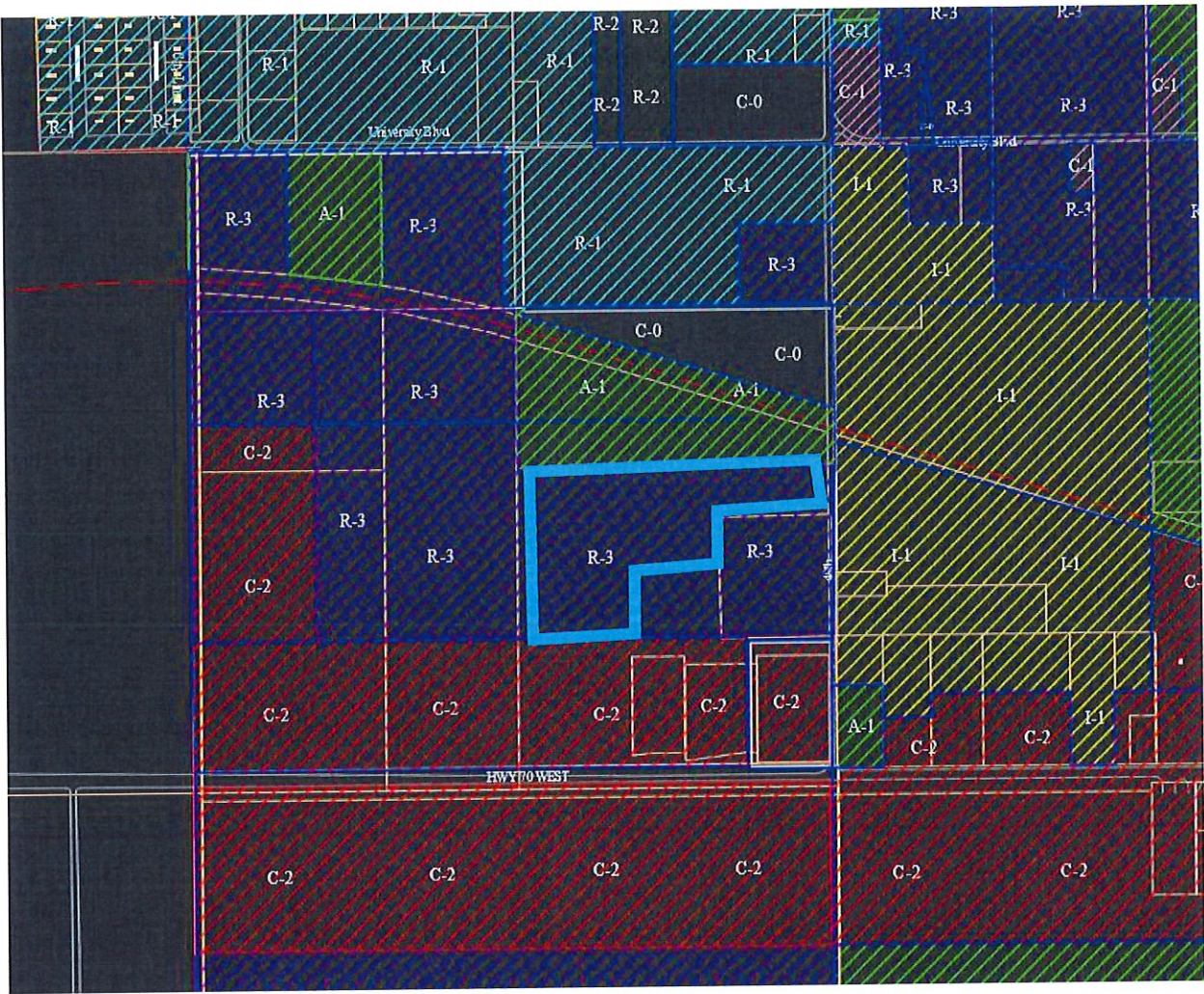
ATTEST:

Cynthia J. Price, City Clerk

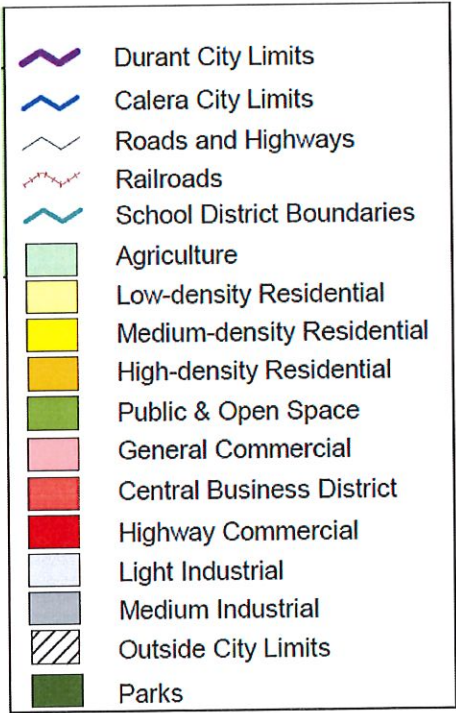
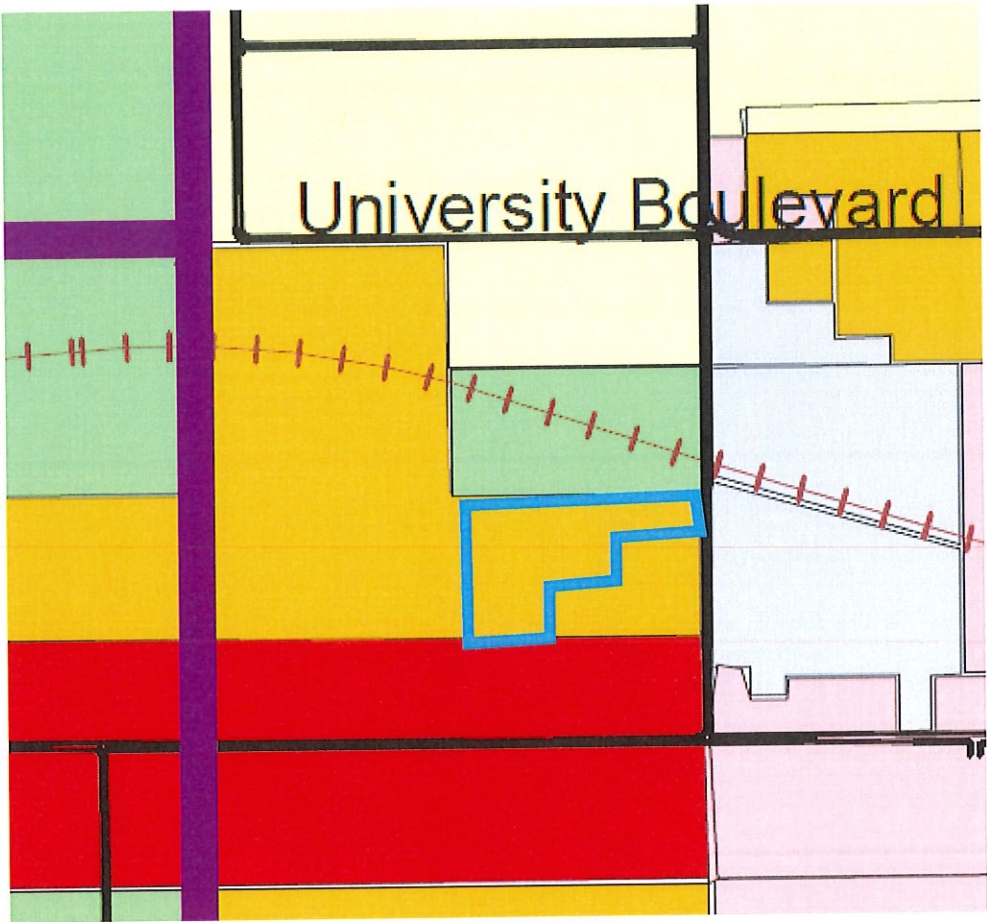
Aerial Maps



Zoning Map



Future Land Use Map



§ 157.028 I-1 LIGHT INDUSTRIAL DISTRICT.

The purpose of the I-1 Industrial District is to provide a location for industries. The intent is to preserve this land especially for industry in locations with access to major streets, as well as locations generally accessible to railroad transportation. Because of possible objectionable influences that may be created in this district, it is necessary to locate I-1 carefully in relation to other districts and provide such features as buffers or setback strips between this district and other zoning districts.

(`93 Code, § 12-215) (Ord. 1040, passed 4-12-83)

REZONING APPLICATION

Petition # PC 2021-19
 Fee \$ 300

APPLICANT INFORMATION

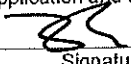
Name: <u>Keener Investments LLC</u>	Email: <u>Kevin@acc.comserv.com</u>	Phone #1: <u>580-916-0667</u>
Mailing Address: <u>PO Box 147</u>	Phone #2:	
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74702</u>
Applicant's Interest in Property: <u>Owner</u>		

☐ Please use attached addendum if there is more than one applicant.

Physical Address of Rezoning Request:			
☐ Platted ☒ Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) <u>See attached Legal Description</u>			
☐ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: <u>R-3</u>	Request Rezoning To: <u>I-2</u>		
Present Use: <u>Vacant Land</u>	Proposed Use: <u>Storage</u>		
Parcel Width:	Parcel Length:	Acre: <u>13.7</u>	Street/Road Frontage:
☐ City Water (If City Water will be extended or improvements will be made, please explain: <u>City water & Sewer are present along the South & East boundary's of this property.</u>			
☐ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
☐ Private Water ☐ Private Sewer			
Is Property in the Floodplain? <u>No</u>	Is property in the Airport Zone. <u>No</u>		

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.


5-11-21
 Signature of Applicant Date

Office Use Only		Date Payment Received		Notification Mailed		Comments	
Date Filed		Initial		Date		Initial	
Proof of Publication Received				Property Posting Verified		Comprehensive Plan Recommendations	
Date Initial		Date Initial		City Council Action		Ordinance #	
Staff Recommendation ☐ Approve ☐ Deny		PC Recommendation ☐ Approve ☐ Deny		City Council Action ☐ Approve ☐ Deny			

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

Growth in the city and county is creating a demand for additional storage space.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

I-1 zoning is required for a storage facility. Storage facilities support the current and future zoning classifications for the immediate and surrounding area. There is currently approximately 50 acres in the immediate area with the I-1 zoning classification.

3. List any other reasons to support this zone change.

Durant is experiencing growth in this part of town and storage facilities are extremely low impact to the surroundings.

D. Kelly

WARRANTY DEED

L-2018-709833 Book 1485 Pg: 490
12/18/2018 10:33 am Pg 0490-0491
Fee: \$ 15.00 Doc: \$ 86.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That DON H. CARPENTER, JR. and ELIZABETH CARPENTER, husband and wife, parties of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto KEENER INVESTMENTS, LLC, of P. O. Box 147, Durant, OK 74702-0147, party of the second part, the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, State of Oklahoma more particularly described as follows: Commencing at the Southeast Corner of the SE/4 of said Section 26; Thence South 88 degrees 57 minutes 39 seconds West, along the South line of the SE/4, a distance of 1322.25 feet to the Southwest Corner of the E/2 SE/4; Thence North 00 degrees 55 minutes 58 seconds West, along the monumented West line of the SE/4 SE/4, a distance of 603.14 feet to the True POINT OF BEGINNING being a set 1/2" steel pin with PLS 1819 ID cap; Thence North 00 degrees 55 minutes 58 seconds West, along the monumented West line of the SE/4 SE/4, a distance of 717.85 feet to the Southwest Corner of the S/2 NE/4 SE/4 of said Section 26 occupied by a found 1/2" steel pin with PLS 1566 ID cap; Thence North 88 degrees 58 minutes 50 seconds East, along the South line of the S/2 NE/4 SE/4, a distance of 1322.17 feet to the Southeast Corner thereof occupied by a set mag nail with PLS 1819 washer; Thence South 00 degrees 56 minutes 10 seconds East, along the East line of the SE/4, a distance of 200.48 feet to the Northeast Corner of a tract of land conveyed to First Assembly of God, Inc. in Book 999 at Pages 139-140 occupied by a found mag nail; Thence South 88 degrees 58 minutes 58 seconds West, along the North line of said tract, a distance of 468.60 feet to the Northwest Corner thereof occupied by a found 1/2" steel pin with PLS 201 ID cap; Thence South 00 degrees 56 minutes 10 seconds East, along the West line of said tract, a distance of 244.49 feet to a found 1/2" steel pin with PLS 1566 ID cap; Thence South 89 degrees 05 minutes 28 seconds West a distance of 390.63 feet to a found 1/2" steel pin with PLS 1566 ID cap; Thence South 00 degrees 56 minutes 18 seconds East a distance of 274.40 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence South 89 degrees 04 minutes 25 seconds West a distance of 462.99 feet back to the True POINT OF BEGINNING.

Less and except all oil, gas, and other minerals outstanding of record. Reserving unto DON H. CARPENTER, JR. any oil, gas and other minerals he may own.

DOCUMENTARY STAMPS: \$86.25

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

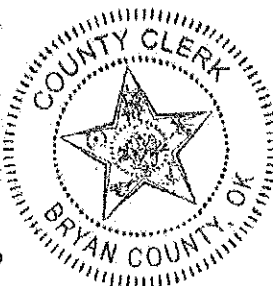
SIGNED AND DELIVERED this 26th day of November 2018.

DON H. CARPENTER, JR.

ELIZABETH CARPENTER

STATE OF OKLAHOMA
Bryan County

Documentary Stamps \$ 86.25



ACKNOWLEDGMENT

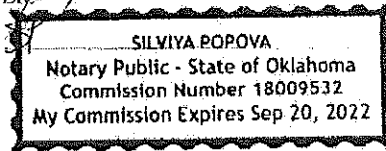
STATE OF OKLAHOMA)
) SS.
COUNTY OF Pottawatomie)

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of November, 2018, personally appeared DON H. CARPENTER, JR. and ELIZABETH CARPENTER, husband and wife, to me known to be the identical persons who executed the above and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Seal the day and year last above written.

My Commission Expires: Sept 20, 2022
Commission No.: 18009532

NOTARY PUBLIC



1-2018-709833 Book 1485 Pg: 491
12/18/2018 10:33 am Pg 0490-0491
Fee: \$ 15.00 Doc: \$ 86.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
 Director
Re: Discussion, Consideration and Possible Action on a Final Plat Request for Property Located at 4319 SE 3rd Avenue, PC2021-20.

Request: Consider a request from Bailey Nassar, for a Final Plat Request for property located at 4319 SE 3rd Avenue.

Current Zoning: A-1, General Agriculture District

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Uses
West	A-1	Single Family Uses
South	A-1	Single Family Uses

Applicant: Bailey Nassar

Background: Applicants approached staff regarding filing for a final plat request in order to build their family home on 5 acres of property they purchased. The application lists only a single family home to be built at this time.

Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Analysis: The subject property is approximately a total of 10 acres. The final plat will essentially divide the property into two lots that will be approximately 5 acres a piece. This property is served by Rural Water District 5 and there is no sewer in the area. Therefore, the applicant will need to have septic or aerobic installed which will need to be approved by the Oklahoma Department of Environmental Quality (ODEQ).

The current Land Use Map appears to have this area as a mix of commercial and industrial; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated.

Staff Recommendation: Staff supports the dividing of land into two lots. City staff have signed off on the plat with a couple of recommended stipulations. The stipulations are that the driveway will be required to be a sealed surface per ordinance, the correct signature blocks will need to be placed on the plat itself and a corrective deed will need to be filed.

Planning Commission Recommendation: The Planning Commission recommended approval of this plat with the condition that the driveway be a sealed surface as designated by ordinance, the correct signature blocks be placed upon the plat and a corrective deed filed.

Required Action: Hear the item and approve or deny the Final Plat request for property located at 4319 SE 3rd Avenue. Any specific conditions imposed by the City Council should be read into any approval motion.

Council Information / Action Requested

The Planning Commission and City Staff recommend approval of the final plat request with the conditions that the driveway is sealed per ordinance, that the correct signature blocks are placed upon the plat and a corrective deed be filed.

City Staff Information / Action Follow-up, if Council authorizes this action:

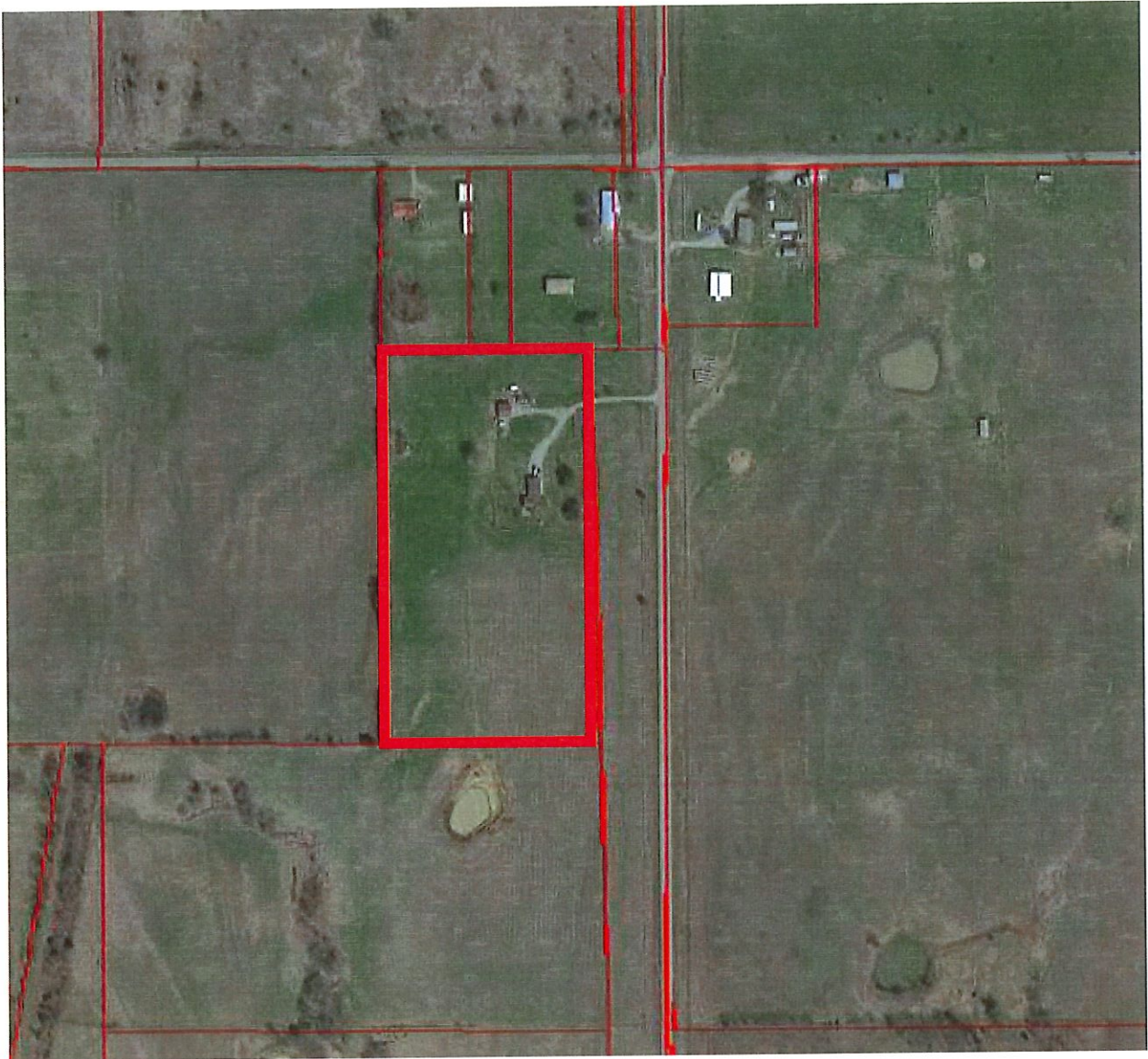
GIS to update City Maps

Community Development to notify applicant

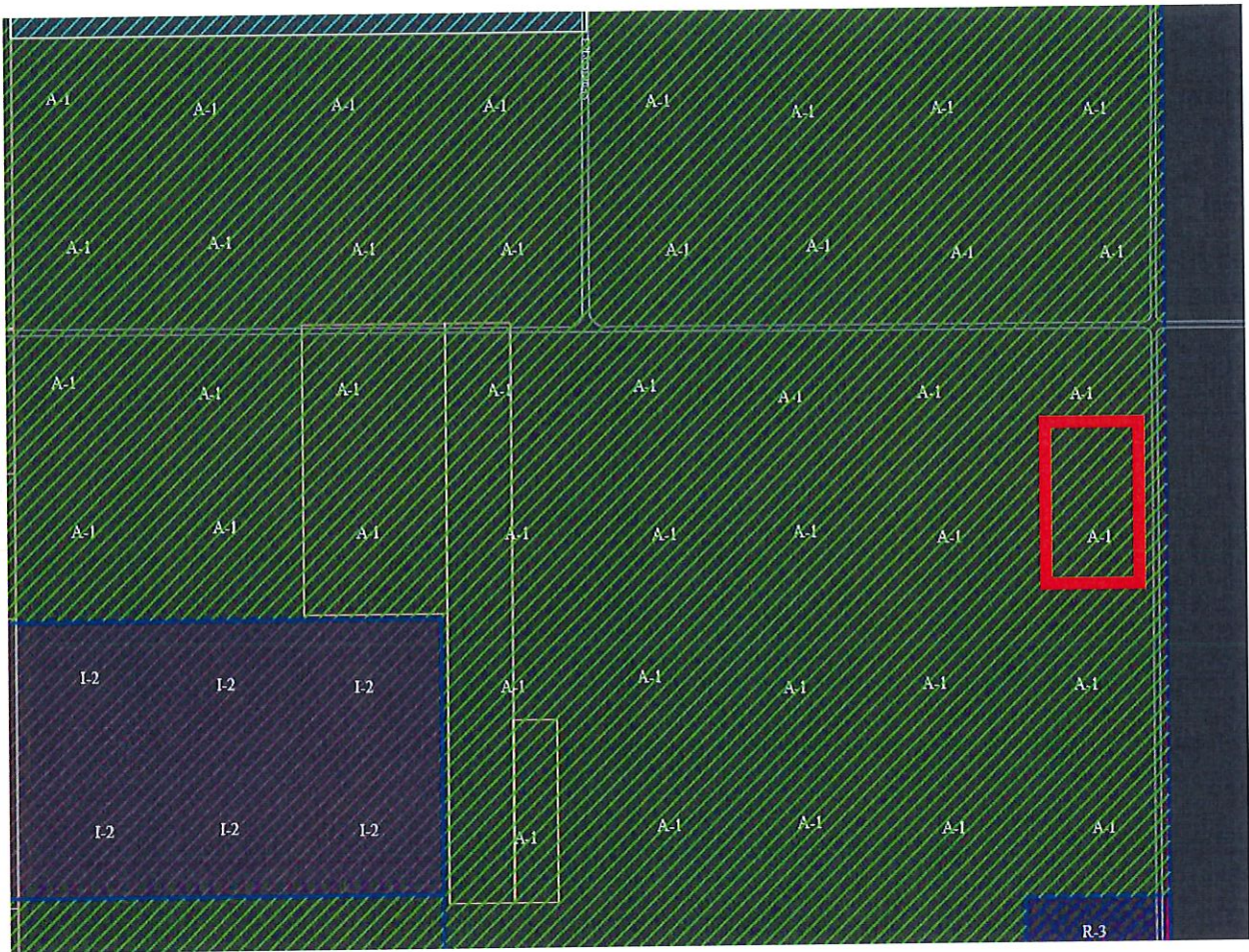
ATTACHMENTS:

1. PC 2021 20 Supporting Documents
2. SE 3rd plat

Aerial Maps

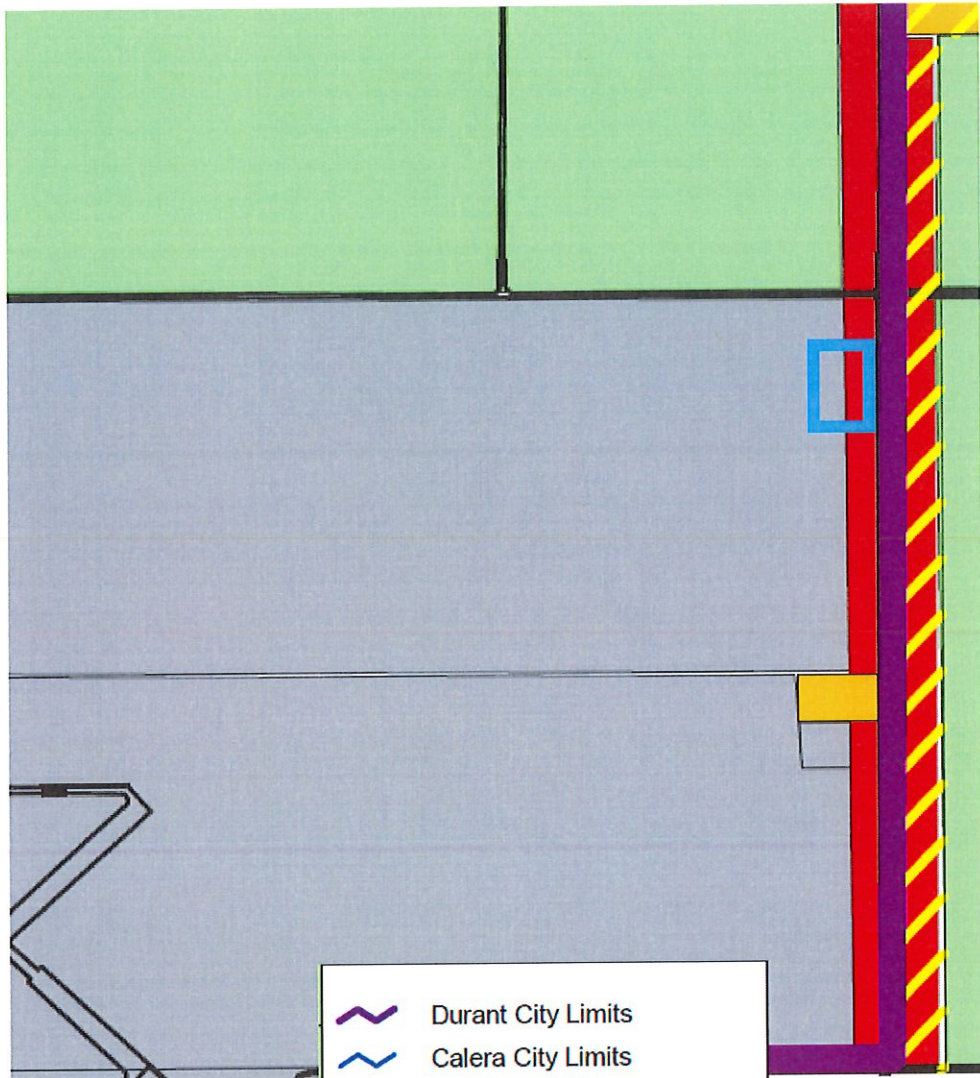


Zoning Map



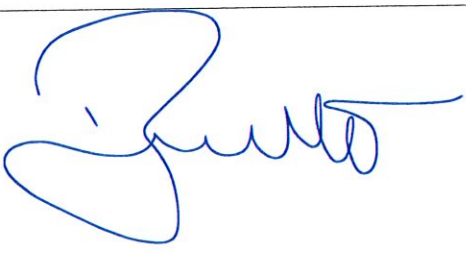
This map shows the proposed rail alignment (red line with yellow diagonal stripes) passing through the Calera/Durant area. The alignment is bordered by a purple line. A blue square marker is located on the alignment near the intersection of the main road and the road leading to the airport. A yellow rectangular marker is located on the alignment near the intersection of the main road and the road leading to the airport. The map includes a legend at the bottom right:

- Durant City Limits (indicated by a purple wavy line)
- Calera City Limits (indicated by a blue wavy line)

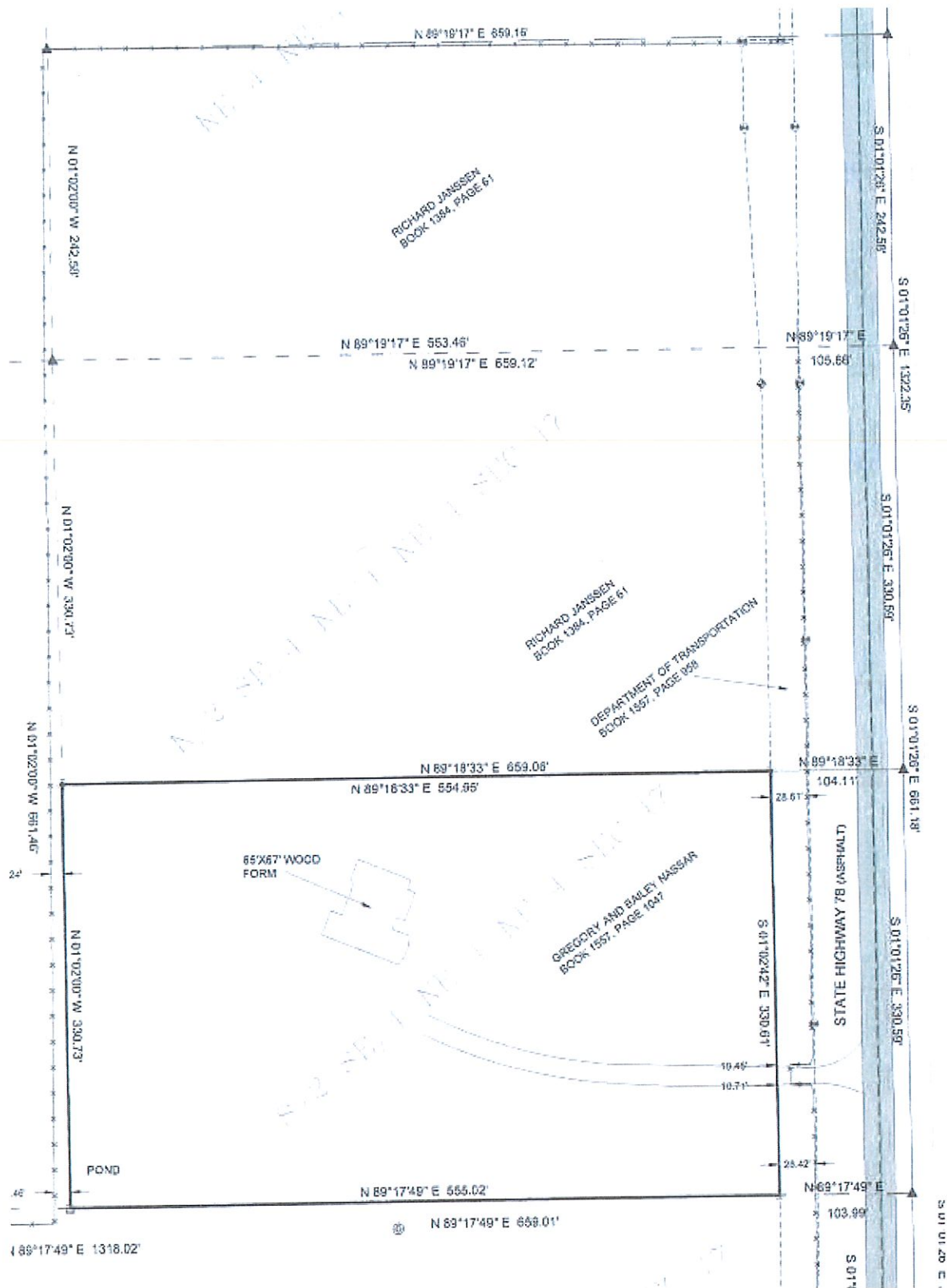


COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

4319 SE 3rd

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		7/27/21	Need to put correct signature blocks corrective deed
M&O Randy Cartrell		07-15-2021	RRW#5 and M/Sewer available
Streets Carl Meade		07-27-2021	drive way needs to be sealed
Fire Marshal Wade Boyd		7-27-21	
Building Official Marc Hall		7-27-21	
Engineer Brandon Wall		07/09/21	None.

Survey



Subdivision/Plat Application

Petition # PC 2021-20

Fee \$ 300

Expedited Fee \$ _____

Preliminary Plat: ☐

Final Plat: ☒

Re-Plat: ☐

~~Lot Split~~ ☒

APPLICANT INFORMATION

Name: <u>Bailey Nassar</u>	Email: <u>bnassar@choctawnation.com</u>	Phone #1: <u>(580) 931-7252</u>
Mailing Address: <u>P.O. Box 64</u>		Phone #2: <u>(580) 775-2179</u>
City: <u>Hendrix</u>	State: <u>OK</u>	Zip: <u>74741</u>
Applicant's Interest in Property:		

SURVEYOR INFORMATION

Name: <u>Lee Levins Page Surveying</u>	Email: <u>page.surveying@gmail.com</u>	Phone #1: <u>580-920-9101</u>
Mailing Address: <u>1012 West Willow St. 124 S. 6th Durant</u>		Phone #2: <u>(580) 920-3745</u>
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</u>
Surveyor Oklahoma License Number: <u>10989771809-172512 1566</u>		

ENGINEER INFORMATION

Name:	Email:	Phone #1
Mailing Address:		Phone #2
City:	State:	Zip:
Engineer Oklahoma License Number:		

LAND INFORMATION

Legal Description: <u>See attached Warranty Deed.</u>	Parcel Number:
Proposed Subdivision Name:	Current Zone:
Proposed Use:	Proposed Zone:
Current Property Owner's Name:	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Bailey Nassar Date: 5-5-21

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Building home.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: Garage

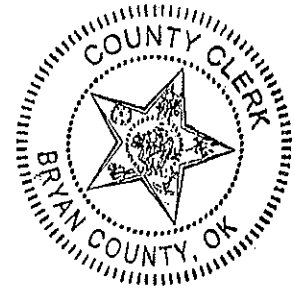
2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
N/A

3. Traffic Impacts: N/A

4. Protection of Neighborhoods: N/A

What licenses and permits (if any) are required for this proposed use?
Building Permits

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.



WARRANTY DEED
(Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS:

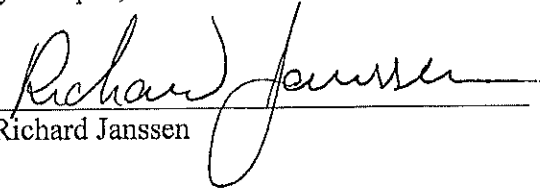
THAT **Richard Janssen**, a single person, party of the first part, in consideration of the sum of Ten (\$10.00) and more Dollars, the receipt of which is hereby acknowledged, do by these presents, grants, bargain, sell and convey unto **Gregory Nassar and Bailey Nassar, 4399 SE 3rd Ave., Durant, OK 74701**, the property herein described, as joint tenants with rights of survivorship, and not as tenants in common, parties of the second part, and their grantees and heirs, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

See Exhibit "A".

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto parties of the second part, their grantees and heirs, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

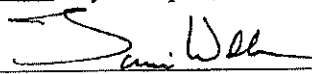
SIGNED AND SEALED this 16 day of April, 2021.


Richard Janssen

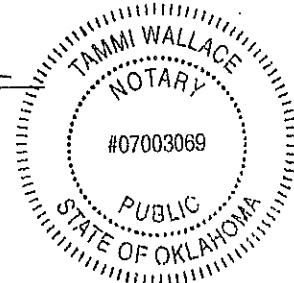
STATE OF OKLAHOMA)
) SS. ACKNOWLEDGMENT
COUNTY OF BRYAN)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 16 day of April, 2021, personally appeared **Robert L. Daws**, a single person, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal on this 16 day of April, 2021.


Notary Public

My Commission expires: 03-28-22



STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

Exhibit "A"

The S/2 SE/4 NE/4 NE/4 of Section 17, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereto, *LESS AND EXCEPT* A strip, piece or parcel of land lying in part of the NE/4 of Section 17, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Commencing at the Southeast corner of said NE/4; Thence S89°16'30"W along the South line of said S/2 SE/4 NE/4 a distance of 67.69 feet to a point on the present West right-of-way line of State Highway No. 78; Thence N01°02'37"W along said present West right-of-way line a distance of 660.92 feet to the Point of Beginning; Thence S89°17'02"W a distance of 30.00 feet; Thence N01°02'37"W a distance of 1,296.78 feet; Thence N03°54'21"W a distance of 200.25 feet; Thence N01°02'37"W a distance of 68.64 feet; Thence N89°18'41"E a distance of 40.00 feet to a point on said West right-of-way line; Thence S01°02'37"E along said present West right-of-way line a distance of 1,565.34 feet to said point of beginning.

I-2021-732357 Book 1557 Pg: 1,048
04/20/2021 3:23 pm Pg 1047-1048
Fee: \$ 20.00 Doc: \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, BRITISH COLUMBIA

1. THE LAND IS SHOWN AS BEING IN THE POSSESSION OF BRITISH COLUMBIA.

2. THE LAND IS SHOWN AS BEING IN THE POSSESSION OF BRITISH COLUMBIA.

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LOT SPLIT PLAT

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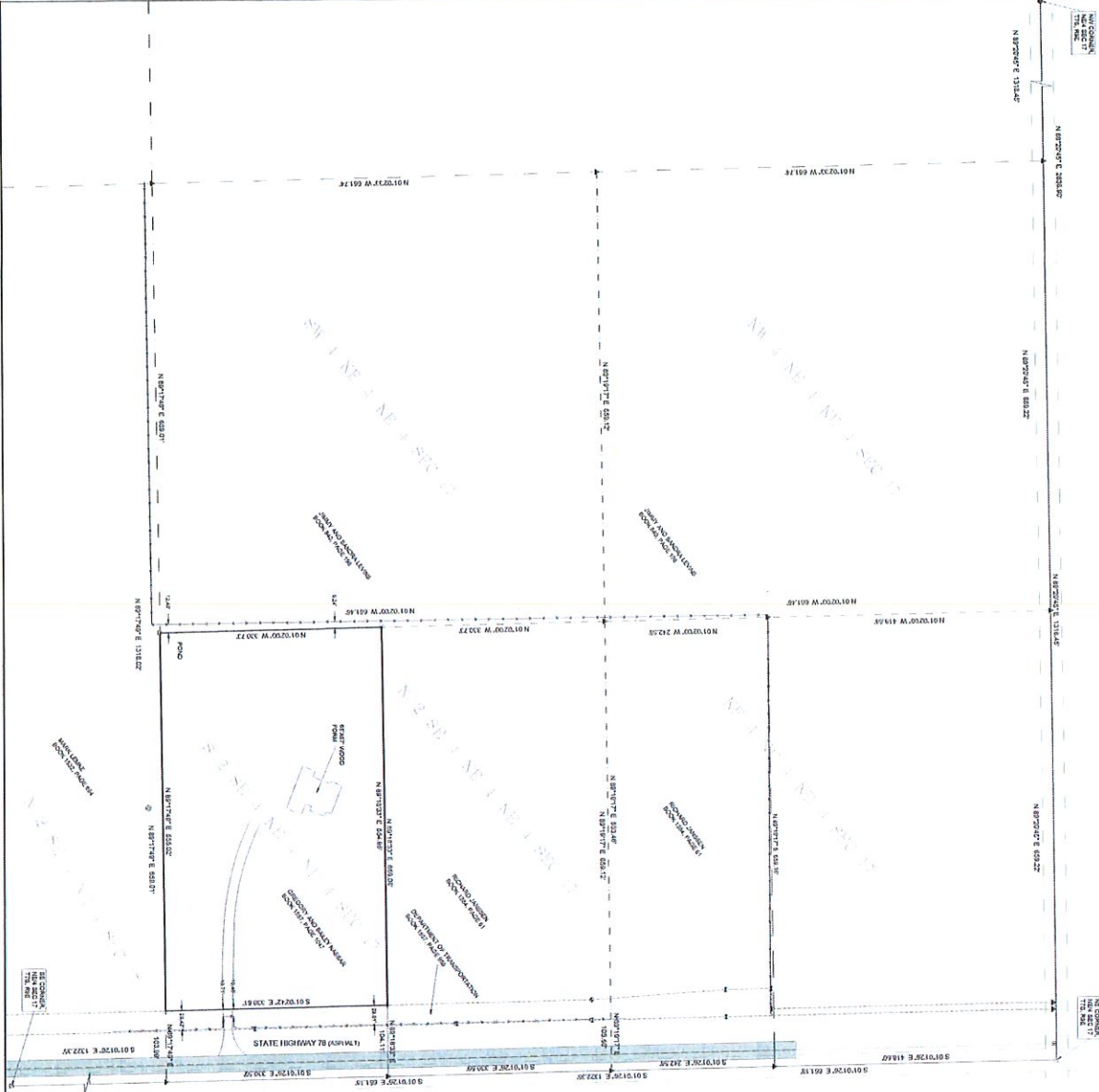
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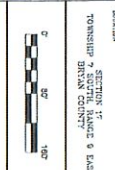
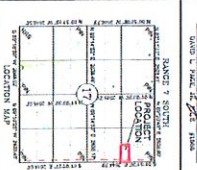
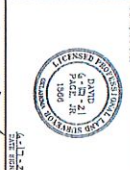
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NOTES:

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NO.	REVISION/DATE	DATE
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9		
10		

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the land shown on this plat, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DATE SIGNED: _____

SIGNED: _____

BY: _____

FOR: _____

LEGEND

1. THE LAND IS SHOWN AS BEING IN THE POSSESSION OF BRITISH COLUMBIA.

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§ 156.044 FINAL PLAT.

(A) Purpose. The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land more simple and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the approval of the Planning Commission. Upon completion of a portion of the construction of the required improvements, the Planning Commission may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the Secretary of the Planning Commission finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

(C) All actions of the Planning Commission, whether approving final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

(D) Applicability. A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(E) Application procedure and requirements. A final plat for minor subdivisions may be approved by the Community Development Director. A final plat for a major subdivision shall require approval by the Planning Commission. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

(1) Four mylar and four paper copies of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a surveyor or engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.

(b) Notice statement. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

(d) Number of lots and the acreage platted.

(e) Boundary lines. The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(f) Bearing distances. True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(g) Property offered for dedication. The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.

(h) The exact layout including:

1. Street and alley lines, including their names, bearings, angles of intersection and widths (including widths along the line of any intersecting street):

2. The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

3. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

4. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

5. The location of the centerline of creeks or drainage ways with accurate dimensions in feet and hundredths of feet with bearings and angles.

(i) The accurate location, material, and size of all monuments approved by the City Engineer.

(j) Building setback lines for residential properties.

(k) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(l) In case the subdivision is traversed by water course, channel, stream, or creek, the prior or present location of such water course, channel, stream, or creek shall be shown on the plat and the boundary of the regulatory flood and the ten-year flood. It will be assumed that there is no significant difference between the two and the regulatory flood will be used, unless the owner shows the ten-year flood on the map.

(m) North point, scale, and date.

(n) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(o) Location by section, town, range, township, county and state.

(p) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(2) Formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the City Attorney. The plat shall be marked with a notation indicating the formal offers of dedication.

(3) The improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the Planning Commission upon recommendation of the City Engineer and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the Planning Commission.

(4) As-built construction plans, where applicable.

(5) Covenants and deed restrictions, if any.

(6) Accurate legal description.

(7) Certification by a registered public surveyor to the effect that the plat represents a survey made by him or her and that all the monuments shown thereon actually exist, and that their location, size, and material description are correctly shown, and that the survey correctly shows the location of all visible easements and rights-of-way and all rights-of-way, easements and other matters of record affecting the property being platted.

(8) The County Clerk's office and applicable state statutes may require additional information to be submitted or included on the final plat.

(F) Standards for approval. No final plat shall be approved by the Community Development Director, the Planning Commission or the City Council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this chapter.

(5) The plat meets all other requirements of this chapter.

(G) Approval procedure. After review of the final plat, the Community Development Director shall place the final plat for consideration on the agenda of a public meeting of the Planning Commission. Minor plats may be approved by the Community Development Director or referred to the Planning Commission in accordance with these regulations. In the event of disapproval, reasons for disapproval shall be stated. One copy of the final subdivision plat shall be returned to the applicant with the date of approval, conditional approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

(H) Appeals. If the Planning Commission disapproves the final plat, the applicant may appeal to the City Council in the manner prescribed in these regulations.

(I) Certificate of compliance. Upon final approval of a final plat required by these regulations, the Planning Commission shall issue to the person applying for approval a certificate stating that the final plat has been approved by the Planning Commission and/or the City Council. For purposes of this section, final approval shall not occur until all conditions of approval have been met.

(J) Signing and recording of final plat.

(1) When an improvement agreement and security are required, the Chairman of the Planning Commission, or the Mayor, if approval has been granted by the City Council, and the Community Development Director or City Engineer shall endorse approval on the final plat after the agreement and security have been approved by the Planning Commission, and all the conditions pertaining to the final plat have been satisfied.

(2) When installation of public improvements is required prior to recordation of the final plat, the Chairman of the Planning Commission or the Mayor, if the plat has been approved by the City Council, and Community Development Director or City Engineer shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a

manner satisfactory to the city as shown by a certificate signed by the City Engineer stating that the necessary dedication of public lands and installation of public improvements has been accomplished.

(3) It shall be the responsibility of the applicant to file the final plat with the County Clerk. Simultaneously with the filing of the final plat, the applicant shall record such other agreements of dedication and legal documents as shall be required to be recorded by the City Attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within ten working days of its receipt. One copy of the recorded final plat shall be returned to the city prior to the issuance of any building permits.

(K) Effect of approval. Approval of a final plat shall certify compliance with the regulations of the city pertaining to the subdivision of land. An approved and signed final plat may be filed with the county as a record of the subdivision of land and may be used to reference lots and interests in property thereon defined for the purpose of conveyance and development as allowed by these regulations.

(L) Lapse of final plat approval. The approval of a final plat shall be effective for a period of six months from the date that the final plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have met the requirements for recording of the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six months, or an extension is not granted in accordance with these regulations, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No certificate of occupancy or change of occupancy permit will be allowed for the property until the applicant has met the requirements for filing of the final plat with the County Clerk.

(Ord. 1573, passed 11-13-07)

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

1. WARRANTY DEED FROM MARY CRAIG TO RICHARD JANSSEN, FILED ON MARCH 24, 2015 IN BOOK 1384, PAGE 61 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. WARRANTY DEED FROM RICHARD JANSSEN TO GREGORY AND BAILEY NASSAR, FILED ON APRIL 20, 2021 IN BOOK 1557, PAGE 1047 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
3. WARRANTY DEED FROM RICHARD JANSSEN TO DEPARTMENT OF TRANSPORTATION OF OKLAHOMA, FILED ON APRIL 20, 2021 IN BOOK 1557, PAGE 959 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
4. STATE OF OKLAHOMA DEPARTMENT OF HIGHWAYS RIGHTS-OF-WAY PLANS FOR U.S. HIGHWAY NO. 78, SWD 4894(1) JIP NO. 24839(4).
5. STATE OF OKLAHOMA DEPARTMENT OF HIGHWAYS RIGHTS-OF-WAY PLANS FOR U.S. HIGHWAY NO. 78, OKLAHOMA FEDERAL AID PROJECT NO. S-678(1).
7. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE.
8. GLO PLAT WITH FIELD NOTES.

LOT SPLIT PLAT
GREGORY NASSAR
SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST
BRYAN COUNTY, STATE OF OKLAHOMA.

G.P.S. BASE POINT INFORMATION:
NAD 83 COORDINATE
NORTHING: 223427.829
EASTING: 2481786.448
ELEV: 659.954
WGS 84 DATA
LAT: 33°57'10.10 22000" N
LONG: 96°22'23.24 000" W
HT: 611.660

ORIGINAL LEGAL DESCRIPTION:

BOOK 1384, PAGE 61:
NW/4 SE/4 NE/4 AND NE/4 SE/4 NE/4 AND SE/4 NE/4 AND THE SOUTH 242.58 FEET OF THE NE/4 NE/4 OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

I, DAVID L. PAGE, JR., HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS A SURVEY UNDER MY DIRECT SUPERVISION OF THE FOLLOWING TRACT OF LAND DESCRIBED TO WIT:

EXISTING LEGAL DESCRIPTION FOR GREGORY AND BAILEY NASSAR:
BOOK 1557, PAGE 1047:

THE S/2 SE/4 NE/4 OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THERETO, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE NE/4 OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NEW THENCE S 89°18'50" ALONG THE SOUTH LINE OF SAID S/2 SE/4 NE/4 A DISTANCE OF 67.89 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78, THENCE N 01°02'37" W ALONG SAID PRESENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 860.19 FEET TO THE POINT OF BEGINNING, THENCE S 89°17'02" W A DISTANCE OF 30.00 FEET, THENCE N 01°02'37" W A DISTANCE OF 126.78 FEET, THENCE N 02°54'21" W A DISTANCE OF 200.35 FEET, THENCE N 01°02'37" W A DISTANCE OF 88.84 FEET, THENCE N 89°18'41" E A DISTANCE OF 40.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE, THENCE S 01°02'37" E ALONG SAID WEST RIGHT-OF-WAY LINE, THENCE S 01°02'37" E ALONG SAID PRESENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 1566.34 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS, COORDINATE SYSTEM IS WGS 84, ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83) BEARINGS.

SURVEYOR'S NOTES FOR SECTION:

1. THERE ARE MULTIPLE SURVEY MONUMENTS AT THE NW CORNER, NE CORNER, AND E/4 CORNER OF SECTION 17 THAT HAS AN ADVERSE AFFECT ON SURVEYING PROPERTY IN THIS AREA. THE OKLAHOMA DEPARTMENT OF TRANSPORTATION HAS A DIFFERENT POSITION FOR THE NE/4 OF SAID SECTION 17 FROM WHICH THEY ALSO SET OR CONTRACTED SOMEONE TO SET NEW 1/4 CORNERS.
2. UPON EVALUATION OF THE EVIDENCE LOOKING AT ALL POSSIBLE SOLUTIONS FOR BOUNDARY LINES, IT WAS FOUND THAT ONE SOLUTION FIT THE LOCAL OCCUPATION LINES AS WELL AS FOUND EXISTING MONUMENTS BETTER THAN USING THE OTHER D.O.T. MONUMENTS.
3. IT IS HOWEVER NOTED THAT THE WEST LINE OF HIGHWAY 78 RIGHT-OF-WAY WAS ASCERTAINED USING EXISTING FOUND ROD NAILS AND OTHER FOUND MONUMENTS ALONG SAID WEST LINE OF HIGHWAY TAKE. THE SUBJECT PARCELS NORTH AND SOUTH LINES WERE THEN CLOSED ON SAID WEST LINE OF STATE HIGHWAY 78'S RIGHT-OF-WAY LINE.
4. IT SHOULD BE NOTED THAT THE CORRECTION WARRANTY DEED FILED IN BOOK 1557 AT PAGE 958 HAS SOME ERRORS IN THE POINT OF COMMENCEMENT. WHEN LAYING SAID EXISTING DESCRIPTION ON FOUND MONUMENTS SET ALONG THE RIGHT-OF-WAY THE EXISTING DESCRIPTION DOES NOT GO BACK TO AN EXISTING MONUMENT AT THE E/4 OF SECTION 17. THE DEED FOR WHICH IT WAS A CORRECTION TO APPEARS TO HAVE THE SAME WEST LINE AS THE NEW DEED, BUT A DIFFERENT DETERMINATION FOR THE ORIGINAL RIGHT-OF-WAY LINE.

ACCEPTANCE BY CITY

I, _____ Director of the Department of Community Development of the City of Durant, Oklahoma, hereby certify that the said Lot Split Plat in the City of Durant, Oklahoma, is hereby accepted on behalf of the Durant Planning Commission. Action by the Council of the City of Durant, Oklahoma is not required.

Signed by the Director of Community Development this _____ day of _____

Director of Community Development

STATE OF OKLAHOMA
SS
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on the _____ day of _____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

My Commission Expires: _____

Date _____ Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____ Do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County, Oklahoma. That the tax records of said County, show all taxes for the year 2020 and prior years are paid on the land shown on this Lot Split Plat in the City of Durant, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the 2021 taxes.

Witness my hand and seal of office this _____ day of _____, 20____

BRYAN COUNTY CLERK CERTIFICATION

State of Oklahoma
County of Bryan
This instrument was filed on the _____ day of _____, 20____ at _____ and duly recorded in Book Number _____ Page _____

Bryan County Clerk

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: Gregory & Bailey Nassar, hereby certify that they are the record owners of a parcel of land described in book 1557, page 1047 filed in the Office of the Bryan County Clerk, and the only persons, firm, or corporation having title or interest in and to the land shown hereon and that the plat represents a correct survey of the above described property.

DATE SIGNED _____ GREGORY NASSAR (OWNER)

DATE SIGNED _____ BAILEY NASSAR (OWNER)

STATE OF OKLAHOMA
COUNTY OF BRYAN

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 executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Notary Public

Commission Expiration

LEGEND

- These standard symbols may be found in the drawing
- SET 1/2" STEEL PIN WITH CAP (PLS 1596)
 - FOUND 1/2" STEEL PIN WITH CAP (PLS 1596)
 - FOUND MAG NAIL
 - FOUND 1/2" STEEL PIN
 - FOUND 1/2" STEEL PIN WITH CAP (PLS 1819)
 - FOUND 5/8" STEEL PIN
 - FOUND 804 NAIL
 - FOUND 5/8" STEEL PIN WITH CAP (CA 6656)
 - CALCULATED CORNER (NOT SET)
 - MEASURED FIELD DATA
 - RECORD DEED DATA
 - GAS METER
 - BOUNDARY LINE
 - UNDERGROUND GAS LINE
 - WIRE FENCE
 - LINE NOT TO SCALE
 - 16.5' STATUTORY ROW
 - ASPHALT SURFACE
 - GRAVEL



124 SOUTH 8th AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176
FAX (580) 920-9121

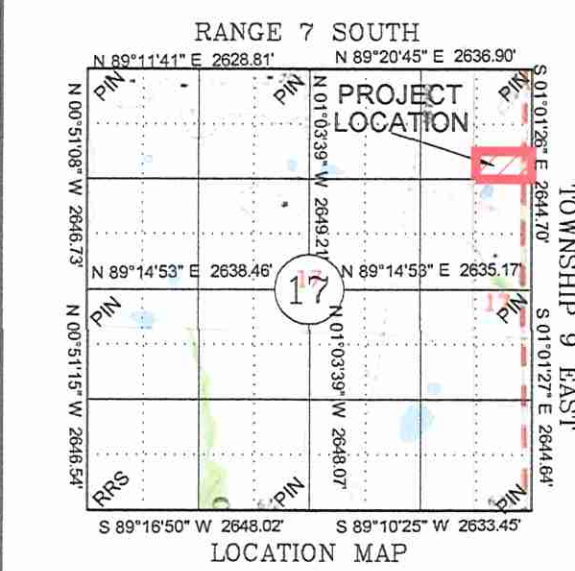
DAVID L. PAGE JR. © 2021
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1954, EXPIRES 6-30-2023

Surveyor's Seal



4-17-21
DATE SIGNED

David L. Page, Jr.
DAVID L. PAGE, JR., P.L.S. #1566



LOCATION

SECTION 17
TOWNSHIP 7 SOUTH, RANGE 9 EAST
BRYAN COUNTY



-BASIS OF BEARINGS-
BASED ON THE OKLAHOMA STATE PLANE COORDINATES SYSTEM (NAD 83) AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING SECTION CORNERS AND 1/4 CORNERS FOUND IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE.

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED OR IMPLIED, THEREOF
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT

CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE TOPOCORRESPONDING SURVEY PLAT
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND ORIGINAL SEAL

PORTIONS OF THIS PLAT ARE IN COLOR. PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS MEANING

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



NO. REVISION/ISSUE DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 6-8-21
DATE OF LAST SITE VISIT: 6-17-21
PLAT COMPLETED: 6-17-21

Project Name and Address
GREGORY NASSAR
SECTION 17
TOWNSHIP 7 SOUTH, RANGE 9 EAST
BRYAN COUNTY

DATE 6-17-21

SCALE 1" = 80'

SHEET NO. 1 OF 1



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
 Director
Re: Discussion, Consideration and Possible Action on a Final Plat Request for Property Located Near the Intersection of West Main and State Highway 70, PC2021-21.

Request: Consider a request from Texoma Victory Real Property Investment LLC, for a Final Plat Request for Durant Victory Subdivision Phase I, property located near West Main and State Highway 70.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Railroad
East	R-3	Church Facility
South	C-2	Vacant

Applicant: Texoma Victory Real Property Investment, LLC

Background: Applicants approached staff regarding filing for a final plat request for Phase I of the Durant Victory Subdivision. All public infrastructure has been installed. Single family homes are being constructed in this subdivision with individual driveways.

Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Analysis: The subject property is approximately a total of 10 acres. The final plat has a total of 27 lots placed within phase one. It should be noted that the applicants received a variance from the Board of Adjustment for the front setback of the houses that are on the East side, lots 1-16. The applicant has placed all necessary public infrastructure that was within the preliminary plat.

The current Land Use Map appears to have this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated.

Staff Recommendation: Staff supports the approval of the final plat. City staff have signed off on the plat and have no concerns listed.

Planning Commission Recommendation: The Planning Commission recommended approval of the final plat at their regular meeting.

Required Action: Hear the item and approve or deny the Final Plat request for Durant Victory Subdivision Phase I, property located near West Main and State Highway 70. Any specific conditions imposed by the City Council should be

read into any approval motion.

Council Information / Action Requested

The Planning Commission and City Staff recommend approval of the final plat request for the Durant Victory Subdivision Phase I located near the intersection of West Main and State Highway 70, PC2021-21.

City Staff Information / Action Follow-up, if Council authorizes this action:

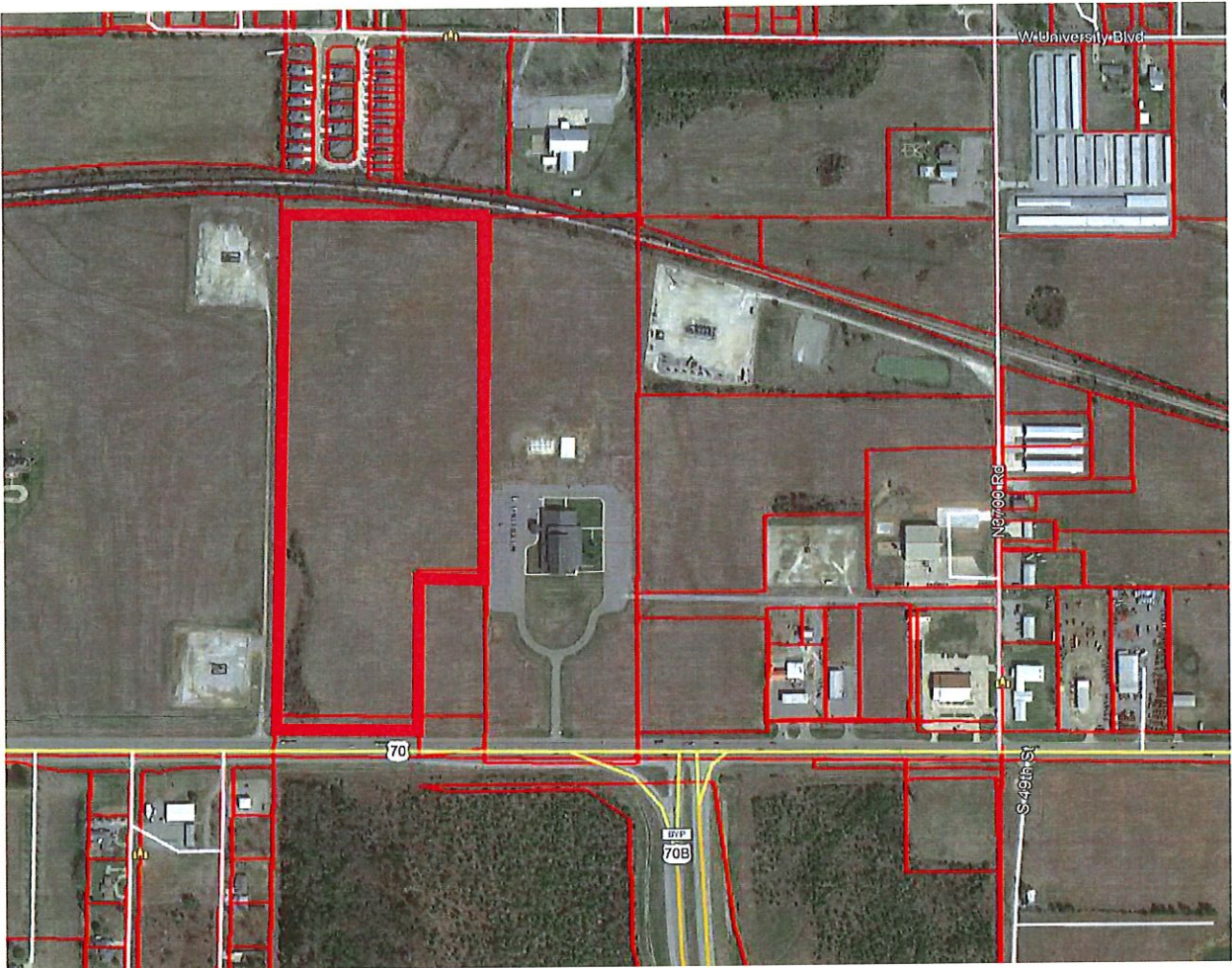
GIS to update City Maps

Community Development to notify applicant

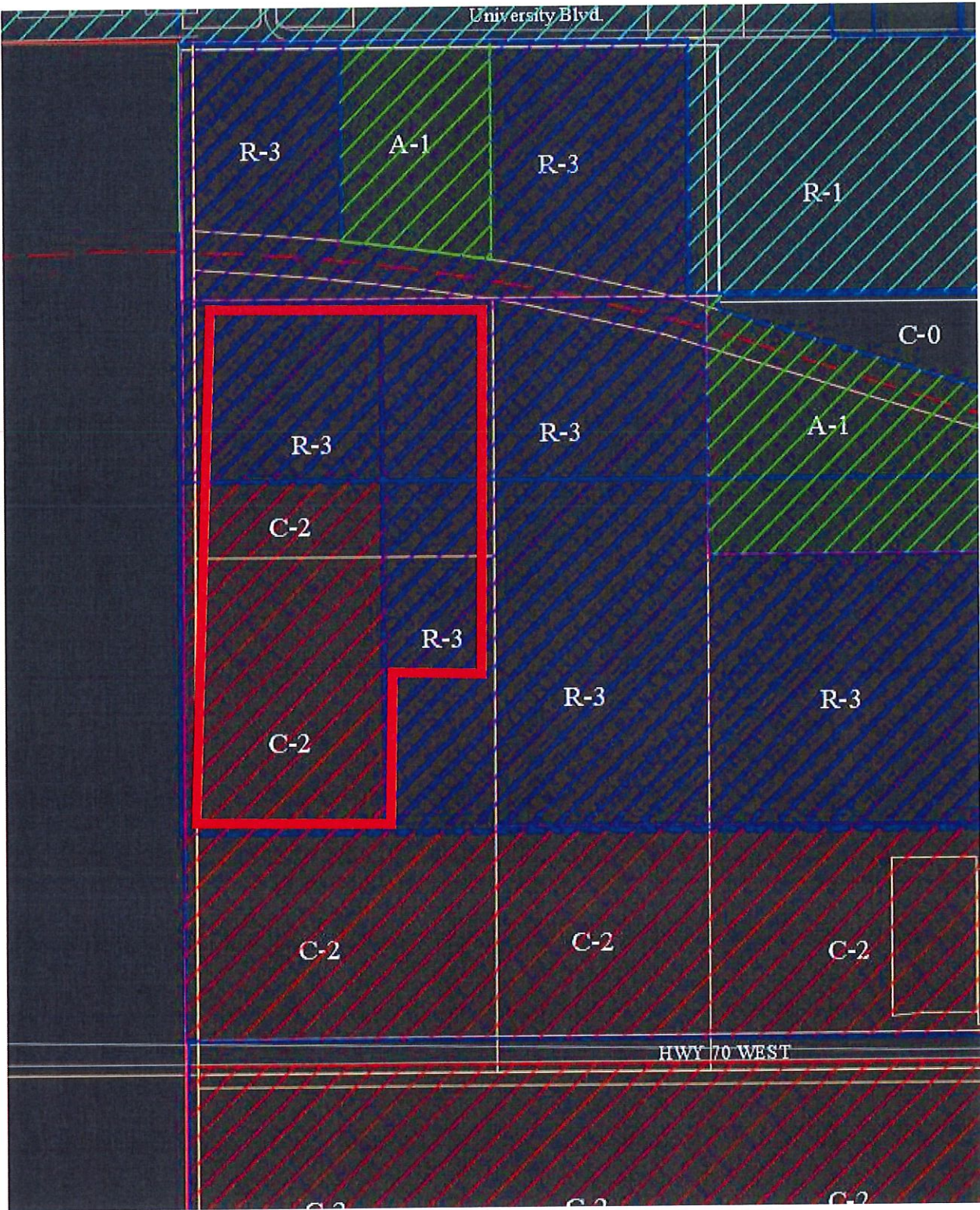
ATTACHMENTS:

1. PC2021 21 Supporting Documents
2. DURANT VICTORY SUBDIVISION - FINAL CITY MAN SIG-SHEET

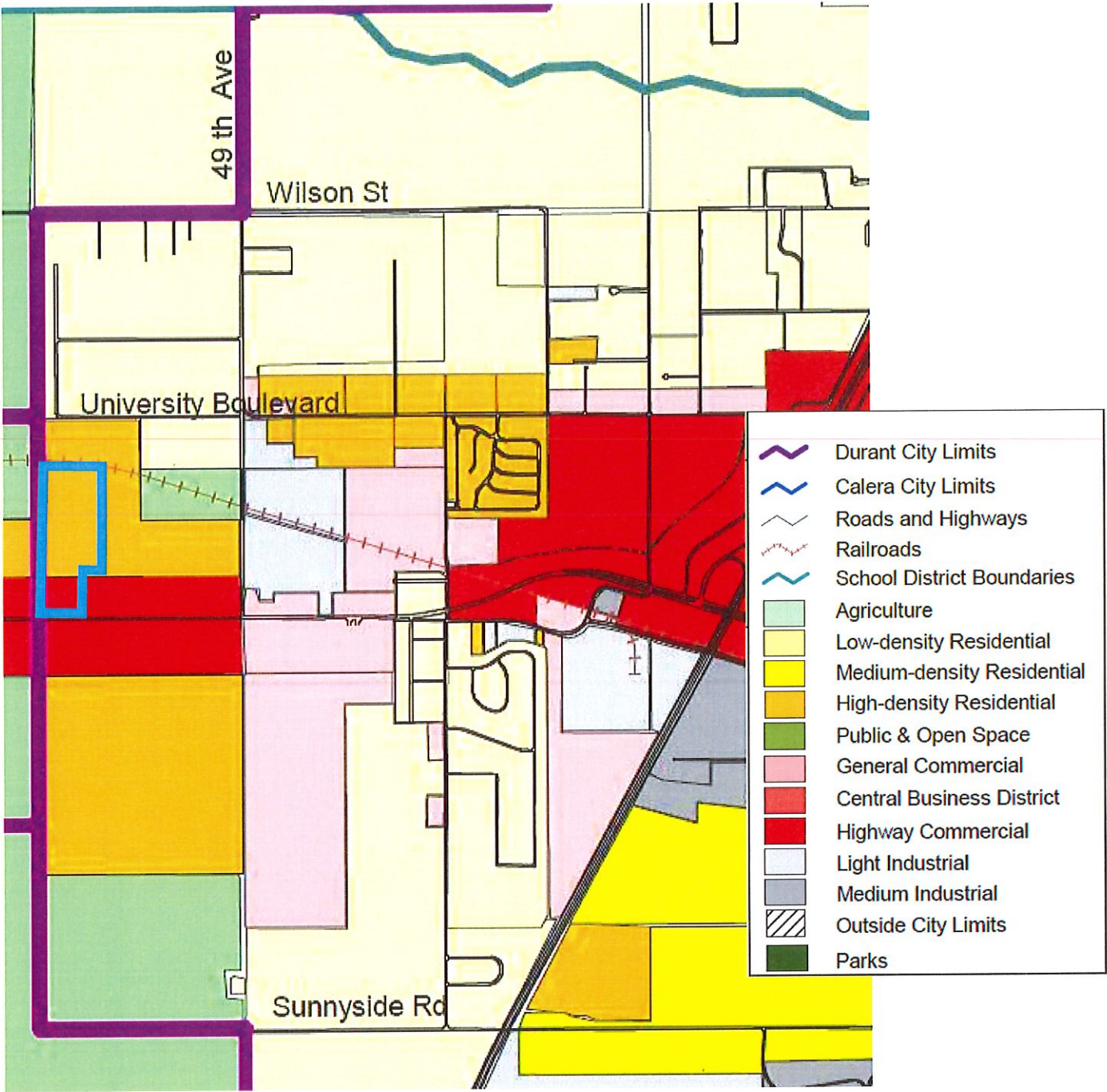
Aerial Map



Zoning Map

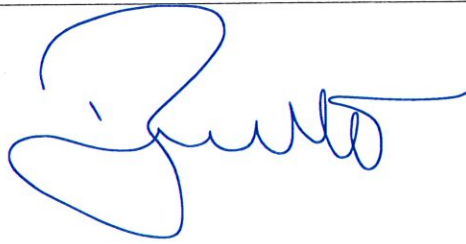


Future Land Use Map



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Durant Victory – Final Plat Phase I

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		7/27/21	
M&O Randy Cartrell		07-15-2021	
Streets Carl Meade		07-27-2021	
Fire Marshal Wade Boyd		07-27-21	
Building Official Marc Hall		7-27-21	
Engineer Brandon Wall		07/09/21	None.

Subdivision/Plat Application

Petition # PC2021-21

Sketch Plat: ☐

Fee \$ 300

Preliminary Plat: ☐

Expedited Fee \$ _____

Final Plat: ☒

Re-Plat: ☐

APPLICANT INFORMATION

Name: Texoma Victory Real Property Investment LLC	Email: benjamin.jia@texomavictory.com	Phone #1: 469-600-9231
Mailing Address: 412 Woodland Cir		Phone #2: 972-655-6876
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property: owner / user		

SURVEYOR INFORMATION

Name: B.J. McIninch, BM Surveying, Inc	Email: bm.surveying@yahoo.com	Phone #1: 580-279-9544
Mailing Address: 2836 W. Twin Oaks Rd		Phone #2: _____
City: Caney	State: OK	Zip: 74533
Surveyor Oklahoma License Number: 1819		

ENGINEER INFORMATION

Name: H. Wayne Barker P.E.	Email: wbaker@barkerengineers.com	Phone #1: 580-931-9045
Mailing Address: 3902 University Blvd		Phone #2: _____
City: Durant	State: OK	Zip: 74701
Engineer Oklahoma License Number: 18513		

LAND INFORMATION

Legal Description: A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian Bryan County, Oklahoma. You will find more particular description in the attached legal description for residential zoning by BM Surveying, Inc.	Parcel Number: _____
Proposed Subdivision Name: Durant Victory Subdivision	Current Zone: R-3
Proposed Use: General Residential	Proposed Zone: R-3
Current Property Owner's Name: Texoma Victory Real Property Investment, LLC	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Texoma Victory Real Property Investment LLC Date: 07/02/2021

Office Use Only			
Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received		Property Posting Verified	Comprehensive Plan Recommendations
Date	Initial	Date	Initial

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Residential Housing

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Attached Parking at each individual house

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.):

N/A

3. Traffic Impacts:

Vehicle access to property is from HWY 70

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use?

Have obtained all necessary permits from ODOT, ODEQ, City of Durant, RWD #2 before infrastructure construction started

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of October, 2020 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 25th day of May, 2021.

Audrey Hamilton

Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
May 27, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

SWEARING IN CEREMONY

Board of Adjustment Vice Chair Rhynes stated that Board Member Mike Allen was sworn in earlier today at City Hall.

CALL TO ORDER

Board of Adjustment Vice Chair Rhynes called the meeting to order at 5:50 p.m.

INVOCATION/FLAG SALUTE

Board Member Goad provided the invocation. Vice Chair Rhynes led the flag salute.

ROLL CALL

Present:

Board of Adjustment Vice Chairman David Rhynes
Board Member Mike Davis
Board Member Dale Goad
Board Member Mike Allen

Absent:

Board Member Randy Downs

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of October 27, 2020

Motion was made by Board Member Davis and seconded by Board Member Goad to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Goad, Allen

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

a. Consider Appointment of Chair

Motion was made by Board Member Davis and seconded by Board Member Goad to nominate David Rhynes as Chair.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Goad, Allen

Nays: None

Abstain: None

b. Consider Appointment of Vice-Chair

Motion was made by Board Member Goad and seconded by Board Member Allen to nominate Mike Davis as Vice-Chair.

Motion Passed with the following vote:

Ayes: Rhynes, Goad, Allen

Nays: None

Abstain: Davis

5. Public Hearings

a. Discussion, Consideration and Possible Action on BOA2021-01 a request for a variance to Code §157.032 (District Regulation) regarding setbacks for property located near West Main and State Highway 70

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to front setbacks. The applicant is asking for a variance for 10 feet on the front setback in order to move the houses closer to the road and allow for more of a backyard. At the time of this report no letters or comments have been received by staff.

Steve Wingfield spoke in support.

Benjamin Jia spoke in support.

Motion was made by Board Member Allen and seconded by Board Member Goad to approve a variance of 10 feet allowing front setbacks to be 15 feet.

Motion Passed with the following vote:

Ayes: Rhynes, Goad, Allen

Nays: Davis

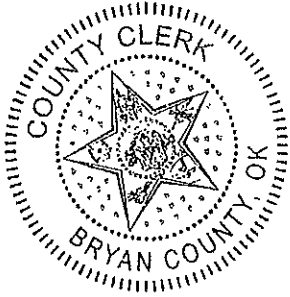
Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion made by Board Member Allen and seconded by Board Member Goad to adjourn the meeting.



MODERN

abstract and title

WARRANTY DEED

2020-720910 Book 1518 Pg: 773
02/10/2020 10:04 am Pg 0773-0774
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **Cynthia Newell and William Michael Newell, wife and husband**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Texoma Victory Real Property Investment, LLC, a Limited Liability Company**, 412 Woodland Cr, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the true Point of Beginning on the North right-of-way line of U.S. Highway 70 marked with a found 1/2" steel pin; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 74.44 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence S 79°43'23" E, along the North right-of-way line of U.S. Highway 70, a distance of 76.46 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 372.93 feet to the SW Corner of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1205 at Page 117, a distance of 523.00 feet to a found 1/2" steel pin with PLS 1325 ID cap; Thence N 88°57'45" E, along the North line of said tract filed in Book 1205 at Page 117, a distance of 250.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1018 at Page 439, a distance of 1309.27 feet to a point on the South Railroad right-of-way line marked with a found 5/8" steel pin; Thence along said Railroad right-of-way, with a Curve turning to the left, with an Arc length of 82.75 feet, with a Radius of 5595.91 feet, with a Chord bearing of N 81°53'54" W, with a Chord length of 82.74 feet to a point on the South line of the N/2 N/2 SE/4 of said Section 26 marked with a found 1/2" steel pin with CA 4450 ID cap; Thence S 88°58'14" W, along said South line of the N/2 N/2 SE/4, and the South line of a tract of land conveyed to Mid-Continent Energy Corporation filed in Book 1117 at Page 48, a distance of 692.22 feet to a point on the West line of the SE/4 marked with a set 1/2" steel pin with PLS 1819 ID cap; Thence S 00°57'41" E, along the West line of the SE/4, a distance of 1830.50 feet back to the Point of Beginning.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of

Fidelity National Title,

12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

STATE OF OKLAHOMA
Bryan County
Documentary Stamp \$ 140.25

DURANT VICTORY SUBDIVISION PHASE 1

A PART OF THE SEC. OF SECTION 25, TOWNSHIP 600TH, RANGE 14E, COUNTY OF OKLAHOMA, STATE OF OKLAHOMA.

DURANT VICTORY SUBDIVISION, LLC

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DURANT VICTORY SUBDIVISION, LLC

1. The survey was performed on the Oklahoma State Plane, Coordinate System (NAD 83) and all bearings and distances shown hereon are in accordance with the S.O.M., plus for and U.S. Highway 72.

2. U.S. Highway 72 shown were used in accordance with the S.O.M., plus for and U.S. Highway 72.

3. The address shown hereon were located from public field notes. These notes are for information only and do not constitute a warranty of accuracy.

4. The address shown hereon were located from public field notes. These notes are for information only and do not constitute a warranty of accuracy.

5. The work of the surveyor for the O.N.G. 425 position shown on the applied data was done in accordance with the Oklahoma Statutes, Chapter 10, Section 10-101, and the Oklahoma Statutes, Chapter 10, Section 10-102.

6. All lot and block corners will be marked with a 2" steel pin with P.O.S. 1819 ID cap unless otherwise noted.

7. There is an unrecorded 1.60 foot strip of land between Victory RD and Jasper RD and adjacent to the center of Victory RD.

8. Property being subject to all easements, appurtenant, restrictions, or covenants, filed of record.

LICENSED LAND SURVEYOR CERTIFICATE

I, J. L. McDaniel, a Licensed Land Surveyor in the State of Oklahoma, hereby certify that the survey shown hereon was made by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Oklahoma. I am not a member of the Oklahoma Surveyors Association. I am not a member of the Oklahoma Surveyors Association. I am not a member of the Oklahoma Surveyors Association.

J. L. McDaniel, P.L.S., 1819

STATE OF OKLAHOMA

COUNTY OF BRYAN

Durant Victory Subdivision, LLC

Durant Victory Subdivision, LLC

Durant Victory Subdivision, LLC

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1. The survey was performed on the Oklahoma State Plane, Coordinate System (NAD 83) and all bearings and distances shown hereon are in accordance with the S.O.M., plus for and U.S. Highway 72.

2. U.S. Highway 72 shown were used in accordance with the S.O.M., plus for and U.S. Highway 72.

3. The address shown hereon were located from public field notes. These notes are for information only and do not constitute a warranty of accuracy.

4. The address shown hereon were located from public field notes. These notes are for information only and do not constitute a warranty of accuracy.

5. The work of the surveyor for the O.N.G. 425 position shown on the applied data was done in accordance with the Oklahoma Statutes, Chapter 10, Section 10-101, and the Oklahoma Statutes, Chapter 10, Section 10-102.

6. All lot and block corners will be marked with a 2" steel pin with P.O.S. 1819 ID cap unless otherwise noted.

7. There is an unrecorded 1.60 foot strip of land between Victory RD and Jasper RD and adjacent to the center of Victory RD.

8. Property being subject to all easements, appurtenant, restrictions, or covenants, filed of record.

LICENSED LAND SURVEYOR CERTIFICATE

I, J. L. McDaniel, a Licensed Land Surveyor in the State of Oklahoma, hereby certify that the survey shown hereon was made by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Oklahoma. I am not a member of the Oklahoma Surveyors Association. I am not a member of the Oklahoma Surveyors Association. I am not a member of the Oklahoma Surveyors Association.

J. L. McDaniel, P.L.S., 1819

STATE OF OKLAHOMA

COUNTY OF BRYAN

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§ 156.044 FINAL PLAT.

(A) Purpose. The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land more simple and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the approval of the Planning Commission. Upon completion of a portion of the construction of the required improvements, the Planning Commission may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the Secretary of the Planning Commission finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

(C) All actions of the Planning Commission, whether approving final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

(D) Applicability. A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(E) Application procedure and requirements. A final plat for minor subdivisions may be approved by the Community Development Director. A final plat for a major subdivision shall require approval by the Planning Commission. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

(1) Four mylar and four paper copies of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a surveyor or engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.

(b) Notice statement. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

(d) Number of lots and the acreage platted.

(e) Boundary lines. The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(f) Bearing distances. True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(g) Property offered for dedication. The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.

(h) The exact layout including:

1. Street and alley lines, including their names, bearings, angles of intersection and widths (including widths along the line of any intersecting street):

2. The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

3. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

4. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

5. The location of the centerline of creeks or drainage ways with accurate dimensions in feet and hundredths of feet with bearings and angles.

(i) The accurate location, material, and size of all monuments approved by the City Engineer.

(j) Building setback lines for residential properties.

(k) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(l) In case the subdivision is traversed by water course, channel, stream, or creek, the prior or present location of such water course, channel, stream, or creek shall be shown on the plat and the boundary of the regulatory flood and the ten-year flood. It will be assumed that there is no significant difference between the two and the regulatory flood will be used, unless the owner shows the ten-year flood on the map.

(m) North point, scale, and date.

(n) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(o) Location by section, town, range, township, county and state.

(p) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(2) Formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the City Attorney. The plat shall be marked with a notation indicating the formal offers of dedication.

(3) The improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the Planning Commission upon recommendation of the City Engineer and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the Planning Commission.

(4) As-built construction plans, where applicable.

(5) Covenants and deed restrictions, if any.

(6) Accurate legal description.

(7) Certification by a registered public surveyor to the effect that the plat represents a survey made by him or her and that all the monuments shown thereon actually exist, and that their location, size, and material description are correctly shown, and that the survey correctly shows the location of all visible easements and rights-of-way and all rights-of-way, easements and other matters of record affecting the property being platted.

(8) The County Clerk's office and applicable state statutes may require additional information to be submitted or included on the final plat.

(F) Standards for approval. No final plat shall be approved by the Community Development Director, the Planning Commission or the City Council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this chapter.

(5) The plat meets all other requirements of this chapter.

(G) Approval procedure. After review of the final plat, the Community Development Director shall place the final plat for consideration on the agenda of a public meeting of the Planning Commission. Minor plats may be approved by the Community Development Director or referred to the Planning Commission in accordance with these regulations. In the event of disapproval, reasons for disapproval shall be stated. One copy of the final subdivision plat shall be returned to the applicant with the date of approval, conditional approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

(H) Appeals. If the Planning Commission disapproves the final plat, the applicant may appeal to the City Council in the manner prescribed in these regulations.

(I) Certificate of compliance. Upon final approval of a final plat required by these regulations, the Planning Commission shall issue to the person applying for approval a certificate stating that the final plat has been approved by the Planning Commission and/or the City Council. For purposes of this section, final approval shall not occur until all conditions of approval have been met.

(J) Signing and recording of final plat.

(1) When an improvement agreement and security are required, the Chairman of the Planning Commission, or the Mayor, if approval has been granted by the City Council, and the Community Development Director or City Engineer shall endorse approval on the final plat after the agreement and security have been approved by the Planning Commission, and all the conditions pertaining to the final plat have been satisfied.

(2) When installation of public improvements is required prior to recordation of the final plat, the Chairman of the Planning Commission or the Mayor, if the plat has been approved by the City Council, and Community Development Director or City Engineer shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a

manner satisfactory to the city as shown by a certificate signed by the City Engineer stating that the necessary dedication of public lands and installation of public improvements has been accomplished.

(3) It shall be the responsibility of the applicant to file the final plat with the County Clerk. Simultaneously with the filing of the final plat, the applicant shall record such other agreements of dedication and legal documents as shall be required to be recorded by the City Attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within ten working days of its receipt. One copy of the recorded final plat shall be returned to the city prior to the issuance of any building permits.

(K) Effect of approval. Approval of a final plat shall certify compliance with the regulations of the city pertaining to the subdivision of land. An approved and signed final plat may be filed with the county as a record of the subdivision of land and may be used to reference lots and interests in property thereon defined for the purpose of conveyance and development as allowed by these regulations.

(L) Lapse of final plat approval. The approval of a final plat shall be effective for a period of six months from the date that the final plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have met the requirements for recording of the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six months, or an extension is not granted in accordance with these regulations, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No certificate of occupancy or change of occupancy permit will be allowed for the property until the applicant has met the requirements for filing of the final plat with the County Clerk.

(Ord. 1573, passed 11-13-07)

DURANT VICTORY SUBDIVISION PHASE 1

A PART OF THE SE/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 8 EAST, BRYAN COUNTY, STATE OF OKLAHOMA.

Texoma Victory Real Property Investments, LLC.
Owners

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Texoma Victory Real Property Investments, LLC., being the sole owner(s) in fee simple of the following described real property respectively, to wit:

LEGAL DESCRIPTION:

I, B.J. MCININCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A tract of land situated in a part of the W/2 of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:
Commencing at a found map nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26;
Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to a point on the North R.O.W. line of U.S. Highway 70;
Thence N 88°57'45" E, along said Right-of-Way line, a distance of 1.00 foot to the true POINT OF BEGINNING;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 558.00 feet;
Thence N 88°57'45" E a distance of 512.20 feet;
Thence N 00°54'44" W a distance of 315.00 feet;
Thence N 88°57'45" E a distance of 34.03 feet;
Thence N 00°54'44" W a distance of 160.00 feet;
Thence N 88°57'45" E a distance of 52.50 feet;
Thence with a Curve turning to the left with an arc length of 21.16', with a radius of 13.50', with a chord bearing of N 44°01'30" E, with a chord length of 19.07';
Thence N 00°54'44" W a distance of 173.00 feet;
Thence with a Curve turning to the left with an arc length of 21.24', with a radius of 13.50', with a chord bearing of N 45°58'30" W, with a chord length of 19.11';
Thence S 88°57'45" W a distance of 61.47 feet;
Thence N 00°54'44" W a distance of 197.43 feet to a point on the South line of the N/2 of the N/2 of the SE/4 of said Section 26;
Thence N 88°58'14" E, along the South line of the N/2 of the N/2 of the SE/4 of said Section 26, a distance of 153.28 feet to a point on the South Railroad Right-of-Way line marked with a found 1" steel pin with CA 4450 ID cap;
Thence along said Railroad Right-of-Way, with a Curve, turning to the right, with an arc length of 82.75 feet, with a radius of 5595.91 feet, with a chord bearing of S 81°53'54" E, with a chord length of 82.74 feet;
Thence S 00°54'44" E, along the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 229.26 feet;
Thence S 88°57'45" W a distance of 100.00 feet to the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439;
Thence S 00°54'44" E, along the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 960.00 feet;
Thence S 88°57'45" W, along the North line of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117, a distance of 100.00 feet;
Thence N 00°54'44" W a distance of 1.00 foot;
Thence S 88°57'45" W, parallel with the North line of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117, a distance of 151.00 feet;
Thence S 00°54'44" E, parallel with the West line of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117, a distance of 524.00 feet to a point on the North Right-of-Way line of U.S. Highway 70;
Thence S 88°57'45" W, along said Right-of-Way line, a distance of 60.00 feet;
Thence N 00°54'44" W a distance of 73.34 feet;
Thence N 88°57'45" E a distance of 73.53 feet;
Thence with a Curve, turning to the right, with an arc length of 21.24 feet, with a radius of 13.50 feet, with a chord bearing of N 45°58'30" W, with a chord length of 19.11 feet;
Thence with a Curve, turning to the left, with an arc length of 43.88 feet, with a radius of 258.50 feet, with a chord bearing of N 05°48'48" W, with a chord length of 43.83 feet;
Thence with a Reverse Curve, turning to the right, with an arc length of 61.59 feet, with a radius of 360.00 feet, with a chord bearing of N 05°48'48" W, with a chord length of 61.51 feet;
Thence N 00°54'44" W a distance of 73.34 feet;
Thence N 88°57'45" E a distance of 73.53 feet;
Thence with a Curve, turning to the right, with an arc length of 21.24 feet, with a radius of 13.50 feet, with a chord bearing of N 45°58'30" W, with a chord length of 19.11 feet;
Thence N 00°54'44" W a distance of 303.00 feet;
Thence with a Curve, turning to the right, with an arc length of 21.18 feet, with a radius of 13.50 feet, with a chord bearing of N 44°01'30" E, with a chord length of 19.07 feet;
Thence S 88°57'45" W a distance of 452.05 feet;
Thence with a Curve, turning to the left, with an arc length of 21.27 feet, with a radius of 13.50 feet, with a chord bearing of S 44°10'50" W, with a chord length of 19.14 feet;
Thence S 00°57'41" E, parallel with the West line of the SE/4 of said Section 26, a distance of 884.52 feet to a point on the North Right-of-Way line of U.S. Highway 70;
Thence S 88°57'45" W, along said Right-of-Way line, a distance of 60.00 foot back to the Point of Beginning.
Containing 9.665 acres, more or less, as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on August 14, 2020. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 00°57'41" W along the West line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

Texoma Victory Real Property Investments, LLC., offers for dedication to the public use of all streets, avenues, parks, public facilities and easements as shown on the annexed plat of Durant Victory Subdivision - Phase 1, to the City of Durant, Bryan County, State of Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of Durant Victory Subdivision - Phase 1, to Bryan County, State of Oklahoma, we do hereby provide restrictive covenants. Filed in Book _____, Page _____ of the records in the office of the County Clerk, Bryan County, Oklahoma.

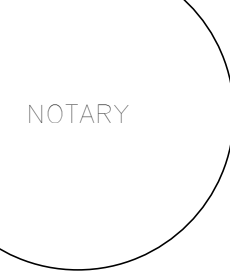
Texoma Victory Real Property Investment, LLC. (OWNERS)

STATE OF OKLAHOMA
COUNTY OF BRYAN

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 executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public

Commission Expiration



UTILITY EASEMENT #1

Commencing at a found map nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26;
Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the point on the North R.O.W. line of U.S. Highway 70;
Thence N 88°57'45" E, along said Right-of-Way line, a distance of 61.00 foot to the true POINT OF BEGINNING;
Thence N 88°57'45" E, along said Right-of-Way line, a distance of 10.00 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 227.89 feet;
Thence N 44°02'19" E a distance of 32.53 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 54.14 feet;
Thence N 45°57'41" W a distance of 32.53 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 558.48 feet;
Thence with a Curve, turning to the right, with an arc length of 5.54 feet, with a radius of 3.50 feet, with a chord bearing of N 44°21'14" E, with a chord length of 4.98 feet;
Thence N 88°57'45" E a distance of 439.05 feet;
Thence with a Curve, turning to the right, with an arc length of 17.67 feet, with a radius of 13.50 feet, with a chord bearing of N 51°28'32" E, with a chord length of 16.43 feet;
Thence S 88°57'45" W a distance of 452.05 feet;
Thence with a Curve, turning to the left, with an arc length of 21.27 feet, with a radius of 13.50 feet, with a chord bearing of S 44°10'50" W, with a chord length of 19.14 feet;
Thence S 00°57'41" E, parallel with the West line of the SE/4, a distance of 884.52 feet back to the Point of Beginning.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on August 14, 2020. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 00°57'41" W along the West line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma

UTILITY EASEMENT #2

Commencing at a found map nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26;
Thence N 00°57'41" W, along the West line of the SE/4, a distance of 1513.74 feet to the true POINT OF BEGINNING;
Thence N 00°57'41" W, along the West line of the SE/4, a distance of 10.00 feet;
Thence N 88°57'45" E a distance of 547.58 feet;
Thence S 00°54'44" E a distance of 10.00 feet;
Thence S 88°57'45" W a distance of 476.58 feet;
Thence S 00°57'41" E, parallel with the West line of the SE/4, a distance of 405.00 feet;
Thence S 88°57'45" W a distance of 10.00 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 405.00 feet;
Thence S 88°57'45" W a distance of 61.00 feet back to the Point of Beginning.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on August 14, 2020. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 00°57'41" W along the West line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma

SURVEYOR NOTES:

- This survey was performed on the Oklahoma State Plane Coordinate System(NAD 83) and all bearings and distance shown hereon are indicative of said Grid system.
- U.S. Highway 70 plans were used in ascertaining the R.O.W. lines for said U.S. Highway 70.
- There are numerous utilities traversing the interior of subject parcel. Call OKIE before a excavation on site.
- The utilities shown hereon were located from visible field evidence. There appears to be numerous pipeline markers missing or destroyed in the pipeline right-of-ways. The surveyor does not warrant the exact position of each utility is as shown nor make up the entirety of utilities on site.
- The width of the right-of-way for the ONG L-62 pipeline shown on the supplied plat was taken from restriction of right of way document filed in Book 997 at Page 239-241, but positioned on the actual centerline of the pipeline.
- All Lot and Block Corners will be marked with a 1/2" steel pin with PLS 1819 ID cap unless otherwise noted.
- There is an intentional 1.00 foot strip of land between Mercury RD and Jupiter RD and adjacent landowners for control of access to public roads.
- Property being subject to all easements, rights-of-ways, restrictions, or covenants, filed of record, if any.

LICENSED LAND SURVEYORS CERTIFICATE

I, B.J. McIninch, a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for DURANT VICTORY SUBDIVISION - PHASE 1, an addition to the City of Durant, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 1/2" steel pins set with PLS 1819 ID cap unless otherwise shown on plat. This plat of Durant Victory Subdivision - Phase 1 is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, thereof.

B.J. McIninch P.L.S. 1819

Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of July, 2021, personally appeared B.J. McIninch to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that He executed the same as Him free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public

Commission Expiration



NOTARY

TREASURER

ENVIRONMENTAL
QUALITY

CLERK

COUNTY TREASURERS CERTIFICATE

I, _____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2020 on the described real property known as: Texoma Victory Subdivision - Phase 1 being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2021.

County Treasurer

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2021.

Environmental Specialist

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, _____, was filed on the _____ day of _____, 2021, at _____, and duly recorded in book _____, page _____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of Durant Victory Subdivision - Phase 1, on this _____ day of _____, 2021.

Chairman

Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

I, John Dean, City Manager for the City of Durant, State of Oklahoma, administrative leader as appointed by the City Council, hereby certify that the said commission duly approved the annexed plat of Durant Victory Subdivision - Phase 1, on this _____ day of _____, 2021.

Administrative Leader - City Manager - John Dean

Ceremonial Leader - City Mayor - Oden Grube

BM SURVEYING, INC

2836 W. TWIN OAKS RD
CANEW, OKLAHOMA 74533
(580) 279-9544
BM.SURVEYING@YAHOO.COM

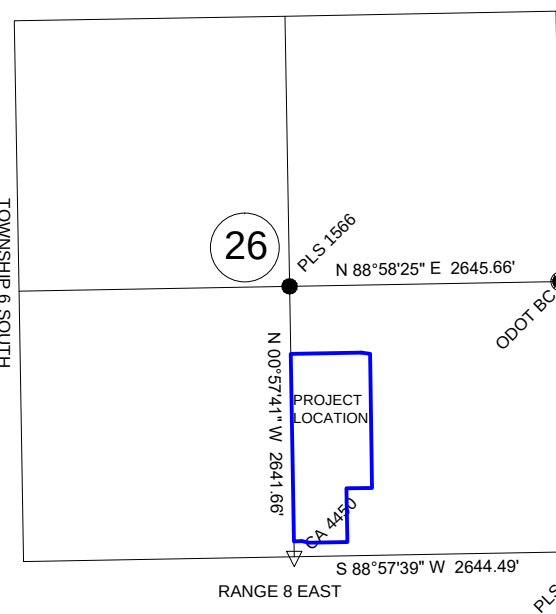
B.J. MCININCH - COPYRIGHT 2021
PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076

DURANT VICTORY SUBDIVISION PHASE 1

A PART OF THE SE/4 OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 8 EAST
BRYAN COUNTY, STATE OF
OKLAHOMA.

DATE B.J. McIninch P.L.S. #1819

VICINITY MAP



-BASIS OF BEARINGS-
OKLAHOMA STATE PLANE BEARINGS
(NAD 83)
DETERMINED FROM G.P.S. OBSERVATIONS
CONTROLLING CORNERS ARE EXISTING MONUMENTS
FOUND AT THE SECTION AND QUARTER SECTION
CORNERS OF SECTION 26, TOWNSHIP 6 SOUTH,
RANGE 8 EAST, BRYAN COUNTY, OKLAHOMA

GENERAL NOTES

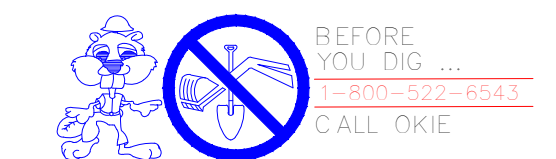
SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER
RECORDED, OR IMPLIED, THEREOF.

NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE
SHOWN ON THE ABOVE PLAT

CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE
LOCATION MAP

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL
SIGNATURE AND ORIGINAL SEAL

PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC
COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS
MEANING



BEFORE
YOU DIG
CALL OKIE
1-800-392-6343

NO. REVISION/ISSUE DATE

SURVEY INFORMATION

FIELD WORK PERFORMED: 1-1-20 TO 1-21-20
DATE OF LAST SITE VISIT: 1-21-20
PLAT COMPLETED: PRELIM: 8-17-20
FINAL: 6-22-21

Project: **TEXOMA VICTORY REAL
PROPERTY INVESTMENT, LLC**

DATE 6-22-21

SCALE 1" = 100'

SHEET NO. 1 OF 1



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Danielle O'Neal
 Director
Re: Discussion, Consideration and Possible Action on a Preliminary Plat Request for Property Located Near the Intersection of West Main Street and State Highway 70, PC2021-22.

Request: Consider a request from Texoma Victory Real Property Investment LLC, for a Preliminary Plat Request for Durant Victory Subdivision Phase II, property located near West Main and State Highway 70.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Railroad
East	R-3	Church Facility
South	C-2	Vacant

Applicant: Texoma Victory Real Property Investment, LLC

Background: Applicants approached staff regarding filing for a preliminary plat request for Phase II of the Durant Victory Subdivision. This preliminary plat has thirty-five (35) lots, in which the applicant stated the lots would contain single family homes that will have their own driveways.

Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Analysis: The subject property is approximately a total of 8 acres. The applicant is planning to have 35 lots with single family homes. Each lot will have a driveway. The property will be served by Rural Water District #2 and city sewer is expected to be extended to the property. As a note, lots 1-11 and lots 26 and 27 show a front setback of 15 feet. Additionally, the street name of Uranus was changed to Pluto by the applicant.

The current Land Use Map appears to have this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated.

Staff Recommendation: Staff supports the approval of the preliminary plat; however, due to the setbacks in lots 1-11 and lots 26 and 27, two staff members were not able to sign off on the plat. The remainder of city staff did sign off on the plat and did not list any concerns.

Planning Commission Recommendation: The Planning Commission recommended approval of PC2021-22, the Preliminary Plat for the Durant Victory Subdivision Phase II with the condition that the setbacks for lots 1-11 and 26 and 27 are the required 25-foot front setbacks.

Required Action: Hold a public hearing and recommend approval or denial of the Preliminary Plat request for Durant Victory Subdivision Phase II, property located near West Main and State Highway 70. Any specific conditions imposed by the Commission should be read into any approval motion.

Council Information / Action Requested

Planning Commission and City Staff recommend approval of a Preliminary Plat request for the Durant Victory Subdivision Phase II, PC2021-22, property located near the intersection of West Main Street and State Highway 70 with the condition that lots 1-11 and 26 and 27 have the required front setback of 25 feet.

City Staff Information / Action Follow-up, if Council authorizes this action:

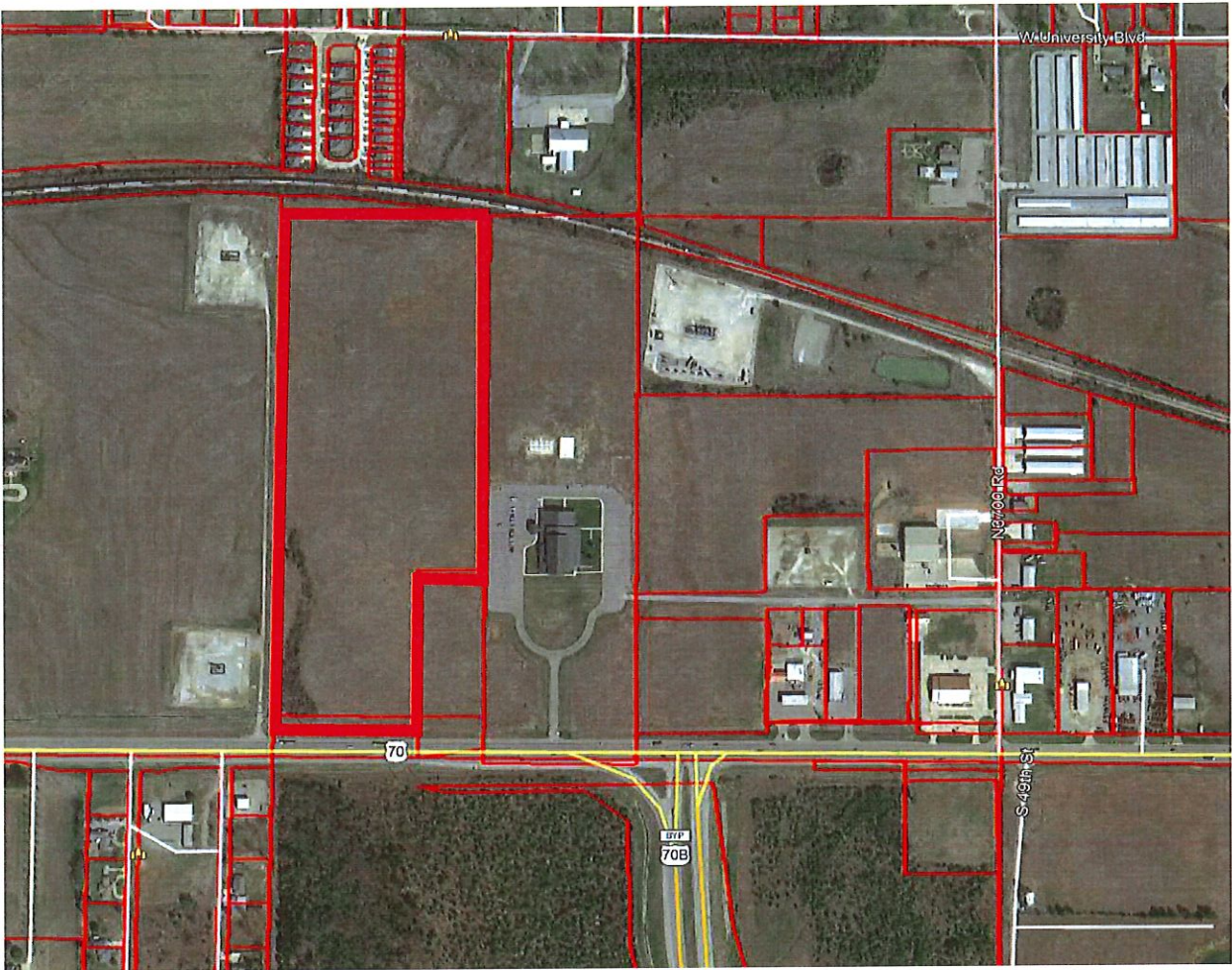
GIS to update City Maps

Community Development to notify applicant

ATTACHMENTS:

1. PC2021 22 Supporting Documents
2. 2.1 DVS - DURANT VICTORY SUBDIVISION PHASE 2 - PRELIM - PLAT-SIGNED

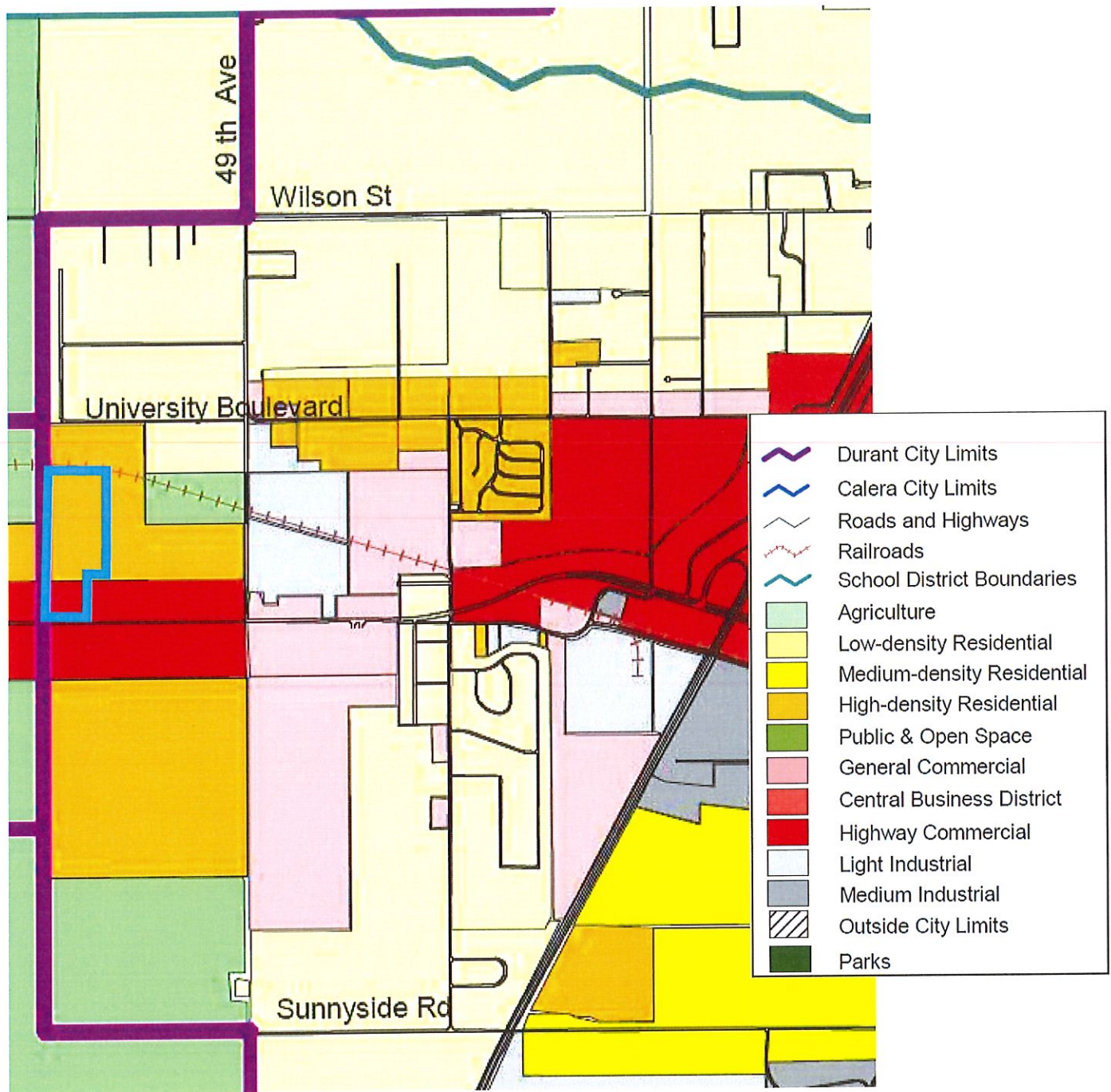
Aerial Map



Zoning Map

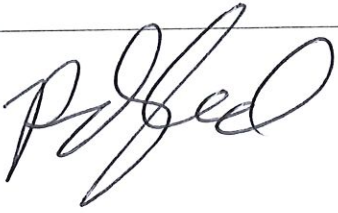
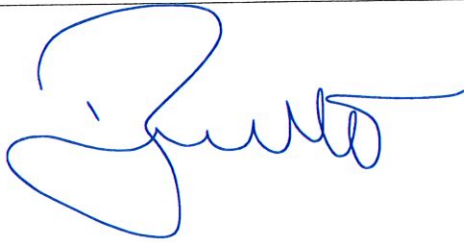


Future Land Use Map

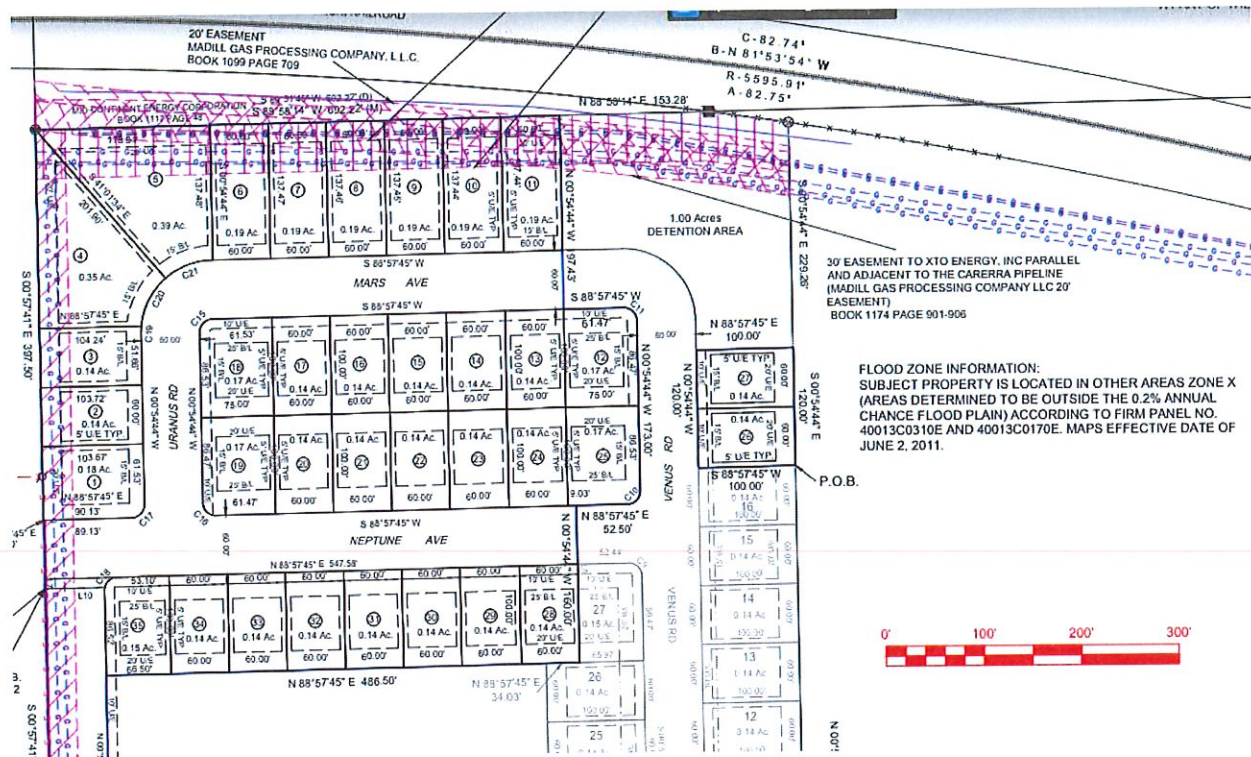


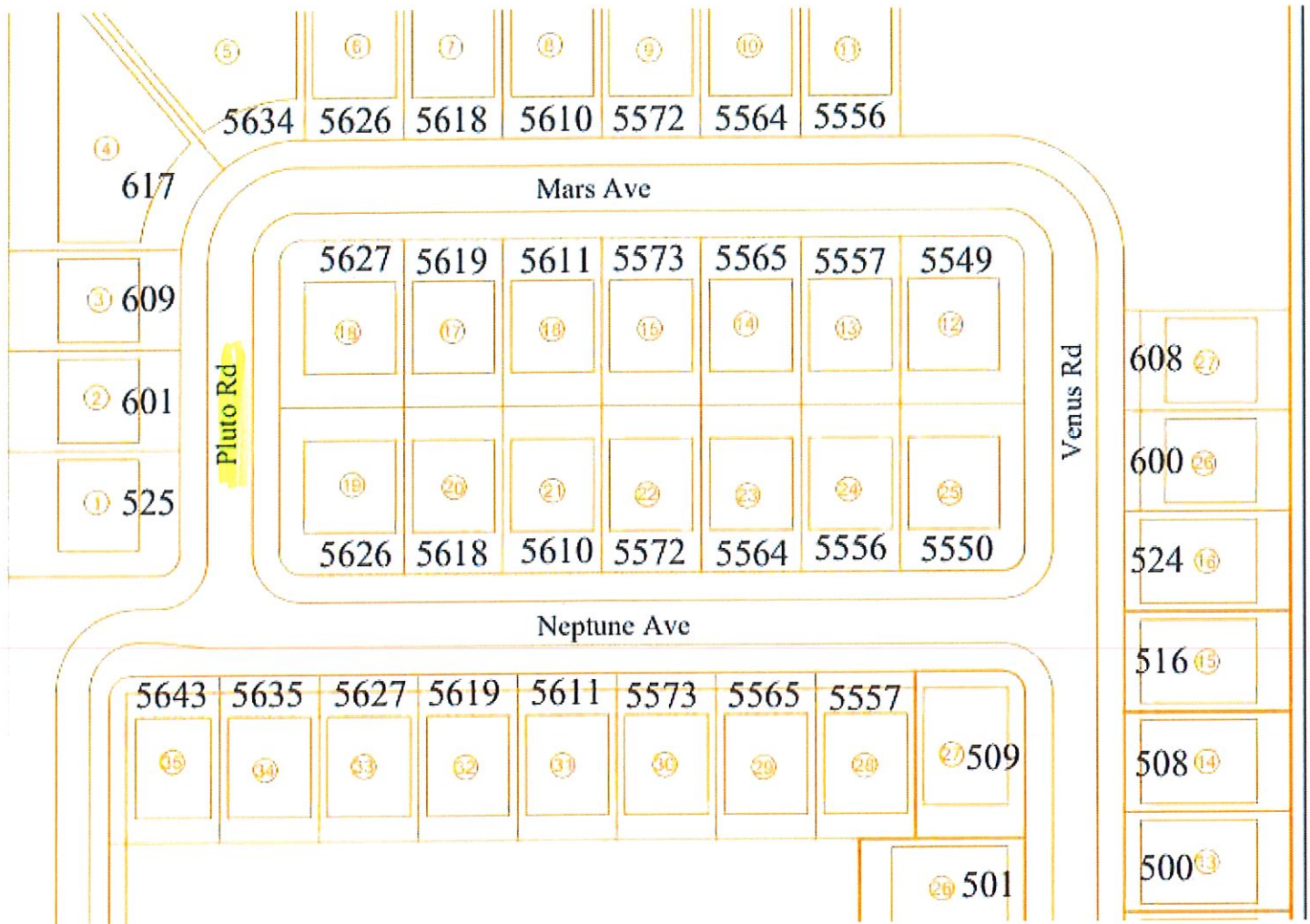
COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Durant Victory – Preliminary Plat Phase II

Department	Signature	Date	Notes
Com Dev Director Danielle D'Neal			Setbacks in "L" shape lots 1-11 are 15' 26-27 need correct signature blocks correct street name
M&O Randy Cartrell		07-15-2021	
Streets Carl Meade		07-27-2021	
Fire Marshal Wade Boyd		7-27-21	
Building Official Marc Hall			Setbacks (15') rather than 25'
Engineer Brandon Wall		07/09/21	None.

Survey





Subdivision/Plat Application

Petition # PC2021-22

Fee \$ 300

Expedited Fee \$ _____

Sketch Plat: ☐

Preliminary Plat: ☒

Final Plat: ☐

Re-Plat: ☐

APPLICANT INFORMATION

Name: Texoma Victory Real Property Investment LLC	Email: benjamin.jia@texomavictory.com	Phone #1: 469-600-9231
Mailing Address: 412 Woodland Cir		Phone #2: 972-655-6876
City: Durant	State: OK	Fax #
Zip: 74701		
Applicant's Interest in Property: owner / user		

SURVEYOR INFORMATION

Name: B.J. McIninch, BM Surveying, Inc	Email: bm.surveying@yahoo.com	Phone #1: 580-279-9544
Mailing Address: 2836 W. Twin Oaks Rd		Phone #2
City: Caney	State: OK	Fax #
Zip: 74533		
Surveyor Oklahoma License Number: 1819		

ENGINEER INFORMATION

Name: H. Wayne Barker P.E.	Email: wbaker@barkerengineers.com	Phone #1: 580-931-9045
Mailing Address: 3902 University Blvd		Phone #2
City: Durant	State: OK	Fax #
Zip: 74701		
Engineer Oklahoma License Number: 18513		

LAND INFORMATION

Legal Description: A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian Bryan County, Oklahoma. You will find more particular description in the attached legal description for residential zoning by BM Surveying, Inc.	Parcel Number:
Proposed Subdivision Name: Durant Victory Subdivision	Current Zone: R-3
Proposed Use: General Residential	Proposed Zone: R-3
Current Property Owner's Name: Texoma Victory Real Property Investment, LLC	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Texoma Victory Real Property Investment, LLC Date: 07/07/2021

Office Use Only		Date Payment Received		Notification Mailed		Comments
Date Filed		Initial		Date	Initial	
Proof of Publication Received		Property Posting Verified		Comprehensive Plan Recommendations		
Date	Initial	Date	Initial			

Staff Recommendation ___ Approve ___ Deny	PC Recommendation ___ Approve ___ Deny	City Council Action ___ Approve ___ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Residential Housing

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Attached Parking at each individual house

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

N/A

3. Traffic Impacts:

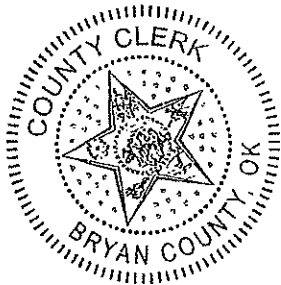
Vehicle access to property is from HWY 70

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use?

Have obtained all necessary permits from ODOT, ODEQ, City of Durant, RWD #2
before infrastructure construction started

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.



MODERN

abstract and title

WARRANTY DEED

2020-720910 Book 1518 Pg: 773
12/10/2020 10:04 am Pg 0773-0774
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **Cynthia Newell and William Michael Newell, wife and husband**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Texoma Victory Real Property Investment, LLC, a Limited Liability Company**, 412 Woodland Cr, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the true Point of Beginning on the North right-of-way line of U.S. Highway 70 marked with a found 1/2" steel pin; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 74.44 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence S 79°43'23" E, along the North right-of-way line of U.S. Highway 70, a distance of 76.46 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 372.93 feet to the SW Corner of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1205 at Page 117, a distance of 523.00 feet to a found 1/2" steel pin with PLS 1325 ID cap; Thence N 88°57'45" E, along the North line of said tract filed in Book 1205 at Page 117, a distance of 250.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1018 at Page 439, a distance of 1309.27 feet to a point on the South Railroad right-of-way line marked with a found 5/8" steel pin; Thence along said Railroad right-of-way, with a Curve turning to the left, with an Arc length of 82.75 feet, with a Radius of 5595.91 feet, with a Chord bearing of N 81°53'54" W, with a Chord length of 82.74 feet to a point on the South line of the N/2 N/2 SE/4 of said Section 26 marked with a found 1/2" steel pin with CA 4450 ID cap; Thence S 88°58'14" W, along said South line of the N/2 N/2 SE/4, and the South line of a tract of land conveyed to Mid-Continent Energy Corporation filed in Book 1117 at Page 48, a distance of 692.22 feet to a point on the West line of the SE/4 marked with a set 1/2" steel pin with PLS 1819 ID cap; Thence S 00°57'41" E, along the West line of the SE/4, a distance of 1830.50 feet back to the Point of Beginning.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of

Fidelity National Title,

12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 140.25

§ 156.043 PRELIMINARY PLAT.

(A) Purpose. The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal.

(B) After the Planning Commission has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat, he or she may take either of the following actions:

(1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and obtain approval thereof before proceeding with preparation of the improvement plans; or

(2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission at the time the preliminary plat and preliminary plat checklist are presented.

(C) Whenever the subdivider presents to the Planning Commission a preliminary plat and preliminary plat checklist, without improvement plans, the Planning Commission may conditionally approve the preliminary plat, subject to Planning Commission approval of the improvement plans within six months following the preliminary plat conditional approval.

(D) After review of the preliminary plat, the Planning Commission shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

(E) Whenever the subdivider presents to the Planning Commission the preliminary plat, preliminary plat checklist, improvement plans and improvement plans checklist and the Planning Commission finds that the plat and improvement plans meet all the requirements of these regulations, it shall approve the preliminary plat and improvement plans by placing a certificate of approval upon each copy of the plat and plans. Such certificate of approval shall bear the signature of the Chairperson and Secretary of the Planning Commission and shall provide that the approval given thereby does not constitute approval for purposes of recording.

(F) Approval of the preliminary plat shall not in all cases entitle the subdivider to approval of the final plat. Upon preliminary approval, if any conditions arise which would cause the preliminary plat to become unsatisfactory due to health, safety or welfare of the community, the Planning Commission shall recommend that the final plat be rejected.

(G) Application procedure and requirements. On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the sketch plat (if required) or alternate plan submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Oklahoma and shall bear his or her seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

(1) *General application requirement.* Copies of the proposed preliminary plat shall be at a scale of one inch equals 100 feet or larger and in a form substantially as follows:

(a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(c) Specific tree survey.

(d) The exact layout including:

1. Proposed street names. Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for naming streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat. A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.

2. The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

3. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

4. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

5. The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.

(e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two corners of the subdivision or addition. One inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.

(f) The accurate outline of all property which is offered for dedication for public use with the purpose indicted thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

(g) Building setback lines for residential properties.

(h) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(i) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.

(j) Names of adjacent subdivisions.

(k) Name and address of the property owner, the owner's surveyor, and the owner's engineer.

(l) North point, scale, and date.

(m) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(n) Location by section, town, range, township, county and state.

(o) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.

(p) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.

(q) Important features such as existing permanent buildings:

1. Large trees and water courses;
2. Parks and other public lands;

3. Railway lines;
4. Existing public easements;
5. Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged).
6. Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
7. Contours at intervals of two feet which are referenced to USGS data; and
8. Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.

(r) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(s) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.

(t) Regulatory flood boundaries, and the ten-year flood boundaries.

(2) *Other required documents and information to be filed with preliminary plat.*

(a) Proposed covenants and deed restrictions, if any.

(b) Source of water supply.

(c) Provisions for sewage disposal.

(d) Construction plans.

(3) *Standards for approval.* No preliminary plat shall be approved by the Planning Commission or by the City Council unless the following standards have been met:

(a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.

(b) The construction plans have been reviewed by the City Engineer.

(c) Provision for installation and dedication of public improvements has been made.

(d) The plat conforms to applicable zoning and other regulations.

(e) The plat meets all other requirements of these regulations.

(4) *Timing of public improvements.*

(a) 1. The Planning Commission may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat by the Chairman of the Planning Commission.

2. The Planning Commission may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.

(b) If the Planning Commission does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat by the Chairman, it shall

require that the applicant execute an improvement agreement and provide security for the agreement as provided in those regulations.

(c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.

(5) *Approval procedure.* After review of the preliminary plat, the report and recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The Planning Commission shall approve or disapprove the preliminary plat. One copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons therefor accompanying the plat if the Planning Commission disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.

(6) *Effect of approval.* Approval of a preliminary plat by the Planning Commission constitutes authorization for the City Engineer to release construction plans subject to his or her final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the Planning Commission. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant Planning Commission on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Planning Commission upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with Section 3.6 of the Subdivision Ordinance of the City of Durant.

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two years from the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat."

(7) *Lapse of preliminary plat approval.* The approval of a preliminary plat shall be effective for a period of two years from the date that the preliminary plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) Construction plan procedure and requirements.

(1) *General application requirement.* Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the State of Oklahoma as required by state law governing such professions. Plans submitted for review by the city shall be dated and bear the responsible engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp or statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the city shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public works construction in

streets, alleys or easements which will be maintained by the city shall be designed by a professional engineer registered in the State of Oklahoma.

(2) *Construction plan review procedure.* Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after approval of the preliminary plat by the Planning Commission and payment of all inspection fees. Upon such release, each contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to commence construction.* If construction has not commenced within one year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. **CONSTRUCTION** shall mean installation of city maintained public improvements.

(Ord. 1573, passed 11-13-07)

DURANT VICTORY SUBDIVISION
PHASE 2

A PART OF THE SE/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 8 EAST, BRYAN COUNTY, STATE OF OKLAHOMA.

Texoma Victory Real Property Investments, LLC,
Owners

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Texoma Victory Real Property Investments, LLC., being the sole owner(s) in fee simple of the following described real property respectively, to wit:

LEGAL DESCRIPTION:
I, B.J. MCININCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:
A tract of land situated in a part of the W/2 of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to a point on the North R.O.W. line of U.S. Highway 70; Thence N 88°57'45" E, along said Right-of-Way line, a distance of 1.00 feet; Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 958.00 feet to the true POINT OF BEGINNING; Thence N 88°57'45" E a distance of 73.52 feet; Thence with a Curve turning to the right, with an arc length of 21.22 feet, with a radius of 13.50 feet, with a chord bearing of N 45°59'58" W, with a chord length of 19.10 feet; Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 301.48 feet; Thence N 88°57'45" E a distance of 486.50 feet; Thence N 00°54'44" W a distance of 160.00 feet; Thence N 88°57'45" E a distance of 52.50 feet; Thence with a Curve turning to the left, with an arc length of 21.18 feet, with a radius of 13.50 feet, with a chord bearing of N 44°01'30" E, with a chord length of 19.07 feet; Thence N 00°54'44" W a distance of 173.00 feet; Thence with a Curve turning to the left, with an arc length of 21.24 feet, with a radius of 13.50 feet, with a chord bearing of N 45°58'30" W, with a chord length of 19.11 feet; Thence N 88°57'45" W a distance of 61.47 feet; Thence N 00°54'44" W a distance of 197.43 feet to a point on the South line of the NW/4 of the NW/4 of the SE/4 of said Section 26; Thence N 88°58'14" W, along the South line of the NW/4 of the NW/4 of the SE/4, a distance of 538.94 feet to a point on the West line of the SE/4; Thence N 00°57'41" E, along the West line of the SE/4, a distance of 397.50 feet; Thence N 88°57'45" E a distance of 1.00 feet; Thence S 00°57'41" E, parallel with the West line of the SE/4, a distance of 475.00 feet back to the Point of Beginning. Containing 7.70 acres, more or less as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on July 1, 2021. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 00°57'41" W along the West line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

AND

A tract of land situated in a part of the W/2 of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 88°57'39" E, along the South line of the SE/4, a distance of 772.25 feet; Thence N 00°54'44" W a distance of 1518.72 feet to the true POINT OF BEGINNING on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439; Thence N 00°54'44" W, parallel with the West line of said tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 120.00 feet; Thence N 88°57'45" E a distance of 100.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439; Thence S 00°54'44" E, along said West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 120.00 feet back to the Point of Beginning. Containing 0.28 acres, more or less as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on July 1, 2021. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 88°57'39" E along the South line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

Texoma Victory Real Property Investments, LLC., offers for dedication to the public use of all streets, avenues, parks, public facilities and easements as shown on the annexed plat of Durant Victory Subdivision - Phase 2, to the City of Durant, Bryan County, State of Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of Durant Victory Subdivision - Phase 2, to Bryan County, State of Oklahoma, we do hereby provide restrictive covenants. Filed in Book ____ Page ____ of the records in the office of the County Clerk, Bryan County, Oklahoma.

DocuSigned by:
Bryan County
DocuSigned by:
Bryan County
DocuSigned by:
Bryan County
Texoma Victory Real Property Investment, LLC. - (OWNERS)

7/30/2021

7/30/2021

7/30/2021

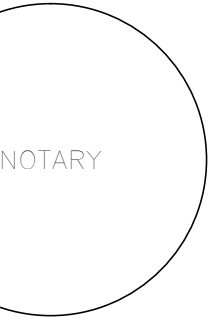
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

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 executed the within and foregoing instrument and acknowledged to me that ____ executed the same as ____ free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Notary Public

Commission Expiration



SURVEYOR NOTES:

- This survey was performed on the Oklahoma State Plane Coordinate System(NAD 83) and all bearings and distance shown hereon are indicative of said Grid system.
- U.S. Highway 70 plans were used in ascertaining the R.O.W. lines for said U.S. Highway 70.
- There are numerous utilities traversing the interior of subject parcel. Call OKIE before a excavation on site.
- The utilities shown hereon were located from visible field evidence. There appears to be numerous pipeline markers missing or destroyed in the pipeline right-of-ways. The surveyor does not warrant the exact position of each utility is as shown nor make up the entirety of utilities on site.
- The width of the right-of-way for the ONG L-62 pipeline shown on the supplied plat was taken from restriction of right of way document filed in Book 997 at Page 239-241, but positioned on the actual centerline of the pipeline.
- All Lot and Block Corners will be marked with a 3/4" steel pin with PLS 1819 ID cap unless otherwise noted.
- There is an intentional 1.00 foot strip of land between Mercury RD and Jupiter RD and adjacent landowners for control of access to public roads.
- Property being subject to all easements, rights-of-ways, restrictions, or covenants, filed of record, if any.

LICENSED LAND SURVEYORS CERTIFICATE

I, B.J. McIninch, a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for DURANT VICTORY SUBDIVISION - PHASE 2, an addition to the City of Durant, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 3/4" steel pins set with PLS 1819 ID cap unless otherwise shown on plat. This plat of Durant Victory Subdivision - Phase 2 is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, therefor.

B.J. McIninch PLS 1819
7-29-21
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of July, 2021, personally appeared B.J. McIninch to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Notary Public
August 26, 2022
Commission Expiration



COUNTY TREASURERS CERTIFICATE

I, ____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2020 on the described real property known as Durant Victory Subdivision - Phase 2 being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this ____ day of ____, 2021.

County Treasurer

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a ____ sewage disposal system and a ____ water system this ____ day of ____, 2021.

Environmental Specialist

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, ____, was filed on the ____ day of ____, 2021, at ____, and duly recorded in book ____, page ____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, ____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of Durant Victory Subdivision - Phase 2, on this ____ day of ____, 2021.

Chairman

Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this plat of Durant Victory Subdivision - Phase 2, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this ____ day of ____, 2021.

Signed ____ Mayor Signed ____ City Clerk

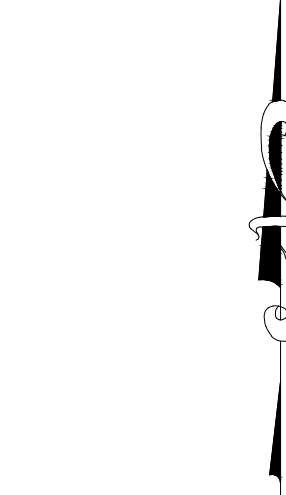
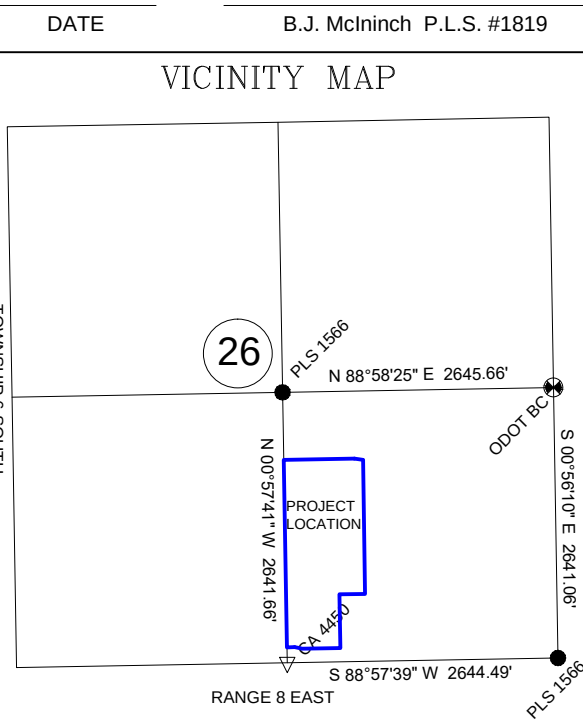
BM SURVEYING, INC

2836 W. TWIN OAKS RD
CANEW, OKLAHOMA 74533
(580) 279-9544
BM.SURVEYING@YAHOO.COM

B.J. MCININCH - COPYRIGHT 2021
PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076

DURANT VICTORY
SUBDIVISION
PHASE 2

A PART OF THE SE/4 OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 8 EAST
BRYAN COUNTY, STATE OF
OKLAHOMA.



-BASIS OF BEARINGS:-
OKLAHOMA STATE PLANE BEARINGS
(NAD 83)
DETERMINED FROM G.P.S. OBSERVATIONS
CONTROLLING CORNERS ARE EXISTING MONUMENTS
FOUND AT THE SECTION AND QUARTER SECTION
CORNERS OF SECTION 26, TOWNSHIP 6 SOUTH,
RANGE 8 EAST, BRYAN COUNTY, OKLAHOMA

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER
RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE
SHOWN ON THE ABOVE PLAT
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE
LOCATION MAP
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL
SIGNATURE AND ORIGINAL SEAL
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC
COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS
MEANING
THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED
BY THE OKLAHOMA STATE BOARD OF LICENSES FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 1-1-20 TO 1-21-20
DATE OF LAST SITE VISIT: 1-21-20
PLAT COMPLETED: PRELIM: 7-1-21
FINAL: 7-29-21

Project:
TEXOMA VICTORY REAL
PROPERTY INVESTMENT, LLC

DATE: 7-29-21

SCALE: 1" = 100'

SHEET NO. 1 OF 1



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: John Dean, City Manager
Re: Discussion, Consideration and Possible Action on Ordinance O-2021-23 Repealing Ordinance 1987 and Section 32.210 of the Code of Ordinances Regarding the Regional Planning Commission and Declaring an Emergency.

Since inception, the Regional Planning Commission (RPC) has received little to no cooperation from the Bryan County elected officials. The previous Chairman of the County Commissioners never attended a single RPC meeting, even though by OS Title 11 that position is named to the Regional Planning Commission. Commissioner Boyer has stalled or balked at every effort of the Regional Planning Commission to move forward. The Regional Planning Commission is a tool that the Oklahoma legislature has enacted in Oklahoma Statute Title 11 to ensure that cities can regulate development that will most likely become a part of the city in the future. However, without support and full cooperation from numerous county offices, the Regional Planning Commission cannot be successful. Without regulated development on the external boundaries of the City of Durant, the City should not consider future annexation of residential development or roads that are not constructed to city building standards without the establishment of a Street Improvement District.

Council Information / Action Requested

- (1) Staff recommends approval of Section 1 of Ordinance O-2021-23.
- (2) Staff recommends approval of Section 2, the Emergency Clause.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

- 1. O-2021-23 Repeal Ordinance 1897 - Regional Planning Commission (1)

ORDINANCE NO. O-2021-23

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, REPEALING ORDINANCE 1897 AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, BY REMOVING SECTION 32.210 IN ITS ENTIRETY WHICH CREATED A REGIONAL PLANNING COMMISSION AND DECLARING AN EMERGENCY

WHEREAS, the City of Durant desires to be repeal the Ordinance creating a Regional Planning Commission; and,

WHEREAS, the cooperation between the City and County officials has not been able to be achieved in regards to a Regional Planning Commission; and,

WHEREAS, the City will not consider future annexation of residential development or roads that are not constructed to city building standards without the establishment of a Street Improvement District.

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

SECTION 1. ENACTMENT.

~~Section 32.210 REGIONAL PLANNING COMMISSION.~~

- ~~1. A Regional Planning Commission is hereby established as authorized by 11 O.S. 46-101, et seq.~~
- ~~2. Membership, Jurisdiction, and Duties and Powers of the Regional Planning Commission shall be governed by Oklahoma Statute and such requirements are incorporated herein.~~

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 10th day of August, 2021, with the Emergency Clause passed separately.

CITY OF DURANT

Oden Grube, Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Award of Bid for Uniform Rental Services;
Consider Approval of Contract for Uniform Rental Services (C-2021-57).

This bid was advertised in the Durant Democrat on July 15, 2021 and July 22, 2021. The bid was posted on the city website with 24/7 access from July 15, 2021 through August 5, 2021. Courtesy bid packets were sent to four uniform companies. There were two bidders (see attached bid tab sheet). Staff recommends the bid be awarded to Clean. The proposed contract is attached.

Council Information / Action Requested

Award of Uniform Rental Services Bid to Clean;

Approval of Contract with Clean for Uniform Rental Services (C-2021-57).

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Uniform Bid Tab Sheet
2. C-2021-57 2021 Uniform Rental Services Contract

**2021 UNIFORM RENTAL SERVICES
FOR THE CITY OF DURANT
BID TABULATION SHEET
AUGUST 5, 2021 @ 10:00 A.M.**

ITEM - DELIVERY	QUANTITY	UNIFIRST	CLEAN	NOTES
Shirts per man per week		11 - \$0.17 each \$1.87/man/week	11 – \$1.43 man/week	
Jeans per man per week		11 - \$0.40 each \$4.40/man/week	11 – \$2.53 man/week	
Shop Towels	Each	\$0.09	\$0.05	
Linen Towels	Each	\$0.13	\$0.06	
ADDITIONAL COSTS	QUANTITY	UNIFIRST	CLEAN	NOTES
Size Premium	Per Garment	Waived	Waived	
Garment Insurance	Per Garment	TBD – Based on garment	\$0.02	
Make-Up Charges	Per Garment	Waived	\$0.02	
Emblems: Name	Per Garment	\$1.50	\$0.02	
Emblems: Company Logo	Per Garment	\$3.00	\$0.02	
Emblems: Flags	Per Garment	\$3.00	\$0.02	
Large & Regular: Shirts	Per Garment	Waived	Waived	
Large & Regular: Jeans	Per Garment	Waived	Waived	
Large & Regular: Jackets	Per Garment	Waived	Waived	

ADDITIONAL COSTS	QUANTITY	UNIFIRST	CLEAN	NOTES
Large & Regular: Shop Towels	Each	Waived	Waived	
Dust Mops 30"	Each	\$1.35	\$0.50	
Dust Mops 36"	Each	\$1.66	\$0.60	
Dust Mops 48"	Each	\$1.78	\$0.70	
Wet Mops - Large	Each	\$1.23	\$0.65	
Mop Buckets	Each	No Bid	\$55.00	
Disposable Shop Towels - All Purpose Wiper Box	Each	\$10.79 per box Tork 510	\$30.00	City does not currently purchase through contractor
Disposable Shop Towels - Heavy Duty Wiper Box	Each	\$10.79 per box Tork 510	\$75.00	City does not currently purchase through contractor
Disposable Shop Towels - All Purpose Wiper Roll	Each	\$7.06 Unifirst Center Pull Hand Towel Roll	\$65.00	City does not currently purchase through contractor
Disposable Shop Towels - Heavy Duty Wiper Roll	Each	Tbd – Based on needs	\$85.00	City does not currently purchase through contractor
Hand Soap - Foam and Gritty	Each	\$19.82 GOJO Pumice Hand Cleaner	\$5.00	
Air Freshener	Each	\$1.75	\$2.50	
Paper Towels	Each	\$2.54	\$35.00	City does not currently purchase through contractor

ADDITIONAL COSTS	QUANTITY	UNIFIRST	CLEAN	NOTES
Toilet Tissue	Each	\$0.79/roll	\$35.00	City does not currently purchase through contractor
Restroom Mat: Urinal/Commode	Each	\$12.99	\$2.00	
Scented Urinal Screens/Blocks	Each	\$3.17	\$2.00	
OPTIONAL DIRECT SALES PRICES	QUANTITY			
T-Shirts with logo and name emblem	Per Garment	TBD – Based on shirt	\$7.50	
Caps with Company Logo	Each	TBD – Based on logo	\$12.00	
3x5 Mats	Each	\$1.92	\$85.00 purchase/ \$1.25 rental	
4x6 Mats	Each	\$2.93	\$105.00 purchase/ \$2.75 rental	
DISCOUNT FOR SELF-CLEANED UNIFORMS				
		Yes – No amount given	Yes – Inventory of 6 instead of 11	

In Attendance: Cynthia Price

Staff Recommendation: Clean

**CITY OF DURANT
2021 STANDARD RENTAL SERVICE AGREEMENT
(UNIFORMS)**

This Standard Rental Agreement ('Service Agreement') made and entered into this 10th day of August, 2021 by and between **Clean**, 4700 N. Santa Fe, Oklahoma City, OK 73118 and **City of Durant**, a municipal corporation, 300 West Evergreen Street, Durant, OK 74701, (hereinafter referred to as 'City').

The parties to this agreement, in consideration of the mutual covenants and stipulations set out, agree as follows:

SECTION A:

1. RENTAL SERVICES TO BE FURNISHED

Clean agrees to furnish to City at its point of reception all necessary clean uniforms, shop towels and mats (hereinafter referred to as 'Supplies') as may be required by City. That all supplies shall be freshly laundered before delivery. That Clean shall deliver upon request by City specific articles listed herein and more particularly described herein. Delivery shall be made at multiple drop-off sites as listed in Section B and any additional locations as may be required by City.

Sub-contracting of rental services will not be permitted.

Clean agrees to furnish and deliver said clothing and supplies at the following costs to-wit:

ITEM - DELIVERY	QUANTITY	CLEAN
Shirts per man per week		11 – \$1.43 man/week
Jeans per man per week		11 – \$2.53 man/week
Shop Towels	Each	\$0.05
Linen Towels	Each	\$0.06
ADDITIONAL COSTS	QUANTITY	CLEAN
Size Premium	Per Garment	Waived
Garment Insurance	Per Garment	\$0.02
Make-Up Charges	Per Garment	\$0.02
Emblems: Name	Per Garment	\$0.02
Emblems: Company Logo	Per Garment	\$0.02
Emblems: Flags	Per Garment	\$0.02
Large & Regular: Shirts	Per Garment	Waived

ADDITIONAL COSTS	QUANTITY	CLEAN
Large & Regular: Jeans	Per Garment	Waived
Large & Regular: Jackets	Per Garment	Waived
Large & Regular: Shop Towels	Each	Waived
Dust Mops 30"	Each	\$0.50
Dust Mops 36"	Each	\$0.60
Dust Mops 48"	Each	\$0.70
Wet Mops - Large	Each	\$0.65
Mop Buckets	Each	\$55.00
Disposable Shop Towels - All Purpose Wiper Box	Each	\$30.00
Disposable Shop Towels - Heavy Duty Wiper Box	Each	\$75.00
Disposable Shop Towels - All Purpose Wiper Roll	Each	\$65.00
Disposable Shop Towels - Heavy Duty Wiper Roll	Each	\$85.00
Hand Soap - Foam and Gritty	Each	\$5.00
Air Freshener	Each	\$2.50
Paper Towels	Each	\$35.00
Toilet Tissue	Each	\$35.00
Restroom Mat: Urinal/Commode	Each	\$2.00
Scented Urinal Screens/Blocks	Each	\$2.00
OPTIONAL DIRECT SALES PRICES	QUANTITY	CLEAN
T-Shirts with logo and name emblem	Per Garment	\$7.50
Caps with Company Logo	Each	\$12.00
3x5 Mats	Each	\$85.00 purchase/\$1.25 rental
4x6 Mats	Each	\$105.00 purchase/\$2.75 rental
DISCOUNT FOR SELF-CLEANED UNIFORMS		CLEAN
		Inventory of 6 instead of 11

2. DURATION

Performance of all rental services at all locations shall be performed as specified in Section A, Paragraph 1 of the 2021 Standard Rental Service Agreement Uniforms, for three consecutive twelve-month time periods being: September 10, 2021 to September 9, 2022; September 10, 2022 to September 9, 2023; and September 10, 2023 to September 9, 2024.

3. NON-APPROPRIATION CLAUSE

The City shall be permitted to cancel the lease, without penalty, at the end of a fiscal period if its governing body elects not to include in the budget an appropriation for the contractual payments coming due in the next fiscal period.

SECTION B: PAY REQUESTS

As full consideration for performing all work and services set out in this Contract, the City agrees to pay Clean a unit price as set forth in Section A, Paragraph 1 of this contract. Clean is to submit a monthly pay request or invoice for each facility group **only after all work is completed for each group each week.** The city personnel responsible for property inspection and payment approval for each group is listed below.

GROUP	LOCATION	APPROVER
Group #1	Street Department	Carl Meade
Group #2	Sanitation Department	Jared Dillingham
Group #3	Landfill	Kenny Cooper
Group #4	Wastewater Treatment Plant	Ray Anthony
Group #5	Water Treatment Plant	Phillip Hightower
Group #6	Water/Sewer Line Maintenance	Randy Cantrell
Group #7	Parks Department	Ryan Brewer
Group #8	Durant Multi Sports Complex	Ryan Brewer
Group #9	City Garage	David Anderson

Partial payment or payments for groups with incomplete service at any of the locations **will not be processed under any circumstances.** The invoice must clearly state **INVOICE** with an associated invoice number, date, amount of pay requested, the company name and address, and an itemized description of the service provided; i.e. 'Rental Services (Uniforms)' with the group number and week specified. **Invoices will not be processed the same work week as the work performed under any circumstances.** Invoices may be submitted by U.S. Mail to the address below:

City of Durant
c/o Accounts Payable Clerk
PO Box 578
Durant, Ok 74702

Alternatively, invoices may be submitted by electronic mail to the Accounts Payable Department at: ap@durant.org. All work must be inspected by City personnel prior to payment being made to Clean. Every effort will be made on the City's behalf to process the pay requests as efficiently and promptly as humanly possible. All payments will be made on the Wednesday of each month following the regularly scheduled Durant City Council meeting provided that invoices are received by the Accounts Payable Clerk by the 25th of each month prior.

SECTION C: DAMAGES TO CITY/PRIVATE PROPERTY

Clean is required to take necessary precautions to protect the City and private property. Any damages to property resulting from wrongful or negligent acts shall be reported to the Durant City Clerk at 580-931-6641 immediately. Clean will be responsible for the repair or replacement of any damages caused solely by Clean to the City or private property, including vehicles on City's property, immediately and at Clean's expense. The replacement of materials/parts shall be identical or City approved equal to those damaged. In the event that Clean does damage to City/private property and such damages are not repaired within a reasonable length of time, the City reserves the right to make such repairs and bill or deduct from payment the cost of such repairs.

SECTION D: SAFETY

All materials and performance of work will meet all Federal Health and Safety laws currently in effect and those of local authorities having jurisdiction. Clean will take all necessary precautions for the safety of his/her employees on the job and of the general public. Services will be scheduled to provide the least inconvenience to the occupants of the building and the users of the fields.

SECTION E: NON-COLLUSION

Clean warrants that it has not employed or retained any company or person other than a bona fide employee working solely for him/her to solicit or secure this contract. Clean further warrants that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Clean, any fee, compensation, percentage, gift or consideration contingent upon or resulting from the award or making of this contract. If Clean violates this provision, the City shall have the right (which shall be cumulative to the other rights the City may have) to forthwith terminate this Contract without liability. Clean also certifies that its Contract is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, services, or equipment and is in respects fair and without collusion or fraud. The signing of this Contract indicates that Clean understands and agrees to this clause.

SECTION F: BANKRUPTCY/INSOLVENCY

At the time of the signing of this contract, Clean shall not be in the process of or engaged in any type of proceedings in insolvency or bankruptcy either voluntary or involuntary or receivership proceedings (a person legally appointed to receive and have charge of property or money involved in a lawsuit). If Clean files for bankruptcy during the term of, insolvency or receivership, the City may, at its option, terminate and cancel said contract in which all rights hereunder shall immediately cease and terminate.

SECTION G: TERMS:

This Rental Service Agreement contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or the agent of either party that are not contained in this written contract shall be valid or binding; this contract

may not be enlarged, modified, or altered except in writing signed and endorsed by the parties on this agreement.

Each party to this agreement has the right to terminate this agreement with a thirty (30) day written notification of cancellation of said agreement.

Signed on this 10th day of August, 2021.

CLEAN

BY: _____
General Manager

Date Approved _____

CITY OF DURANT

BY: _____
Oden Grube, Mayor

Cynthia J. Price, City Clerk

Date Approved _____



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From:
Re: Consider Entering Executive Session. Confer on Matters Pertaining to Economic Development, Including the Transfer of Property, Financing, or the Creation of a Proposal to Entice a Business to Remain or to Locate Within Their Jurisdiction if Public Disclosure of the Matter Discussed Would Interfere with the Development of Products or Services or if Public Disclosure Would Violate Confidentiality of the Business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. DIA 8.3.2021 Minutes

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
August 3, 2021 AT 4:00 PM,
Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Pierce called the meeting to order at 4:07 p.m.

INVOCATION/FLAG SALUTE

Trustee Boothe provided the invocation.

ROLL CALL

Present:

Trustee Edwin Boothe

Trustee Steve Brittingham

Vice Chairman Jeff Hammock

Chairman Chris Pierce

Absent:

Trustee Brett Rogers

Trustee Jeff Shattuck

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to approve consent items as presented.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- a. Consider Approval of Regular Called Meeting Minutes of July 6, 2021
- b. Consider Approval of Financial Report
- c. Consider Approval of Claims
- d. Consider Acceptance of Ashley Stuteville's Resignation from the Durant Industrial Authority.

2. Consider Items Removed from Consent

3. Information Items

- a. Director's Report
- b. CN July Economic Report

4. Administration

- a. Consider Approval of Loan Forgiveness in the amount of \$233,333.33 for Bruce Packing Company

Motion was made by Trustee Boothe and seconded by Vice Chairman Hammock to award loan forgiveness in the amount of \$233,333.33 for Bruce Packing Company.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

- b. Consider Award of Bid for Fencing on 20 Acre Property located at 1221 Hillcrest.

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to award bid for fencing on 20 acre property located at 1221 Hillcrest to Cole Craige in the amount of \$5,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

5. Executive Session

- a. Consider Entering Executive Session

Discuss the purchase or appraisal of real property. This Executive Session Authorized by Title 25, Section 307 (B)(3) of the Oklahoma State Statutes.

Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

- b. Enter Executive Session

Motion was made by Trustee Brittingham and seconded by Vice Chairman Hammock to enter executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

c. Return from Executive Session

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to return from executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

d. Consider Action Pursuant to Item 5a.

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to allow Executive Director, Lisa Taylor, authority to offer Project 40 a forgivable loan in the amount of \$750,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

Motion was made by Vice Chairman Hammock and seconded by Trustee Boothe to authorize Executive Director, Lisa Taylor, to order an appraisal of land for Project 40 with the understanding that the cost may exceed \$2,000.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion was made by Vice Chairman Hammock and seconded by Trustee Brittingham to adjourn.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Hammock, Pierce
Nays: None
Abstain: None



The City of Durant

Memorandum

Date: 8/10/2021
To: Mayor and City Council
From:
Re: Consider Action Pursuant to Item 5a.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS: