

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
AMENDED AGENDA**

April 11, 2023

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

PRESENTATIONS

1. Presentation of Employee Service Awards for 1st Quarter 2023
2. Presentation of Proclamation Declaring April 2023 as Autism Awareness & Acceptance Month

CITIZEN COMMENTS

Citizens 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 start 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.

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 March 14, 2023
- b. Consider Approval of Special Called Meeting Minutes of March 27, 2023

- c. Consider Approval of Budget Supplements BA 23-11
- d. Consider Approval of Contract for Professional Services Between City of Durant and Oklahoma Municipal Management Services for General Management Assistance (C-2023-21)
- e. Consider Approval of AirMedCare Network Group Full Census Membership for City of Durant (C-2023-20)
- f. Consider Approval of the Expenditure of Economic Development Sales Tax Funds in the Amount of \$38,740.00 to United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property
- g. Consider Approval of Change Order 6 for Schiralli Construction Corporation

2. Consider Items Removed from Consent

3. Information Items

- a. City Clerk Monthly Report - March 2023
- b. Community Development Monthly Report - March 2023
- c. Economic Development Monthly Report- March 2023
- d. Emergency Management Monthly Report - March 2023
- e. Finance Department - March 2023 Sales Tax Reports
- f. Fire Department Monthly Report - March 2023
- g. Grants Department Monthly Report - March 2023
- h. Library Monthly Report - March 2023
- i. Neighborhood Services Monthly Report - March 2023
- j. Parks Department Monthly Report - March 2023
- k. Police Department Monthly Report - February 2023
- l. Street Department Monthly Report - February 2023

4. Administration

- a. Consider Approval of Resolution to Participate in Teva-Allegran-CVS-Walgreen-Walmart Settlement Agreement
- b. Consider Approval of Resolution Amending Certain Fees on the Fee Schedule; Directing Posting (R-2023-08)
- c. Discussion, Consideration and Possible Action on Ordinance O-2023-05 Amending Sections 158.14 (A) (1) (Exemptions From Sign Permit Requirements) and 158.19 (A) (B) (Tables) of the Durant Code of Ordinances.

- 1) Ordinance O-2023-05. Section 1.
 - 2) Ordinance O-2023-05. Section 2. Emergency Clause.
- d. Discussion, Consideration and Possible Action on Ordinance O-2023-06 Amending Section 156.034 (Permitted Uses in Districts) of the Durant Code of Ordinances.
 - 1) Ordinance O-2023-06. Section 1.
 - 2) Ordinance O-2023-06. Section 2. Emergency Clause.
 - e. Discussion, Consideration and Possible Action on a Final Plat Request for property near Sunnyside Road and Sunny Meadows Drive (PC-2023-05).
 - f. Discussion, Consideration and Possible Action on Ordinance, O-2023-07, a Rezoning request from A-1, General Agriculture to R-1, Single-Family Residential for property near Sunnyside Road and Sunny Meadows Drive (PC2023-05).
 - 1) Ordinance O-2023-07. Section 1.
 - 2) Ordinance O-2023-07. Section 2. Emergency Clause.
 - g. Discussion, Consideration and Possible Action on a Re-Plat request for property near 21st Avenue and Main Street (PC2023-07).
 - h. Discussion, Consideration and Possible Action on a Re-Plat Request for property near South 2nd Avenue and West Tennessee Street (PC2023-08).
 - i. Discussion, Consideration and Possible Action on a Planned Unit Development (PUD) request for property located at 3324 Enterprise Drive (PC2023-11).
 - j. Discussion, Consideration and Possible Action on a Final Plat request for property located near Washington Avenue and Mockingbird Lane (PC2023-12).
 - k. Discussion, Consideration and Possible Action on Resolution R-2023-06, a Conditional Use Permit (CUP) request for property located near Washington Avenue and Mockingbird Lane (PC2023-12).
 - l. Consider 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 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-2023-09)
 - m. Consider Approval of 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-2023-09)

5. New Business

ADJOURNMENT

PRESENTATION OF CERTIFICATES OF APPRECIATION TO OUTGOING COUNCIL MEMBERS

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 8th day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 6:20 p.m. on the 6th day of April, 2023. An amended agenda was posted at the place of such meeting at 4:30 p.m. on the 10th day of April, 2023.



Cynthia J. Price, City of Durant



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Called Meeting Minutes of March 14, 2023

Council Information / Action Requested

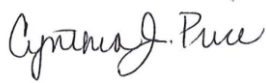
Approval of Regular Called Meeting Minutes of March 14, 2023

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

ATTACHMENTS:

1. Durant City Council Minutes 03142023 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 8th day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 5:20 p.m. on the 10th day of March, 2023. An amended agenda was posted at the place of such meeting at 4:30 p.m. on the 13th day of March, 2023.



Cynthia J. Price, City of Durant

MINUTES OF THE MEETING OF DURANT CITY COUNCIL

March 14, 2023 AT 6:00 PM

Roscoe J. Hatfield Council Chambers

300 West Evergreen

Durant, Oklahoma

CALL TO ORDER

Acting Mayor Danny Sherrer called the meeting to order at 6:03 p.m.

INVOCATION/FLAG SALUTE

Pastor Landon Heinen of Victory Life Church provided the invocation. Council Member Steve Brittingham led the flag salute.

ROLL CALL

Present:

Council Member Steve Brittingham

Council Member Humphrey Miller

Council Member Curtis Morris

Acting Mayor Danny Sherrer

City Attorney Tom Marcum

City Manager Lisa Taylor

City Clerk Cynthia J. Price

Absent:

None

CITIZEN COMMENTS

Citizens 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 start 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.

There were no citizen comments.

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 Amended Special Called Meeting Minutes of January 20, 2023
- b. Consider Approval of Regular Called Meeting Minutes of February 14, 2023
- c. Consider Approval of Budget Supplements BA 23-10

Motion To: Approve Consent Items as Presented

Motion By: Humphrey Miller

Seconded By: Steve Brittingham

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

- a. City Clerk Monthly Report - February 2023
- b. Community Development Monthly Report - February 2023
- c. Economic Development Report- February 2023
- d. Emergency Management Monthly Report - February 2023
- e. Finance Monthly Reports - January 2023 and February 2023 Sales Tax Reports
- f. Fire Department Monthly Report - February 2023
- g. Grants Department Monthly Report - February 2023
- h. Human Resources Monthly Report- February 2023
- i. Library Monthly Report - February 2023
- j. Neighborhood Services Monthly Report - February 2023
- k. Parks and Recreation Monthly Report February 2023
- l. Police Department Monthly Reports - January 2023

4. Administration

- a. Approval of Ordinance O-2023-02 Amending the Durant Code of Ordinances Section 51.42 Monthly Residential Collection of Tree Limbs, Brush, Bulky Waste, and Yard Waste; Modifying Collection Day

Motion To: Approve Ordinance O-2023-02 with the Corrections Stated by Phillip Hightower and the City Attorney

Motion By: Steve Brittingham

Seconded By: Curtis Morris

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on Ordinance O-2023-03 Amending Section 156.034 (District Regulations) of the Durant Code of Ordinances.
 - 1) Ordinance O-2023-03 Section 1.
 - 2) Ordinance O-2023-03 Section 2. Emergency Clause.

Motion To: Approve Ordinance O-2023-03, Section 1

Motion By: Steve Brittingham

Seconded By: Curtis Morris

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-03, Section 2, Emergency Clause

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on a Planned Unit Development Request for Property Near Gerlach Drive and Carl Albert Drive (PC2023-02)

Motion To: Approve Planned Unit Development Request for Property Near Gerlach Drive and Carl Albert Drive (PC2023-02)

Motion By: Curtis Morris

Seconded By: Steve Brittingham

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on a Final Plat Request for Property Near Cemetery Road and State Highway 70 (Bypass) (PC2023-04)

Motion To: Approve Final Plat Request for Property Near Cemetery Road and State Highway 70 (Bypass) (PC2023-04)

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- e. Discussion, Consideration and Possible Action on a Final Plat Request for Property Near Washington Avenue and Mockingbird Lane (PC2023-06).

No action.

- f. Discussion, Consideration and Possible Action on Resolution R-2023-05, Adoption of the Bryan County Hazard Mitigation Plan- Update

Motion To: Approve Resolution R-2023-05, Adoption of the Bryan County Hazard Mitigation Plan - Update

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

g. Discussion, Consideration and Possible Action to Approve Parks Master Plan

Motion To: Approve Parks Master Plan

Motion By: Curtis Morris

Seconded By: Steve Brittingham

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

h. Discussion, Consideration and Possible Action in Accepting Change Order #5 From Schiralli Construction

Motion To: Accept Change Order #5 from Schiralli Construction

Motion By: Humphrey Miller

Seconded By: Steve Brittingham

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

i. Discussion, Consideration, and Possible Action to Consider Award of Bid for Generator and Installation at the Donald W. Reynolds Library Funded by 18114 CDBG-CR 20 Grant Contingent Upon Legal Review and OK Department of Commerce Approval. (C-2021-19 GEN LIBRARY)

Motion To: Award of Bid to Native Energy Source, LLC in the Amount of \$266,384.00 for Generator and Installation at the Donald W. Reynolds Library Funded by 18114 CDBG-CR 20 Grant Contingent Upon Contractor Requirements, Legal Review and Oklahoma Department of Commerce Approval (C-2021-19 GEN LIBRARY) and Allowing Mayor to Sign All Relevant Documents

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- j. Discussion, Consideration, and Possible Action to Consider Support and a 5% Match Commitment for a 2023 FEMA Assistance to Firefighters Fire Prevention and Safety Grant Request for Funding to Purchase a Mobile Fire Safety Education Trailer and Materials for the Durant Fire Department.

Motion To: Support a 5% Match Commitment for a 2023 FEMA Assistance to Firefighters Fire Prevention and Safety Grant Request for Funding to Purchase a Mobile Fire Safety Education Trailer and Materials for the Durant Fire Department As Described with the Maximum Amount Not to Exceed \$10,000

Motion By: Curtis Morris

Seconded By: Steve Brittingham

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- k. Discussion, Consideration, and Possible Action Regarding the Donation of a SCBA Compressor to the Colbert Fire Department in Exchange for a Mutual Aid Agreement

Motion To: Approve Donation of a SCBA Compressor to the Colbert Fire Department in Exchange for a Mutual Aid Agreement

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- l. Discussion, Consideration, and Possible Action Regarding the Donation of a HAZMAT Trailer to Calera Fire Department in Exchange for a Mutual Aid Agreement

Motion To: Approve Donation of HAZMAT Trailer to Calera Fire Department in Exchange for a Mutual Aid Agreement

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

- m. Discussion, Consideration, and Possible Action to Declare Identified Property of the City of Durant as Surplus and Dispose of Accordingly

Property Identified:

- 1) International Conventional Cab Pumper with Walk Through Pump Panel;
- 2) 1999 International Conventional Cab Pumper with Cross Walk Pump Panel;
- 3) Evinrude 25 H.P. Boat Motor (Outboard) 1993 MFD;
- 4) Bauer Compressor and Fill Station for Filling SCBA Bottles;
- 5) Old Oklahoma City Fire Department Mass Decon Trailer Donated to City of Durant, Not to be Used as a Decon Unit.

Motion To: Declare Property Identified by Fire Chief Jeff Langford as Surplus and Dispose of Accordingly

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Steve Brittingham

Seconded By: Humphrey Miller

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of March 27, 2023

Council Information / Action Requested

Approval of Special Called Meeting Minutes of March 27, 2023

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

ATTACHMENTS:

1. Special Called Durant City Council Minutes 03272023 tc

MINUTES OF THE MEETING OF DURANT CITY COUNCIL
March 27, 2023 AT 6:00 PM, Second Amended Agenda

Durant High School
950 Gerlach
Durant OK 74701

CALL TO ORDER

Acting Mayor Sherrer called the meeting to order at 6:12 pm.

INVOCATION/FLAG SALUTE

Council Member Brittingham led the flag salute. Acting Mayor Sherrer called for a moment of silence for the invocation.

ROLL CALL

Present:

Council Member Steve Brittingham
Council Member Humphrey Miller
Council Member Curtis Morris
Acting Mayor Danny Sherrer
City Attorney Tom Marcum
City Manager Lisa Taylor
Secretary-Tamme Collins

Absent:

None

ORDER OF BUSINESS

1. Administration

- a. Consider Approval of Resolution in Support of Application for Project Qualifying for Funding Through the American Rescue Plan Act of 2021; Commitment to Municipal Participation (R-2023-07)

A motion was made by Council Member Brittingham and seconded by Council Member Miller to Consider approval of Resolution in Support of Application for Project Qualifying for Funding through the American Rescue Plan Act of 2021; Commitment of Municipal Participation. (R-2023-07)

Motion Passed with the following vote:

Ayes: Brittingham, Miller, Morris and Sherrer

Nays: None

Abstain: None

- b. Discussion and Public Workshop Regarding the Community Perception Survey

No Action

ADJOURNMENT

The motion was made by Council Member Brittingham and seconded by Council Member Miller to adjourn.

Motion Passed with the following vote:

Ayes: Brittingham, Miller, Morris, Sherrer

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Supplements BA 23-11

Consider Approval of Budget Supplements BA 23-11

#60 Appropriate funds for operation expenditure, PD, FD Vehicle Repair, Skate Park replacement, Library exp.

#61 Appropriate funds for IT Exec. Time & AR Module annual fee

#62 Appropriate Funds for Capital Imprv. pool Vacuum, WTP Filters replacement

#63 Appropriate Funds for DIA Utilities expenses

#64 Appropriate Funds for Airport Operation Expenses

#65 Appropriate Funds for adjusting GL account

#66 Appropriate Funds for DCUA Landfill Equip. Repair

#67 Appropriate Funds for DMSC Maint. Expenses

#68 Appropriate Funds for Library Maint. Reserv. Fund for ENVISIONARE KIOSKS & SOFTWARE

Council Information / Action Requested

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

ATTACHMENTS:

1. BA 23-11 60 TO 68 Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT03347 - BA 23-11

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000130	FY 22/23 ORIGINAL BUDGET	BA23-11-60 GF PD REPAIR,HELTH REIMB	4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-000-361-4000	MISC. REVENUE	BA23-11-60 GF PD VEHICLE OMAG REIMB	-18,178.00	-838.00	-19,016.00
April:	-838.00				
001-000-361-4000	MISC. REVENUE	BA23-11-60 GF RESOURCEONE SETTLE	-18,178.00	-600,000.00	-618,178.00
April:	-600,000.00				
001-005-550-5663	VEHICLE MAINTENANCE	BA23-11-60 GF PD REPAIR,	52,489.00	838.00	53,327.00
April:	838.00				
001-008-550-5509	OTHER EQUIP PARTS & MAINT	BA23-11-60 GF FD MAINT.	13,404.00	1,000.00	14,404.00
April:	1,000.00				
001-008-550-5663	VEHICLE MAINTENANCE	BA23-11-60 GF FD MAINT	35,720.00	10,000.00	45,720.00
April:	10,000.00				
001-008-550-5854	UNIFORMS	BA23-11-60 GF FD MAINT	50,556.00	-11,000.00	39,556.00
April:	-11,000.00				
001-009-550-5671	RECREATIONAL EQUIP. & MAINT.	BA23-11-60 GF SKATE PARK REPLC	10,000.00	10,000.00	20,000.00
April:	10,000.00				
001-009-550-5674	PLAYGROUND EQUIP & MAINT	BA23-11-60 GF SKATE PARK REPLACE	30,000.00	-10,000.00	20,000.00
April:	-10,000.00				
001-015-530-3051	CONTRACT LABOR	BA23-11-60 GF LIBRY CONTRACT INCRES	12,000.00	-823.00	11,177.00
April:	-823.00				
001-015-550-5655	MAINTENANCE CONTRACT	BA23-11-60 GF LIBRY CONTRACT INCR	6,496.00	823.00	7,319.00
April:	823.00				
001-015-550-5658	BUILDING AND MAINTENANCE	BA23-11-60 GF LIBRY CAFE INV.	15,000.00	-500.00	14,500.00
April:	-500.00				
001-015-550-5833	LIBRARY CAFE INVENTORY	BA23-11-60 GF PD REPAIR,HELTH REIMB	1,920.00	500.00	2,420.00
April:	500.00				
001-016-550-5695	PAVING MAINTENANCE	BA23-11-60 GF	360,000.00	-5,000.00	355,000.00
April:	-5,000.00				
001-016-550-5854	UNIFORMS	BA23-11-60 GF UNIFORMS INCRS	11,100.00	5,000.00	16,100.00
April:	5,000.00				
001-019-570-7800	FUND RESERVE	BA23-11-60 GF RESOURCEONE SETL	71,741.00	600,000.00	671,741.00
April:	600,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000131	FY 22/23 ORIGINAL BUDGET	BA 23-11-61 HR EXEC. TIME & AR MODULE	4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
010-020-550-5690	ACCOUNTING SOFTWARE & MA...	BA 23-11-61 HR EXEC. TIME & AR MODULE	170,345.00	22,000.00	192,345.00
April:	22,000.00				
010-020-570-7801	FUND RESERVE FOR CAP. EXP.	BA 23-11-61 HR EXEC. TIME & AR MODULE	228,324.00	-22,000.00	206,324.00
April:	-22,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date
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Budget Adjustment Register
Packet: GLPKT03347 - BA 23-11

BA0000132 FY 22/23 ORIGINAL BUDGET BA 23-11-62 CI WTP FILTER REPLACE 4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-009-560-5657	GENERAL PARK IMPROVEMENTS	BA 23-11-62 CI POOL VACUUM	143,000.00	-6,000.00	137,000.00
March: -6,000.00					
015-012-560-9525	POOL VACUUM	BA 23-11-62 POOL VACUUM	0.00	6,000.00	6,000.00
April: 6,000.00					
015-027-560-6029	UTV	BA 23-11-62 CI WTP FILTER REPLACE	75,000.00	-75,000.00	0.00
April: -75,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP FILTER WASTE ACTUATOR1	14,062.00	5,000.00	19,062.00
April: 5,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP FILTER BACKWASH ACT4	14,062.00	6,000.00	20,062.00
April: 6,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP FILTEREFFLUENT ACT5	14,062.00	7,000.00	21,062.00
April: 7,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP FILTER OLD PLNT CNTR DR	14,062.00	14,000.00	28,062.00
April: 14,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP OLD PLT CTR LABOR	14,062.00	7,000.00	21,062.00
April: 7,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP ONE TONE CHLORINE REGUL	14,062.00	9,000.00	23,062.00
April: 9,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP EM POWER SWITCH	14,062.00	20,000.00	34,062.00
April: 20,000.00					
015-027-560-6804	WTP UPGRADE-2021	BA 23-11-62 CI WTP SITE A ROAD REPR	14,062.00	7,000.00	21,062.00
April: 7,000.00					

Adjustment Number **Budget Code** **Description** **Adjustment Date**
 BA0000133 FY 22/23 ORIGINAL BUDGET BA 23-11-63 DIA UTILITIES 4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
020-017-530-3033	UTILITIES	BA 23-11-63 DIA UTILITIES	0.00	1,500.00	1,500.00
April: 1,500.00					
020-067-570-7400	CONTINGENCY RESERVE	BA 23-11-63 DIA UTILITIES	19,282.00	-1,500.00	17,782.00
April: -1,500.00					

Adjustment Number **Budget Code** **Description** **Adjustment Date**
 BA0000134 FY 22/23 ORIGINAL BUDGET BA 23-11-64 AIRPRT OPERAT 4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-065-550-5861	MINOR TOOLS AND EQUIPMENT	BA 23-11-64 AIRPRT OPERAT	7,000.00	6,000.00	13,000.00
April: 6,000.00					
206-065-570-7010	MISC. EXPENDITURES	BA 23-11-64 AIRPRT OPERAT	17,575.00	-6,000.00	11,575.00
April: -6,000.00					

Adjustment Number **Budget Code** **Description** **Adjustment Date**
 BA0000135 FY 22/23 ORIGINAL BUDGET BA 23-11-65 ADJ GL WRG GL 4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
210-000-361-1507	2020 USSTRN FINANCING	BA 23-11-65 ADJ GL WRG GL	-12,670,800.00	12,670,800.00	0.00
April: 12,670,800.00					
210-000-361-1508	2020 CWSRF OWRB FINANCING	BA 23-11-65 ADJ GL WRG GL	0.00	-12,670,800.00	-12,670,800.00

Budget Adjustment Register

Packet: GLPKT03347 - BA 23-11

April: -12,670,800.00

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000136	FY 22/23 ORIGINAL BUDGET	BA 23-11-66	4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-049-530-3051	CONTRACT LABOR	BA 23-11-66 LF EQUIP MAINT	131,000.00	-30,000.00	101,000.00
April:	-30,000.00				
405-049-550-5859	LANDFILL EQUIP. REPAIR	BA 23-11-66 LF EQUIP MAINT	180,000.00	30,000.00	210,000.00
April:	30,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000137	FY 22/23 ORIGINAL BUDGET	BA 23-11-67 DMSC	4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
500-010-550-5803	MINOR TOOLS AND EQUIPMENT	BA 23-11-67 DMSC MAINT.	5,000.00	3,000.00	8,000.00
April:	3,000.00				
500-011-530-3032	POSTAGE	BA 23-11-67 DMSC MAINT.	174.00	200.00	374.00
April:	200.00				
500-011-550-5509	OTHER EQUIP PARTS & MAINT	BA 23-11-67 DMSC MAINT.	3,500.00	600.00	4,100.00
April:	600.00				
500-011-550-5658	BUILDING & GROUNDS MAINTENANCE	BA 23-11-67 DMSC MAINT	50,053.00	-3,800.00	46,253.00
April:	-3,800.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000138	FY 22/23 ORIGINAL BUDGET	BA 23-11-68 LIBRY MAINT RESV EQUIPMNT	4/11/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-015-560-6408	IMPROVEMENTS	BA 23-11-68 LIBRY MAINT RESV ENVISIONWARE	0.00	26,424.00	26,424.00
April:	26,424.00				
350-015-570-7400	CONTINGENCY RESERVE	BA 23-11-68 LIBRY MAINT ENVISIONWARE	577,448.00	-26,424.00	551,024.00
April:	-26,424.00				

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
23	FY 22/23 ORIGINAL BUDGET	001-000-361-4000	MISC. REVENUE	-18,178.00	-600,838.00	-619,016.00
		001-005-550-5663	VEHICLE MAINTENANCE	52,489.00	838.00	53,327.00
		001-008-550-5509	OTHER EQUIP PARTS & MAINT	13,404.00	1,000.00	14,404.00
		001-008-550-5663	VEHICLE MAINTENANCE	35,720.00	10,000.00	45,720.00
		001-008-550-5854	UNIFORMS	50,556.00	-11,000.00	39,556.00
		001-009-550-5671	RECREATIONAL EQUIP. & MAINT.	10,000.00	10,000.00	20,000.00
		001-009-550-5674	PLAYGROUND EQUIP & MAINT	30,000.00	-10,000.00	20,000.00
		001-015-530-3051	CONTRACT LABOR	12,000.00	-823.00	11,177.00
		001-015-550-5655	MAINTENANCE CONTRACT	6,496.00	823.00	7,319.00
		001-015-550-5658	BUILDING AND MAINTENANCE	15,000.00	-500.00	14,500.00
		001-015-550-5833	LIBRARY CAFE INVENTORY	1,920.00	500.00	2,420.00
		001-016-550-5695	PAVING MAINTENANCE	360,000.00	-5,000.00	355,000.00
		001-016-550-5854	UNIFORMS	11,100.00	5,000.00	16,100.00
		001-019-570-7800	FUND RESERVE	71,741.00	600,000.00	671,741.00
		010-020-550-5690	ACCOUNTING SOFTWARE & MAINT	170,345.00	22,000.00	192,345.00
		010-020-570-7801	FUND RESERVE FOR CAP. EXP.	228,324.00	-22,000.00	206,324.00
		015-009-560-5657	GENERAL PARK IMPROVEMENTS	143,000.00	-6,000.00	137,000.00
		015-012-560-9525	POOL VACUUM	0.00	6,000.00	6,000.00
		015-027-560-6029	UTV	75,000.00	-75,000.00	0.00
		015-027-560-6804	WTP UPGRADE-2021	14,062.00	75,000.00	89,062.00
		020-017-530-3033	UTILITIES	0.00	1,500.00	1,500.00
		020-067-570-7400	CONTINGENCY RESERVE	19,282.00	-1,500.00	17,782.00
		206-065-550-5861	MINOR TOOLS AND EQUIPMENT	7,000.00	6,000.00	13,000.00
		206-065-570-7010	MISC. EXPENDITURES	17,575.00	-6,000.00	11,575.00
		210-000-361-1507	2020 USSTRN FINANCING	-12,670,800.00	12,670,800.00	0.00
		210-000-361-1508	2020 CWSRF OWRB FINANCING	0.00	-12,670,800.00	-12,670,800.00
		350-015-560-6408	IMPROVEMENTS	0.00	26,424.00	26,424.00
		350-015-570-7400	CONTINGENCY RESERVE	577,448.00	-26,424.00	551,024.00
		405-049-530-3051	CONTRACT LABOR	131,000.00	-30,000.00	101,000.00
		405-049-550-5859	LANDFILL EQUIP. REPAIR	180,000.00	30,000.00	210,000.00
		500-010-550-5803	MINOR TOOLS AND EQUIPMENT	5,000.00	3,000.00	8,000.00
		500-011-530-3032	POSTAGE	174.00	200.00	374.00
		500-011-550-5509	OTHER EQUIP PARTS & MAINT	3,500.00	600.00	4,100.00
		500-011-550-5658	BUILDING & GROUNDS MAINTENAN...	50,053.00	-3,800.00	46,253.00
23 Total:				-10,396,789.00	0.00	-10,396,789.00
Grand Total:				-10,396,789.00	0.00	-10,396,789.00

Fund Summary

Fund	Before	Adjustment	After
Budget Code:23 - FY 22/23 ORIGINAL BUDGET Fiscal: 2022-2023			
001	652,248.00	0.00	652,248.00
010	398,669.00	0.00	398,669.00
015	232,062.00	0.00	232,062.00
020	19,282.00	0.00	19,282.00
206	24,575.00	0.00	24,575.00
210	-12,670,800.00	0.00	-12,670,800.00
350	577,448.00	0.00	577,448.00
405	311,000.00	0.00	311,000.00
500	58,727.00	0.00	58,727.00
Budget Code 23 Total:	-10,396,789.00	0.00	-10,396,789.00
Grand Total:	-10,396,789.00	0.00	-10,396,789.00



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Lisa Taylor, City Manager
Re: Consider Approval of Contract for Professional Services Between City of Durant and Oklahoma Municipal Management Services for General Management Assistance (C-2023-21)

Council Information / Action Requested

Approval of Contract for Professional Services Between City of Durant and Oklahoma Municipal Management Services for General Management Assistance (C-2023-21)

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

ATTACHMENTS:

1. C-2023-21 Contract for Professional Services - City of Durant and Oklahoma Municipal Management Services (OMMS) for General Management Assistance

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT FOR PROFESSIONAL SERVICES is made and entered on this ____ day of April, 2023, by and between the City of Durant, Oklahoma, a municipal corporation, located at 300 West Evergreen, Durant, Oklahoma 74701 (Client), and Oklahoma Municipal Management Services, a 74 O.S. § 1001, et seq, "Oklahoma Interlocal Cooperative" organization, located at 7633 East 63rd Place, Suite 300, Tulsa, Oklahoma 74133, 74105 (OMMS).

WHEREAS: OMMS offers a variety of municipal management services to Oklahoma municipalities, including but not limited to interim management assistance, advice, consultation, studies and evaluations; and,

WHEREAS: OMMS offers said services from a municipal management professional with the purpose of enhancing the quality of municipal government provided throughout the state; and,

WHEREAS: Client will benefit from the services offered by providing more efficient governmental services to the residents of the City of Durant, Oklahoma; and,

WHEREAS: approval of this agreement is in the best interest of the City of Durant, Oklahoma, and residents of said community; and,

WHEREAS, the Client wishes to retain the professional management services of OMMS on the terms and conditions set forth herein, and OMMS wishes to provide such services.

NOW THEREFORE, the parties hereto agree as follows:

1. OMMS will provide general management assistance, through a professional manager, who shall subscribe and follow the ICMA Code of Ethics which is attached hereto.
2. Client agrees that the professional manager shall be provided flexibility in scheduling actual work hours, and may work remotely on certain days, however, the manager must be available for contact during normal working hours on said days.
3. Additional services shall be upon written agreement of the parties and either party may cancel this contract upon a thirty (30) day written notice to the other party. If the Client terminates the contract as above-mentioned, OMMS will then be entitled to any portion of the fees earned up to and including the date of termination.
4. This contract shall not be assignable to any other party without written consent. OMMS encourages the Client to communicate any issues or concerns with the professional manager, to OMMS, in the hopes that OMMS may assist in resolving those issues in a timely and amicable manner.
5. OMMS agree to provide these professional services to Client at an hourly rate of \$60.00 per hour, plus reasonable lodging and meal reimbursements, along with reimbursement for mileage at the current IRS standard rate for mileage reimbursement.

6. The professional manager will be required to submit a regular timesheet, to the Client for approval. The Client shall then submit the information to OMMS for proper processing and invoicing.
7. OMMS shall provide a monthly invoice to the Client, including all allowable reimbursements, and OMMS shall be responsible for paying the professional manager.
8. This contract constitutes the entire agreement between the parties.

IN WITNESS WHEREOF, the City of Durant, Oklahoma, has appropriated sufficient funds to satisfy the terms and conditions of this contract and executed it on behalf of its City Council, and the OMMS Executive Director has signed and executed this contract, which becomes effective commencing the ____ day of April, 2023.

CITY OF DURANT, OKLAHOMA:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

OMMS:



Steve Whitlock, Executive Director

ICMA Code of Ethics

The mission of ICMA is to create excellence in local governance by developing and fostering professional local government management worldwide. To further this mission, certain principles, as enforced by the Rules of Procedure, shall govern the conduct of every member of ICMA, who shall:

1. We believe professional management is essential to efficient and democratic local government by elected officials.
2. Affirm the dignity and worth of local government services and maintain a deep sense of social responsibility as a trusted public servant.
3. Be dedicated to the highest ideals of honor and integrity in all public and personal relationships in order that the member may merit the respect and confidence of the elected officials, of other officials and employees, and of the public.
4. Serve the best interests of the people.
5. Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.
6. Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.
7. Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.
8. Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.
9. Keep the community informed on local government affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.
10. Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.
11. Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions pertaining to appointments, pay adjustments, promotions, and discipline.
12. Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Brandi Lynn, HR Specialist
Re: Consider Approval of AirMedCare Network Group Full Census Membership for City of Durant (C-2023-20)

This is a twelve (12) month agreement covering April 18, 2023 to April 18, 2024.

Council Information / Action Requested

Approval of AirMedCare Network Group Full Census Membership for City of Durant (C-2023-20)

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

ATTACHMENTS:

1. C-2023-20 AirMedCare Network Group Full Census Membership Agreement for City of Durant

Plan Code: 3702

**AirMedCare Network Group Full Census Membership
For City of Durant**

Organization: City of Durant
Physical Address: 300 W Evergreen
 Durant, OK 74701
Mailing Address:
Contact: Brandi Nelson
Phone: 580-931-6640
Email: blynn@durant.org
County: Bryan

Membership Sales Manager/Base: Tammy Lewis/AE65

Participants:

1. The Organization is paying AirMedCare Network the fees shown below so the individuals (Participants) listed on the attached Participant List can be members of AirMedCare Network, an alliance of affiliated air ambulance providers *(each a "Company") as provided in this Agreement.
 - o A Participant must be actively affiliated with the Organization (as a member, director, officer, employee or similar relationship) as indicated on the Participant List when the fee for such Participant is paid.
2. For annual payment plans, the Organization may later add a Participant by providing AirMedCare Network with an updated census list.

Fees and Payment:

No. of Participants in							
Initial Group	Annual Rate					Total	
Census Slots		\$	60.00	\$	-		
				Total	\$	-	

General Provisions:

1. Participant memberships will be effective upon AirMedCare Network' receipt of (a) this Agreement signed by the Organization, (b) payment as provided above and (c) monthly employee census list completed by the Participants/Company. Memberships will automatically expire for an employee at the time they are no longer employed with the company. No refunds.
2. AirMedCare Network agrees that Participant Lists (a) will be used by AirMedCare Network only for the purpose of delivering AirMedCare Network services, (b) will be treated like any other AirMedCare Network confidential information and (c) will not be used, sold or shared with any third party inconsistent with this provision.
3. This membership plan will be effective for 12 months, effective as of 4/18/2023, and will be evaluated by both parties annually at least 30 days prior to anniversary date, if (a) no termination notice has been sent by either party and (b) payment for the renewal period is received by AirMedCare Network before expiration of the grace period. Either party may terminate this Agreement at any time and for any reason with 30 days prior written notice to the other party, but termination will not affect issued memberships.
4. The Organization shall not decrease the historical air ambulance coverage benefit or reimbursement amount applicable to the Participants. Any such action will be a material breach of this Agreement and AirMedCare Network may immediately terminate this Agreement and pursue any other remedies available at law or in equity.
5. The Organization acknowledges and understands that each Participant will be subject to the Terms and Conditions attached hereto as **Exhibit A**.

Agreed to by:

Signature

Printed Name

Title

Organization Name

Date

Signature

Matt Muse

Printed Name

Executive Director of Membership

Title

Membership

Division

Date

Exhibit A
Terms and Conditions

AirMedCare Network (“**AMCN**”) is an alliance of affiliated emergency air ambulance providers* (each a **Provider**). Your AMCN membership automatically enrolls you as a member in each Provider’s membership program. Membership ensures that you will have no out-of-pocket flight expenses if flown by a Provider by providing prepaid protection against a Provider’s air ambulance costs that are not covered by any insurance, benefits, or third-party responsibility available to you, subject to the following terms and conditions:

1. Patient transport will be to the closest appropriate medical facility for medical conditions that are deemed by the AMCN Provider attending medical professionals to be life- or limb-threatening, or that could lead to permanent disability, and which require emergency air ambulance transport. A patient’s medical condition, not membership status, will dictate whether or not air transportation is appropriate and required. Under all circumstances, an AMCN Provider retains the sole right and responsibility to determine whether or not a patient is flown. Emergent ground ambulance transport of a member by an AMCN Provider, in connection with an emergent air ambulance transport by a Provider, will be covered under these same terms and conditions.

2. AMCN Provider air ambulance services may not be available when requested due to factors beyond the Provider’s control, such as use of the appropriate aircraft by another patient or other circumstances governed by operational requirements or restrictions including, but not limited to, equipment manufacturer limitations, governmental regulations, maintenance requirements, patient condition, age or size, or weather conditions. FAA restrictions prohibit most AMCN Provider aircraft from flying in inclement weather conditions. The primary determinant of whether to accept a flight is always the safety of the patient and medical flight crews.

3. Members who have any insurance or other benefits available to them, or third party responsibility (or liability) claims, that cover in any way the cost of ambulance services are financially liable for the cost of AMCN Provider services up to the limit of any such available coverage or recovery. In return for payment of the membership fee, the AMCN Provider will consider its air ambulance costs that are not covered by any insurance, benefits or other third-party responsibility available to the member to have been fully prepaid. “**Insurance**” or “**benefits**” means any and all types of insurance or benefits without any limitation. By way of example only, such “insurance” or “benefits” include medical benefits available under health insurance, automobile insurance, homeowners insurance, workers compensation, and government insurance or benefits programs. Further, the terms “insurance” or “benefits” include any insurance or benefits that are owned by a member (or that are written or held in a member’s name), as well as any insurance or benefits owned by someone else (or that are written or held in someone else’s name) that provide coverage, to any extent, for the services provided by the AMCN Provider to a member. “Third-party responsibility” means any amounts that any third-party is required to pay to a member because of or related to the AMCN Provider’s services rendered to the member. The AMCN Provider reserves the right to seek payment directly from any available insurance, benefits provider, or third party for services rendered to a member (to the same extent it could do so for any non-member patient), and members authorize all available insurers, benefits providers, and responsible third parties to pay any covered amounts directly to the AMCN Provider.

4. Members agree to remit to the AMCN Provider any payment received from any insurance, benefit providers, or any third party for any services provided by the AMCN Provider, not to exceed the amount charged by the AMCN Provider, including (but not limited to) instances in which payment for an AMCN Provider’s services is made via settlement with any insurers, benefit providers, or third parties found responsible for a member’s injury or condition leading to the air medical services provided by the AMCN Provider. Remitting such payments are not member out-of-pocket expenses because such payments originated from third parties only because of the air medical services provided to the member. Failure by a member to remit such payments constitutes a material breach

of these terms and conditions and authorizes the Provider to seek full payment for its services from the member.

5. Neither the Providers nor AMCN is an insurance company. Membership is not an insurance policy and cannot be considered as a secondary insurance coverage or a supplement to any insurance coverage. **Neither the Providers nor AMCN will be responsible for payment for services provided by another ambulance service.**

6. Membership starts 15 days after AMCN receives a complete application with full payment; however, the waiting period will be waived for unforeseen events occurring during such time. Members must be natural persons. Memberships are non-refundable and non-transferable.

7. Some state laws prohibit Medicaid beneficiaries from being offered membership or being accepted into membership programs. By applying, members certify to the Providers that they are not Medicaid beneficiaries.

8. **LIMITATION OF LIABILITY.** THE LIABILITY OF AMCN AND THE PROVIDERS, AND THE DAMAGES AVAILABLE TO A MEMBER, FOR BREACH OF THESE TERMS AND CONDITIONS IS LIMITED TO ACTUAL DAMAGES IN AN AMOUNT NOT TO EXCEED (A) ANY AMOUNT ACTUALLY RECEIVED BY AMCN OR ANY PROVIDER IN VIOLATION OF THESE TERMS AND CONDITIONS AND (B) THE MEMBERSHIP FEE PAID BY THE MEMBER FOR THE APPLICABLE MEMBERSHIP TERM. IN NO EVENT SHALL AMCN OR ANY PROVIDER BE LIABLE TO A MEMBER UNDER THESE TERMS AND CONDITIONS PURSUANT TO ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, TORT, OR OTHER LEGAL OR EQUITABLE THEORY FOR ANY INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE WHATSOEVER, ARISING OUT OF OR IN CONNECTION WITH THE MEMBERSHIP PROGRAM OR THESE TERMS AND CONDITIONS, EVEN IF AMCN OR A PROVIDER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE MEMBER ACKNOWLEDGES AND AGREES THAT THE LIMITATIONS OF LIABILITY SET FORTH IN THESE TERMS AND CONDITIONS REFLECT AN ALLOCATION OF RISK SET FORTH IN THESE TERMS AND CONDITIONS AND THAT, IN THE ABSENCE OF SUCH LIMITATIONS, THESE TERMS AND CONDITIONS WOULD BE SUBSTANTIALLY DIFFERENT.

9. Any and all matters arising out of or relating to the AMCN membership program, these terms and conditions, and/or the subject matter hereof shall be governed by, construed, and enforced in accordance with the laws of the United States of America (including without limitation, the Federal Arbitration Act) and, to the extent not preempted by Federal law, the laws of the State of Missouri without regard to conflicts or choice of law principles, regardless of the legal theory upon which such matter is asserted. Outside of these terms and conditions, Federal law preempts state and local laws, regulations, and other provisions, including common law duties that relate to rates, routes, or services of an air carrier. To the extent a state or political subdivision thereof makes the incorporation of common law duties or state law in contracts optional, the Providers and you agree that this contract does not incorporate any such common law duties or state laws.

10. **ARBITRATION AGREEMENT.** Any controversy or claim arising out of or relating to the AMCN membership program, these terms and conditions, and/or the subject matter hereof shall be resolved by binding arbitration by a single arbitrator pursuant to the Consumer Arbitration Rules of the American Arbitration Association ("Rules"), as modified by these terms and conditions. The place of arbitration will be St. Louis, Missouri. The judgment on any award rendered by the arbitrator may be entered in any court having jurisdiction thereof. **THERE SHALL BE NO RIGHT OR AUTHORITY FOR ANY CLAIMS TO BE ARBITRATED ON A CLASS ACTION, JOINT OR CONSOLIDATED BASIS OR ON BASES INVOLVING CLAIMS BROUGHT IN A PURPORTED REPRESENTATIVE CAPACITY ON BEHALF OF OTHER MEMBERS OR OTHER PERSONS. THE ARBITRATOR MAY AWARD RELIEF ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF WARRANTED BY THAT INDIVIDUAL**

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Initial _____

PARTY'S CLAIM. The arbitrator is not authorized to award attorney's fees and costs or equitable relief. In the event the prohibition on class arbitration or any other provision in this arbitration agreement is deemed invalid or unenforceable, then the remaining provisions of these terms and conditions will remain in full force and effect. In the event of any dispute between the parties, you agree to first contact the Provider or AMCN and make a good faith effort to resolve the dispute before resorting to arbitration under these terms and conditions.

11. These terms and conditions supersede all previous terms and conditions between a member and the Providers or AMCN, including any other writings, or verbal representations, relating to the terms and conditions of membership. These terms and conditions may be modified or amended only in writing signed by the President or a Vice President of AMCN or a Provider, and may not be modified or amended orally, by trade usage or by course of conduct or dealing.

*Air Evac EMS, Inc. / Guardian Flight, LLC / Med-Trans Corporation / REACH Air Medical Services, LLC -- These terms and conditions apply to all AMCN participating provider membership programs, regardless of which participating provider transports you.



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Nichole Tucker, Economic Development Director
Re: Consider Approval of the Expenditure of Economic Development Sales Tax Funds in the Amount of \$38,740.00 to United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property

Council Information / Action Requested

Approval of the Expenditure of Economic Development Sales Tax Funds in the Amount of \$38,740.00 to United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property

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

ATTACHMENTS:

1. DIA 04.04.2023 Agenda Minutes

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
April 4, 2023 AT 4:00 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Hammock called the meeting to order at 4:00 p.m.

INVOCATION/FLAG SALUTE

Chairman Hammock provided the invocation.

ROLL CALL

Present:

Trustee Steve Brittingham

Trustee Mike Davis

Trustee Grace Rudolf

Trustee Jeff Shattuck

Trustee Cole Walker

Vice Chairman Rogers*

Chairman Jeff Hammock

Advisory Member Tammye Gwin*

*Advisory Member Tammye Gwin arrived at 4:05 p.m.

*Vice Chairman Rogers arrived at 4:10 p.m.

Absent:

Advisory Member Thomas Newsom

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 March 7, 2023

Motion was made by Trustee Jeff Shattuck and seconded by Vice Chairman Brett Rogers to approve Regular Minutes of March 7, 2023.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

- a. DIA Director's Report March 2023
- b. Financial Report March 2023
- c. Final Report UMD Project Closed

4. Administration

- a.
 - 1. Discuss, Consider and Take Action on Award of Bid for Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property to United Manufacturing and Distribution LLC (UMD) in the Amount of \$38,740.00;
 - 2. Consider Approval of Contract with United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property in the Amount of \$38,740.00;
 - 3. Consider Approval of the Expenditure of Economic Development Sales Tax Funds in the Amount of \$38,740.00 to United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property

4a-1 Motion was made by Trustee Mike Davis and seconded by Trustee Grace Rudolf to approve the Bid for Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property to United Manufacturing and Distribution LLC (UMD) for the amount of \$38,740.00.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

4a-2 Motion was made by Trustee Davis and seconded by Trustee Grace Rudolf to approve a Contract with United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility Interior Contamination of DIA-Owned Property in the amount of \$38,740.00.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock
Nays: None
Abstain: None

4a-3 Motion was made by Chairman Jeff Hammock and seconded by Trustee Jeff Shattuck to approve the Expenditure of Economic Development Sales Tax Funds in the amount of \$38,740.00 to United Manufacturing and Distribution LLC (UMD) for the Remediation of 68 Waldron Road Facility interior Contamination of DIA-Owned Property.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock
Nays: None
Abstain: None

- b. Discussion, Consideration and Possible Action on Adopting the 2023-24 Annual Budget

Motion was made by Trustee Steve Brittingham and seconded by Trustee Mike Davis to approve adopting the 2023-24 Annual Budget.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock
Nays: None
Abstain: None

- c. Consider Approval of Small Business Grant Applications

Motion was made by Trustee Mike Davis and seconded by Trustee Steve Brittingham to approve all 4 grant applications under 4c.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock
Nays: None
Abstain: None

5. Executive Session

- a. Consider Entering into Executive Session to 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, specifically Project 360. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

Motion was made by Chairman Jeff Hammock and seconded by Trustee Jeff Shattuck to go into the Executive session.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

A motion was made by Chairman Jeff Hammock and seconded by Trustee Jeff Shattuck to amend the motion for the Executive session to 5a and 5c.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

- b. Consider Action Pursuant to Item 5. a

No Action

- c. Consider Entering into Executive Session to 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, specifically Project Lift. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

The motion was made by Chairman Jeff Hammock and seconded by Vice Chairman Brett Rogers to reconvene into regular session.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

- d. Consider Action Pursuant to Item 5. c

The motion was made by Chairman Jeff Hammond and seconded by Trustee Grace Rudolf Instructed our Executive Director to enter into a contract, but at the same time gather more information on that particular project.

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None

6. New Business

No New Business

ADJOURNMENT

A motion was made by Vice Chairman Brett Rogers and seconded by Trustee Grace Rudolf to adjourn

Motion Passed with the following vote:

Ayes: Brittingham, Davis, Rudolf, Shattuck, Walker, Rogers, Hammock

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Consider Approval of Change Order 6 for Schiralli Construction Corporation

The Contract is modified as follows upon execution of this Change Order: Description: Weather delay days from January 23, 2023 through April 6, 2023. Milestone dates are extended by 17 days. Gates to University Place- April 9, 2023 University Place to Radio Road- May 29, 2023 Radio Road to Westside, West Bound- July 28, 2023 Radio Road to Westside, East Bound- September 3, 2023

Council Information / Action Requested

Approval of Change Order for Schiralli Construction

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

ATTACHMENTS:

1. Schiralli Construction Corporation Change Order 6

Date of Issuance:
April 6, 2023

Effective Date:
April 10, 2023

Owner: City of Durant
Contractor: Schiralli Construction Corp.
Engineer: Wall Engineering, LLC
Project: University Blvd Improvements

Owner's Contract No.: DU-20-03
Contractor's Project No.: DU-20-03
Engineer's Project No.: DU-20-03
Contract Name: One

The Contract is modified as follows upon execution of this Change Order:

Description: Weather delay days from January 23, 2023 through April 6, 2023. Milestone dates are extended by 17 days. Gates to University Place- April 9, 2023
University Place to Radio Road- May 29, 2023
Radio Road to Westside, West Bound- July 28, 2023 Radio Road to Westside, East Bound- September 3, 2023

Attachments: *[List documents supporting change]*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>3,096,505.16</u>	Original Contract Times: Substantial Completion: <u>210 Days</u> Ready for Final Payment: <u>240 Days</u> days or dates
[Increase] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : \$ <u>759,876.91</u>	[Increase] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : Substantial Completion: <u>August 18, 2023</u> Ready for Final Payment: <u>September 17, 2023</u> days
Contract Price prior to this Change Order: \$ <u>3,818,754.70</u>	Contract Times prior to this Change Order: Substantial Completion: <u>August 18, 2023</u> Ready for Final Payment: <u>September 17, 2023</u> dates
[Increase] of this Change Order: \$ <u>N/A</u>	[Increase] of this Change Order: Substantial Completion: <u>17 days</u> Ready for Final Payment: <u>17 Days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>3,856,382.07</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 4, 2023</u> Ready for Final Payment: <u>October 4, 2023</u> dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: _____	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)		Contractor (Authorized Signature)		
Title: _____	Title: _____		Title: _____		
Date: _____	Date: _____		Date: _____		

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: City Clerk Monthly Report - March 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. City Clerk Monthly Report - March 2023

CITY CLERK MONTHLY INFORMATION REPORT

MARCH 2023

MUNICIPAL COURT -

Violations Heard By Court – 196, Warrants Issued – 267, Warrant Cleared – 283.

Perdue Law Firm Collections for March 2023 - \$30,496.74, Outstanding - \$1,296,128.31.

SPECIAL EVENT PERMIT APPLICATIONS -

There were two (2) Special Event Permit Applications received in March 2023.

RECORD REQUESTS -

There were thirteen (13) record requests received and processed in March 2023.

CEMETERY ADMINISTRATION/3B GRAVE SERVICE –

There were ten (10) burials in March 2023.

BIDS -

There were two active bids in March 2023.

Remediation of 68 Waldron Road Facility Interior – Bid Opening: March 13, 2023.

Street Milling and Overlay – All bids over budget. Will be re-bid.

BOARD SECRETARY -

I served functions of the secretary for the following council, authorities, and advisory boards in the month of March 2023:

Durant City Council;

Durant City Utility Authority;

Durant Airport Authority;

Durant Community Facilities Authority.



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Community Development Monthly Report - March 2023

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

- A Municipal Planning Commission meeting was held in March where five (5) cases were heard as well as an update from Crafton Tull regarding the Title XV (Land Use) Ordinance update. Three of those cases were recommended for approval and were heard at the regular City Council meeting in March. One of the cases was recommended for denial with another having no action taken, and both of those, the applicant withdrew their application prior to the City Council meeting. For the April Planning Commission meeting, there are ten (10) items on the agenda. Several cases are in various stages of being prepared for Planning Commission and City Council.
- The Board of Adjustment did not hold a meeting in March since there were no cases submitted. There is nothing scheduled to be on the agenda for the regular scheduled meeting in April. A couple of other applications are in the process, but are not currently scheduled for a meeting date.
- Staff met with citizens and developers to discuss various projects and/or issues they may have. Staff held several pre-development meetings for various projects.
- Staff held several meetings with staff regarding upcoming projects and help with any concerns. Staff attended the Community Town Hall Workshop to help answer questions.
- Staff attended a meeting with planners from across the nation to talk about various legislative efforts that are starting to take place within our nation's capital and conferring about what is happening within our own states.
- Staff continues to meet with Crafton Tull to continue discussions of the Title XV (Land Use) Ordinance Updates.
- The beginning of the month ended the annual Oklahoma Emergency Management Association Conference (OEMA) that was held in Durant. Staff also attended a FEMA Alert and Warning Technical Assistance Workshop (2-days online).
- Staff attended the annual American Planning Association – Oklahoma Chapter Conference that was held in Enid. Staff also attended the Institute for Quality Communities Placemaking Conference that was held in Norman.
- Staff continues training and working on many different items to help the department improve on all aspects that will help streamline some processes and make things better for both citizens and staff.
- Staff remains examining and working through some ordinance or policy issues that we are facing.

Council Information / Action Requested

None.

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

None.

ATTACHMENTS:

1. Community Development Monthly Report 2023 - March 2023

The City of Durant

Office of Community Development

Monthly Activity Report, March 2023
Community Development Department

1. Permits Issued		3. Licenses Issued	
Accessory	3	Electrical	1
Commercial (New & Remodel)	2	Mechanical	1
Demolition	0	Plumbing	0
Excavation	0	Roofing	0
Fire Alarm	1	Alcohol	0
Fire Sprinkler	0	Farmers Market	0
Fire Suppression	0	Food Truck	0
Floodplain	0	Garage Sale	36
Electrical	12	Itinerant Merchant	1
Mechanical	4	Pawn Shop	0
Plumbing	4	Total	39
Residential (New & Remodel)	1		
Roof	1	4. Letters Mailed	
Sign	5	Public Hearings	51
Swimming Pool	1	Other	0
Total	34	Total	51
2. Public Hearings			
Board of Adjustment	0		
Planning Commission	4		
City Council	4		
Administrative Items (PC & Council)	2		
Total	10		



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Nichole Tucker, Economic Development Director
Re: Economic Development Monthly Report- March 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. ED Director Report March 2023

Memorandum

Date: April 4, 2023
To: Council
From: Nichole Tucker, Director
RE: Monthly Report

Property Updates:

- SW Pickling – Final report has been submitted and is attached for review.
- Land Purchase Proposal- 20 acres- North Side of Country Club Drive Behind asphalt plant and 21.86 acres- SW Corner of Country Club Drive and South McLean.

Project Updates:

- Project Lift – Conversations continue with Project Lift representatives. Members of KSA provided a project proposal for possible Airport facility.
- Small Business Boot camp-Boot camp is up and running. Nineteen local small business are participating. There are four of the boot camp participants who have submitted applications for the Tech Grant for the month of April.
- Project 360 – Project 360 is a locally owned and operated corporation expansion. Project 360 has an owner investment of 1.5 million and will create 150-200 local jobs with annual wages at \$7,085,000.
- Project Stone- Conversations have begun with a local manufacture and distribution center for expansion and to relocate a Texas location to Durant.
- Project Brain: Conversations continue after a site visit in March.

Other Activities:

- Small Business- Four bootcamp participants have turned Tech Grant applications.
- Retail Strategies-Retail Strategies and City of Durant began working with two local developers to work on large box store recruitment.



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Richard Ezell, Deputy Director
Re: Emergency Management Monthly Report - March 2023

Monthly EM Report - March 2023

Council Information / Action Requested

Information Only - No Action Needed

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

Information Only - No Action Needed

ATTACHMENTS:

1. Monthly EM Report March 2023-Council



TO: Mayor, City Council

FROM: Richard Ezell, Emergency Management Director

DATE: April 3, 2023

SUBJECT: Monthly Report for March 2023

We were not able to perform the Monthly Outdoor Warning Siren Test for the month of March. Every Thursday there was severe weather predicted. We had three defective sirens of the 19 sirens within the City limits. We had one siren stuck by lightning on March 2nd and it has been repaired and the motor was replaced in another one on the 30th. There is still one siren down, but the RTU box and radio are back at the manufacturer for repairs.

The Q1 Emergency Management Performance Grant (EMPG) quarterly payment of \$10,000 has been received. The Q2 report and payment request is due on April 10th. These quarters are based on the State fiscal year, which begins October 1st as opposed to the City fiscal year which starts July 1st.

Radar installation is ongoing. The radar should be operational within 4-5 weeks.

- Participated in OEMA annual conference, which was held in Durant.
- (March 2) Activated EOC for severe weather, Tornado Warning issued for Durant and Bryan Co. Outdoor Sirens failed to sound due to radio interference.
- Attended employee Town Hall on Perception Survey, worked on EM 2023-2024 budget and uploaded monthly report and Resolution for 2022-2027 HM Grant into Civics+.
- Radome for Durant Radar raised into place, Interviews with KXII, KTEN and KOTV (Tulsa). Made procedures for using Outdoor Warning Siren controller.
- Facilitated the SE Area EM Communications Drill (Statewide).
- Programmed radios for PW vehicles, attended NWS weather briefing.
- Met company installing lightning detector at DMSC for test (did not work), Ferguson Roofing "Temp" repaired EOC roof, picked up spare radar parts.
- IPAWS Monthly test, inquiring with USANG on HazMat training/Exercise
- Met with Owen Foundation for training for public safety, attended NWS webinar, Met with Baron on data sharing options, worked on E08 siren and attended City Council meeting.
- Taught five "Preparing for Severe Weather" trainings to city employees and public.
- (March 16th) Activated the EOC for a severe weather event.
- Researched radar sharing options, repaired siren E08, Attended water meeting
- Attended 2023-2024 budget meeting
- Attended Leadership Durant OK Capital Day
- Met with Invx at PW, Deputy EM Director interviews
- Participated in Central and SW Area EM Comm. Drills, Kenneth's retirement party
- Attended Red Cross Shelter Simulation Training in Atoka
- Attended Dept. Head meeting, attended Community Perception Survey at DHS
- EOC Facility maintenance, Tower inspection at CID, set up two public safety trainings for employees, attended city council speaking
- Met with KTEN station directors and meteorologist over radar data, met with IT Director on radar data sharing
- Goddard Enterprises repaired siren E16 ("growl" motor), facilitated City of Durant's All-Hazard Planning Team meeting
- Run EM generators and equipment every two weeks

Richard Ezell, Director



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Finance Department - March 2023 Sales Tax Reports

March 2023
Sales Tax Breakdown
1% Sales Tax 10-Year Sheet and Average Charge

Council Information / Action Requested

Information Only

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

ATTACHMENTS:

1. March 2023 Sales Tax Breakdown
2. March 2023 Sales Tax 10-Year Sheet
3. March 2023 Sales Tax Monthly Average

City of Durant, Oklahoma
4.375% Sales Tax Revenue Breakdown

Current Month Sales Tax Revenue Detail	
1/4% Economic Development (e	\$95,476.24
1/4% Multi-Sports Facilities (eff	\$95,476.24
1/4% SOSU Improvements (effe	\$95,476.24
1% Capital Improvements (effect	\$381,904.96
2% General Operations	\$763,809.93
5/8% DISD Improvements (effec	\$238,690.60
Total Sales Tax Rev. March 2023	\$1,670,834.21

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

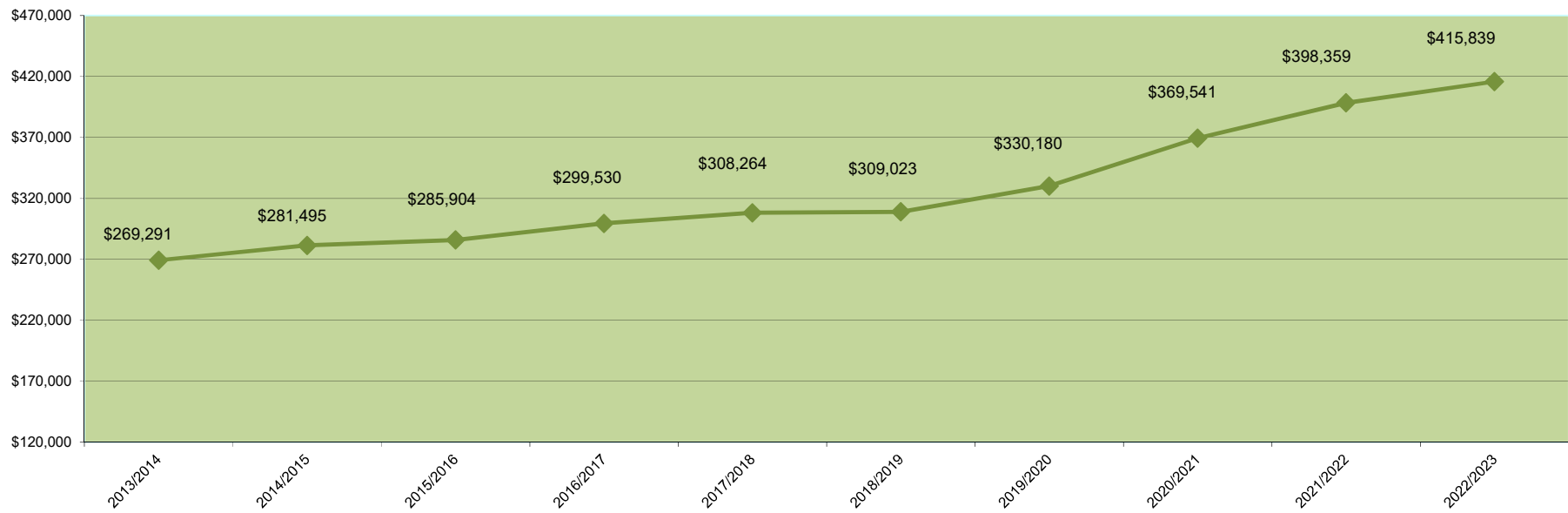
	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	% Change	Single Month Period
July	\$280,589	\$274,992	\$285,723	\$282,117	\$313,058	\$329,525	331,058	376,455	411,465	429,866	4.47%	June / July
August	\$274,864	\$192,988	\$301,211	\$314,889	\$329,217	\$323,680	343,378	371,268	405,522	436,588	7.66%	July / Aug.
September	\$280,800	\$387,003	\$310,412	\$292,744	\$298,291	\$309,656	340,005	375,103	396,622	406,801	2.57%	Aug. / Sept.
October	\$264,719	\$277,693	\$292,477	\$295,814	\$313,960	\$305,445	329,146	359,331	394,840	423,692	7.31%	Sept. / Oct.
November	\$259,486	\$279,266	\$263,753	\$305,225	\$317,104	\$292,323	322,363	360,649	383,784	417,467	8.78%	Oct. / Nov.
December	\$244,334	\$273,374	\$280,961	\$282,558	\$287,917	\$302,025	336,928	342,145	389,101	411,863	5.85%	Nov. / Dec.
January	\$272,680	\$287,156	\$303,941	\$316,625	\$319,265	\$319,947	331,582	348,969	399,365	411,980	3.16%	Dec. / Jan.
February	\$285,667	\$293,872	\$282,081	\$304,006	\$314,369	\$300,025	340,113	351,684	430,326	422,394	-1.84%	Jan. / Feb.
March	\$252,598	\$265,962	\$255,710	\$278,891	\$281,267	\$275,318	295,098	347,403	350,947	381,905	8.82%	Feb. / March
April	\$261,938	\$271,232	\$290,669	\$305,276	\$313,062	\$299,350	328,110	333,643	403,097			March / Aprl.
May	\$273,004	\$290,750	\$286,450	\$317,742	\$325,558	\$332,701	331,431	439,672	411,741			Aprl. / May
June	\$280,815	\$283,656	\$277,462	\$298,475	\$286,097	\$318,281	\$332,952	\$428,168	\$403,495			May / June
Total	\$3,231,494	\$3,377,943	\$3,430,849	\$3,594,364	\$3,699,166	\$3,708,275	\$3,962,165	\$4,434,490	\$4,780,305	\$3,742,555		8,868,979.72
FY Monthly Average	\$269,291	\$281,495	\$285,904	\$299,530	\$308,264	\$309,023	\$330,180	\$369,541	\$398,359	\$415,839		
% change from prior yr.	3.84%	4.53%	1.57%	4.77%	2.92%	0.25%	6.85%	11.92%	7.80%	4.14%		
\$ change from prior yr.	\$119,454	\$146,449	\$52,906	\$163,515	\$104,802	\$9,109	\$253,889	391,781	345,815	197,434		

Current Month Sales Tax Revenue Detail	
1/4% Economic Development (effective 1/1/2023)	\$95,476.24
1/4% Multi-Sports Facilities (effective 1/1/2023)	\$95,476.24
1/4% SOSU Improvements (effective 1/1/2023)	\$95,476.24
1% Capital Improvements (effective 1/1/2023)	\$381,904.96
2% General Operations	\$763,809.93
5/8% DISD Improvements (effective 1/1/2023)	\$238,690.60
Total Sales Tax Rev. March 2023 @ 1%	\$1,670,834.21
* Per Ordinance #1589, Durant City Sales Tax Rate Increased from 3.75% to 4-3/8% (4.375%)	

Use Tax	\$272,017.44
	\$33,326.84

1% Sales Tax - Current Annual Growth		
Previous 12 - Month Period	Current 12 - Month Period	% Change
\$4,763,454	\$4,960,888	4.14%

**City of Durant, Oklahoma
1% Sales Tax - Monthly Average
Ten-Year History**





The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Jeff Langford, Fire Chief
Re: Fire Department Monthly Report - March 2023

Fire Department Monthly Report

Council Information / Action Requested

Informational Item Only

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

N/A

ATTACHMENTS:

1. Fire Department Run Log March 2023
2. Fire Department Monthly Report March 2023

Durant Fire Department

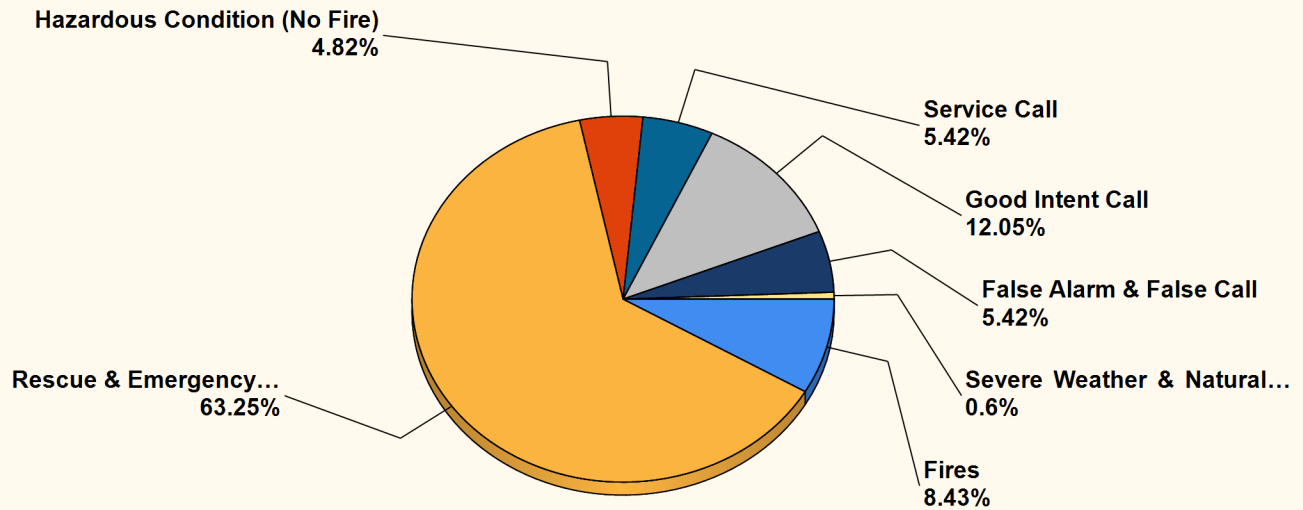
Durant, OK

This report was generated on 4/5/2023 3:06:57 PM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 03/01/2023 | End Date: 03/31/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	14	8.43%
Rescue & Emergency Medical Service	105	63.25%
Hazardous Condition (No Fire)	8	4.82%
Service Call	9	5.42%
Good Intent Call	20	12.05%
False Alarm & False Call	9	5.42%
Severe Weather & Natural Disaster	1	0.6%
TOTAL	166	100%

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



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Doc Id: 553
Page # 1 of 2

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
100 - Fire, other	1	0.6%
111 - Building fire	2	1.2%
114 - Chimney or flue fire, confined to chimney or flue	1	0.6%
131 - Passenger vehicle fire	3	1.81%
142 - Brush or brush-and-grass mixture fire	2	1.2%
143 - Grass fire	1	0.6%
150 - Outside rubbish fire, other	1	0.6%
151 - Outside rubbish, trash or waste fire	2	1.2%
152 - Garbage dump or sanitary landfill fire	1	0.6%
311 - Medical assist, assist EMS crew	82	49.4%
320 - Emergency medical service, other	2	1.2%
322 - Motor vehicle accident with injuries	10	6.02%
324 - Motor vehicle accident with no injuries.	8	4.82%
331 - Lock-in (if lock out , use 511)	1	0.6%
353 - Removal of victim(s) from stalled elevator	2	1.2%
412 - Gas leak (natural gas or LPG)	1	0.6%
413 - Oil or other combustible liquid spill	1	0.6%
444 - Power line down	5	3.01%
445 - Arcing, shorted electrical equipment	1	0.6%
510 - Person in distress, other	1	0.6%
551 - Assist police or other governmental agency	2	1.2%
553 - Public service	1	0.6%
561 - Unauthorized burning	5	3.01%
611 - Dispatched & cancelled en route	12	7.23%
621 - Wrong location	1	0.6%
622 - No incident found on arrival at dispatch address	3	1.81%
632 - Prescribed fire	1	0.6%
651 - Smoke scare, odor of smoke	2	1.2%
652 - Steam, vapor, fog or dust thought to be smoke	1	0.6%
730 - System malfunction, other	4	2.41%
733 - Smoke detector activation due to malfunction	1	0.6%
742 - Extinguishing system activation	1	0.6%
744 - Detector activation, no fire - unintentional	1	0.6%
745 - Alarm system activation, no fire - unintentional	2	1.2%
812 - Flood assessment	1	0.6%
TOTAL INCIDENTS:	166	100%

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





Durant Fire Department Monthly Report March 2023

Type of Response	Month	Year to Date	
	March	2023	2022
Fires & Fire Related Calls	14	42	84
Rescue (MVC's) & Medical Calls	105	313	385
Hazardous Condition (No Fire)	8	19	14
Service Calls	9	28	22
Good Intent Calls	20	61	64
False Alarm & False Calls	9	18	33
Special Incident Type	1	4	1
Total Responses	166	485	603

Type of Service Performed	Month	Year to Date	
	March	2023	2022
Burn Permits	12	23	8
Building Permits	34	127	
Inspections	25	58	60
Plans Review	7	16	17
Smoke Alarm Installed	18	25	1
Public Education	4	12	0
Fire Investigations	1	6	3
Total Services	101	267	149

Training:

Week 1: Each shift participated in pump operations training at KTC. Evolutions of simulated real scenario pumping with issues that might occur during a real incident.

Week 2: Each shift continued with new driver/pump operations for new drivers

Week 3: Aerial and relay operations were performed by all shifts.

Week 4: A Shift reviewed SOGs for members, B Shift pumping operations, C Shift Truck Inventory

Week 5: A Shift participated Farm Bureau safe house at the Bryan Co Community Bldg, B and C Shifts, building construction, to include breaching walls.

Noteable Incidents:

Department Activities:

Deputy Chief Rudolf attended Fire Code and Inspection course in Stillwater 27-31 March.

Fire Marshal's Office Activities:

Attended Fire Marshal Association Mini conference in Shawnee.

Conducted several fire prevention/education events this month; including speaking with small businesses about code requirements and the permit/inspection process, an event for 6th graders at DIS, and we partnered with Farm Bureau for an event at the fair grounds, and we also spoke to the Rotary Club. Installed and/or provided several smoke alarms this month. We provided 10 smoke alarms to the Bryan County Youth Shelter for every sleeping room and living areas.



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Rebecca Payne, Grants Coordinator
Re: Grants Department Monthly Report - March 2023

Council Information / Action Requested

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

ATTACHMENTS:

1. Grants Department Monthly Report - March 2023

YEAR	GRANT AGENCY	GRANT PROGRAM	PROJECT DESCRIPTION	STATUS	GRANT COMPLETE	ACTIVE PROJECT	PENDING AWARDS
2015	OK Dept of Transportation	Streetscape V	DT sidewalks - 4th & Evergreen	Moving forward with ODOT & Architect		399,968	
2016	Federal Highway / ODOT	Transp. Alternative - TAP	Rails to Trails (grant rcvd Oct 2016)	Phase I - without bridge		396,630	
2022	Federal Highway / ODOT	Transp. Alternative - TAP	Bridge to complete Rails to Trails project (match committed by DCFA)	Phase II - App Submitted for Chuckwa Creek Bridge 11.30.22.			674,080
2018	OK Tourism / Trails	Recreational Trail	1400 LF multi-purpose trail: connecting to Rails to Trails	Award: Dec 21 2018 - Merged with Rails To Trails project		240,000	
2018	FEMA-Assist to Firefighters	Assistance to Firefighters	95 FT 1550 GPM Aerial	Aerial purchased Fall 2019	952,380		
2018	US Dept of Commerce	EDA - Infrastructure	Wastewater Treatment Plant	Operational. Determining additional items w/ balance		1,500,000	
2019	Bureau of Reclamation	WaterSMART - WEEG	City-Wide AMR Units & System	Proj complete. Addtl meters purchased.	1,500,000		
2019	ODOC / CDBG-ED	Econ Dev Infrastructure	Tubacex Durant, Inc.	Const Complete; job tracking		939,366	
2020	ODOC / CDBG	Small Cities	SCADA / WTP Improvements	Awarded 9-2020; Proj. begun - delayed due to backordered generators; proceeding		152,222	
2020	ODOC / CDBG	CARES Act Funding	Residential Utility Assistance	Scope Change: Bus arrived 1.20.23 (Generators, Library Drive-Thru, Plyler Park sidewalks, water disps)		638,300	
2020	State of OK - CARES Forward	CARES Act Funding	COVID Related & PubSafety Salary	Complete Fall 2020	1,439,319		
2021	FEMA-Homeland Security - AFG	Assistance to Firefighters	SCBAs (17 units) & RIT Pak	Denied 12.2022			0
2020	FAA 2020-014	CARES Act Funding	Install Windcone @ airport	Complete	23,020		
2020	FAA 2020-015	CARES Act Funding	Personnel and Fuel expenditures	Complete	69,000		
2020	OMAG	Public Safety Grant	Confined Space Safety Equip	Complete	3,000		
2020	OK Emergency Mgmt 9-1-1	CAD Project	CAD System for Communications Ctr	Complete	195,433		
2020	OK Emergency Mgmt 9-1-1	GIS System Project	GIS Addressing	Complete	79,000		
2021	US Dept of Justice	Bulletproof Vests	15 vests	Purchasing additional vests		6,000	
2021	OK State Emgcy Mgmt	Weather Radar	Weather Radar (award 6.30.21)	Arrived on site 2.27.23; completion May		1,600,000	
2021	FAA 2021-016	CARES Act Funding	CRRSA - Personnel costs	Closeout		23,000	
2021	FAA 2021-017	Aviation Improvements	Airport Layout Plan (award 8.26)	KSA - Project development		194,220	
2021	FAA 2021-018	American Rescue Plan	Personnel expenditures	Complete		59,000	
2021	Texoma Health	Ron Cross Sr Center	Nutrition - meal services	Food Pantry is operational.		40,000	
2021	US Dept of Justice	Rural Law Enforcement	License Plate Reader Patrol Units	Equipment Delivered March 2023		33,630	
2021	US Treasury	American Rescue Plan	WW Infrastructure	More \$\$\$ rcvd 10.20.22		3,276,798	
2022	OK ARPA	State Additional ARPA	Water Distribution Lines	Prop Submitted - OML 2.18.22			16,521,720
2022	OK ARPA	State Additional ARPA	Durant Lake: expand water storage	Prop Submitted - OML 2.18.22			15,175,000
2022	OMAG	Sanitary Sewer Equip Prog	Sanitary Sewer Equipment	Equip & Reimb received	9,930		
2022	OMAG	Public Safety Grant Prog	Work Zone Safety Equipment	Equipment Received		1,850	
2022	FAA 019-2022	Airport Improvements	Pavement Analysis	Award: 6.17.22; ongoing		130,923	
2022	OK Tourism & Recreation	Park Improvements	B.Miller,Carl Albert, Dixon, Plyler	Submitted 9.30.22			219,630
2022	US DOT	ReConnect Communities	Roadway Improvements Plan	Submitted 10.13.22; Denied 2.28.23			0
2022	US DOT	SMART Program	City-Wide Traffic Signalization Plan	Denied March 2023			0
2023	Dept of Environ Quality	Equipment Program	Brush Chipper for Landfill	Equipment rcvd Dec 2022		25,000	
2023	OK Attorney General	SAFE OK	License Plate Reader Trailer	Equipment Delivered March 2023		25,000	
TOTALS					4,271,082	9,681,907	32,590,430



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Robbee Tonubbee, Director
Re: Library Monthly Report - March 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. Library Monthly report Mar2023

Donald W Reynolds Community Center & Library

March 2023

Statistical Report

Attendance monthly total -----library stats only, no community center-----	4,130
<i>We were open 27 days this month</i>	
Attendance daily average -----	152
Circulation monthly (physical units)-----	4,321
Circulation average daily -----	160
Computer usage total -----	523
Computer users average daily-----	19.4
Computer usage average time-----	37 min
Computer guest passes-----	141
Computer guest passes average daily-----	5
New Library card holders-----	132
Materials donated -----	467
(11 put in collection)	

Statistics

Revenue : \$5,274.60 for March. The room revenue was \$3215 with payments for: Southland Holdings (three meetings), Texoma Board of Realtors (three meetings), Metts Powerlines, Choctaw Nation – Chief Batton’s campaign, OU Resource Parent Training, and a Bday party in the theater.

Revenue breakdown: \$412 in copies, \$104 in faxes, \$546 in fines, \$42 in replacement cards, \$75 in out-of-county memberships, \$218 in lost/damaged fees, \$21.50 in rest., \$216 from the public printer/coin-op, & café was \$389.75.

There was a variety of community events this month: OHCE Library visit, Court ordered mediations, Feeding Hope board meeting, FOL bi-monthly meeting, AARP Tax Aide tax prep services, Severe Weather Awareness training, Bryan County Federation of Democratic Women meeting, Council of Financial Educators mtg, Blood Drives, HiSet testing, a Book Signing in the lobby, Durant Baseball Coaches meeting, OK DHS meeting, Sustainable Durant series, Daughters of the American Revolution meeting, & a Community CPR/AED Training by Colton’s Run.

FOL

- The FOL & LuLu& Hazel’s Quilt Shop will be hosting the annual Quilt Show in the summer, taking over for the Heritage Quilters. This event showcases local quilt makers and offers the community the opportunity to learn about quilting and other sewing crafts. FOL funds go towards supporting programming and the new library park.

- The Friends of the DWR Library Literacy Program has a woman who is testing for her citizenship this Spring. Tutor Glenn Price has helped her with the application, studying for the exam, and traveling to appointments. The local Big 5 Services awarded the FOL an adult education grant and some of these funds will help those seeking citizenship as the program is quite costly and requires travel to the Dallas and OKC areas.

Programming/Community Engagement

- The library has added the app Kanopy to our collection. Kanopy is a video streaming service for quality, thoughtful entertainment. Find movies, documentaries, foreign films, classic cinema, independent films, and educational videos that inspire, enrich, and entertain. To use Kanopy patrons need to have access to Libby for Overdrive.
- The library is working with MyLibro to launch an app that would allow patrons to access many library features from their smart phones. They will have a virtual card, be able to see their items checked out & fines, connect to Libby from Overdrive for virtual items, see the items they have on hold, see the library events coming up, and be able to book sessions/pick ups with library staff. We hope to have the app ready in Spring.
- We will be participating with the Grants department for “Fair Housing” month in April with a coloring contest for kids of all ages. Coloring sheets can be picked up at the front desk or at library programming in April. We will also invite the Early Childhood Center in Durant to participate. The Grants department will have prize baskets for kids in 3 different age categories at the end of the month.
- The AARP & SE Tax Crew has filed around 700 returns by the end of March. The final numbers will be reported in May. There are 10 AARP volunteers and SE staff plus one library staff member. This tax program is FREE for the community w/some a small number of ineligible filings like farm and business. The community provides lunch for the volunteers as they work 10:00am to 4:00pm on Tuesdays and Thursdays.

Library Programs

Health Literacy Grant programming – 1st session of Quilting 101 w/18 attendees & 6 teachers; 1 class of Jarcuterie (individual charcuterie cups w/healthy options) w/14 attendees; 3 yoga classes w/45 attendees; & 4 zumba classes w/15 attendees

Regular Library programming:

Lego Club – 3 classes w/26 kids

Teen Lounge – 4 classes w/10 kids

After School – 3 classes w/12 kids

Story Time – 4 classes w/26 adults & 32 kids

Chess Club – 4 adult & teen classes w/41 attendees; 4 youth classes w/30 attendees

Spring Break programming: - 4 days of activities – 99 attendees

Monday, March 13 – Double Feature movies – 5 adults/13 kids

Tuesday, March 14 – Movie & Legos – 10 adults/22 kids

Wednesday, March 15 – Movie & Bingo – 7 adults/13 kids

Thursday, March 16 – Movie & Craft – 9 adults/20 kids



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Rick Rumsey, Interim Director of Public Safety
Re: Neighborhood Services Monthly Report - March 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. Neighborhood Services Activity report March 2023 (1)



Durant Police Department

3104 Carl Albert Drive
 Durant, Oklahoma 74701-5015
 Phone: 580/924-3737 * Fax: 580/924-8573
 Joe Clark, Interim Chief of Police



The City of Durant Neighborhood Services Department Monthly Activity Report, March 2023

1. Inspections	
Building	64
Electrical	64
Mechanical	48
Plumbing	70
Drainage Issues	0
Other	0
Total	246
2. Code Enforcements	
Contact Made	65
Trees & Shrubs	4
Grass & Weeds	4
Junk Vehicles	21
Junk Appliances	2
Dilapidated Structures	7
Trash & Debris	76
Other	99
24 Hour Nuisances Posted	1
PD 24 Hour Nuisances Posted	
Code Enforcement	
Notices Posted	
Citations Issued	
Warnings Issued	19
Animal Control	
Total	298

3. Animal Control	
Calls for Service	58
Citations Issued	
Warnings Issued	6
Dogs Picked Up	12
Cats Picked Up	3
Dog Adoptions	27
Cat Adoptions	3
Dog Rescue	
Cat Rescue	1
Claimed by Owner	1
Animals Euthanized	5
Parvo Deaths	
Total	116
4. Letters Mailed	
Court Letters	16
Courtesy Letters	4
Total	20
5. New Construction	
SFR	0
MFR	0
Commercial	0
Industrial	0
Total	0



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Ryan Brewer, Parks and Recreation Manager
Re: Parks Department Monthly Report - March 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. Parks Dept Monthly Report - March 2023



THE CITY OF DURANT

Parks and Recreation Department

TO: Durant City Council
FROM: Ryan Brewer, Director of Parks and Recreation
DATE: April 6, 2023
SUBJECT: Monthly Report for March 2023

Parks Department

The following work was completed or started during the previous month.

1. Continued work for the Unity Statue area at Carl Albert.
 - a. Concrete completed around the statue now needing to install the ADA compliant walkway up to the statue and pads for benches. Lights are being installed by a 3rd party
2. Keithley Park Playground has been removed and the new playground is being built
3. Carl Albert Creek Erosion Work
4. General Maintenance at all parks and other City Property
5. Updated all fees on civic rec.

Durant Multi Sports Complex

The following work has been completed or started during the previous month at the Sports complex

1. Repairing down field one outfield fence.
2. Working on having a 30 team softball showcase to be held in July partnered with Southeastern.
3. Will hold a 40-50 team youth rugby tournament in May. And 7v7 National Tournament in July
4. Updated all fees on civic rec

Swimming Pool

1. Replaced all ladder steps into the pool
2. Repaired cracks in the pool foundation
3. Replace pool pump for chlorinator
4. Getting Civic Rec ready to start booking pool parties and swim lessons

Lake Durant

1. General Park maintenance
2. Camping season is starting up.
3. Updated all fees on civic rec



THE CITY OF DURANT

Police Department

Memorandum

Date: April 3, 2023
To: City Manager, Mayor and City Council
From: Joe Clark, Interim Chief of Police
Re: Police Department Monthly Report - April 2023

Please see/review attached report.

Council Information / Action Requested

Information Only

City Staff Information / Action Follow-up, if Council authorizes this action:
None

ATTACHMENTS:

1. NIBRS February 2023

GROUP "A" OFFENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YR TOTAL
ARSON	0	0											0
ASSAULT	12	9											21
BRIBERY	0	0											0
BURGLARY/B&E	9	5											14
COUNTFT/FORGERY	4	2											6
DESTRN/DAMG/VAND	17	6											23
DRUG/NARCOTIC	26	24											50
EMBEZZLEMENT	0	1											1
EXTORTION/BLKMAIL	0	0											0
FRAUD	7	4											11
GAMBLING	0	0											0
HOMICIDE	0	0											0
KIDNAP/ABDUCT	0	0											0
LARCENY/THEFT	22	32											54
MTR VEH THEFT	7	8											15
PORN/OBSC MATERIAL	0	1											1
PROSTITUTION	0	0											0
ROBBERY	0	0											0
SEX OFF/FORCIBLE	1	2											3
SEX OFF/NON-FORCE	0	0											0
STOLEN PROPERTY	4	5											9
WEAPONS	2	4											6
Group "A" TOTAL	111	103	0	0	0	0	0	0	0	0	0	0	214
GROUP "B" OFFENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YR TOTAL
BAD CHECKS	0	0											0
CURFEW/LOITER/VAGRA	0	0											0
DISORDERLY CONDUCT	8	6											14
DUI	16	7											23
DRUNKENNESS	7	12											19
FAMILY OFFENSES/NON-	4	3											7
LIQUOR	1	2											3
PEEPING TOM	0	0											0
RUNAWAY	3	0											3
TRESPASS OF REAL PROP	3	3											6
ALL OTHER OFFENSES	64	45											109
Group "B" TOTAL	106	78	0	0	0	0	0	0	0	0	0	0	184
DURANT PD CFS	2102	1922											4024
BRYAN COUNTY LE CFS	1837	1787											3624
Calls For Service TOTAL	3939	3709											7648
ARRESTS-ADULT	145	135											280
ARRESTS-JUVENILE	3	2											5
Arrests TOTAL	148	137	0	0	0	0	0	0	0	0	0	0	285
CITATIONS	356	273											629
WARNINGS	142	129											271
MVC INJURY	5	6											11
MVC PROP DAMAGE	29	31											60
MVC PRIVATE PROP	8	9											17
MVC UNKNOWN	0	0											0
MVC FATALITY	1	0											1
MVC TOTAL	43	46	0	0	0	0	0	0	0	0	0	0	89
DOMESTIC VIOLENCE (ASSL	7	3											10
EOD	9	19											28
RESERVE HOURS	96	90											186
CHAPLAIN HOURS	37.25	42.8											80.05



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Carl Meade, Street Department
Re: Street Department Monthly Report - February 2023

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. March 2023



THE CITY OF DURANT

Office of the Street Department

Monthly Report
March 1, 2023 – March 31, 2023

Tasks Completed:

1. Asphalt was added to the streets that were reported through the Public Works Admin office and were completed in order by severity.
2. Street Sweeping has been done daily and on an “as-needed basis”. Street sweeping is done starting on Monday beginning with the north side of town and the driver works his way to the north side by week's end. Also being sure to address any streets that have been called in or reported online as needing attention.
3. Traffic signal maintenance was completed on streets throughout the town.
4. During the month of March an estimated 800 potholes were filled with asphalt to ensure there would be no further damage to the roads and to make sure our roads were safe and in compliance with our city standards.
5. 50 street cuts were repaired with asphalt after M&O completed fixing water leaks throughout the city.
6. We got all of the parking area finished and now we are going to stripe it.
7. On the 2nd snowstorm we put out 110 tons of chips and 900 pounds of salt on the roads.

Planned Tasks:

1. Continue our goal to provide better and safer streets by addressing any issues as they arise or are reported.
2. Address any and all signage issues throughout the city that need to be replaced or repaired.
3. Continue to repair street cuts as M&O repair water leaks.
4. We plan on starting the EOC within the next couple of months.

Respectfully Submitted,

Carl Meade



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Tom Marcum, City Attorney
Re: Consider Approval of Resolution to Participate in Teva-Allegran-CVS-Walgreen-Walmart Settlement Agreement

Council Information / Action Requested

Approval of Resolution to Participate in Teva-Allegran-CVS-Walgreen-Walmart Settlement Agreement

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

ATTACHMENTS:

1. Resolution re Opioid Settlement (R-2023-10)

RESOLUTION NO. 2023-10

A RESOLUTION AUTHORIZING PARTICIPATION IN THE 2022 GLOBAL OPIOID SETTLEMENTS WITH CVS, WAL-MART, WALGREENS, ALLERGAN, AND TEVA, INCLUDING AGREEING TO THE TERMS OF THE GLOBAL SETTLEMENTS, THE RELEASE OF ALL CLAIMS AGAINST THESE ENTITIES, AND THE PERMISSIBLE USES OF MONIES RECEIVED PURSUANT TO THE SETTLEMENTS FOR OPIOID ABATEMENT AND DESIGNATION OF AN AUTHORIZED REPRESENTATIVE TO SIGN THE SUBDIVISION PARTICIPATION FORMS TO FINALIZE PARTICIPATION IN THESE SETTLEMENTS.

WHEREAS, The State of Oklahoma pursued litigation against a number of defendants related to the production, marketing, and distribution of opioid substances; and,

WHEREAS, the State of Oklahoma has entered a global settlement with certain entities; and,

WHEREAS, the City of Durant may be eligible to receive a portion of the settlement funds allocated by the Oklahoma Opioid Abatement Board.

NOW THEREFORE BE IT RESOLVED that the Durant City Council that;

Section 1: The City of Durant is authorized to participate in the 2022 global opioid settlements with CVS, Wal-Mart, Walgreens, Allergan, and Teva, including agreeing to the terms of the global settlements, the release of all claims against these entities, and the permissible uses of monies received pursuant to the settlements for opioid abatement.

Section 2: The City Manager is hereby authorized to sign the subdivision participation forms to finalize participation in these settlements.

PASSED AND APPROVED this 11th day of April, 2023,.

DURANT CITY COUNCIL

Danny Sherrer, Acting Mayor

ATTEST:

Cynthia J. Price, Secretary



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Lisa Taylor, City Manager
Re: Consider Approval of Resolution Amending Certain Fees on the Fee Schedule; Directing Posting (R-2023-08)

Council Information / Action Requested

Approval of Resolution Amending Certain Fees on the Fee Schedule; Directing Posting (R-2023-08)

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

ATTACHMENTS:

1. R-2023-08 Amending Certain Fees on the Fee Schedule; Directing Posting

RESOLUTION NO. R-2023-08

RESOLUTION OF THE CITY OF DURANT AMENDING CERTAIN FEES ON THE FEE SCHEDULE; DIRECTING POSTING.

WHEREAS, the City of Durant maintains a fee schedule to inform the public of the various fees; and,

WHEREAS, fees are from time to time updated and modified; and,

WHEREAS, state statutes require that certain fees be publicly posted.

NOW THEREFORE BE IT RESOLVED by the Durant City Council that the current fee schedule is hereby amended as set forth in "Exhibit A" attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED that the Clerk is directed to post the amended fee schedule.

PASSED AND APPROVED this 11th day of April, 2023, by the Durant City Council.

ATTEST:

Cynthia J. Price, City Clerk

Mayor

Reviewed for form and legality:

City Attorney

EXHIBIT A

FEES AND OTHER CHARGES

FEE SCHEDULE

Section	Fee Description	Amount (in dollars)	
Administration			
Public Records Requests	Photocopy Costs, per page up to 8.5 x 14	\$0.25	
	Photocopy Costs, per page larger than 8.5 x 14	\$0.50 -1.00	
	Certified Photocopy Costs, per page	\$1.00	
	Items on CD-ROM or DVD-ROM (additional charge of time to copy to media will apply if employee time exceeds 60 minutes)	\$5.00	
	Items on citizen supplied media (charge of time to copy to media will apply if employee time exceeds 60 minutes)	TBD /First HR-\$15.00/per additional HR \$20/per	
	Returned Check Fee	\$45.00	
	Fingerprint Fee	\$25.00	
	Deferment Fee	\$40.00 plus the amount of ticket	
	Property Abatement Fee	Actual Costs	
	Property Condemnation Fee	Actual Costs	
	Asbestos Inspection Fee (per structure)	Actual cost of materials and shipping plus \$25.00	
Equipment Costs	See Current FEMA Schedule of Equipment Rates https://www.fema.gov/assistance/public/schedule-equipment-rates		
	Actual Cost of Labor		
Airport			
Hangar Rental Monthly Rates			
Building #	Hangar Type & Number	Monthly Rate	Discounted Annual Rate*
4	Box Hangar (1-2)	\$400.00	\$4,400.00
4	Box Hangar (3-12)	\$310.00	\$3,410.00
8	Box Hangar (1-4)	\$440.00	\$4,840.00
8	Box Hangar (5-12)	\$350.00	\$3,850.00
10	T-Hangar (1-9)	\$230.00	\$2,530.00
10	T-Hangar (10)	\$340.00	\$3,740.00
12	T-Hangar (1)	\$230.00	\$2,530.00
12	T-Hangar (2)	\$340.00	\$3,740.00
12	T-Hangar (3-8)	\$230.00	\$2,530.00
12	T-Hangar (9)	\$260.00	\$2,860.00
12	T-Hangar (10)	\$310.00	\$3,410.00
24	Corp Hangar (A-D)	\$730.00	\$8,030.00
*For Annual payments, one year in advance, one month discount has been given (Discount does not apply for late payments)			
After Hours Call Out Fees	After Hours Call Out Fee	\$100.00 initial; plus \$50.00 per person	
Overnight Parking Fees	Single/Twin Engine Overnight Parking	\$5.00 - \$10.00/night – 3 nights Waived with 100-gallon fuel purchase	
	Turbine/Jet Overnight Parking	\$5.00 - \$10.00/night – 3 nights Waived with 200-gallon fuel purchase	
Ramp Fees	General Aviation Aircraft Ramp Fee	\$25.00 per night	
All ramp fees can be waived with a 200-gallon fuel purchase and at the discretion of the Airport Director	Small Turbo Props/Large Piston Ramp Fee	\$50.00 per night	
	Large/Twin Turbo Props Ramp Fee	\$75.00 per night	
	Jet Ramp Fee	\$100.00 per night	

Lavatory Charges	Relocation of Aircraft	\$25.00 - \$100.00 based on size and type
	Airport Facility Fee/Conference Room Fee	\$100.00 per day
	Lavatory Service Fee (new service)	\$150 per service
Animal Control		
Impound Fees and Costs	Impound Fee	\$10.00/ First Second-\$20 Third-\$40
	Redemption Fee	\$10.00
	Boarding Fee	\$7.00 per day Regular Size- \$10 Large (40lb up) \$25
	Publication of Notice and Animal Care (including veterinary)	Actual Cost
	Pet Adoption Fees	No Charge—\$50 Includes Neuter/Spay
	Sterilization Deposit	\$35.00
License Fees	Dangerous Animals – additional license surcharge	\$10.00
	Kennels, Catteries, and Pet Shops – Annual	\$100.00
	Exotic Animal Owner Permit	\$2,400.00
Buildings and Building Regulations (All permits are subject to an additional \$4.00 State Fee)		
Residential Permit Fees	New Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$250.00 minimum)
	Remodel Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$100.00 minimum)
Commercial Permit Fees	New Commercial, Industrial, Warehouse Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$250.00 minimum)
	Remodel Commercial, Industrial, Warehouse Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$100.00 minimum)
Other Charges and Fees	Certificate of Occupancy	\$150.00
	Fencing	\$50.00
	Accessory Buildings	\$75.00
	Swimming Pools	\$150.00
	Roofing Residential	\$75.00
	Roofing Commercial	\$150.00
	Demolition	\$100.00
	Building/Structure Relocation Fee	\$50.00
	Electrical Permit	\$0.05 per square foot
	Plumbing Permit	\$0.05 per square foot
	Mechanical Permit	\$0.05 per square foot
	Fire, Health/Safety Code Compliance Certification Fee	\$50.00
	Zoning Code Compliance Certification Fee	\$50.00
	Antenna & Antenna Support Permit Fee	\$500.00
	Roll Off Permit Fee (Annual)	\$100.00 annually
	Non-Permanent Structure	N/A
	Permanent Structure	\$300.00
	Residential Building Inspection Fee	\$50.00/trade per inspection
	Commercial Inspection Fee	\$50.00/trade per inspection
	Re-inspection Fee (multiple reinspection to compensate staff work)	\$50/Trade per Inspect
	Electrical Inspection Fee	\$50.00/trade per inspection
	Plumbing or Mechanical Inspection Fee	\$50.00/trade per inspection
	Red Tag Fee	\$100.00 per visit
	Onsite Consultations	\$50.00 per labor hour (2 hour minimum)
	Night, Weekend, Holiday Inspections	\$75.00 per hour (2 hour minimum)
	Contractor License—Electrical, Mechanical, Plumbing, Roofing	\$100.00 annually (expires June 30 each year)
Signs	New Sign Construction Permit	\$200.00
	Sign Modification Permit	\$75.00
	New Sign/Modification Permit (not using it)	\$25.00
	Temporary Sign Permit	\$40.00
	Billboard Sign Permit	\$500.00
Floodplain Development		

	Floodplain Development Review	\$300.00
	Flood Hazard Development Review	\$100.00
	Floodplain Development Inspection	\$100.00
	The floodplain fee schedule shall not exceed a cumulative amount of \$500.00, in accordance with the Title 82, Section 1604, Item 4.	
Engineering Review		
	In-House Engineering Review	\$500.00
	Consultant Engineering Review	\$50.00 plus invoiced cost
Plan Review Fee		
		25% of permit fee
Cemetery		
	Burial Plot	\$425.00
	Maintenance Fee (one time only, due at time of each burial)	\$75.00
	Highland Cemetery Chapel Rental Fee	\$200.00
	Pavilion Rental (if deceased will not be buried at Highland Cemetery)	\$100.00
	Deed Transfer Fee	\$25.00
Emergency Response Rate Schedule		
Structure Fire (Including Mobile Homes and Outbuilding)	*Minimum charge for first hour, first assignment (three apparatus typical with staff vehicle)	\$750.00*
	For each additional apparatus for the first hour	\$250.00
	For each apparatus for each additional hour or portion thereof	\$250.00
Hazardous Material Response	*Minimum charge for first hour, first alarm assignment (three apparatus typical with staff vehicle)	\$750.00*
	Hourly rate as listed plus actual replacement cost of materials to include, but not limited to: disposable supplies, personal protective equipment, monitoring equipment, and other contaminated unusable equipment. Additional charges may be incurred for specialized equipment and contractors	
	For each additional apparatus for the first hour	\$250.00
	For each apparatus for each additional hour or portion thereof	\$250.00
Vehicle Fire	*minimum charger for the first hour, first alarm assignment (one apparatus typical)	\$250.00*
Wildland Fire	*minimum charge for first hour, first alarm assignment (two apparatus typical)	\$300.00*
Trash Fire	*minimum charge for first hour, first assignment (one apparatus typical)	\$200.00*
Motor Vehicle Collision	*minimum charge for first hour, first alarm assignment (two apparatus typical with staff vehicle)	\$650.00*
	For each additional apparatus for the first hour	\$250.00*
	For each apparatus for each additional hour or portion thereof	\$250.00*
Other Charges and Fees	Firefighter Stand-by	\$50.00 per hour
	Brush Truck Stand-by	\$150.00 per hour
	Engine Stand-by	\$250.00 per hour
Fire Department Permits and Plan Review		
Residential Burn Permit	2 Day Permit	\$10.00
	30 Day Permit	\$25.00
	1 Year Permit	\$100.00
Commercial Burn Permit	1 Year Permit	\$100.00
	Fire Suppression Plan Review <i>Suggested by Okie Safety</i>	\$50.00/min per .03 sqft/ <i>\$300</i>
	Fire Alarm Plan Review <i>Suggested by Okie Safety</i>	\$50.00/min per .03 sqft/ <i>\$300</i>
	Fire Sprinkler Plan Review <i>Suggested by Okie Safety</i>	\$50.00/min per .03 sqft/ <i>\$300</i>
Legal Publications in newspaper or periodicals		
		Invoiced cost of publication
Library		
Late Fees	Books & Audiobooks	\$0.10 per day
	DVDs	\$0.25 per day
	Video Games & Launch Pads	\$1.00 per day

Room Rentals	Children's Story Room	\$50.00 \$60
(room set up free)	Conference Room	\$50.00 \$75
	Black Box Theater	\$250.00 \$300
	CC Meeting Room	\$125.00 \$150
	Computer Lab	\$50.00 \$75.00
Private Rentals	Deposit	\$200.00
Library Services	Copies	B&W \$0.10 Color \$0.50
	Fax Sending	\$1.00 per page; additional \$0.25 after 1 page
	Fax Receiving	\$0.10 per page
	Library Card Replacement	\$3.00
	Out of County Membership – Family (up to /3 years	\$25.00 for 3 years \$40- 3yrs
	Interlibrary Loan (first loan free per month)	\$1.50
	Proctor	\$15.00 per hour
	Laminating	\$1.00 per business card \$2.00 per 8.5 x 11 sheet \$1.50 per foot
Licenses		
Business	Business License – Annual (January 1 st -December 31 st)	No Charge
	Family Amusement Center License – Base Fee (Annual)	\$75.00
	Additional for each pool or billiard table	\$15.00
	Additional for each card table	\$5.00
	Additional for each coin-operated amusement device	\$15.00
Caterer	Caterer License – Initial	\$1,000.00
	Caterer License – Renewal	\$900.00
Winemaker	Winemaker License	\$625.00
	Small Farm Winery License (Oklahoma Grown)	\$25.00
Brewer	Brewer License	\$1,250.00
	Small Brewer License	\$50.00
Distiller	Distiller License	\$3,125.00
Retail Alcohol	On Premise Beer License – Initial	\$500.00
	On Premise Beer License – Renewal	\$450.00
	Retail Beer	\$500.00
	Retail Wine	\$1,000.00
	Retail Alcohol	\$1,500.00
Retail Spirits Store	Retail Spirits Store	\$900.00
Mixed Beverage Establishment (Bars)	Mixed Beverage Establishment – Initial	\$1,000.00
	Mixed Beverage Establishment – Renewal	\$900.00
Wholesaler	Wholesaler License	\$2,500.00
	Class B Wholesaler License	\$625.00
Itinerant Merchant	Itinerant Merchant License (1-3 Days)	\$250.00
	Itinerant Merchant License (4-7 Days)	\$500.00
	Itinerant Merchant License (Annual)	\$1,000.00
	Locally Grown Produce Vendor License (Annual)	\$100.00
Mobile Home Park	Mobile Home Park License	\$500.00
Pawn Shop	Pawn Shop License	\$25.00
Taxicab	Taxicab Business License	\$125.00
Manufactured Housing and Mobile Homes		
	Manufactured Housing Development License – Initial	\$1,500.00
	Manufactured Housing Development License – Renewal	\$500.00
	Manufactured Housing Development License Transfer	\$500.00
	Manufactured Housing Development Review	\$500.00
	Manufactured Housing Placement Inspection	\$50.00 per home
	Manufactured Housing Development Annual Inspection Fee	\$500.00
	Mobile Home Alteration or Accessory Building Permit Fee	\$75.00
	Mobile Home Permit Fee	\$100.00
Maps and Digital Data		
	8 ½ x 11 Prints	\$5.00
	11 x 17 Prints	\$6.00
	8 ½ x 11 Prints with Aerial Background	\$20.00
	11 x 17 Prints with Aerial Background	\$24.00
	Plots	\$25.00 plus 3.00/linear foot

	Plots with Aerial Background	\$50.00 plus 3.00/linear foot
	Digital Aerial Photos	\$75.00 per section
	Customer Map & Data Research and Preparation	\$50.00 per hour (2 hour minimum)
	Mapping & Electronic Fees	\$25.00
	911 Information and Shape Files	\$1,000.00 per shape file
Oil/Gas and Associated Facilities		
	Oil/Gas Drilling Permit	\$1,000.00/Well
	Oil/Gas Well Drilling Inspection	\$100.00/Site
	Oil/Gas Construction (Tank Batteries, Booster Pumps, Compressor, Pipeline)	\$1,000.00/Site
	Oil/Gas Injection Well and Secondary Recovery Program Permit	\$1,000.00/Site
	Oil/Gas License – Initial	\$7,500.00 applicable structure
	Oil/Gas License – Annual Renewal	\$1,000.00 applicable structure
	Oil/Gas Well Operation Inspection Fee	\$250.00/Site
Parks		
Baseball and Softball Fields	Field Rental All Day	\$30.00/Hour
	Field Rental Hourly w/ Lights	
	Pavilion Rental Average within 50 Miles	\$10.00/hour
	Disc Golf Course Tournament Fee	\$50.00/Day
Lake		
Camping	Lake Durant RV Camping Fees – Daily (28 day max.)	\$25.00
	Lake Durant RV Camping Fees – Weekly (4 week max.)	\$150.00
	Lake Durant RV Camping Monthly Fee (1 Month Max)	\$500.00
	Lake Durant RV Camping Cancellation Fee	\$10.00
	Lake Durant RV Domestic Sewage Disposal Fee	\$25.00
	Lake Durant Pavillon Réservation Fee	\$10.00 per hour (5 Hour minimum)
	Lake Durant Tent Camping	\$10.00/Day
	Disc Golf Course Tournament Fee	\$50.00/Day
Multi-Sports Complex		
Baseball and Softball Fields	Field Deposit (Refundable upon satisfactory inspection)	\$25.00 per field
	Field Rental Fee with lights	\$30.00/hour
	Tournament Use Fee	\$250.00 per field
	Durant Youth Complex Tournament Deposit	\$100.00 per day
	Durant Youth Complex – Youth League Use fee (Regular Season only)	\$12.00 per kid
	Tournament Team Fee	\$400.00
	Camp Fee	\$50.00 Per Kid
	Gate Fee Adult	\$10.00
	Gate Fee Student	\$5.00
	Gate Fee Senior 65+	\$6.00
	Gate Fee Weekend Pass	\$25.00
Pool		
Daily Admission	Children (0 – 3 years)	0.00
	Students (4– 15 years)	\$4.00
	Adults (16 – 64 years)	\$5.00
	Seniors (65+ years)	\$4.00
Season Pass	Individual Pass	\$100.00
	Family (up to 3 members)	\$250.00
	Family Additional members	\$50.00 additional person after 3
Swim Lessons	Group Lessons (4 lessons Monday-Thursday)	\$100.00
	Private Lessons (4 lessons Monday-Thursday)	\$150.00

	Private Lesson (1 lesson)	\$50.00
Pool Party	2 hour pool party (up to 60 guests)	\$300.00; \$100.00 deposit (non-refundable)
	Additional 30 guest	\$50.00
Petitions to the Board of Adjustments (does not include legal publication and engineering review fees)		
	Variances	\$300.00
	Appeals	\$300.00
	Expedited Hearing Fee	\$500.00
Petitions to the Planning Commission (does not include legal publication and engineering review fees)		
	Zoning Amendments	\$300.00
	Conditional Use Permits	\$300.00
	Planned Unit Developments	\$300.00
	Expedited Hearing Fee	\$500.00
Platting/Development (does not include legal publication and engineering review fees)		
	Platting/Subdivision Fee	\$300.00
	Airport Zone Permit	\$300.00
	Zoning Verification Letter	\$50.00
	Zoning Clearance	\$50.00
	Street Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Water Line Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Sanitary Sewer Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Storm Drainage Improvement Inspection Fee	\$500.00 plus actual cost of inspection
Permits		
Special Event Permit	Special Event Permit	\$25.00
Beverage Garden Permit	Beverage Garden Permit	\$50.00
Food Truck	Food Truck Permit (1 Day)	\$10.00
	Food Truck Permit (90 Days)	\$50.00
	Food Truck Permit (1 Year)	\$100.00
Firework Stand	Firework Stand Permit	\$25.00
Farmer's Market	Farmer's Market Permit	\$25.00
Mobile Boutique	Mobile Boutique Permit (3 Day)	\$25.00
	Mobile Boutique Permit (1 Month)	\$70.00
	Mobile Boutique Permit (Annual)	\$250.00
	Special Event Mobile Boutique Permit (Annual)	\$70.00
Produce	Produce Permit	\$25.00
Street Cut/Excavation Permit		
Street Cut/Excavation Permit	Minimum Application Deposit	\$200.00
	Inspection Fee	\$70.00
Type of Surface	Asphalt	\$2.00 per square foot
	Concrete	\$2.00 per square foot
	Earth	\$0.25 per square foot
	Directional Boring	\$1.00 per linear foot
	Work conducted without a permit additional 50% of cost of the permit	50% upcharge
Sanitation		
Residential Poly Cart (once per week)	Inside City Limits	\$20.35 \$20.96
	Additional Cart	\$11.45 each \$11.79 each
	Outside City Limits	\$29.30 \$30.18
	Additional Cart	\$13.70 each \$14.11
Commercial Poly Cart (once per week)	Inside City Limits	\$24.85 \$25.60
	Additional Cart	\$11.45 \$11.79 each

	Outside City Limits	\$29.90 \$30.80
	Additional Cart	\$13.70 each \$14.11
	Poly Cart Replacement (if missing)	\$90.00 \$150.00
	Extra Dump Poly Cart	\$25.80 \$26.58
City Waste Collection Rates	Tires	\$6.00 each, 16" and below \$15 \$13.00 each, 17" and up \$20
	One Ton Flat-Bed Load	\$49.90 per trip
	Furniture requiring 1-2 workers to collect	\$27.70 per piece
	Appliances requiring 1-2 workers to collect	\$27.70 per unit
	Freon laden appliances (refrigerators, freezers, AC units, etc.)	\$30.40 per unit
Landfill – Durant City Residents	Residential Customer C&D Landfill (min charge)	\$15.00
	Once per month City Residential customers may dump up to 1,500 lbs with the presentation of a current residential City Utility bill and Valid ID	Free
	Residential Customer C&D Landfill Charge per Ton (including DEQ fee)	\$30.00
Landfill – Commercial and Non-Durant City Residents	Commercial and Out of City Customer C&D Landfill (min charge)	\$25.00
	Commercial and Out of City Customer C&D Landfill Charge per Ton (including DEQ fee)	\$45.00
Landfill – Other Charges and Fees	Transfer Station MSW	\$19.30 minimum charge
	Transfer Station MSW	\$75.00 per ton
	Concrete Disposal	\$16.00 per ton
	Appliance w/ Freon	\$31.45
	Appliance w/o Freon	\$15.75
	Tires 16" and below	\$4.90
	Tires 17" and above	\$9.80
	Clean Dirt	\$10.80
	Unsecured Loads additional 50% of the cost of the load	50% upcharge
Roll Off Charge	Roll Off (container)	\$30.00 per container dumped
Roll Off \$25 one time delivery fee per container	20 yd. per dump on demand (you call)	\$307.05
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$208.40
	20 yd. 1x per week scheduled	\$631.85
	20 yd. 2x per week scheduled	\$1,263.75
	20 yd. 3x per week scheduled	\$1,895.60
	20 yd. 4x per week scheduled	\$2,527.45
	20 yd. 5x per week scheduled	\$3,159.35
Roll Off \$25 one time delivery fee per container	30 yd. per dump on demand (you call)	\$460.00
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$312.40
	30 yd. 1x per week scheduled	\$947.80
	30 yd. 2x per week scheduled	\$1,895.60
	30 yd. 3x per week scheduled	\$2,843.40
	30 yd. 4x per week scheduled	\$3,791.20
	30 yd. 5x per week scheduled	\$4,739.00
Roll Off \$25 one time delivery fee per container	40 yd. per dump on demand (you call)	\$615.25
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$372.85
	40 yd. 1x per week scheduled	\$1,263.75
	40 yd. 2x per week scheduled	\$2,527.45
	40 yd. 3x per week scheduled	\$3,791.20
	40 yd. 4x per week scheduled	\$5,054.95
	40 yd. 5x per week scheduled	\$6,318.65
	Relocating Roll Off Container fee	\$69.00
Commercial Rate Compactor per collection	20 yd. self-contained	\$456.50

– City Owned		
	30 yd. self-contained	\$684.65
	40 yd. self-contained	\$912.90
Commercial Rate Compactor per collection – Privately Owned	20 yd. compactor	\$345.60
	30 yd. compactor	\$518.40
	40 yd. compactor	\$691.05
Scheduled Collection Monthly Dumpster Rates	2 yd. dumpster (1 Collection per week)	\$69.10
	2 yd. dumpster (2 Collection per week)	\$138.25
	2 yd. dumpster (3 Collection per week)	\$207.35
	2 yd. dumpster (4 Collection per week)	\$276.50
	2 yd. dumpster (5 Collection per week)	\$345.60
	Additional pick up of 2 yd. dumpster	\$84.60
	3 yd. dumpster (1 Collection per week)	\$103.65
	3 yd. dumpster (2 Collection per week)	\$207.30
	3 yd. dumpster (3 Collection per week)	\$310.95
	3 yd. dumpster (4 Collection per week)	\$414.60
	3 yd. dumpster (5 Collection per week)	\$518.25
	Additional pick up of 3 yd. dumpster	\$126.90
Utilities		
Residential Water Inside City Limits	First 2000 gallons	\$12.00 \$12.82
	Next 1000 gallons	\$3.50 \$3.71
	Next 1000 gallons	\$3.60 \$3.91
	Next 1000 gallons	\$3.70 \$4.02
	Over 5000 gallons, rate per 1000 gallons	\$3.80 \$3.91
Residential Sewer Inside City Limits	First 2000 gallons (added back old charge of 12.45 and 3% on that amount)	\$9.00 \$12.82
	Next 1000 gallons	\$2.63 \$3.71
	Next 1000 gallons	\$2.70 \$3.91
	Next 1000 gallons	\$2.78 \$4.02
	Over 5000 gallons, rate per 1000 gallons	\$2.85 \$3.91
Commercial Water and Sewer Inside City Limits	First 2000 gallons	\$17.95 \$18.49
	Next 1000 gallons	\$4.25 \$4.38
	Next 1000 gallons	\$4.50 \$4.64
	Next 1000 gallons	\$4.70 \$4.84
	Over 5000 gallons, rate per 1000 gallons	\$4.50 \$4.64
Residential and Commercial Water and Sewer Outside City Limits	First 2000 gallons	\$17.95 \$18.49
	Next 1000 gallons	\$4.25 \$4.38
	Next 1000 gallons	\$4.50 \$4.64
	Next 1000 gallons	\$4.70 \$4.84
	Over 5000 gallons, rate per 1000 gallons	\$4.50 \$4.64
Summer Residential Sewer Rates	Residential sewer customers whose sewer bill is based on water consumption, sewer charges shall be based on a maximum water usage of 10,000 gallons for the months of May, June, July, & August	
Sanitary Sewer Rates for customers not connected to City water service	Customers shall be charged based on RWD reported water usage	
Surcharges for Industrial Wastewater	Surcharge for BOD (Biochemical Oxygen Demand)	\$0.50 per lb.
	Surcharge for TSS (Total Suspended Solids)	\$0.40 per lb.
	Surcharge for FOG (Fats, Oil, Grease)	\$0.65 per lb.
	Surcharge for Nitrogen, Ammonia	N/A

	Table II & III Metals plus Molly	Monitored
Water and Sewer Distribution System Rates	Water Tap ¾-inch Fee	\$875.00 \$1,150.00
	Water Tap 1-inch Fee	\$1,012.50 \$1500.00
	Water Tap 1 ½-inch Fee	\$1,712.50 Not in use
	Water Tap 2-inch Fee	\$1,912.50 \$2,500.00
	ALL WATER TAP FEES ARE IN ADDITION TO THE CURRENT COST OF THE METER. LESS \$75.00 CHARGE FOR ANY NEW WATERLINE WITH AN OPEN DITCH NEW SUBDIVISION WITH PRIOR APPROVAL ONLY). STREET CUT FOR ROAD BORE FEES SHALL BE IN ADDITION TO WATER AND TAP FEES AND EQUAL TO \$6.00 PER INCH/FOOT FOR 2" THROUGH 10" DIAMETER PLUS CURRENT COST OF ENCASEMENT. FEES FOR WATER TAPS OVER 2" AND METER COSTS WILL BE SET BY THE M&O SUPERINTENDENT.	
	Sewer Tap 4-inch Fee	\$931.25 \$3,000
	Sewer Tap 6-inch Fee	\$1,393.75 \$4,000
	Sewer Tap 8-inch Fee	\$1,856.25 \$5,000
	PLUS, A MAINTENANCE FEE OF \$13.00 PER FOOT (FROM TAP TO SERVICE LINE EXCESSIVE DEPTH FEE \$13.00 PER LINEAR FOOT FOR EACH 5 FEET OR PORTION THEREOF LESS \$75.00 CHARGE FOR ANY NEW SEWER LINE WITH AN OPEN DITCH ALL USERS CONNECTED TO A SEWER LINE EXTENSION WHICH IS FUNDED IN PART BY THE CITY OF DURANT, EITHER BY CASH EXPENDITURE OR THE FURNISHING OF LABOR IN CONSTRUCTING SAID EXTENSION, SHALL PAY A CONNECTION FEE OF \$1061.00 FOR CONNECTING TO SAID SEWER LINE EXTENSION	
	Subdivision Development Water/Sewer Connection Inspection	\$188.00 per tap
	Water Main and Sub Main Installation Permit Fee	\$100.00
	Water Main and Sub Main Installation Plan Review	\$50.00 per hour
	Water Main and Sub Main Installation Testing	\$50.00 per hour
	Water Main and Sub Main Installation Inspection	\$50.00 per hour
	Collection Line Cleaning (Excessive Grease)	\$125.00 per hour
	Meter On/Off After Hours	\$50.00 \$100.00
	Pop Off Valve Installation & Inspection	\$38.00
Deposits	Residential Water/Sewer and Garbage	\$100.00
	Residential Garbage (only)	\$85.00
	Commercial Accounts	\$300.00
Miscellaneous Fees	Penalty if not paid by the due date (10% of the balance)	10%
	Nonpayment fee if not paid by 5:00 p.m. before the cut-off day &Past Due must be paid before services	\$50.00
	Transfer Fee	\$25.00 \$30.00
	Clean Up Fee (5 business day clean-up for property owner/landlord)	\$25.00
	Hydrant Meter	\$1,350.00 deposit
	Hydrant Meter Monthly Fee	\$75.00
	Tampering with Meter Fee	\$100.00
	Bacteriological Total Coliform Water Testing - 1 sample	\$31.25 \$36.00
	Bacteriological Total Coliform Water Testing - 2 samples or more	\$25.00 \$36.00
	Bacteriological Total Coliform Water Testing – 2 or more samples	\$36.00
	Accurate Labs	\$40.00
	Friday Test Date	\$90.00
	ODEQ	\$29.65
	ERT	\$50.00
	ERT- 2 or more	\$30.00 per test
	Industrial Pretreatment Wastewater Discharge Permit Application Fee	\$312.50
	Annual Industrial Pretreatment Permit Fee	\$125.00
	Industrial Pretreatment Permit Modification Fee	\$31.25
	Accidental Discharge Procedure/Construction Plan Review	\$31.25 per plan
	Industrial Pretreatment Appeal Filing Fee	\$31.25

	Routine Pretreatment Facility Inspection	\$93.75
	Requested Pretreatment Facility Inspection	\$125.00
	Industrial Pretreatment Onsite Consultations	\$50.00
	Night, Weekend, Holiday Pretreatment Inspection Fee	\$93.75
	After Hours Industrial Visit	\$62.50
	Industrial Pretreatment Grab Sample Collection	\$31.25
	Industrial Pretreatment 24-hour Composite Sample Collection	\$31.25
	Industrial Pretreatment Analytical Testing/Shipping	Actual Cost
	Industrial Pretreatment Code Enforcement Administrative Fee	\$250.00
	Excessive Strength FOG Surcharge	\$0.65 per lb.
	Excessive Strength BOD Surcharge	\$0.50 per lb.
	Excessive Strength TSS Surcharge	\$0.40 per lb.
	Commercial Septic Disposal Permit	\$312.50
	Commercial Septic Waste Disposal Discharge	\$125.00 flat rate or \$0.05/gallon (whichever is greater)



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on Ordinance O-2023-05 Amending Sections 158.14 (A) (1) (Exemptions From Sign Permit Requirements) and 158.19 (A) (B) (Tables) of the Durant Code of Ordinances.
1) Ordinance O-2023-05. Section 1.
2) Ordinance O-2023-05. Section 2. Emergency Clause.

Information: Staff has been working and researching ordinances that need to be updated and working alongside Crafton Tull who is working on updating all of our Land Use Ordinances. It was requested that staff examine the ordinance pertaining to the exemption of official flags such as the flags of the United States, the State of Oklahoma, etc.

Staff did research into how other cities handled the official flags. The research showed several cities that do exempt official flags from any requirements, while a couple of cities do have various requirements. The request is to exempt official flags from any requirements as long as they do not pose a safety or health hazard and are not within the public right-of-way. The proposed ordinance change exempts the flags of the United States, the State of Oklahoma, the City of Durant, the Choctaw Nation, foreign nations having diplomatic relations with the United States and any other flag sanctioned by the Durant City Council. The proposed language changes are attached to this staff report.

Planning Commission Recommendation: The Planning Commission recommended that the maximum size of an official flag be raised to 500 square feet.

Staff Recommendation: Staff does not have any issues with this change, and recommends approval of this change because it does appear most cities are moving in this direction.

Required Action: Hear the item and approve or deny Ordinance O-2023-05, amending sections §158.14 (A) (1) and §158.19 (A) (B). Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission recommended having the maximum size of an official flag be raised to 500 square feet.

Staff recommends approval of the ordinance.

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

City Clerk
Community Development

ATTACHMENTS:

1. O-2023-05

ORDINANCE NO. 0-2023-05

**AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING
THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA,
SECTIONS 158.14 (A) (1), 158.19 (A) (B) AND DECLARING AN EMERGENCY**

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

SECTION I. ENACTMENT.

That the Code of Ordinances, Sections 158.14 (A) (1), 158.19 (A) (B) amended to read as follows:

§158.14 Exemptions From Sign Permit Requirements

(A) Sign permits shall not be required for the signs listed in this division (A). These exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site.

(1) Official flags.

(a) Flags of incorporated nonprofit organizations or service clubs, provided that the pole height shall not exceed 25 feet above finished grade within five feet of the pole if located on the ground or ten feet if located on a roof. The length of the flag shall not exceed one-quarter of the height of the pole. No more than three flags per use shall be allowed. ~~Larger flags may be allowed subject to approval by the Director or his or her designee.~~

(b) Flags of the United States, the State of Oklahoma, the City of Durant, the Choctaw Nation, foreign nations having diplomatic relations with the United States, and any other flag sanctioned by the City Council, provided that such a flag does not pose a safety or health hazard and are not within the public right-of-way. The flag shall not exceed 500 square feet in area. ~~shall now exceed 80 square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height.~~ Flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. ~~Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulations as such.~~

§158.19 Tables

(A) Table 1: Permitted signs by type and zoning district.

Sign Type	A-I	R-1 &2	R-3 &4	CBD	C-0 &1	C-2 &3	H-1 &2	1-1 & 2	Hwy Overlay	INST
Freestanding Pole sign	N	N	N	P	P	P	P	P	P	P
Billboards	N	N	N	N	N	N	N	N	P	P
Roof	N	N	N	P	P	P	P	P	P	P
Building marker	Pc	Pc	Pc	P	Pc	Pc	Pc	Pc	Pc	P
Banner / Flag / Pennant	N	N	N	N	P	P	P	N	P	P
Identification	Pc	Pc	Pc	P	Pc	Pc	Pc	Pc	Pc	P
Awnings sign	N	N	N	P	P	P	P	P	P	P
Wall	N	N	N	P	P	P	P	P	P	P
Suspended	N	N	N	P	P	P	P	P	P	P
Projecting	N	N	N	P	P	P	P	P	P	P
Temporary	N	N	N	P	P	P	P	P	P	P
Animated or moving signs	N	N	N	P	P	P	P	P	P	P
Canopy sign	N	N	N	P	P	P	P	P	P	P
Official Flag	A	A	A	A	A	A	A	A	A	A P
Blade bracket sign	N	N	N	P	P	P	P	P	P	P
Portable temp sign	P	P	P	P	P	P	P	P	P	P
Monument sign	N	N	N	Pa	P	P	P	P	P	P
Changeable Copy	N	N	P*	N	P	P	P	P	P	P

A = Allowed

N = Not Allowed

P = Allowable only with a sign permit

INST = This column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in residential zoning districts. Such uses may include, but are not limited to, churches, schools, and uses granted by or operating under a valid conditional use permit. These signs shall have the maximum square footage of 55 sq. ft.

* - Changeable Copy only allowed in R3 not in R4.

a) May only include building name, date of construction, or historical data on historical site; must be cut or etched into masonry, bronze, or similar material.

c = Only address and name of occupant allowed on sign.

b) No commercial message of any kind allowed on sign.

(B) Table 2: Setback Requirements

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Freestanding Pole Sign	1 per 60' of frontage	14'	14'	Yes	N/A	N/A	50 sq. ft.	40' tall	10'
Freestanding Pole Sign	1 per 60' of frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	300 sq. ft.	90' tall	10'
Billboards	1 per 1,000' HW frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	750 sq. ft.	60' tall	10'
Roof	1 per building	N/A	N/A	Yes	Connected to the building's roof	N/A	32 sq. ft.	N/A	N/A
Building marker	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.	N/A	N/A
Banner / Pennants / Flags	1 per building	8'	8'	No	N/A	N/A	12 sq. ft.	14' tall	10'
Identification	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.	Not to be placed above the roof edge	10'
Awnings sign	1 per building	8'	8'	No	Connected to the building	N/A	15% of wall area	Not to be placed above the roof edge	N/A
Wall	1 per side of building or tenant space	N/A	N/A	Yes	Connected to the building	N/A	15% of wall area	Not to be placed above roof edge	N/A

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Suspended	1 per building	8'	8'	Yes	Connected to the building or freestanding sign pole	N/A	12 sq. ft.	Not to be placed above roof edge	N/A
Projecting	1 per building	N/A	N/A	Yes	Connected to building	N/A	15% of wall area	Not to be placed above the roof edge	N/A
Temporary	1 per building or tenant space	N/A	N/A	No	No closer than 5' to the curb or street	30 days	32 sq. ft.	N/A	N/A
Animated or movings; Electronic Reader Board or Electronic Graphics Advertising signs	1 per building	14'	14'	Yes	Attached to a freestanding pole sign or monument sign	N/A	32 sq. ft.	N/A	10'
Canopy Sign	1 per building	8'	8'	No	On building	N/A	32 sq. ft.	Not to be placed above the roof edge	N/A
Official Flag	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A 25'	N/A 10'
Blade bracket sign	1 per building	8'	8'	Yes	On building	N/A	4 sq. ft.	Not to be placed above the roof edge	N/A
Portable temp sign	1 per building	N/A	N/A	Yes	No closer than 5' to the curb or street	45 days	4 sq. ft.	N/A	N/A

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Monument Sign	1 per building	N/A	N/A	Yes	Not to be placed in the public ROW	N/A	100 sq. ft. total all sides	6'	N/A

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 11th day of April 2023, with the Emergency Clause passed separately.

CITY OF DURANT

Danny Sherrer, Acting Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on Ordinance O-2023-06 Amending Section 156.034 (Permitted Uses in Districts) of the Durant Code of Ordinances.
1) Ordinance O-2023-06. Section 1.
2) Ordinance O-2023-06. Section 2. Emergency Clause.

Information: Staff has been working and researching ordinances that need to be updated and working alongside Crafton Tull, who is working on updating all of our Land Use Ordinances. It was requested that staff examine the ordinance pertaining to allowing stand-alone bars and taverns within the Central Business District. Currently, the ordinance states that within the Central Business District, a bar or tavern must serve food. As it is understood, the bar / tavern must be an accessory use to restaurants within the Central Business District, and it is not allowed as a stand-alone. In the C-2 (Highway Commercial and Commercial Recreation District) and C-3 (General Commercial District), stand-alone bars/taverns are allowed as a restricted use.

The attached language has the option to allow by right or to have it as a restricted use, which would trigger the Conditional Use Permit Process.

Planning Commission Recommendation: The Planning Commission recommends that stand-alone bars/taverns be considered as restricted use within the Central Business District (CBD).

Staff Recommendation: Staff does not have any issues with this change, and recommends the approval of the ordinance.

Required Action: Hear the item and approve or deny Ordinance O-2022-06, amendment to section §156.034. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

The Planning Commission recommended allowing stand-alone bars/taverns in the Central Business District (CBD) as a Restricted Use.

Staff recommends approval of the Ordinance.

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

City Clerk
Community Development

ATTACHMENTS:

1. O-2023-06
2. O-2023-06
3. O-2023-06

ORDINANCE NO. 0-2023-06

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, SECTIONS 156.034 USES PERMITTED IN DISTRICTS AND DECLARING AN EMERGENCY

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

SECTION I. ENACTMENT.

That the Code of Ordinances, Sections 156.034 amended to read as follows:

§ 156.034 USES PERMITTED IN DISTRICTS.

(A) (1) The uses permitted in the various districts are shown in division (C) below. The uses permitted in a more restricted district may be permitted in a less restricted district within the same zoning category; provided, however, that the yard space and other requirements of the more restricted district shall apply. For purposes of applying this rule, the following shall apply:

a) each district shown in the subsequent list shall be considered to be more restrictive than the one listed to the right and,

b) zoning categories shall consist of the following:

1. Residential – Districts A-1, R-1, R-2, R-3, and R-4.
2. Commercial – Districts C-0, C-1, C-2, C-3, and CBD.
3. Industrial – Districts I-1 and I-2.
4. Other – District H-1.

(2) Adult-oriented establishments as defined by § 110.100 of this code of ordinances shall not be located within any use district except as indicated on the table in this section.

(B) It is intended that these regulations be interpreted as permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for nonresidential purposes only upon individual review and approval by the Planning and Zoning Commission and the City Council.

(C) The city is hereby divided into 13 use districts. The most restrictive use district being R-1 and the least restrictive being I-2. The permitted uses of each use district in order of restriction are designated on the following graph as follows.

Permitted Uses	Special Provisions		Residential Districts					Commercial Districts					Industrial Districts		Other
	Special Conditions See §	Parking Spaces Required	A1	R1	R2	R3	R4	C0	C1	C2	C3	CBD	I1	I2	H1
Permitted Uses	Special Provisions		Residential Districts					Commercial Districts					Industrial Districts		Other
	Special Conditions See §	Parking Spaces Required	A1	R1	R2	R3	R4	C0	C1	C2	C3	CBD	I1	I2	H1
Accessory uses, incidental to those listed	None	1/200 sq. ft. of occupancy area	X	X	X	X		X	X	X	X	X	X	X	R
Adult-oriented establishment	110.100									X					
Advertising signs or structures	Chapter 158	None	X	X	X	X		X	X	R	X	X			X
Agriculture: farming, dairying, horticulture, animal and poultry, husbandry, excluding the feeding of offal or garbage	None	1/400 sq. ft. GFA	X												
Agriculture: gardening, not commercial	None	1/400 sq. ft. GFA	X	X	X	X									
Ambulance service, office or garage	None	1/500 sq. ft. GFA or 1/employee +1/vehicle operated in use								X	X	X			R
Amusement enterprises	None	1/200 sq. ft. GFA+ 1/3 occupants at max. occupancy								X	X	X			
Artificial limbs, orthopedic appliances	None	1/150 sq. ft. GFA													R
Artist supplies and hobby shops	156.057	1/100 sq. ft.							X	X	X	X			
Assisted living facility	None	1/bed + 1/each employee on max. shift				R			X	X	X	R			X

Athletic fields	156.060	20/field or 1/4 seats, whichever is greater	X	R	R	R	R	R	R	R	R	R		R	R	R
Automotive rental and sales, new and used	None	1/150 sq. ft. GSA+ 1/vehicle offered for sale or rent + 1/each employee on max. shift									X	X				
Automotive service	156.057	1/300 sq. ft. + 1/each employee on max. shift + 1/each vehicle in operation + 1/each vehicle being serviced								X	X	X				
Automotive wrecking and junk yards	156.060	1/300 sq. ft. +1/ employee on max. shift + 1/each vehicle used in operation of use + 1/each vehicle being serviced or processed													X	
Bakery shop	None	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			
Banks, saving institutions	None	1/200 sq. ft. + 6 stacking spaces for 1st drive-in window and 4 stacking spaces for each add'l drive-in window							R	X	X	X	X			
Banquet, exhibition, meeting and reception halls	156.060	1/4 persons based on design capacity of building, or 5/1,000 sq. ft. GFA, whichever is greater			R	R				X	X	X	X			
Barber, beauty shops	156.051	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			R
Bars and taverns (Accessory use for restaurants only)	156.052										X	X	X			
Bars and taverns (drinking places)	156.052										R	R	<u>R</u>			
Beer and ale wholesalers		1/ employee on max. shift + 1/150 GSA												X	X	

Beer, wine, and liquor stores		5.5 spaces per 1,000 sq. ft. GFA								R	R	R	R			
Blacksmiths	None	1/1,000 sq. ft. + 1 dock/ 25,000 sq. ft.													X	
Boarding houses	None	1/resident owned or operated vehicle					X				X					
Boat sales, rental or service	None	1/150 sq. ft. GLA + 1/vehicle for sale or rent + 1/ employee +1/vehicle serviced									X	X				
Body painting studio	156.067	6/chair +1/ employee									R	R		R	R	
Body piercing studio	156.067	6/chair +1/ employee									R	R		R	R	
Bookstore	None	1/150 sq. ft. GSA								X	X	X	X			
Bottled water manufacturing		1/ employee on max. shift + 1/150 GSA												X	X	
Bowling alley	None	5/lane + 1/ employee + otherwise required as per accessory use GFA									X	X	X			
Breweries		1/ employee on max. shift + 1/150 GSA												X	X	
Building materials	156.063	1/1,000 sq. ft. + 1 berth/ 25,000 sq. ft.									X			X	X	
Bulk fuel sales	156.058 156.060	1/1,000 sq. ft. + 1 dock/ 25,000 sq. ft.													X	
Bus terminal	None	1/150 sq. ft.									X	X	X	X		
Cafeterias	156.052										X	X				
Cafeterias (Accessory use)	156.052							X	X	X	X	X	X	X	X	
Canning, preserving factory	156.058	1/3 employee + 1 dock/ 25,000 sq. ft.													X	

Car wash	None	1/ employee, 4/ washing bay, 2/ drying stall								X						
Caterers		1/ employee, + 1/every vehicle customarily used in operation of the use or stored on the premises								X	X	X	X			
Cemetery	156.060	1/ employee	X													
Child care center	156.070	1/10 attendees + 1/ employee				R		X	X	X	X	X	R	R	R	
Child care center (accessory use)	156.065	1/10 attendees + 1/ employee	X	X	X	X	R	X	X	X	X	X	R	R	X	
Clothing, wearing apparel store	None	1/200 sq. ft.							X	X	X	X				
Cold storage plants	156.058	1/500 sq. ft.											R	X		
Commercial radio/ television antenna towers & equipment	153.01 153.10	1/1,000 sq. ft. + 1 loading berth/ 25,000 sq. ft.	R										X	X		
Compounding, processing and blending chemical products, not including explosives	156.058	1/every 3 employees + 1/loading berth/ 25,000 sq. ft.											X			
Contractor's yard	None	1/ employee + 1/facility vehicle (vehicle operated in use) + 1/1,000 SF GLA + 1 loading berth											X	X		
Convalescent, rest or nursing home	None	1/6 beds + 1/each employee + 1 reserved for doctor + 1 loading space														R
Convenience store	156.057	1/100 sq. ft. GSA							X	X	X	X				
Dairy products store	156.057	1/150 sq. ft.							X	X	X	X				
Dance hall (see also tavern)	None	1/150 sq. ft.								X	X					

Delicatessen	156.057	1/200 sq. ft. GFA 1/ employee								X	X	X	X			
Dental lab, supply house	None	1/300 sq. ft. GFA														R
Department store	None	1/150 sq. ft. GSA 1/ employee									X	X	X			
Distilleries		1/ employee on max. shift + 1/150 GSA												X	X	
Drug store	156.057	1/150 sq. ft. GSA								X	X	X	X			
Dwelling, duplex (two family) ²	156.072	2/dwelling unit			X	X							R			
Dwelling, multi- family (development of less than three acres in size)	156.072	2.5/ dwelling unit				R							R			
Dwelling, multi- family (development of more than three acres in size)	156.072	2.5/ dwelling unit				X							R			
Dwelling, multi- family, townhome						X										
Dwelling, rooming, boarding houses, and dormitories	None	.5/guest +.75/ occupant				X										
Dwelling, single- family	None	2/dwelling unit	X	X	X	X							X			
Family child care home	156.070	None	X	X	X	X	R									
Feed store	None	1/150 sq. ft. GFA									X	X	X			
Florist shop	156.057	1/150 sq. ft. GFA								X	X	X	X			
Food service contractors		1/ employee, + every vehicle customarily used in operation of the use or stored on the premises									X	X				
Food store	156.057	1/150 sq. ft. GSA								X	X	X	X			
Furniture store	None	1/500 sq. ft. GSA								X	X	X	X			
Furniture repair and upholstery	None	1/200 sq. ft. GSA									X	X	X			

Funeral parlor/chapel	None	1/150 sq. ft. GSA 1/4 seats chapel								X	X				
Garden stores, nursery, or greenhouse	None	1/250 sq. ft. GFA								X	X				
Gift shop	156.057	1/200 sq. ft.							X	X	X	X			
Golf course or country club for recreation, commercial activity accessory, excludes driving range, pitch & putt, and miniature	None	1/150 sq. ft. GFA	X	R	R	R									
Golf course, miniature or practice range	None	1/150 sq. ft. GFA								X	X				
Hardware store	156.057	1/250 sq. ft. GSA 1/ employee								X	X	X			
Health club or gymnasium	None	1/ employee + 1/patron (based on occupancy load)							R	X	R	X			
Heating and plumbing sales and service	None	1/150 sq. ft. GSA								X	X	X			
Home occupations	156.051	1/resident owned or operated vehicle		R	R	R									
Hospital	None	1/4 beds + 1/Dr. on staff + 1/3 employees + 1 emergency vehicle space													X
Hospital, small animals	156.060	1/150 sq. ft. + 4/Dr. + 1/employee GSA								X	X				
Hotel/motel	156.071	1/room + 1/ employee on max shift + as required for accessory uses								X	X	X			
Ice cream production and distribution	156.048	.5/ employee + 1 dock/ 25,000 sq. ft.												X	
Ice plant, frozen food locker	None	1/150 sq. ft. GSA + 1 loading dock								X	X				
Interior decorating store	None	1/150 sq. ft. GSA								X	X	X			

Kennel	156.060	1/ employee 1/1,000 SF GFA	R								X	X				
Key shop	None	1/150 sq. ft.									X	X	X			
Laundry and dry cleaning pick-up stations	156.057	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			
Laundry, self service	156.057	1/200 sq. ft. GSA								X	X	X				
Library	None	1/150 sq. ft. usable floor area + 1/ employee		R	R	R										
Lodges, service institutions ³	None	1/200 sq. ft. GFA				R										
Long-term care facility	None	1/4 beds + 1/each employee on max. shift				R				X	X	X	R		X	
Machinery rental, sales and service, new and used	156.058	1/1,000 sq. ft. GFA+ 1 dock/ 25,000 sq. ft.									X	X		X	X	
Machine shops, tool and dye shops, metal products manufacturing, excluding use of automatic screw machines, drop forges, or riveting machines	156.058	.5/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Mail order house	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing and assembling textile and other products, excluding raw material processing	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing and assembling electrical and electronic products and equipment	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing, fabricating, assembling, repairing, storing, cleaning, servicing or testing, excluding use of automatic screw machines, drop forges or rivet machines	156.058	1/ employee + 1 dock/ 25,000 sq. ft. GFA												R	X	

Manufactured homes/subdivisions and courts	152.01	See ordinance for parking and setbacks						X								
Manufactured homes on existing lots		See § 156.035 District Regulations	X					X								
Medical facility, clinic or office	None	6/doctor + 1/employee							X		X	X	X			X
Mental health services, outpatient	None	6/doctor or counselor + 1/employee							X	R	X	X	X			X
Milk bottling and distributing	156.058	1/400 sq. ft.													X	
Monument stone cutting	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.												R	X	
Motor freight terminal	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.													X	
Music, radio, television shop and repair	None	1/150 sq. ft. GSA									X	X				
Night clubs	156.052										X	X				
Novelty shop	None	1/150 sq. ft.									X	X	X			
Nursing home (see convalescent)																R
Offices, general and administrative	Chapter 158 156.057	1/300 sq. ft. GFA							X	X	X	X	X	X		
Oil and gas wells or associated facilities	156.062		R	R	R	R	R	R	R	R	R	R		R	R	R
Outdoor restaurant seating	156.052									X	X	X	X			
Parking lot	156.052	Off-street parking 1/vehicle or as required for uses			R	R	R	R	R	R	R	R	R	R	R	R
Parks, privately owned	None	1% total land area	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Parks, publicly owned	None	1% total land area	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pattern shop	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.													X	
Pawn shop	None	1/150 sq. ft. GSA									X	X	X			
Pet store	None	1/150 sq. ft. GSA									X	X				

Pharmacy	156.057	1/250 sq. ft. GSA								X	X	X	X			
Plant nursery, retail excluded	None	1/employee		R	R	R										
Police and fire stations	None	None	X						X	X	X	X	X			
Printing shop	None	1/150 sq. ft. GSA /employee									X	X	X			
Printing and binding plant	156.058	1/1,000 sq. ft. GFA + 1 berth/ 24,000 sq. ft.												X	X	
Processing, meat and vegetable products	156.058	1/1,000 sq. ft. GFA + 1 dock/ 25,000 sq. ft.													X	
Public garage	156.058	1/vehicle and 1/employee									X	X	X			
Public health center	None	6/doctor + 1/employee														X
Public buildings or those used in the public interest, including art galleries, post office, libraries, museums, stadiums, auditoriums, arenas, armories, fire stations, police stations, community centers	156.060	1/200 sq. ft. GFA	X	X	X	X			X	X	X	X	X	X	X	X
Public utility and service uses ⁴	156.060	1/400 sq. ft.	X	R	R	R										
Railroad yards and switching areas, including lodging facilities	156.058	1/3 employee													X	
Recreation center, community	156.060	1/150 sq. ft. GFA	X			X					X	X	X	X	X	
Recreation center, private	None	1/50 sq. ft. GSA									X	X	X			
Recreational vehicle (RV) parks	156.073	1/10 attendees + 1/employee									X	X		X	X	
Rehabilitation care facility	None	1/bed + 1/each employee on max. shift				R				R	R	R	R			R

Research laboratories	156.057 156.058	1/ employee + 1 dock/ 25,000 sq. ft.									X	X	X	X	X	
Restaurant, entertainment	156.052										X	X				
Restaurant, fast food	156.052										X	X	X			
Restaurant, fast food with drive through window	156.052										X	X				
Restaurant, full service	156.052								X		X	X	X			
Restaurant, micro-brewery/ winery	156.052										R	R				
Restaurant, take out	156.052								X		X	X	X			
Roller skating rink	None	1/100 sq. ft. GSA									X	X				
Sanatorium	None	1/6 beds + 1/staff + 1/doctor +1/ employees + 1/loading space														R
Schools, public and private	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area														
Elementary	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area	X	X	X	X										
Midhigh, junior high	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area		5	5	5										
Senior high	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area	X	5	5	5										

Colleges or universities	None	1/ employee + 1/ classroom 1/50 sq. ft. assembly area	X				X								
Self-service storage facility	None	1/vehicle stored + 1/ employee + 1/10 units								R	R		X	X	
Shoe repair	156.057	1/150 sq. ft. GSA							X	X	X	X			
Sign painting	156.058	1/150 sq. ft. GSA								X	X		R	R	
Snack and nonalcoholic beverages bars	156.052								X	X	X	X			
Snack and nonalcoholic beverages bars (accessory use)	156.052							X	X	X	X	X	X	X	X
Soft drink manufacturing		1/employee on max. shift + 1/150 GSA											X	X	
Soldering and welding	156.058	1/ employee + 1 dock/ 25,000 sq. ft. GFA												X	
Sororities/ fraternities	None	.75/ occupant				X									
Spray painting and mixing	156.058	1/1,000 sq. ft. GFA+ 1 dock/ 25,000 sq. ft.												X	
Sporting goods store	None	1/150 sq. ft. GSA 1/ employee								X	X	X			
Stock broker	None	1/150 sq. ft. GFA						X		X	X	X			
Substance abuse centers, outpatient	None	6/doctor or counselor +1/ employee						R	R	R	R	R			X
Tailor shop	156.057	1/200 sq. ft. GFA								X	X	X			
Tattoo studios	156.067	6/chair + 1/ employee								R	R		R	R	
Temporary building, construction phase only	None	None	X	R	R	R									
Temporary bulletin board, sign	Chapter 158	None		R	R	R									
Theater	156.060	1/4 seats								X	X	X			

Toy store	None	1/150 sq. ft. GSA 1/ employee								X	X	X	X			
Travel trailer park and sales	156.054	1/150 sq. ft. GSA + 1/trailer (sized to trailer) + 1/ employee									X					
Utility service installation	156.060	1/400 sq. ft. GFA									X	X	X	X	X	
Variety store	156.057	1/150 sq. ft. GSA 1/employee								X	X	X	X			
Warehouse and storage	156.058	1/4,000 sq. ft. + 1berth/ 25,000 sq. ft.												X	X	
Water filtration plant	156.058	1/3 employee + 1 berth/ 25,000 sq. ft.												X	X	
Wholesale distributing center	None	1/150 sq. ft. GSA + 1/ employee/ loading berth									X	X		R	R	
Wine and distilled alcoholic beverage wholesalers		1/ employee on max. shift + 1/150 GSA												X	X	
Wineries		1/ employee on max. shift + 1/150 GSA	R											X	X	
Worship facilities	156.069	1/4 seats	R	R	R	R	R	R	R	R	R	R	R	R	R	R

X = Uses permitted

R = Uses permitted only upon review and approval of the Durant Planning and Zoning Commission

GSA = Gross Sales Area

GFA = Gross Floor Area

GLA = Gross Lot Area

None of the listed uses shall be permitted in the FD zone as shown on the Zoning Map except as provided in § 156.059.

Notes: 1 Minimum lot size 10,000 sq. ft.

(Prior Code, § 157.031) (Ord. 1266, passed 7-14-1998; Ord. 1315, passed 7-11-2000; Ord. 1316, passed 7-11-2000; Ord. 1364, passed 3-12-2002; Ord. 1379, passed 7-9-2002; Ord. 1382, passed 8-13-2002; Ord. 1387, passed 11-12-2002; Ord. 1397, passed 3-11-2003; Ord. 1411, passed 9-8-2003; Ord. 1414, passed 10-14-2003; Ord. 1436, passed 5-11-2004; Ord. 1508, passed 7-11-2006; Ord. 1509, passed 7-11-2006; Ord. 1522, passed 10-10-2006; Ord. 1543, passed 3-13-2007; Ord. 1545, passed 3-13-2007; Ord. 1562, passed 8-14-2007; Ord. 1574, passed 11-13-2007; Ord. 1583, passed 1-8-2008; Ord. 1585, passed 1-8-2008; Ord. 1606, passed 9-9-2008; Ord. 1618, passed 5-18-2009; Ord. 1639, passed 5-11-2010; Ord. 1755, passed 5-12-2015; Ord. O-2021-04, passed 2-9-2021)

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 11th day of April 2023, with the Emergency Clause passed separately.

CITY OF DURANT

Danny Sherrer, Acting Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Final Plat Request for property near Sunnyside Road and Sunny Meadows Drive (PC-2023-05).

Request: Consider a request from Kyle Kollmansberger for a Final Plat Request for property located near Sunnyside Road and Sunny Meadows Drive.

Current Zoning: A-1, General Agriculture *this case also has a rezoning with it*

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1	Vacant
South	A-1	Residential Use
East	A-1	Residential Use

Lot Characteristics (Current Lot):

Width	~239 ft.
Depth	~263 ft.
Total Area	~1.41 acres (~62,857 sq. ft.)

Applicant: Kyle Kollmansberger

Background: The applicant approached staff regarding the platting of this property with the desire of separating this lot into two lots and building a single-family home on each lot.

Notifications have been made to the surrounding property owners and at the time of this report, staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: The subject property is currently approximately a total of 1.4 acres as shown on the plat. The plat shows parcel 1 with 0.55 acres and parcel 2 with 0.86 acres. The current size of the property does not meet the zoning requirements and the applicant is asking for a rezoning that would remedy this. The property is within Rural Water 5's district and staff has received a letter stating that they will be able to serve both properties. There is no city sewer nearby; therefore, the applicant will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff has signed off supporting the approval of this plat.

The current Future Land Use map shows this area as low-density residential; therefore, this request is in line with the

Future Land Use Map.

Planning Commission Recommendation: Planning Commission recommended approval of the final plat.

Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

Required Action: Hear the item and approve or deny the Final Plat request for property located near Sunnyside Road and Sunny Meadows Drive. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission and Staff recommend approval of this Final Plat Request.

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

City Clerk
Community Development
GIS

ATTACHMENTS:

1. Maps PC2023-05 Final Plat
2. PC2023-05 Staff Sign Off Sheet
3. Updated Plat Application
4. Warranty Deed
5. Rural Water Letter
6. Double Tree Addition plat



PC#2023-05
Final Plat

Quail Ridge Road

Sunny Meadows Drive

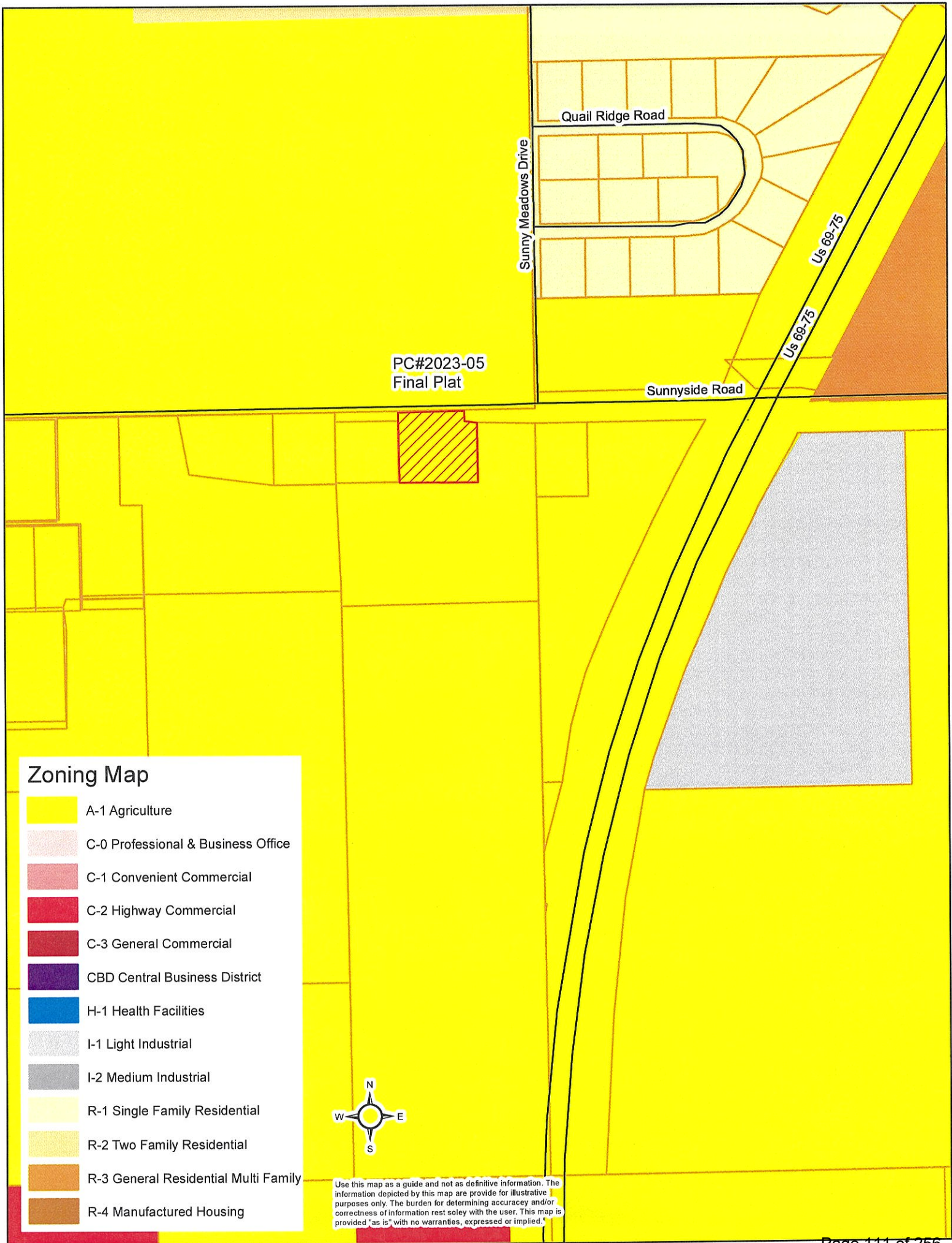
Sunnyside Road

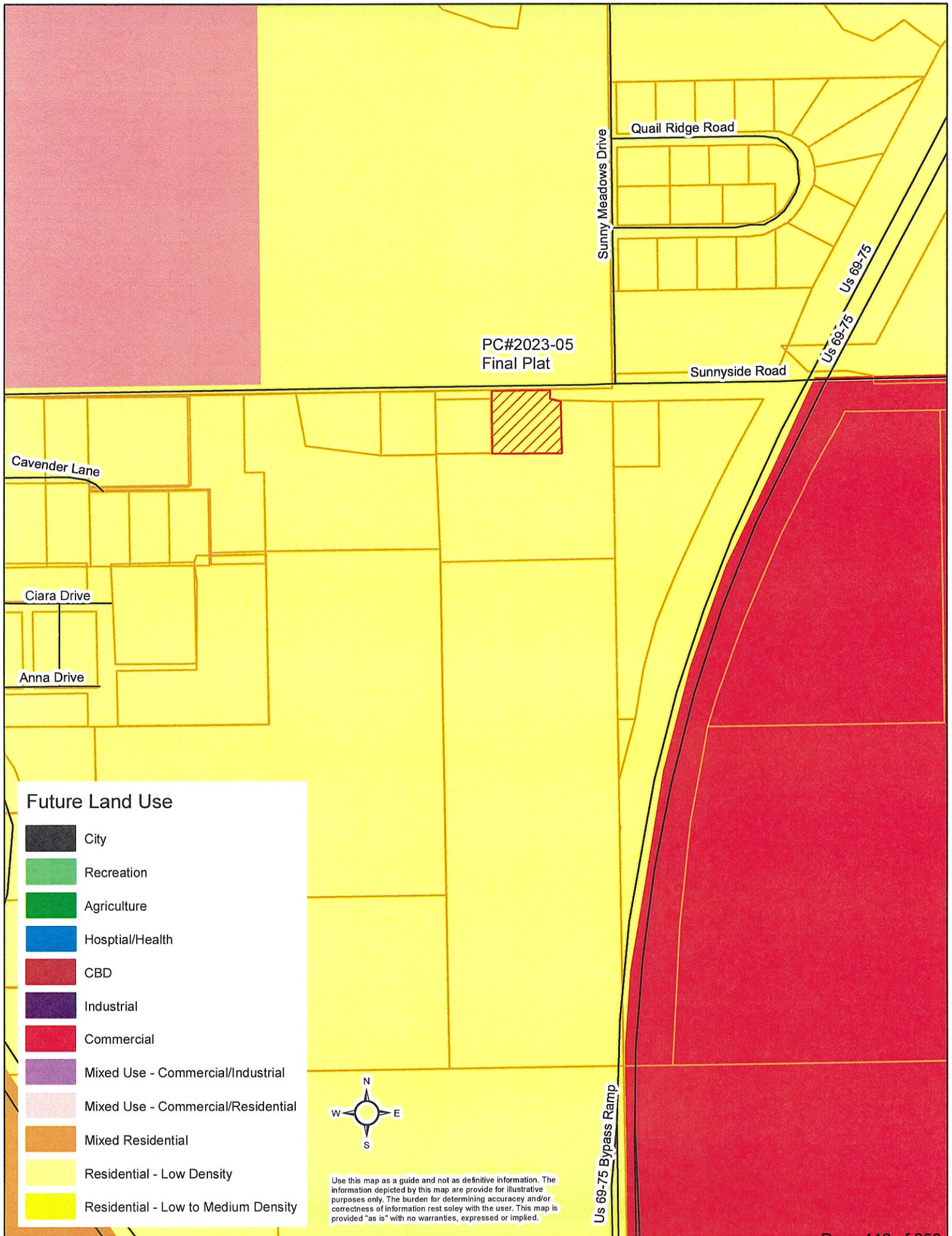
Us 69-75

Us 69-75



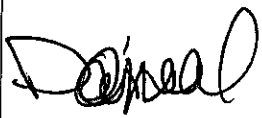
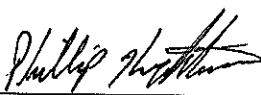
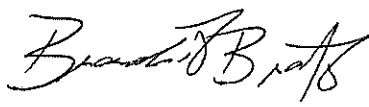
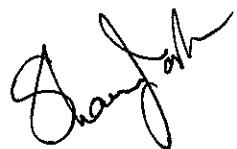
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.





COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

PL 2023-05 Kyle Kollmansberger Sunnyside Road & Sunny Meadows Dr.

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	If disturb greater than 1-acre - will need SW3P & stormwater permit from ODEQ.
M&O Randy Cantrell		02-09-2023	
Streets Carl Meade		02-09-2023	
Public Works Director Phillip Hightower		2-9-23	
Fire Marshal Brandon Brooks		2/9/23	
Building Official Shawn Jackson		2-9-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>
To: Danielle O'Neal <doneal@durant.org>
Cc: Kari Speers <kspeers@durant.org>

Mon, Mar 27, 2023 at 10:17 AM

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☒
 Re-Plat: ☐

Petition # PC 2023-05

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Christopher Kyle Kollmansberger</u>	Email: <u>Kollmansbergerk@gmail.com</u>	Phone #1: _____
Mailing Address: <u>4125 Sunnyside Rd.</u>	Phone #2: <u>903-818-7875</u>	
City: <u>Durant</u> State: <u>OK</u> Zip: <u>74701</u>	Fax #: _____	
Applicant's Interest in Property: _____		

SURVEYOR INFORMATION

Name: <u>Bennett - Morris And Associates</u>	Email: <u>Bennett1471@att.net</u>	Phone #1: <u>580-564-5591</u>
Mailing Address: <u>P.O. Box 131</u>	Phone #2: _____	
City: <u>Madill</u> State: <u>OK</u> Zip: <u>73446</u>	Fax #: <u>888-662-7778</u>	
Surveyor Oklahoma License Number: <u>1471</u>		

ENGINEER INFORMATION

Name: _____	Email: _____	Phone #1: _____
Mailing Address: _____	Phone #2: _____	
City: _____ State: _____ Zip: _____	Fax #: _____	
Engineer Oklahoma License Number: _____		

LAND INFORMATION

Legal Description: <u>Sec 1-7-8 1977 MH #C3372 Beg 462.44' W NE 1/4 L3, S 239.44', E 263.44', N 199.52' To S Row, N 8025 W 41.58' Along Row, N 33' To N Line of L3, W 222.44' POB</u>	Parcel Number: <u>A399-01-075-08E-1-00800</u>
Proposed Subdivision Name: <u>Double Tree</u>	Current Zone: <u>Ag</u>
Proposed Use: <u>New Construction</u>	Proposed Zone: <u>R-1</u>
Current Property Owner's Name: <u>Christopher Kyle Kollmansberger</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.

Applicant: [Signature] Date: Jan. 13, 2023

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:

~~Proposed~~ Divide Lot and Build two Houses.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Drive way and designated parking.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

City trash, two transformers, Rural water, Septic

3. Traffic Impacts:

None

4. Protection of Neighborhoods:

Should be good.

What licenses and permits (if any) are required for this proposed use?

All construction permits

Please list or describe any other reasons to support this application.

Property is Zoned incorrectly

S.A.&I. NO. 303 (2002)

Return to:
Bryan County Treasurer
323 W. Beech
Durant, OK 74701

COUNTY TREASURER'S RESALE DEED

(INDIVIDUAL)

1-2019-714467 Book 1499 Pg: 717
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, PRUDY SULLIVAN-HOLT, County Treasurer, of Bryan County, State of Oklahoma, on the 10th day of June, 2019, sold separately and singly, in the manner provided by law, at Tax Resale and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of 1026 W Texas, Denison, TX 75020, bid in for themselves the Real Estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this Resale Deed have been followed, given, complied with and performed, and

WHEREAS, the said PRUDY SULLIVAN-HOLT, County Treasurer is now by law vested with power and authority to execute this Resale Deed.

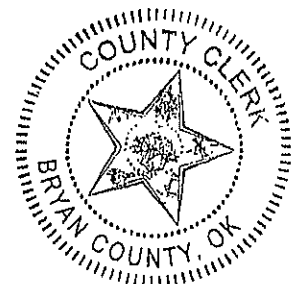
NOW, THEREFORE, this indenture, made this 18th day of June, 2019 between the State of Oklahoma, by PRUDY SULLIVAN-HOLT, the Treasurer of Bryan County, of the First Part, and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of the Second Part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid FOUR THOUSAND & NO/10THS DOLLARS (\$4,000.00), hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, their heirs, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Bryan County, Oklahoma, to-wit:

Legal Description:

Amount Bid

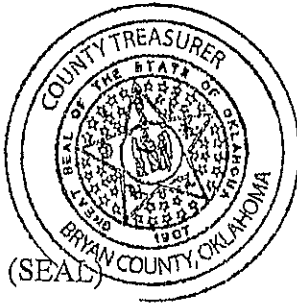
Parcel #A399-01-07S-08E-1-008-00
SEC 1-7-8 BEG 462.44' W NE/C LT3,
S239.44'; E263.44'; N199.52' TO S ROW,
N8025W 41.58' ALONG ROW; N33' TO N
LINE OF LT3; W222.44' POB
1977 MH#C3372

\$4000.00



To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, their heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of Bryan, State of Oklahoma, has set her hand and seal the day and year aforesaid.



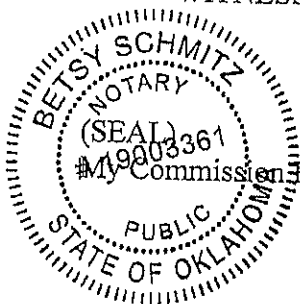
State of Oklahoma
By: [Signature]
PRUDY SULLIVAN-HOLT, County Treasurer

ACKNOWLEDGMENT

STATE OF OKLAHOMA) ss.
COUNTY OF BRYAN)

Before me, the undersigned, a notary public, in and for this state, on this 18th day of June, 2019, personally appeared, PRUDY SULLIVAN-HOLT, to me known to be the County Treasurer of Bryan County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that she executed the same in her capacity as County Treasurer of Bryan County, Oklahoma, as her free and voluntary act and deed as such, and as the free and voluntary act and deed of Bryan County, and the State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned



[Signature]
Notary Public (or County Clerk)
Commission # 19803361

1-2019-714467 Book 1499 Pg: 718
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

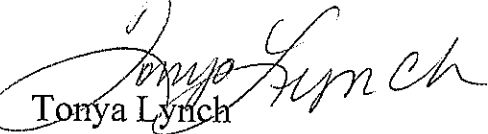
Bryan County Rural Water Dist. #5
22404 State Road 78S
Durant, OK 74701
580-924-8235

January 17, 2023

To whom it may concern,

The water service for 4125 Sunnyside is an active water account for Christopher Kollmansberger. The service for this address has been active for Mr. Kollmansberger since October 2020. It is possible for Mr. Kollmansberger to add 1(one) additional water meter to this property. If there is a need for additional information, please contact our office.

Sincerely,



Tonya Lynch
Office Manager

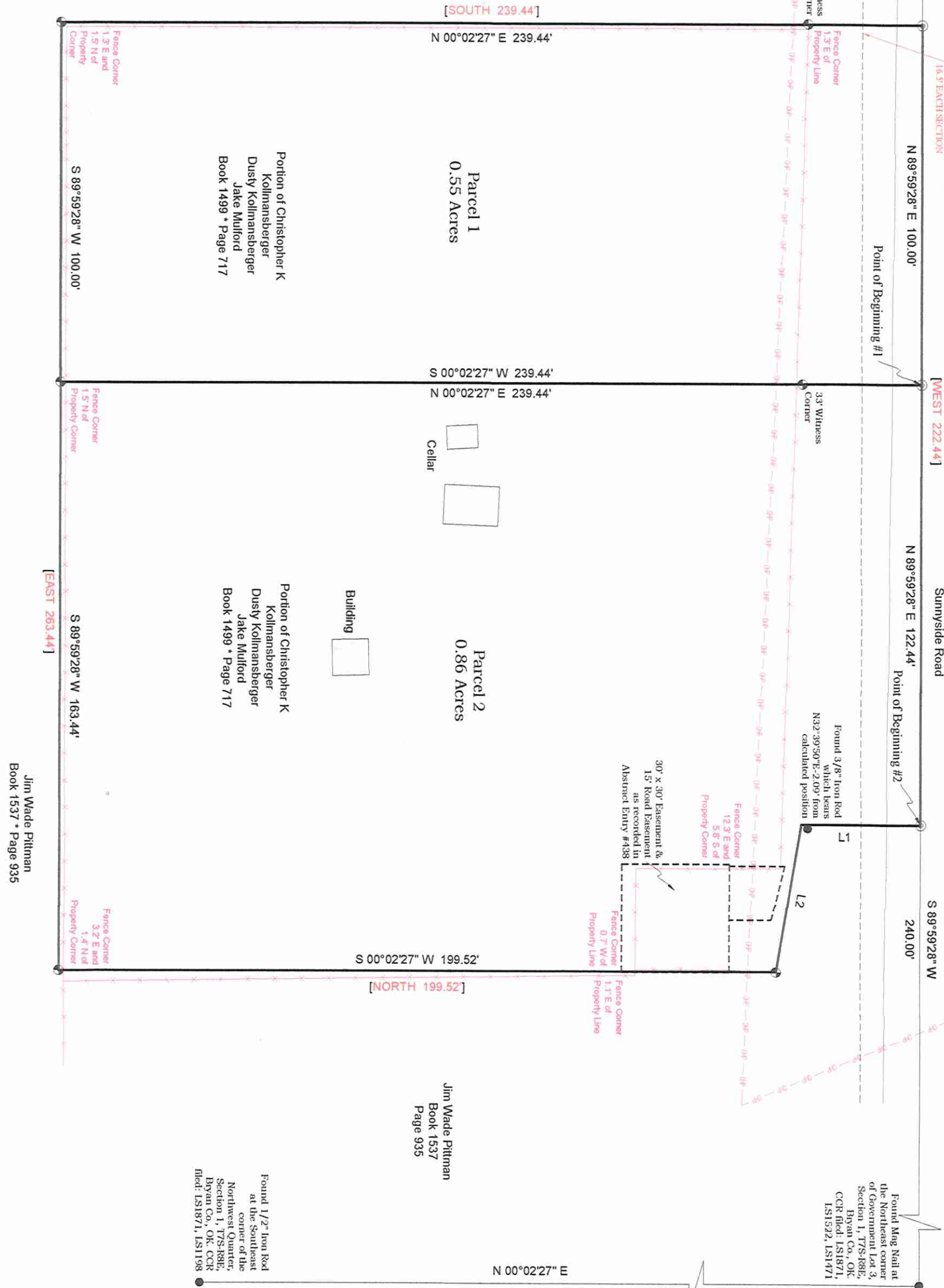
Bryan County Rural Water District #5
22404 State Road 78S
Durant, OK 74701



Bryan County RWD #5 is an Equal Opportunity Provider and Employer/ TDD 711. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age religion, disability and familial status. (Not all prohibited basis apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Adjudication, 1400 Independence Avenue, S.W. Washington, D.C. 20250-9410, by fax (202)690-7442 or email at program.intake@usda.gov

A Subdivision located in Government Lot 3 of Section 1 T7S-R8E, Indian Meridian, Bryan County, Oklahoma.

A topographic map of the study area. The map shows a network of roads including 'Cale Switch Road' at the top, 'Summit Road' on the right, and '4th Lane' running horizontally across the middle. A red line, labeled 'SITE LOCATION' in red text, runs horizontally across the map, slightly below '4th Lane'. A 'Section Line' is indicated by a dashed line running vertically on the left side. The map also shows various geographical features like hills, valleys, and water bodies. A scale bar at the bottom indicates a distance of 1 mile. The map is labeled 'LOCATION MAP' and 'SCALE = 1:2000'.



[. . .] PER RECORD DEED

MY COMMISSION EXPIRES: _____

NOTICE TO PUBLIC

3

BRYAN COUNTY, OKLAHOMA

Supply 4 of 4		

Land Surveying, P.C.
MADRID, OREGON





The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on Ordinance, O-2023-07, a Rezoning request from A-1, General Agriculture to R-1, Single-Family Residential for property near Sunnyside Road and Sunny Meadows Drive (PC2023-05).
 1) Ordinance O-2023-07. Section 1.
 2) Ordinance O-2023-07. Section 2. Emergency Clause.

Request: Consider a request by Kyle Kollmansberger for a rezoning of the property located near Sunnyside Road and Sunny Meadows Drive from A-1, General Agriculture District to R-1, Single-Family Residential District.

Current Zoning: A-1, General Agriculture *this case also has a final plat with it*

Requested Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1	Vacant
South	A-1	Residential Uses
East	A-1	Residential Uses

Lot Characteristics (Current Lot):

Width	~239 ft.
Depth	~263 ft.
Total Area	~1.41 acres (~62,857 sq. ft.)

Applicant: Kyle Kollmansberger

Background: The applicant approached staff regarding the rezoning of this property with the intention of separating the property into two different lots and building a home on each of the lots. The lot does not currently meet the requirements for the current zoning district.

Notifications have been made to the surrounding property owners and at the time of this report, staff has not received any phone calls, emails or letters regarding this rezoning request.

Analysis: The aforementioned property is approximately 1.4 acres and is currently a vacant piece of property. The area is made up of mostly agricultural zoned property; however, there are some residential zoned property within approximately 500 feet of this property. The subject property does meet the requirements for the requested zoning type.

The current Future Land Use Map has this area as low-density residential; therefore, this rezoning request is in line with the Future Land Use Map.

Planning Commission Recommendation: The Planning Commission recommended approval of the Rezoning Request.

Staff Recommendation: Staff recommends approval of the rezoning request since the property does meet the requirements for the requested zoning category and is generally in line with the Future Land Use Map. However, it should be noted this could potentially be seen as a spot zoning.

Required Action: Hear the item and approve or deny Ordinance O-2023-07, the rezoning request for the property located near Sunnyside Road and Sunny Meadows Drive. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

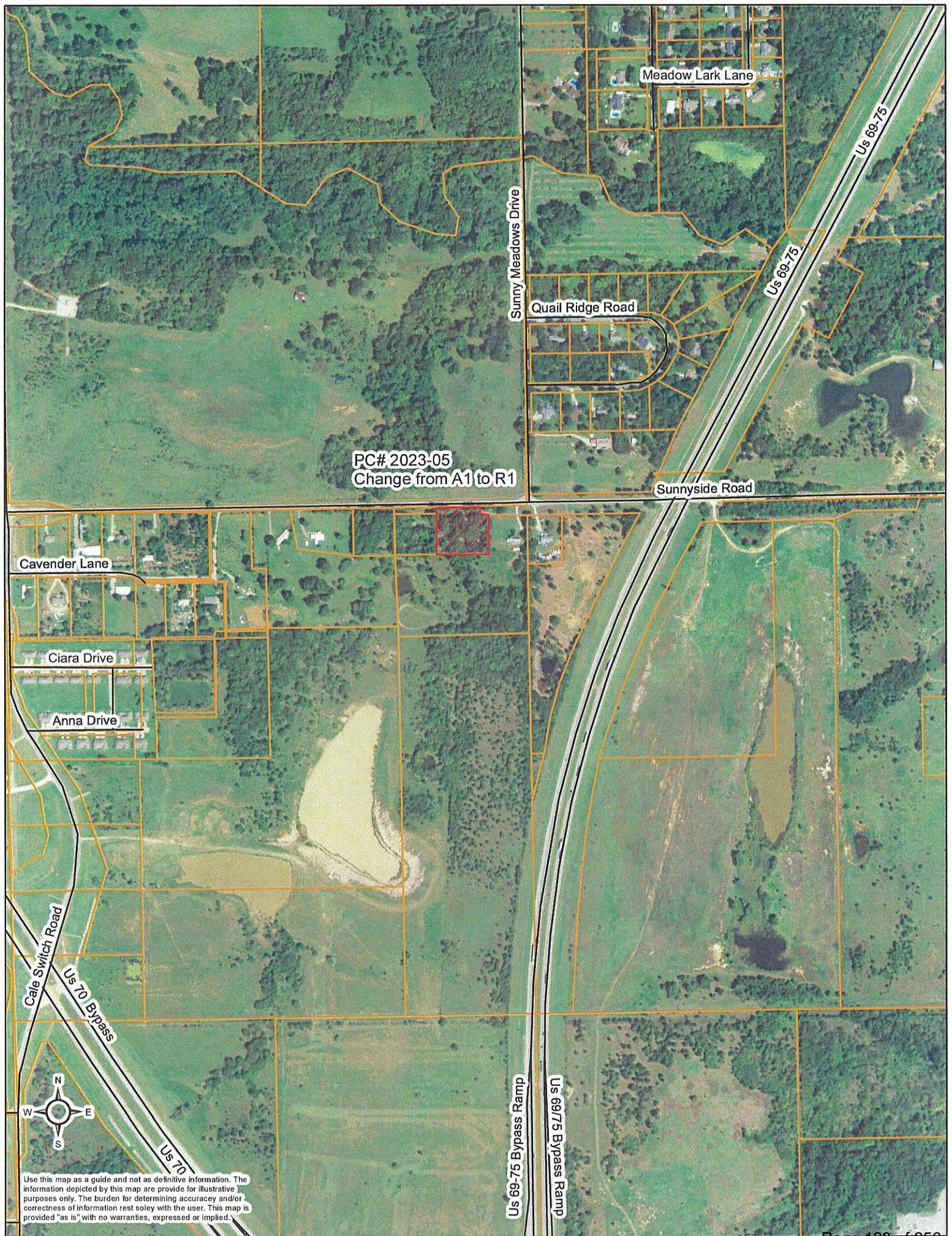
Planning Commission and Staff recommend approval of Ordinance O-2023-07.

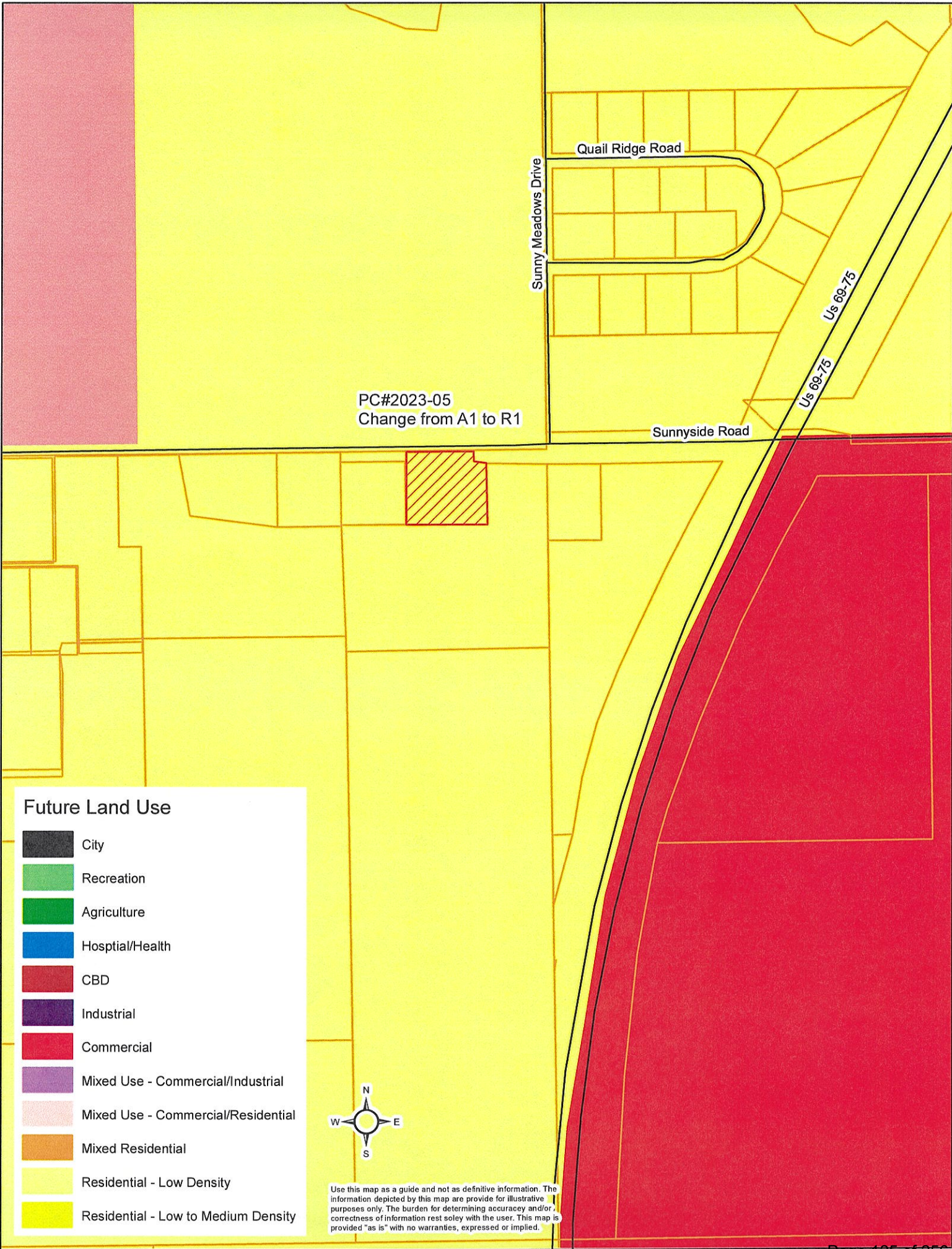
City Staff Information / Action Follow-up, if Council authorizes this action:

City Clerk
Community Development
GIS

ATTACHMENTS:

1. Maps PC2023-05 Rezone
2. Ordinance O-2023-07
3. Updated Rezoning Application
4. Warranty Deed
5. R-1 Single Family Residential District Ordinance





ORDINANCE NO. O-2023-07

**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 A-1 General Agriculture and C-2 Highway Commercial and Commercial Recreation Zoning Districts to the C-2, Highway Commercial and Commercial Recreation Zoning District for property located near West Main and South 49th Avenue, in Durant, and more particularly described as;

TRACT 1: A parcel of land in Government Lot Three (3) of Section One (1), Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Government Lot 3; Thence S89°59'28"W, along the North line of Government Lot 3, a distance of 362.44 feet to the Point of Beginning; Thence S00°02'27"W, parallel with the East line of Government Lot 3, a distance of 239.44 feet to the South line of a parcel of land as recorded in Book 1499 on Page 717 in the Office of the Bryan County Clerk; Thence along the aforementioned boundary line the following Three (3) courses and distances: 1. Thence S89°59'28"W, a distance of 100.00 feet; 2. Thence N00°02'27"E, a distance of 239.44 feet to the North line of Government Lot 3; 3. Thence N89°59'28"E, along the North line of Government Lot 3, a distance of 100.00 feet to the Point of Beginning.

TRACT 2: A parcel of land in Government Lot Three (3) of Section One (1), Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Government Lot 3; Thence S89°59'28"W, along the North line of Government Lot 3, a distance of 240.00 feet to the Point of Beginning, said point being the Northeast corner of a parcel of land as recorded in Book 1499 on Page 717 in the Office of the Bryan County Clerk; Thence along the aforementioned boundary line the following Four (4) courses and distances: 1. Thence S00°02'27"W, a distance of 33.00 feet; 2. Thence S80°25'39"E, a distance of 41.57 feet; 3. Thence S00°02'27"W, a distance of 199.52 feet; 4. Thence S89°59'28"W, a distance of 163.44 feet; Thence N00°02'27"E, parallel with the East line of Government Lot 3, a distance of 239.44 feet to a point on the North line of Government Lot 3; Thence N89°59'28"E, along the North line of said Lot 3, a distance of 122.44 feet 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 11th day of April, 2023.

Danny Sherrer, Acting Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PC-2023-05
Fee \$ _____

APPLICANT INFORMATION

DUSTY KOLLMANSBERGER, & JAKE MURFORD

Name: <u>Christopher Kyle Kollmansberger</u>	Email: <u>kollmansbergerk@gmail.com</u>	Phone #1: _____
Mailing Address: <u>4125 Sunny side Rd</u>	Phone #2: <u>903-818-7875</u>	
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</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: <u>4125 Sunnyside Rd. Durant OK 74701</u>			
☒ Platted ☐ Un-Platted	Subdivision: <u>Double Tree</u>	Lot: _____	Block: _____
Legal Description: <u>1-7-8 1477 mlt # C3372 Beg 462.44' W NE/4 Lot 3 S 23 99' E 263.44' N 199.52' TO S (If Un-platted) Row 41.55' Along Row N 33' To N Line of Lot 3 W 222.44' to</u>			
☒ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: <u>A9</u>	Request Rezoning To: <u>R1</u>		
Present Use: <u>Storage</u>	Proposed Use: <u>2 New Builds</u>		
Parcel Width: _____	Parcel Length: _____	Acres: _____	Street/Road Frontage: _____
☐ City Water (If City Water will be extended or improvements will be made, please explain:)			
☐ 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.

[Signature] Signature of Applicant 1/28/23 Date

Office Use Only

Date Filed: _____	Date Payment Received: _____	Notification Mailed: _____ Date: _____	Comments: _____
Initial: _____	Initial: _____	Initial: _____	
Proof of Publication Received: _____ Date: _____ Initial: _____		Property Posting Verified: _____ Date: _____ Initial: _____	Comprehensive Plan Recommendations: _____
Staff Recommendation: _____ Approve _____ Deny _____	PC Recommendation: _____ Approve _____ Deny _____	City Council Action: _____ Approve _____ Deny _____	Ordinance #: _____

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

Ag to R1 to increase housing in the community

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.

Zone Ag

3. List any other reasons to support this zone change.

To correct and comply with City

S.A.&I. NO. 303 (2002)

Return to:
Bryan County Treasurer
323 W. Beech
Durant, OK 74701

COUNTY TREASURER'S RESALE DEED

(INDIVIDUAL)

1-2019-714467 Book 1499 Pg: 717
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, PRUDY SULLIVAN-HOLT, County Treasurer, of Bryan County, State of Oklahoma, on the 10th day of June, 2019, sold separately and singly, in the manner provided by law, at Tax Resale and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of 1026 W Texas, Denison, TX 75020, bid in for themselves the Real Estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this Resale Deed have been followed, given, complied with and performed, and

WHEREAS, the said PRUDY SULLIVAN-HOLT, County Treasurer is now by law vested with power and authority to execute this Resale Deed.

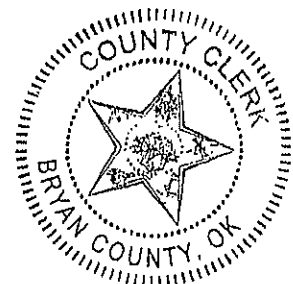
NOW, THEREFORE, this indenture, made this 18th day of June, 2019 between the State of Oklahoma, by PRUDY SULLIVAN-HOLT, the Treasurer of Bryan County, of the First Part, and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of the Second Part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid FOUR THOUSAND & NO/10THS DOLLARS (\$4,000.00), hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, their heirs, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Bryan County, Oklahoma, to-wit:

Legal Description:

Amount Bid

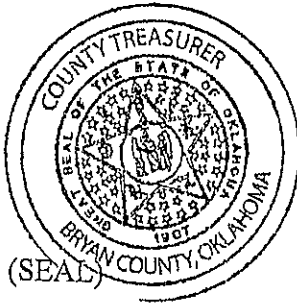
Parcel #A399-01-07S-08E-1-008-00
SEC 1-7-8 BEG 462.44' W NE/C LT3,
S239.44'; E263.44'; N199.52' TO S ROW,
N8025W 41.58' ALONG ROW; N33' TO N
LINE OF LT3; W222.44' POB
1977 MH#C3372

\$4000.00



To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, their heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of Bryan, State of Oklahoma, has set her hand and seal the day and year aforesaid.



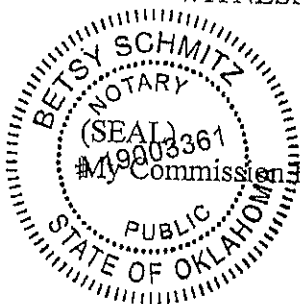
State of Oklahoma
By: [Signature]
PRUDY SULLIVAN-HOLT, County Treasurer

ACKNOWLEDGMENT

STATE OF OKLAHOMA) ss.
COUNTY OF BRYAN)

Before me, the undersigned, a notary public, in and for this state, on this 18th day of June, 2019, personally appeared, PRUDY SULLIVAN-HOLT, to me known to be the County Treasurer of Bryan County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that she executed the same in her capacity as County Treasurer of Bryan County, Oklahoma, as her free and voluntary act and deed as such, and as the free and voluntary act and deed of Bryan County, and the State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned



My Commission Expires

April 2, 2023

[Signature]
Notary Public (or County Clerk)
Commission # 19803361

1-2019-714467 Book 1499 Pg: 718
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

§ 156.021 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 Single-Family District is established as a district in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which because of character or size would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single-family dwellings.

(Prior Code, § 157.021) (Ord. 1040, passed 4-12-1983)



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Re-Plat request for property near 21st Avenue and Main Street (PC2023-07).

Request: Consider a request from Melissa Huffman for a Re-plat Request for property located near 21st Avenue and Main Street.

Current Zoning: C-2, Highway Commercial and Commercial Recreation

Surrounding Properties:

Direction	Zoning	Use
North	C-2 / R-1	Commercial Uses
West	C-2	Commercial Uses
South	C-2	Commercial Uses
East	C-2	Commercial Uses

Lot Characteristics (Current Lot):

Width	~214 ft.
Depth	~195 ft.
Total Area	~0.96 acres (~41,730 sq. ft.)

Applicant: Melissa Huffman

Background: The applicant approached staff regarding the platting of this property with the desire of building a coffee shop with a drive-thru and other potential retail users.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

Analysis: The subject property is approximately a total of 0.96 acres as shown on the plat. There is City water and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat. Community Development noted a couple of minor adjustments to the plat that were needed; however, those adjustments were completed prior to the Planning Commission and the plat is ready.

The current Future Land Use map shows this area as commercial uses; therefore, this request is in line with the Future Land Use Map.

Planning Commission Recommendation: The Planning Commission recommended approval of this Re-Plat Request.

Staff Recommendation: Staff recommends approval of the re-plat because it does meet all requirements. Staff has signed off supporting the approval of the re-plat.

Required Action: Hear the item and approve or deny the re-plat request for property located near 21st Avenue and Main Street. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission and Staff recommend approval of this Re-Plat Request.

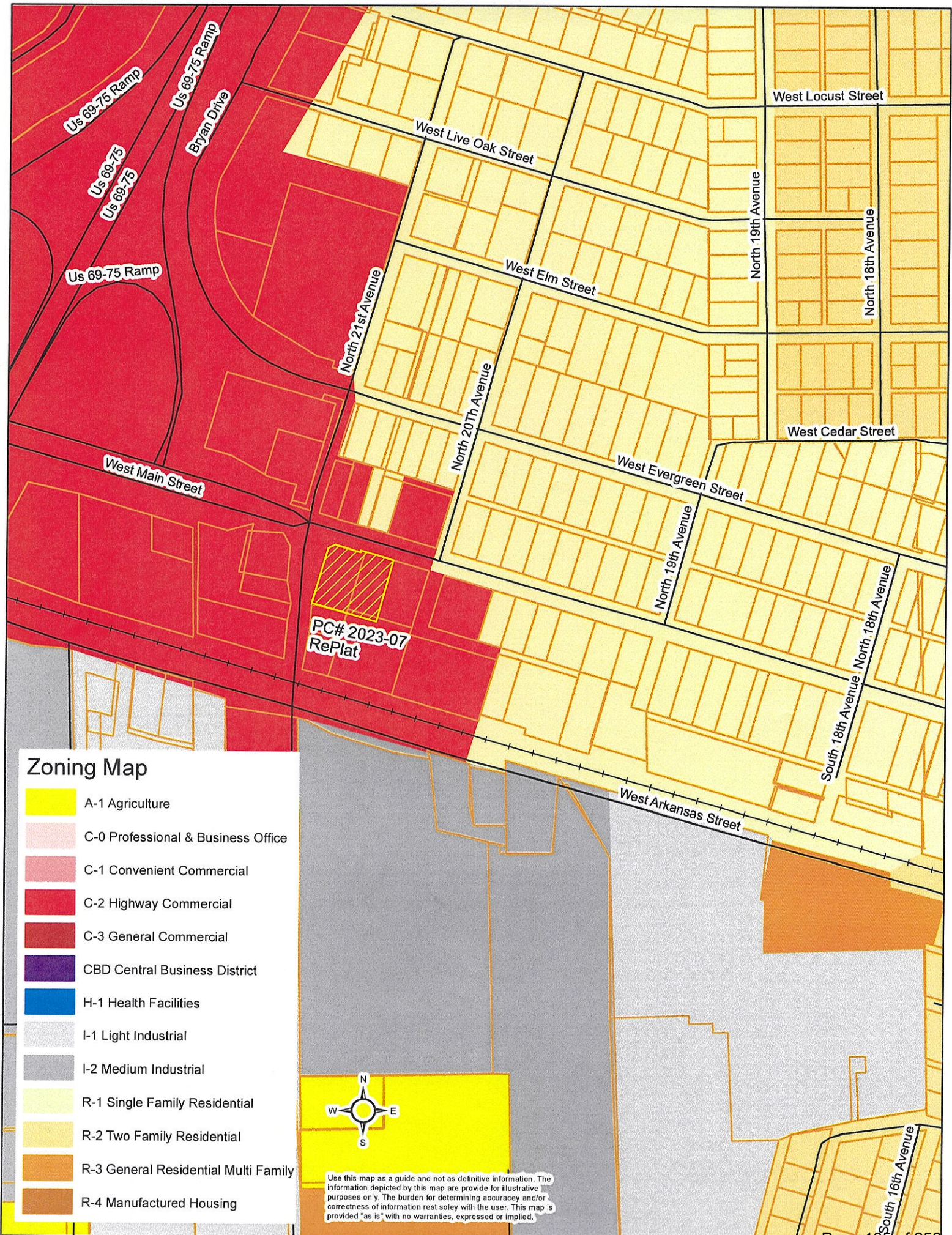
City Staff Information / Action Follow-up, if Council authorizes this action:

City Clerk
Community Development
GIS

ATTACHMENTS:

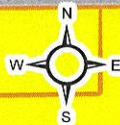
1. Maps PC2023-07
2. PC2023-07 Staff Sign Off Sheet
3. Plat Application
4. Warranty Deed
5. Durant Plat 04.05.2023



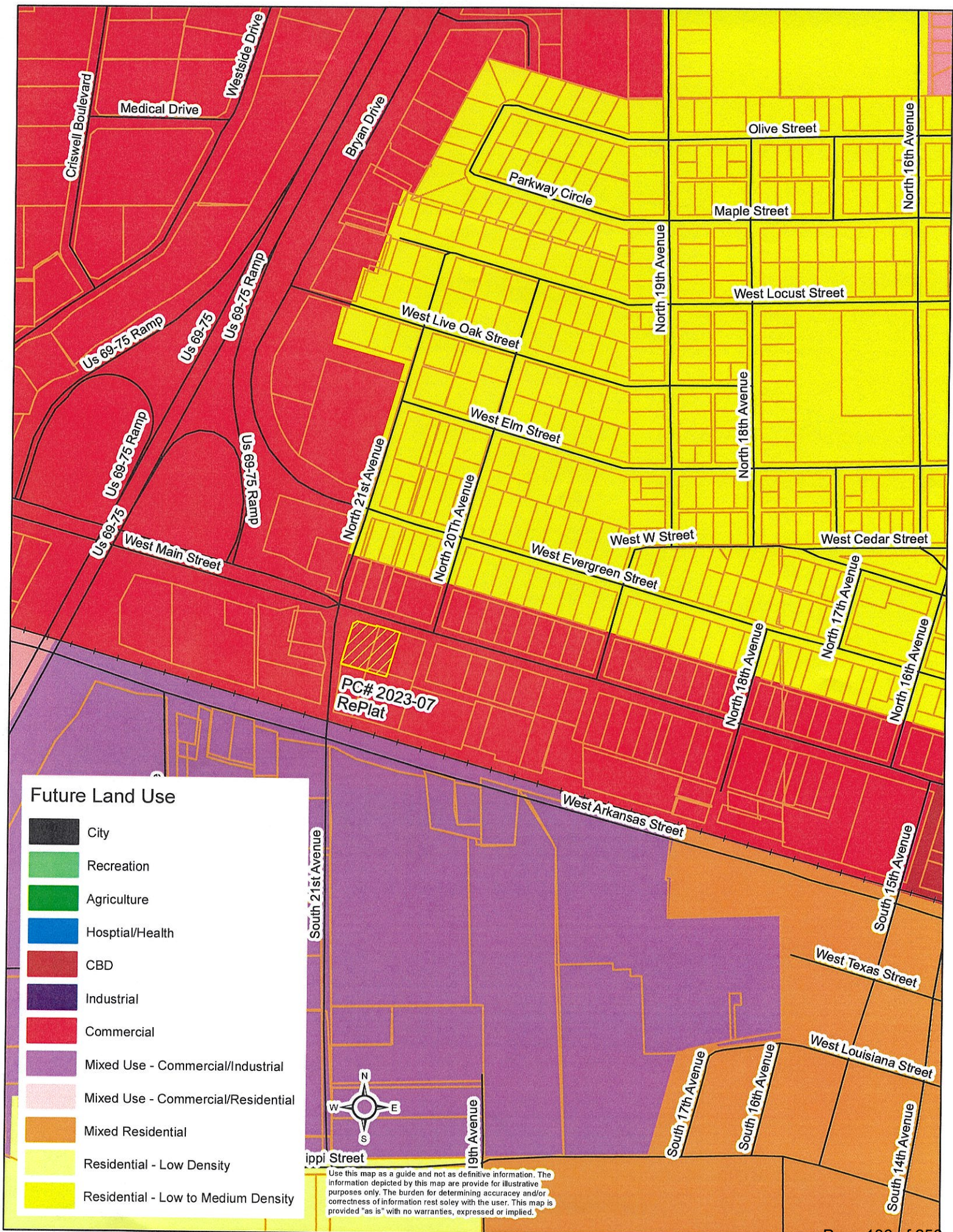


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

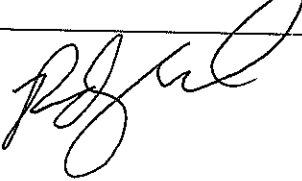
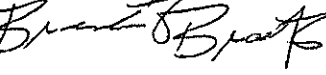


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Melissa Huffman 21st & Main PC 2023 - 07

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	-remove City clerk sig. block - need name of record owner on unplatted or names of adjacent subdivision that adjoin property
M&O Randy Cantrell		02-09-2023	
Streets Carl Meade		2-9-23	
Public Works Director Phillip Hightower		2-8-23	
Fire Marshal Brandon Brooks		2/9/23	
Building Official Shawn Jackson		2-9-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>
To: Danielle O'Neal <doneal@durant.org>
Cc: Kari Speers <kspeers@durant.org>

Mon, Mar 27, 2023 at 10:17 AM

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Petition # PC 2023-07

Sketch Plat: ☐

Preliminary Plat: ☐

Final Plat: ☐

Re-Plat: ☒

Expedited Fee \$ _____

Fee \$ 300.00

APPLICANT INFORMATION

Name: Melissa Huffman		Email: melissa@huffman-re.com	Phone #1 817-296-6455
Mailing Address: 1618 Rogers Road			Phone #2
City: Fort Worth	State: Texas	Zip: 76107	Fax #
Applicant's Interest in Property: Owner			

SURVEYOR INFORMATION

Name: Todd D'Amico		Email: tddamico@firstam.com	Phone #1 405-253-2448
Mailing Address: 3550 W. Robinson Street			Phone #2 405-476-9043
City: Norman	State: OK	Zip: 73072	Fax # 405-703-1851
Surveyor Oklahoma License Number:			

ENGINEER INFORMATION

Name: Kevin Patel		Email: kpatel@triangle-engr.com	Phone #1469-331-8566
Mailing Address: 1782 W. McDermott Drive			Phone #2 214-609-9271
City: Allen	State: Texas	Zip: 75013	Fax # 469-213-7145
Engineer Oklahoma License Number:			

LAND INFORMATION

Legal Description: See attached.	Parcel Number:
Proposed Subdivision Name: Sunset Heights	Current Zone:
Proposed Use: Commercial/Retail	Proposed Zone:
Current Property Owner's Name: HuffRE-Durant 22, LP	

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: Melissa Huffman Date: 11/23/2022

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		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: _____Redevelopment
of 2005 W. Main Street Durant, Oklahoma 74701 for the use of a coffee shop with drive thru and
other potential retail users.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Please see attached proposed site plan.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.). Plans have
been submitted to the city of permit. Upon review, we can address these items.

3. Traffic Impacts:

n/a

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use?

Building permit, certificate of occupancy

Please list or describe any other reasons to support this application.

New retail development for the city of Durant creating jobs and increase sales tax.

Legal Description

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DESCRIBED AS: FROM THE SOUTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 73°01' EAST, 15 FEET; THENCE SOUTH 16°59' WEST, 20 FEET FOR THE TRUE

POINT OF BEGINNING; THENCE SOUTH 16°59' WEST, 221.8 FEET; THENCE SOUTH 73°01' EAST, 210 FEET; THENCE NORTH 16°59' EAST,

221.8 FEET; THENCE NORTH 73°01' WEST, 210 FEET TO THE POINT OF BEGINNING.

AND

ALL OF LOT ONE (1) AND LOT TWO (2) AND THE EAST 60 FEET OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF.

AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15.0 FEET EAST OF THE NORTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE NORTH 73° 01' WEST, 15.0 FEET; THENCE SOUTH 16° 59' WEST, 6.0 FEET; THENCE NORTH 73°01' WEST, 4.20 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 3789.70 FEET, A DISTANCE OF 80.55 FEET; THENCE SOUTH 61°59'13" WEST, 21.56 FEET; THENCE SOUTH

16°59' WEST, 182.22 FEET; THENCE SOUTH 05°52'16" WEST, 3.50 FEET; THENCE SOUTH 76°14'12" EAST, 114.20 FEET; THENCE NORTH 16°59' EAST, 202.50 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE (1) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 16°09'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE NORTH 73°51'00" WEST ALONG THE SOUTHERLY LINE OF SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF, A DISTANCE OF 210.23 FEET; THENCE NORTH 16°13'08" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 73°51'00" EAST ALONG THE SOUTH LINE OF LOTS ONE-THREE (1-3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF, A DISTANCE OF 210.20 FEET BACK TO THE POINT OF BEGINNING.

THIS LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY GUARANTY TITLE COMPANY, COMMITMENT NUMBER: G-112074, COMMITMENT DATE 8/12/2022.



1319 Classen Drive
Oklahoma City, OK 73103
Phone: (405)400-2271 Fax: (405)421-0734

November 16, 2022

HuffRE-Durant 22, LP, a Texas limited partnership
1618 Rogers Road
Fort Worth, TX 76107

RE: File No.: G-112074
HuffRE-Durant 22, LP, a Texas limited partnership
2005 W. Main Street, Durant, OK 74701

Attached please find the following in connection with the above captioned transaction:

Original Recorded Deed

We truly appreciate your business.

If you have any questions please feel free to contact our office.

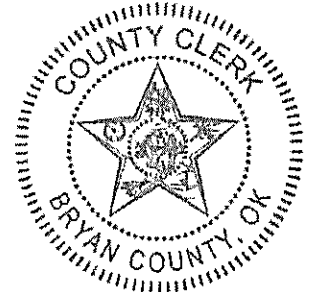
Guaranty Title Company, LLC

A handwritten signature in black ink, appearing to read "Tami McElroy-Gandara". The signature is fluid and cursive, with the first name "Tami" being more prominent and the last name "Gandara" written in a more compact, connected style.

Tami McElroy-Gandara
Title Analyst

Attachments

Documentary Stamps: \$2,775.00
Property Address: 2005 W. Main Street, Durant, OK 74701
Mailing Address: 1618 Rogers Road
Fort Worth, TX 76107



GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 2nd day of November, 2022, between **LMCA, LLC, an Oklahoma limited liability company and Camille-Brooke, LLC, an Oklahoma limited liability company**, organized under the laws of the State of Oklahoma, parties of the first part, party grantor and **HuffRE-Durant 22, LP, a Texas limited partnership**, party of the second part, party grantee.

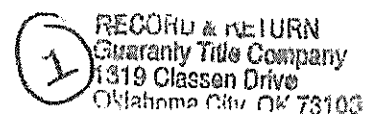
WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Bryan, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 2,775.00



IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its Manager the day and year first above written.

LMCA, LLC,
an Oklahoma limited liability company

BY: Jennifer Cavender
Jennifer Cavender
Manager

BY: Tod Cavender
Tod Cavender
Manager

Camille-Brooke, LLC,
an Oklahoma limited liability company

BY: Steve A Reeves
Steve A Reeves
Manager

STATE OF OKLAHOMA

COUNTY OF Bryan

This instrument was acknowledged before me this 28 day of October, 2022, by Jennifer Cavender and Tod Cavender, as Managers of LMCA, LLC, an Oklahoma limited liability company, and by Steve A Reeves, as Manager of Camille-Brooke, LLC, an Oklahoma limited liability company.

Kathryn Anderson
Notary Public

My Commission Expires: 10/28/2025
(SEAL)



File No. G-112074
Guaranty Title Company, LLC
Fidelity National Title Insurance Company

1-2022-750078 Book 1616 Pg: 25
11/14/2022 10:53 am Pg 0024-0028
Fee: \$ 26.00 Doc: \$ 2,775.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

EXHIBIT A

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, described as: From the Southwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 73°01' East, 15 feet; thence South 16°59' West, 20 feet for the True Point of Beginning; thence South 16°59' West, 221.8 feet; thence South 73°01' East, 210 feet; thence North 16°59' East, 221.8 feet; thence North 73°01' West, 210 feet to the Point of Beginning.

AND

All of Lot One (1) and Lot Two (2) and the East 60 feet of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof.

AND

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as follows: Beginning at a point 15.0 feet East of the Northwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°01' West, 15.0 feet; thence South 16°59' West, 6.0 feet; thence North 73°01' West, 4.20 feet; thence Northwesterly on a curve to the left having a radius of 3789.70 feet, a distance of 80.55 feet; thence South 61°59'13" West, 21.56 feet; thence South 16°59' West, 182.22 feet; thence South 05°52'16" West, 3.50 feet; thence South 75°14'12" East, 114.20 feet; thence North 16°59' East, 202.50 feet to the Point of Beginning.

AND

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as follows: Beginning at the Southeast corner of Lot One (1) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 16°09'00" West, a distance of 20.00 feet to a point on the Southerly line of SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°51'00" West along the Southerly line of SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof, a distance of 210.23 feet; thence North 16°13'08" East, a distance of 20.00 feet to the Southwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 73°51'00" East along the South line of Lots One-Three (1-3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof, a distance of 210.20 feet back to the Point of Beginning.

Permitted Exceptions

1. Terms, conditions and provisions of Easement in favor of Lone Star Gas Company, dated June 25, 1942, filed November 19, 1942 and recorded in [Book 259, Page 369] in the Office of the Bryan County Clerk; and Assignment and Assumption of Easements in favor of New ONG Transmission Company, dated August 30, 1995, filed September 15, 1995 and recorded in [Book 871, Page 97] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
2. Terms, conditions and provisions of Abandonment of Right-of-Way, dated January 3, 1972 filed and recorded in [Book 529, Page 395] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
3. Terms, conditions and provisions of Easement in favor of Oklahoma Gas and Electric Company, dated March 10, 1972, filed March 20, 1972, and recorded in [Book 531, Page 450] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
4. Terms, conditions and provisions of Easement in favor of Oklahoma Gas and Electric Company, dated March 10, 1972, filed March 20, 1972, and recorded in [Book 531, Page 452] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
5. Terms, conditions and provisions of City of Durant Ordinance No. 851 regulating, restricting, and prohibiting in the City of Durant, Oklahoma, the building or setting up of drilling rigs for the purpose of exploring, developing, and producing oil or gas, dated March 27, 1970, filed March 31, 1970, and recorded in [Book 509, Page 278] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
6. Terms, conditions and provisions of Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1, regulating air space and height of structures in approach zone of Eaker Field Airport, filed November 25, 1974, and recorded in [Book 568, Page 442] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
7. Terms, conditions and provisions of Height Restriction Zoning Ordinance relating to Zoning, Establishing that the Airport hazards are contrary to public interest; Defining certain terms used; creating airport zoning; establishing airport zone height limitations; regulating and restricting the height of structures and objects of natural growth and creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; providing for permits and fees; providing for enforcement; creating a board of adjustment; providing for appeals from board for severability; and declaring an emergency, dated September 14, 2004, filed September 21, 2004, and recorded in [Book 1067, Page 1017] in the Office of the Bryan County Clerk; and Re-recorded in [Book 1071, Page 284], as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
8. Terms, conditions and provisions of Easement in favor of William L. Rowlett and Nona F. Rowlett, husband and wife, dated November 16, 1972, filed November 21, 1972, and recorded in [Book 542, Page 396] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
9. Terms, conditions and provisions of [Amended Journal Entry] in Bryan County District Court Case No. CV-2018-5, Styled In the Matter of the Application of Hoyte Investments, LLC to vacate certain alleyways located in the City of Durant, Bryan County, Oklahoma, dated January 25, 2018, filed August 30, 2018 in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.

10. Statutory roadway easement along all section lines.

11. Special assessments, if any, due to the City of Durant.

12. Pending disbursement of the full proceeds of the loan secured by the mortgage set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in or objections to the title, up to the face amount of the title policy. At the time of each disbursement, the title must be searched to a current date for liens shown on the public record after the date of this policy.

13. Liability of the Company of loss of priority of the lien of the Insured mortgage over any statutory lien for labor or material shall extend only to that portion of the proceeds of the loan disbursed pursuant to a legal obligation to disburse and in accordance with the provision of the construction loan disbursement agreement between mortgagor and lender.

14. The ALTA/NSPS Land Title Survey prepared by CDS -Commercial Due Dillgence Services, Chad W. Walsh, PLS No. 2039) dated September 15, 2022, revised September 29, 2022, revised again October 28, 2022 discloses the following matters:

Asphalt lot over SE property line
Asphalt lot over NE property line
Asphalt lot over NE property line
Asphalt lot NW property line
Asphalt lot over SW property line
Building B into OK GAS AND ELEC. CO. Easement per Book 531 Page 452
Underground Electric line without the benefit of an easement to Building A
Overhead Utility line without the benefit of an easement to Building B

I-2022-750078 Book 1616 Pg: 28
11/14/2022 10:53 am Pg 0024-0028
Fee: \$ 26.00 Doc: \$ 2,775.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HUFFRE-DURANT 22 LP, A TEXAS LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF AND THE ONLY PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE-PLAT OF SUNSET HEIGHTS ADDITION, PART OF THE NE/4, NW/4, SECTION 31, T6S, R9E, I.M., BRYAN COUNTY, OKLAHOMA AND HAVE CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT; WHICH SAID ANNEXED PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF SAID LAND UNDER THE NAME OF SUNSET HEIGHTS ADDITION. HUFFRE-DURANT 22, DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON SAID ANNEXED PLAT TO THE PUBLIC AND FOR PUBLIC HIGHWAYS, STREETS, AND EASEMENTS FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL RIGHTS, EASEMENTS AND ENCUMBRANCES EXCEPT AS SHOWN IN THE BONDED ABSTRACTORS CERTIFICATE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2023.

BY: HUFFMAN VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: _____
MELISSA HUFFMAN, MANAGER

STATE OF TEXAS }
COUNTY OF TARRANT } §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKER THEREOF AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF SAID LIMITED PARTNERSHIP AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: }
MY COMMISSION NUMBER: } §

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

TODD D. D'AMICO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE-PLAT OF SUNSET HEIGHTS ADDITION BEING A SUBDIVISION OF PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF DECEMBER 2022. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

APRIL _____, 2023

TODD D. D'AMICO, L.P.L.S. 1741

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED TODD D. D'AMICO TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

NOTARY PUBLIC

CERTIFICATE OF CITY PLANNING COMMISSION

I, _____, CHAIRMAN OF THE DURANT PLANNING COMMISSION FOR THE CITY OF DURANT, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE FINAL PLAT DURANT RETAIL PHASE I, BEING A RE-PLAT OF SUNSET HEIGHTS ADDITION BEING A SUBDIVISION OF PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2023

CHAIRMAN

SECRETARY

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma Department of Environmental Quality certifies that this plat is approve for the construction of a public sewage system and a public water system this _____ day of _____, 2023.

Environmental Specialist
Department of Environmental Quality

CERTIFICATE OF CITY COUNCIL

PURSUANT TO DURANT SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE DURANT CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 2023. ALL OF THE CONDITIONS FOR APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF SUCH REGULATIONS.

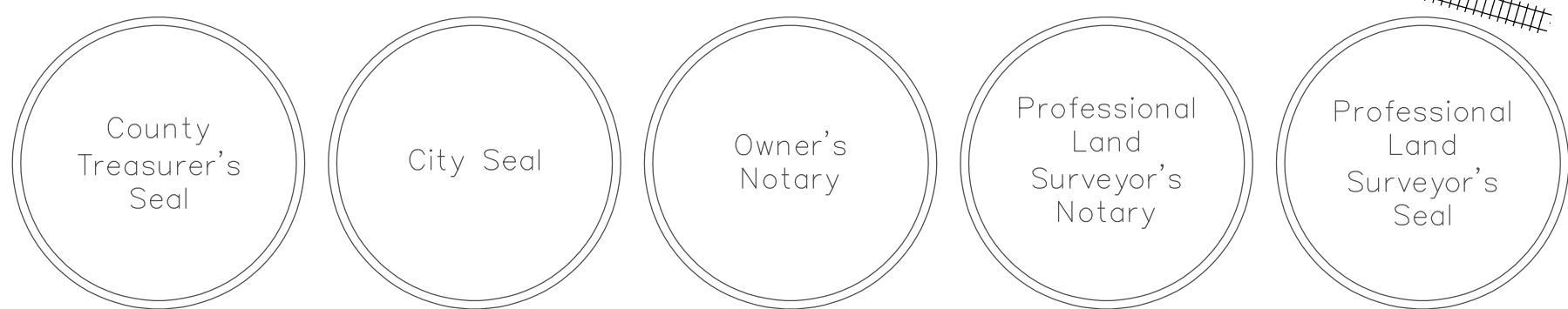
DATE OF EXECUTION _____, 2023

ATTEST, CITY CLERK

MAYOR

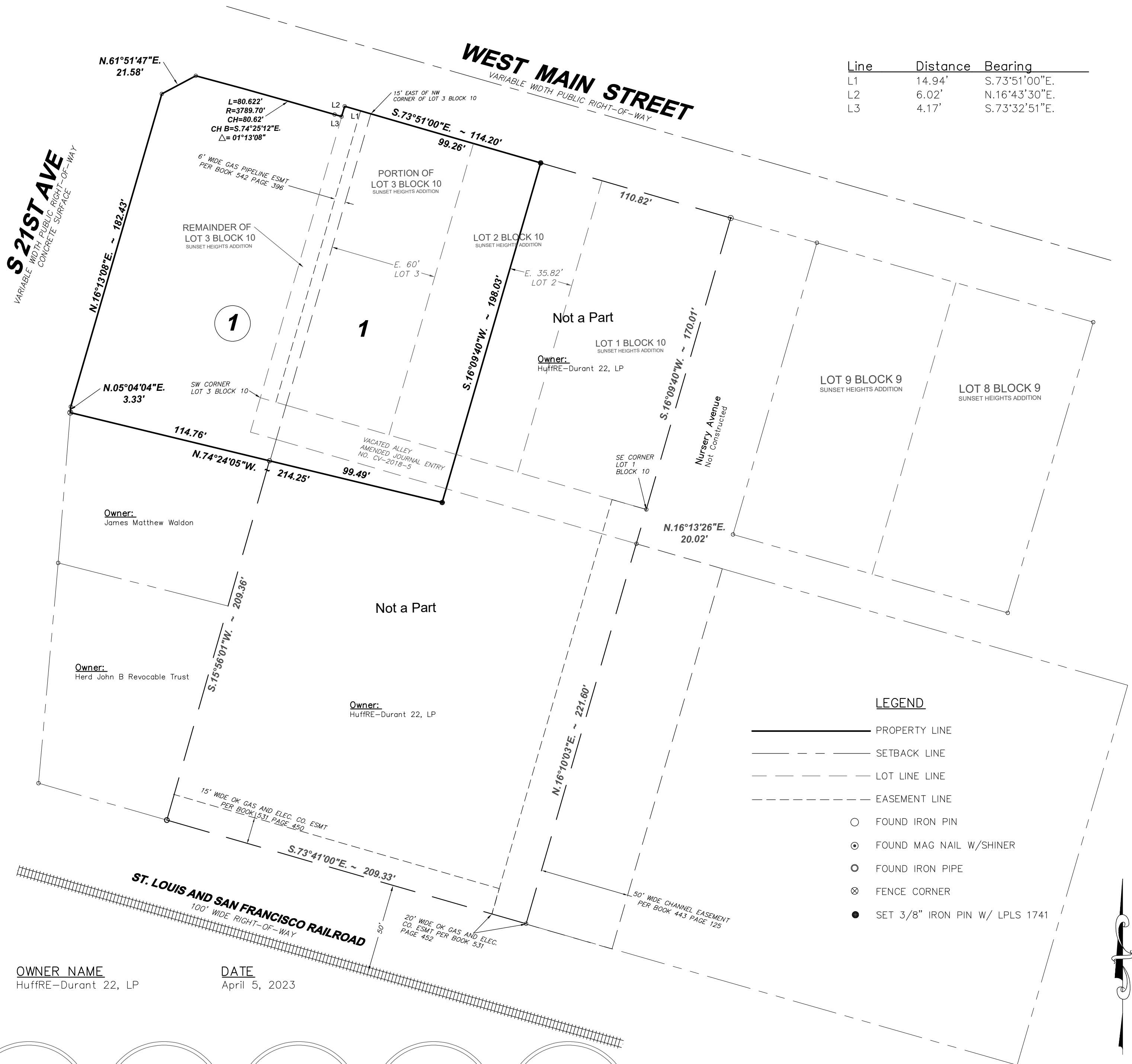
OWNER NAME
HuffRE-Durant 22, LP

DATE
April 5, 2023



FINAL PLAT OF
DURANT RETAIL PHASE I
being,
PART OF THE NE/4, NW/4, SECTION 31, T6N, R3E, I.M.
AND
RE-PLAT OF
LOT 3, A PORTION OF LOT 2, AND PORTION OF THE
ALLEY OF THE CORRECTED AMENDED SUNSET
HEIGHTS ADDITION

PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., CITY
OF DURANT, BRYAN COUNTY, OKLAHOMA



Line	Distance	Bearing
L1	14.94'	S.73°51'00"E.
L2	6.02'	N.16°43'30"E.
L3	4.17'	S.73°32'51"E.

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, AND THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20_____, AND PRIOR YEARS, ON THE LAND SHOWN ON THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE-PLAT OF SUNSET HEIGHTS ADDITION, A SUBDIVISION OF A PART OF THE NE/4, NW/4, SECTION 31, T6S, R9E, I.M., BRYAN COUNTY, OKLAHOMA AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED IN OKLAHOMA CITY, OKLAHOMA, ON THIS _____ DAY OF _____, 2023.

COUNTY TREASURER

LEGAL DESCRIPTION

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as: Commencing at the Northeast corner of Lot One (1) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°51'00" West along the North line of said plat and also being the South right of way line of West Main Street, a distance of 110.82 feet to the Point of Beginning. Thence South 16°09'40" West a distance of 198.03 feet; Thence North 74°24'05" West to a point on the East right of way line of S 21st Avenue, a distance of 214.25 feet; Thence North 05°04'04" East along the East right of way line of S 21st Avenue, a distance of 3.33 feet; Thence North 16°13'08" East continuing along the East right of way line of S 21st Avenue, a distance of 182.43 feet; Thence North 61°51'47" East a distance of 21.58 feet to a point on a curve to the right, said curve having an arc length of 80.622 feet, a radius of 3789.70 feet and a chord bearing of South 74°25'11" East, said chord length is 80.62 feet; Thence South 73°32'51" East to a point on the West line of said Lot Three (3) a distance of 4.17 feet; Thence North 16°43'30" East along the West line of said Lot Three (3) a distance of 6.02 feet to a point on the North line of said Lot Three (3), said point also being on the South right of way line of West Main Street; Thence South 73°51'00" East along the North line of said Lot Three (3) and also being on the South right of way line of West Main Street, a distance of 114.20 feet to the Point of Beginning.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

PREPARED BY:
FA Commercial Due Diligence Services Co.
Certificate of Authorization Number 7392 - Expires: 6-30-2024
3550 W. ROBINSON STREET, THIRD FLOOR
NORMAN, OK 73072
(405)-253-2444



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Re-Plat Request for property near South 2nd Avenue and West Tennessee Street (PC2023-08).

Request: Consider a request from BREI, LLC for a Re-plat Request for property located near South 2nd Avenue and West Tennessee Street.

Current Zoning: R-2, Two-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Residential Uses
West	R-2	Residential Uses
South	R-2	Vacant
East	R-2	Residential Uses

Lot Characteristics (Current Lot):

Width	~140 ft.
Depth	~100 ft.
Total Area	~0.32 acres (~14,000 sq. ft.)

Applicant: BREI, LLC

Background: The applicant approached staff regarding the platting of this property with the desire of separating this lot into two lots and building a single-family home on one lot and a duplex on the other.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

Analysis: The subject property is approximately 0.32 acres, in total, as shown on the plat. The plat shows that lot 1A will be 8,000 sq. ft. and lot 1B will be 6,000 sq. ft. Therefore, both of these lots will meet the requirements for the current zoning. There is City water and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat.

The current Future Land Use map shows this area as low to medium residential; therefore, this request is in line with the Future Land Use Map.

Planning Commission Recommendation: The Planning Commission recommended approval of the Re-Plat Request.

Staff Recommendation: Staff recommends the approval of this re-plat because it does meet all requirements. Staff has signed off supporting the approval of the re-plat.

Required Action: Hear the item and approve or deny the Re-plat request for property located near South 2nd Avenue and West Tennessee Street. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission and Staff recommend approval of this Re-Plat Request.

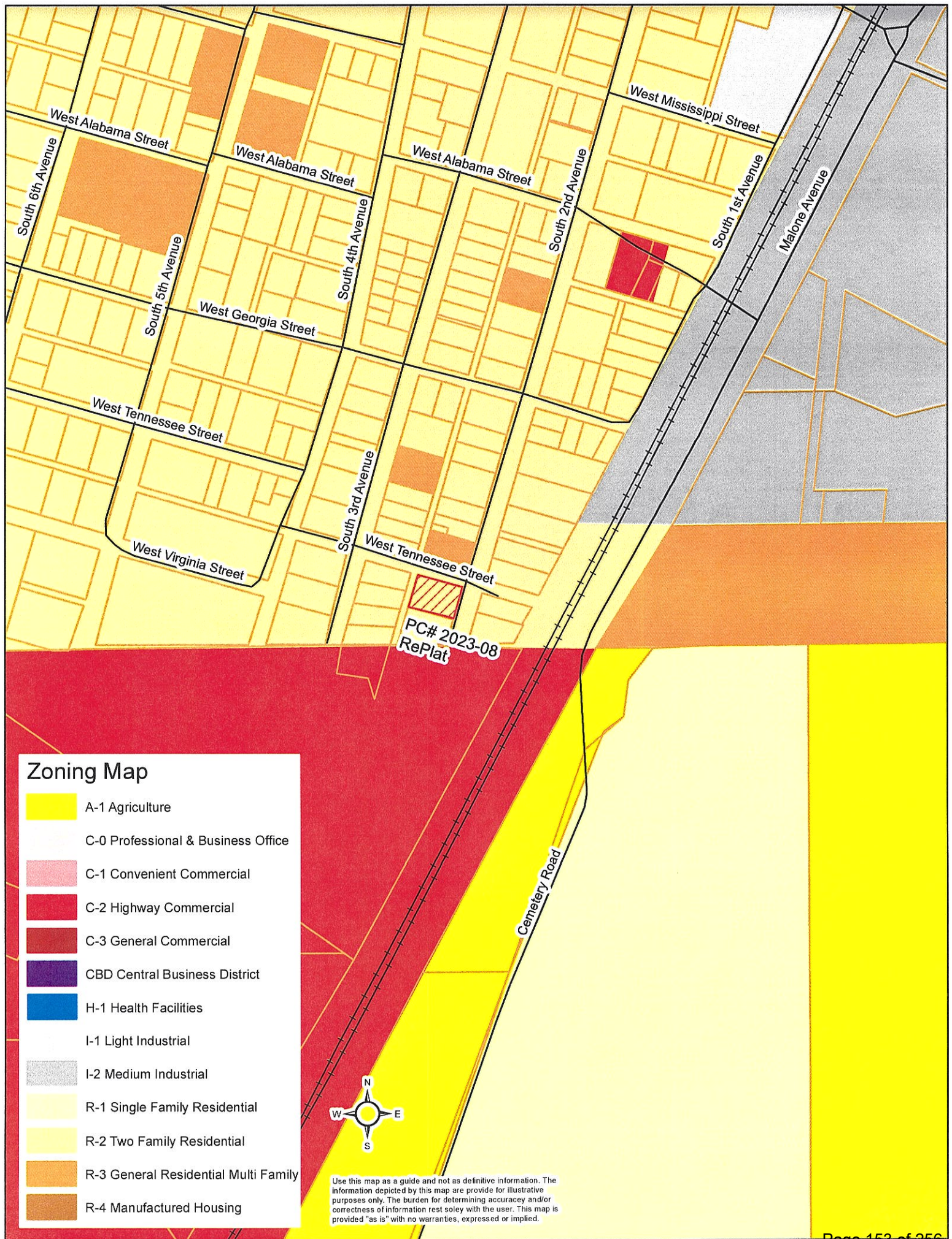
City Staff Information / Action Follow-up, if Council authorizes this action:

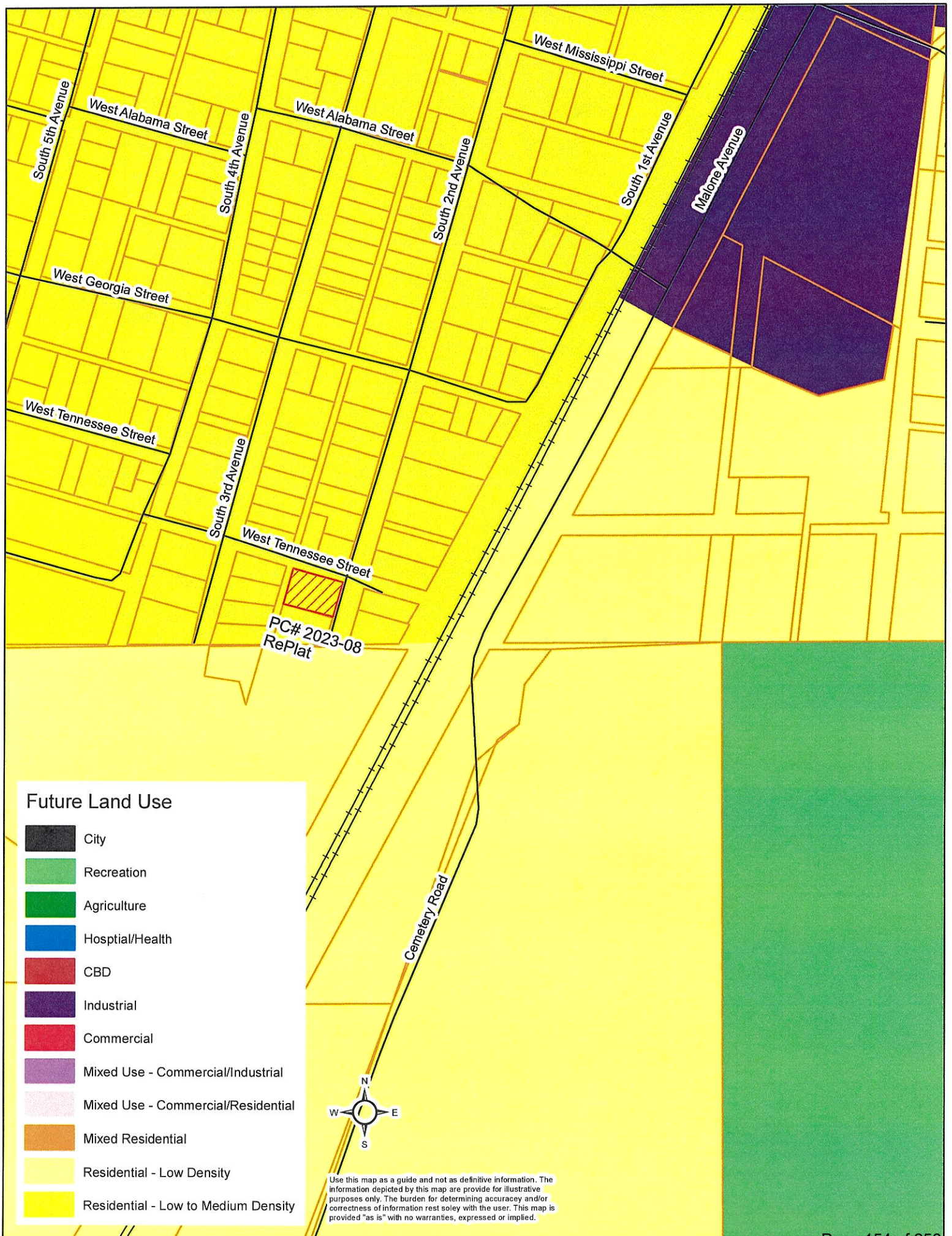
City Clerk
Community Development
GIS

ATTACHMENTS:

1. Maps PC2023-08
2. PC2023-08 Staff Sign Off Sheet
3. Replat Application
4. Warranty Deed
5. Revised Plat

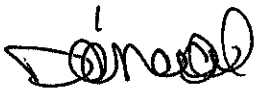
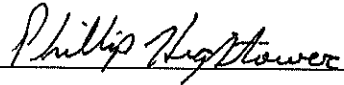
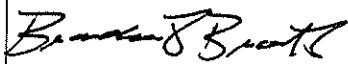
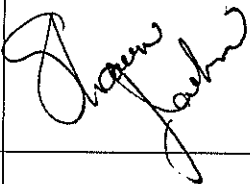






COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

South 2nd and West Tennessee PC2023-08

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	
M&O Randy Cantrell		03-21-2023	No Comments
Streets Carl Meade		3-21-23	
Public Works Director Phillip Hightower		3-21-23	
Fire Marshal Brandon Brooks		3-21-23	
Building Official Shawn Jackson		3-21-2023	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>

Mon, Mar 27, 2023 at 10:17 AM

To: Danielle O'Neal <doneal@durant.org>

Cc: Kari Speers <kspeers@durant.org>

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☒

Petition # PL2023-08

Fee \$ 300.00

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>BREI, LLC.</u>	Email: <u>billyblackburnplumbingllc.com</u>	Phone #1: <u>(580) 916-6799</u>
Mailing Address: <u>P.O. Box 816</u>		Phone #2: _____
City: <u>DURANT, OK</u>	State: _____	Zip: <u>74702</u>
Applicant's Interest in Property: <u>RENTAL PROPERTY</u>		

SURVEYOR INFORMATION

Name: <u>PAGE SURVEYING</u>	Email: _____	Phone #1: <u>(580) 920-9101</u>
Mailing Address: <u>124 S. 8TH AVE</u>		Phone #2: _____
City: <u>DURANT, OK</u>	State: _____	Zip: <u>74701</u>
Surveyor Oklahoma License Number: <u>1566</u>		

ENGINEER INFORMATION

Name: _____	Email: _____	Phone #1: _____
Mailing Address: _____		Phone #2: _____
City: _____	State: _____	Zip: _____
Engineer Oklahoma License Number: _____		

LAND INFORMATION

Legal Description: <u>LOT 1, BLOCK 354, ORIGINAL TOWN, DURANT, OKLAHOMA</u>	Parcel Number: _____
Proposed Subdivision Name: <u>ORIGINAL TOWN</u>	Current Zone: <u>R2</u>
Proposed Use: <u>RENTAL PROPERTY</u>	Proposed Zone: <u>R2</u>
Current Property Owner's Name: <u>BREI, LLC.</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.

Applicant: [Signature] Date: _____

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:

THESE PROPERTIES WILL BE INVESTMENT PROPERTIES.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

CONCRETE DRIVEWAYS WITH ADEQUATE SPACING, SIDEWALK

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

ALL UTILITIES WILL BE IN BACKYARD FROM PUBLIC VIEW.

3. Traffic Impacts:

THREE TO FIVE CARS PARKING / TRAVELING ON S. 2ND / TENNESSEE ST.

4. Protection of Neighborhoods:

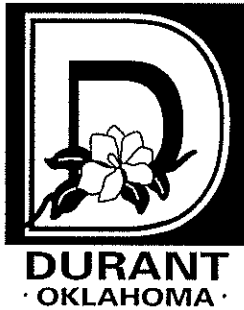
THESE NEW BUILDS WILL BE A BOOST TO THE NEIGHBORHOOD. MOST OF THE HOUSING THERE IS OLDER / DETERIORATED.

What licenses and permits (if any) are required for this proposed use?

ALL APPLICABLE CITY UNIT PERMITS.

Please list or describe any other reasons to support this application.

THIS AREA OF DUNN NEEDS TO BE REVIVED. MOST OF THE AREA IS OLDER, AND DUNN NEEDS MORE HOUSING OPTIONS.



THE CITY OF DURANT

Office of Community Development

Explanation of Procedures for Subdivision (Platting)

If you desire to make application for a Subdivision Plat, the procedure is as follows:

1. Check with the Community Development Department to see what your present zoning is in order to determine whether your proposed subdivision plat is allowed in that zoning district. The Community Development Department will be happy to help you with this.
2. Contact Community Development to set up a pre-development meeting prior to submitting an application.
3. The City of Durant's Zoning Ordinance requires Subdivision Plat applicants to submit with their applications a certified list of the names and addresses of all property owners of record within three hundred (300) feet of their radiuses. This list can be obtained through a Bonded Abstract Company. A map detailing the three hundred (300) foot notice area can be furnished by the Community Development Department to be used to complete the ownership list if required and if requested by the applicant.
4. The applicant is responsible for providing an accurate legal description of the property for which the Subdivision Development is requested. A bonded abstractor or a registered land surveyor can provide this to you.
5. A complete site plan, drawn to scale, showing the location and dimensions of boundary lines with distances and bearings, easements, required yards and setbacks, must be submitted with the Subdivision Development application. The site plan must also meet the requirements within the current Subdivision Ordinance.
6. In order to properly evaluate the proposed Subdivision Plat, the Community Development Director may require the following additional information.
 - Location and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.
 - Preliminary building elevations for all new or renovated structures, indicating height, bulk, and general appearance.
 - Preliminary improvement plans for any alteration of existing watercourses or drainage features, proposed streets and alleys, and the location of the 100-year floodplain.
 - The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
 - The number of existing off-street parking and loading spaces.
 - The relationship of the site and the proposed use to surroundings uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
7. Complete the Subdivision Development application, and bring it and the above required material to the Community Development Department at 300 W. Evergreen, located in City Hall. The Community Development Staff will make sure your application is complete, and will calculate the filing fee according to the following schedule.
 - Platting Applications: \$300.00 plus cost of publication.

Your complete application, along with the filing fee, must be filed at the Community Development Department before noon (12:00 p.m.), at least thirty-six (36) days prior to the next Planning Commission Meeting.

8. After your application and required materials are filed, legal notice of the request will be published in the Durant Daily Democrat, as required by State Law. You are responsible for the cost of publication. Also at this time, every property owner within three hundred (300) feet of the exterior boundaries of your platting/subdivision request will be notified by letter, as required by State Law. These owners, and any other citizens, may protest if they so desire. Should the owners of twenty percent (20%) of the land within the notice area protest your request, it will take an affirmative vote of four (4) of the five (5) members of City Council to approve the subdivision/platting of your property.
9. The applicant for the subdivision request must be the property owner. Please contact the Community Development Director for any questions.
10. The Community Development Staff will research and analyze your request and prepare a staff report with recommendations, which will be delivered to each Planning Commission Member.
11. The Zoning Code requires at a minimum, the following seven conditions be considered as a part of the Subdivision Development:
 - The use is specifically identified and conforms to conditions listed in the zoning regulations;
 - The proposed use is not injurious to the present use of land nor prevents enjoyment of uses already permitted;
 - The change should not impede normal or orderly development or improvements of surrounding property;
 - Adequate utilities, access roads, drainage and other necessary facilities are provided;
 - Sufficient off-street parking and loading spaces are available;
 - The conditional use does not create a nuisance (odors, fumes, dust, noise and the like) in the area; and
 - If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained.
12. At the next scheduled Planning Commission Meeting (the first Tuesday of each month) your request will be considered at a public hearing. You and/or your representative should be present. Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
13. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that your requested Subdivision Plat Development either be approved or denied. The Planning Commission may recommend that the City Council establish conditions of approval. Conditions may include requirements for special yards, open spaces, buffers, fences, walls and screenings, requirements for installation and maintenance of landscaping and erosion control measures, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation, and such other conditions that may be necessary to insure compatibility with surrounding uses, and preservation of the public health, safety and welfare. This recommendation along with your application and Plat will be transmitted to the City Council.
14. At the following City Council meeting (the second Tuesday of each month), the City Council will vote either to adopt or reject the proposed Subdivision Plat. You or your representative should be present. At that time the City Council will have reviewed the Planning Commission minutes and recommendation. If the Resolution is approved by the City Council, it will become effective immediately.

The Planning Commission and City Council Meetings are held in the Roscoe J. Hatfield, Council Chambers, Durant City Hall, 300 West Evergreen St., Durant, Oklahoma. If you have any further questions, please call the Community Development Department at 580-931-6610.

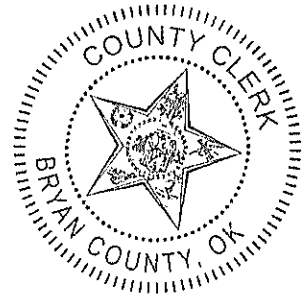
The subdivision process is independent from all other site development processes. All other applicable building and use permits must be obtained prior to construction. Please check with the Community Development Department concerning additional development requirements.

Bryan County Abstract Company
Serving Bryan County Since 1903

I-2023-751447 Book 1620 Pg: 407
01/06/2023 1:08 pm Pg 0407-0407
Fee: \$ 18.00 Doc: \$ 33.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

After recording return to:
Blackburn Real Estate Investments, LLC
P.O. Box 816
Durant, OK 74702

**WARRANTY DEED
STATUTORY INDIVIDUAL**



Doc Stamps: \$33.00

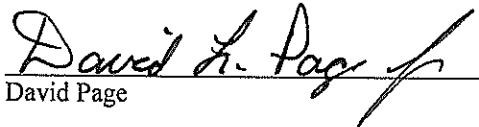
That **David Page and Nicole Page, husband and wife, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto **Blackburn Real Estate Investments, LLC (the "Grantee")**, the following described real property and premises situate in **Bryan County, State of Oklahoma**, to wit:

Lot 1 in Block 354 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, 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 date this **5th** day of **January, 2023**.


David Page

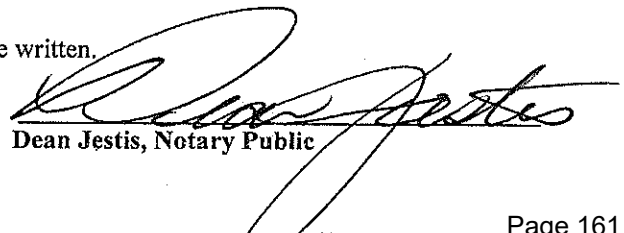

Nicole Page

ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma)
County Of: Bryan)SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this **5th** day of **January, 2023** personally appeared **David Page and Nicole Page, husband and wife** to me known to be the identical person(s) who executed the within 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

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


Dean Jestis, Notary Public

My Commission Expires: 10/01/2023



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Planned Unit Development (PUD) request for property located at 3324 Enterprise Drive (PC2023-11).

Request: Consider a request from Shannon Walker of People First Industries, for a Planned Unit Development for property located at 3324 Enterprise Drive.

Current Zoning: I-2, Medium Industrial

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Office / Commercial
West	C-2	Vacant
South	I-2	Choctaw Nation
East	I-2	Warehouse

Lot Characteristics:

Width	~379 ft.
Depth	~328 ft.
Total Area	~2.85 acres (~124,312 sq. ft.)

Applicant: Shannon Walker, People First Industries

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a second building on the lot. That building will be a new administration / office building that will be adjacent to the current building. The site plan shows a modular building of approximately 82 ft. x 58 ft. located on the lot. The timing of development hinges upon approval, should that occur, they would then work on gaining approval of a building permit.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this request.

Analysis: The aforementioned property is approximately 2.89 acres and currently has a building on the lot. The surrounding area is made up of a mix of Industrial, Commercial and Agricultural Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

Staff members reviewed and most have signed off on this project. Community Development had comments that needed to be addressed on the plat before they could sign off (see attached email). Hopefully, these comments can be addressed

before the City Council meeting; however, staff has not heard back from anyone at the time of this report. The development will need to meet the required setbacks and parking as required by ordinance. The Maintenance and Operations Supervisor made a note that the applicant will be using an existing 2-inch water meter and tap into the existing manhole by the parking lot for sewer. The fire marshal made a note that the construction will need to meet the 2018 IFC (International Fire Code). Community Development has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

The current Future Land Use Map has this area as commercial land uses; therefore, this PUD request is generally in line with the Future Land Use Map.

Planning Commission Recommendation: Planning Commission recommend approval of this Planned Unit Development (PUD) contingent upon staff getting all of the signatures and everything else needed.

Staff Recommendation: Staff cannot recommend approval of the above request because we do not have all of the required information at the time of this report. Staff does recommend that the above requests be considered in this request.

Required Action: Hear the item and approve or deny the Planned Unit Development request for the property located at 3324 Enterprise Drive. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission recommend approval of this Planned Unit Development (PUD) contingent upon staff getting all of the signatures and everything else needed.

Staff cannot recommend approval of the above request because we do not have all of the required information at the time of this report. Staff does recommend that the above requests be considered in this request.

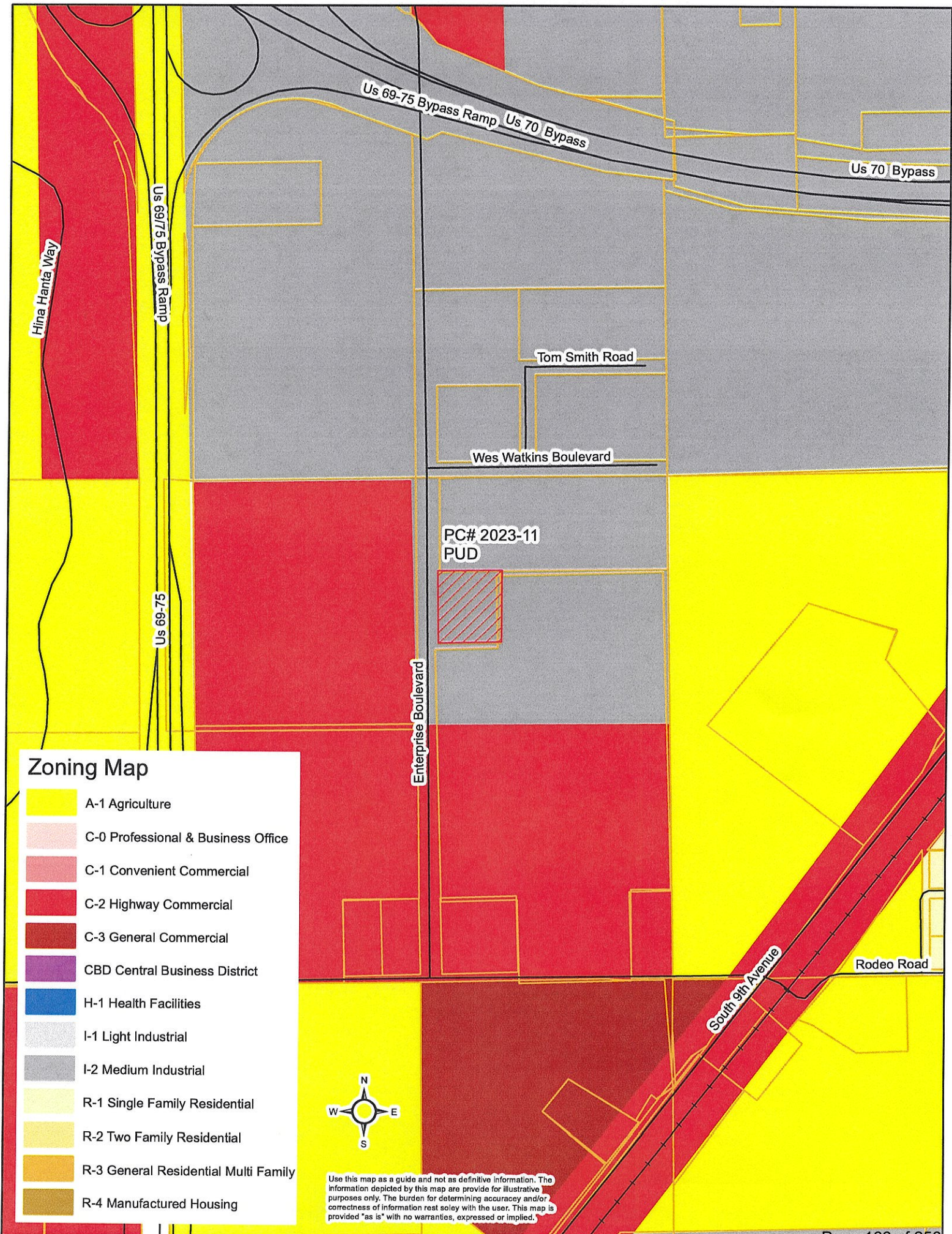
City Staff Information / Action Follow-up, if Council authorizes this action:

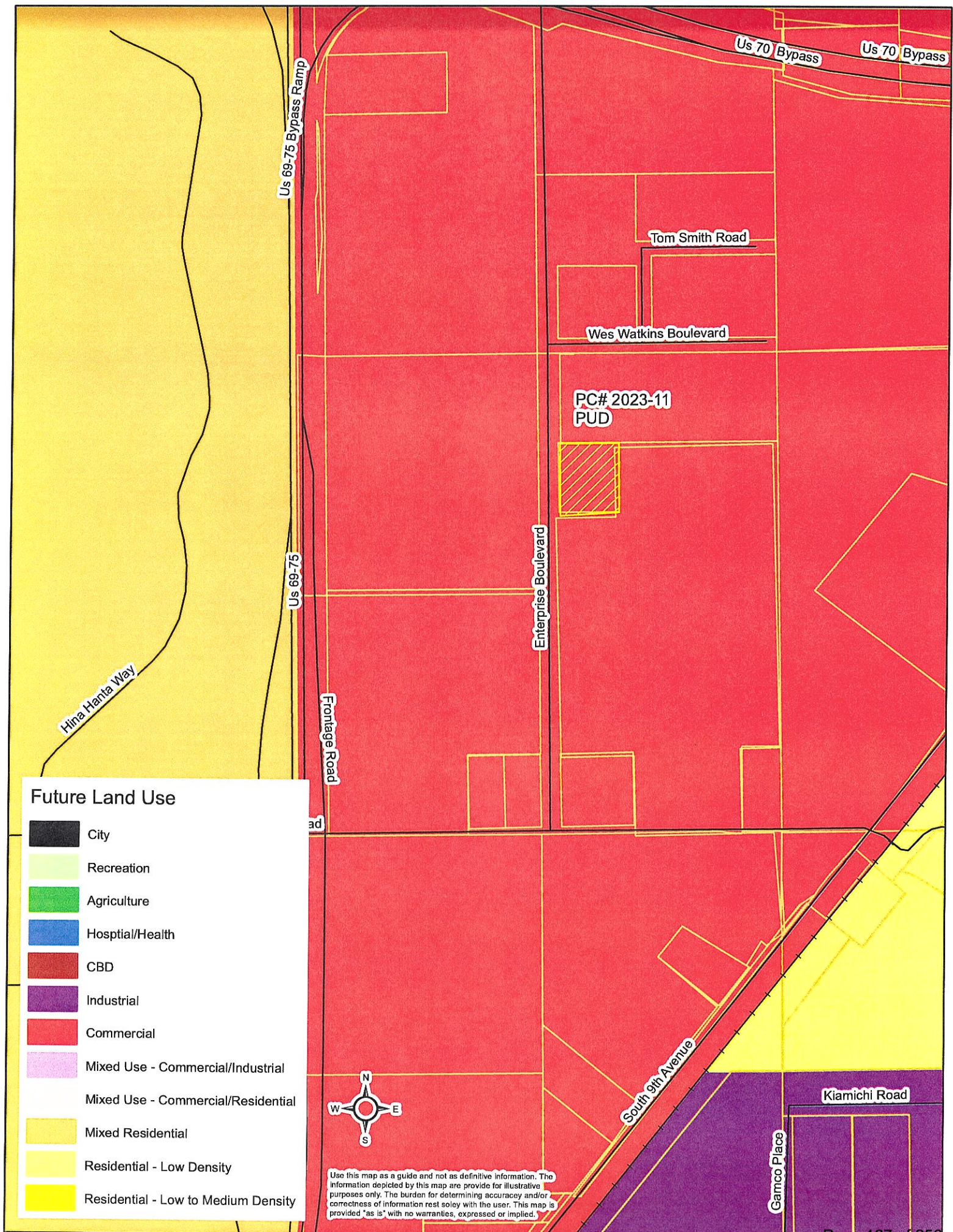
City Clerk
Community Development
GIS

ATTACHMENTS:

1. Maps PC2023-11
2. PC2023-11 Staff Sign Off Sheet
3. PUD Application
4. Warranty Deed
5. People First Plans
6. People First Plat DRAFT 03-29-23
7. PUD Ordinance







Future Land Use

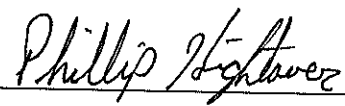
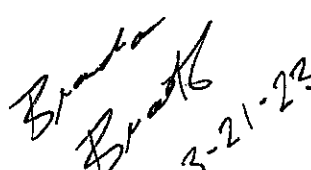
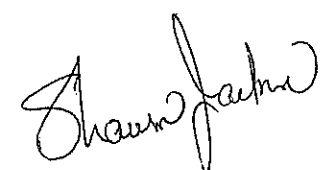
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

3324 Enterprise Dr. PC2023-11

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal			- comments made via email 3/30 - received plat 3/29 - if disturb greater than 1-acre need swps & ODE stormwater permit - meet setback & parking requirement
M&O Randy Cantrell		03-21-2023	Use existing 2" water meter and tap into manhole by parking lot for sewer
Streets Carl Meade		3-21-23	
Public Works Director Phillip Hightower		3-21-23	
Fire Marshal Brandon Brooks	 3-21-23	3-21-23	Life safety not a factor in regards to multiple building & zoning. Conform to 2018 IFC
Building Official Shawn Jackson		3-21-23	- Pending Council Approval
Engineer Brandon Wall	See attached		



Durant.org
Powered by Google

Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>

Mon, Mar 27, 2023 at 10:17 AM

To: Danielle O'Neal <doneal@durant.org>

Cc: Kari Speers <kspeers@durant.org>

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]



Danielle O'Neal <doneal@durant.org>

23030254 - People First Addition

2 messages

Kim Poort <Kim@underwoodsurveying.com>

Wed, Mar 29, 2023 at 12:03 PM

To: "shannonwalker@peoplefirstinc.org" <shannonwalker@peoplefirstinc.org>

Cc: Doug Underwood <dwu@underwoodsurveying.com>, Danielle O'Neal <doneal@durant.org>

Shannon,

Our plat is attached for your parcel on Enterprise Road.

You will need to make application to the City of Durant and pay their fee so they can begin reviewing the plat.

Kindest Regards,

Kimberly Poort

Office Manager | Bookkeeper | Notary Public

Underwood Drafting & Surveying, Inc.

3404 Interurban Road | Denison, TX 75021

TBPLS Firm No. 10006300 | Oklahoma CA No. 2315

Phn: (903) 465-2151 | Text: (903) 833-7509

Email: kim@underwoodsurveying.comNeed to find us? Click here for a map: <http://tinyurl.com/UDSDenison> **23030254 DRAFT 03-29-23.pdf**
432K**Danielle O'Neal** <doneal@durant.org>

Thu, Mar 30, 2023 at 3:54 PM

To: Kim Poort <Kim@underwoodsurveying.com>

Cc: "shannonwalker@peoplefirstinc.org" <shannonwalker@peoplefirstinc.org>, Doug Underwood <dwu@underwoodsurveying.com>

Good afternoon,

Staff is reviewing the plat that was provided and have the following comments (so far):

- The signature block for Certificate of final approval, it has Bryan County instead of the City of Durant.
- Will need surveyors & owners notarized signature once plat is ready to print
- Are there any easements for public services (water, sewer, etc.)? If so, that will need to be shown
- Building setback lines
- Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land

Other staff members are reviewing the plat currently, and I have not heard any comments at this point in time. So there could be further comments.

Thank you,
Danielle

[Quoted text hidden]

--

Danielle O'Neal
Community Development Director

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: (580) 931-6613

PLANNED UNIT DEV. APPLICATION (PUD)

Petition # PC 2023-11
 Fee \$ 300.00

APPLICANT INFORMATION

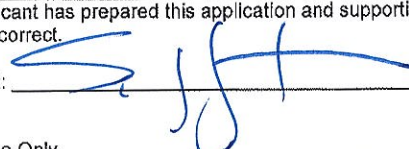
Name: Shannon Walker, Executive Director for People First Industries	Email: shannonwalker@peoplefirstinc.org	Phone #1 580-924-8509
Mailing Address: 3324 Enterprise Drive		Phone #2 580-579-1130
City: Durant State: OK Zip: 74701		Fax # 580-924-1925
Applicant's Interest in Property: Construct a new administration/office building adjacent to the existing building.		

☐ Please use attached addendum if there is more than one applicant.

Physical Address of proposed PUD: 3324 Enterprise Drive Durant, OK 74701		Name of Project: PFI Modular Building Expansion	
☐ Platted ☐ Un-Platted	Subdivision No	Lot	Block
Legal Description: A part of teh NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of teh East Right-of-Way for Roadway, according to the Government Survey thereof;			

Existing Zoning: I-2	Proposed Use: I-2		
Present Use: Packaging	Parking Spaces Required: 58 per ordinance	Parking Spaces Provided: 45 +/-	
Parcel Width: 330'	Parcel Length: 382.5	Acres: 2.90	Street/Road Frontage: 382.5
☐ Yes City Water (If City Water will be extended or improvements will be made, please explain:) No additional water capacity required.			
☐ Yes City Sewer (If City Sewer will be extended or improvements will be made, please explain:) No additional sewer capacity required.			
☐ Private Water ☐ Private Sewer			
Explain in your own words why your property should be a Planned Unit Development. This facility requires additional space for administration positions to effectively carry out their duties. Due to increase in employees and clients at this facility, we desire to add an additional building (82'-6" x 58' = 4,785 SF) to house our administration services for our clients.			

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:  Date: 2.27.23

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:

People First Industries provides jobs/careers for mentally and physically challenged people in SE Oklahoma. Those folks who may not be employable in the traditional work force can find a home and purpose through People First Industries and potentially be trained and employable in the traditional work force. We provide on the job training and life skills to all of our clients/employees.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

A majority of personnel at this facility are not able to drive and are dropped off for work or are provided transportation by People First Industries. Our current parking is sufficient for the facility; however, we do plan to add additional parking spaces in front of the new building.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

As Required by City of Durant ordinances.

3. Traffic Impacts:

No additional impact is expected. All employees that will work in the new administration building are already working at this site.

4. Protection of Neighborhoods:

As required by City of Durant ordinances.

What licenses and permits (if any) are required for this proposed use?

P.U.D. approval and building permits as required by the City of Durant.

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.

People First Industries continues to grow our outreach and support services for developmental and mentally challenged people in our community. We support folks from Bryan, Marshall, and Johnston Counties in our facility daily. It is our mission to continue this support right here in Durant for years to come.

INDEXED

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 45.00

Warranty Deed

State of Oklahoma 502453
County of Bryan
Filed 8-5-98
Book 920 Page 801 Tm. 3156
Glenda Sue Williams
County Clerk JH Deputy.

KNOW ALL MEN BY THESE PRESENTS:

That; AMERICAN WAREHOUSING, INC., an Oklahoma Corporation, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto **SHELTERED WORK OPPORTUNITIES OF BRYAN COUNTY, INC.**, an Oklahoma Corporation, 324 South 22nd Durant, OK 74701, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

A part of the NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of the East Right-of-Way for Roadway, according to the Government Survey thereof; LESS AND EXCEPT all oil, gas and other minerals outstanding of record. Reserving unto grantor all oil, gas, coal and other mineral of every kind now owned by grantor.

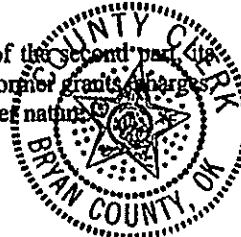
RS 45.00
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto 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 30th day of July, 1998.

AMERICAN WAREHOUSING, INC., an
Oklahoma corporation

By: Allen Wheeler
President

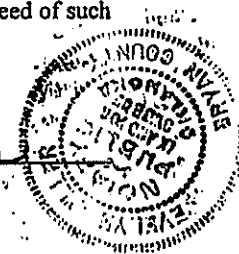


STATE OF OKLAHOMA)
) ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30 day of August, 1998, personally appeared Allen Wheeler, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

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

Evelyn Miller
NOTARY PUBLIC



My Commission Expires: 12-20-2001

000801

PARTIAL TOPO SURVEY

JOB NO. 22121295
FW: ASU - DFT: BH



SCALE
1" = 60'

LEGEND

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- CO SEWER CLEANOUT
- MH SEWER MANHOLE
- WV WATER VALVE
- T TELEPHONE VAULT
- BOUNDARY LINE
- - - PROPERTY LINE
- O - CHAINLINK FENCE
- SS SEWER LINE

FURNISHED LEGAL DESCRIPTION:

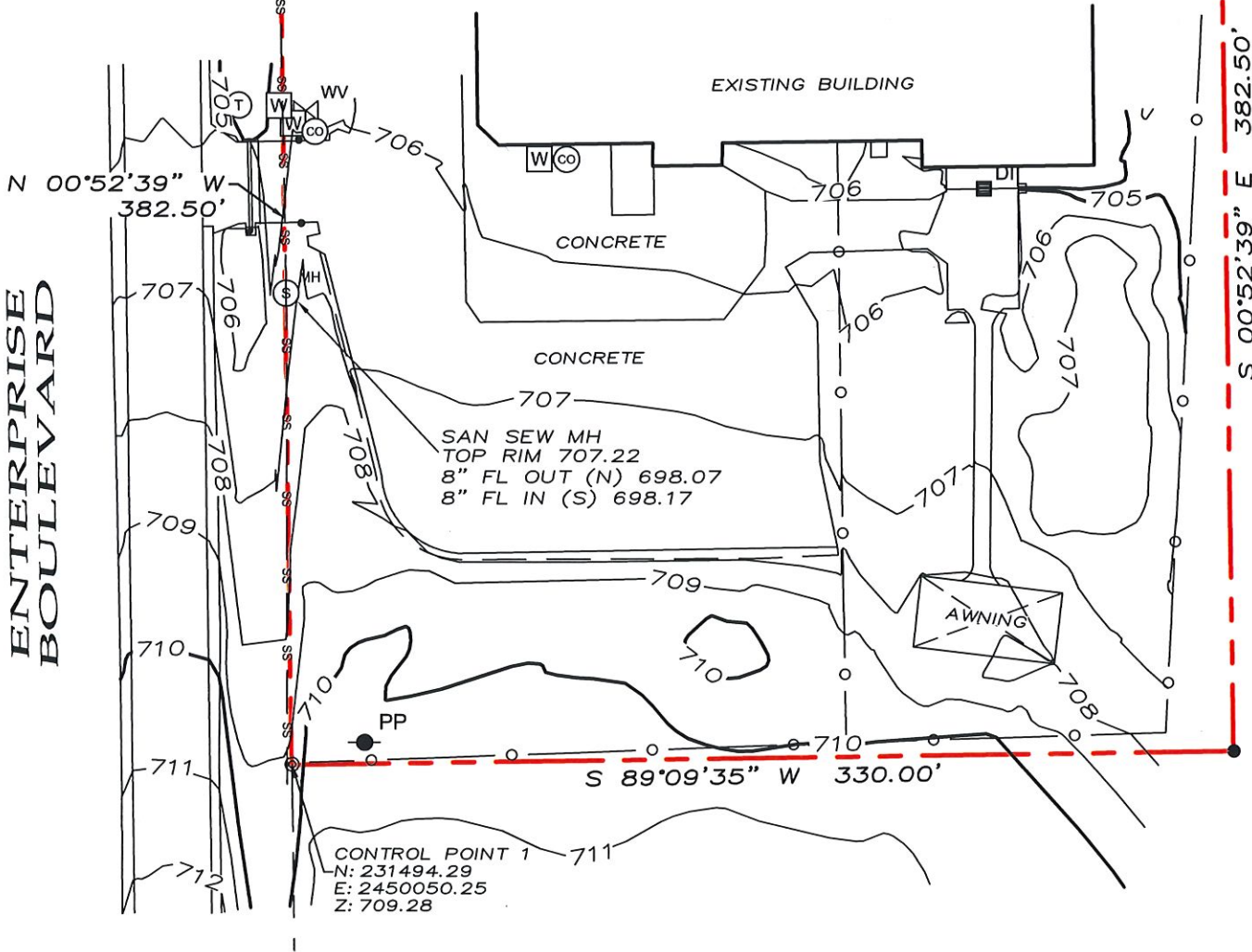
A part of the NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of the East Right-of-Way for Roadway, according to the Government Survey thereof;

CONTROL POINT 2
N: 231876.58
E: 2450044.39
Z: 703.68

SAN SEW MH
TOP RIM 704.00
8" FL OUT (N) 696.00
8" FL IN (S) 696.10
8" FL IN (W) 696.90

CONTROL POINT 3
N: 231881.43
E: 2450374.70
Z: 701.21

2.90 AC.



~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
CONTROLLING CORNERS ARE EXISTING
MONUMENTS FOUND AT THE SECTION CORNERS
AND THE QUARTER CORNERS OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 8 EAST
INDIAN BASE AND MERIDIAN,
BRYAN COUNTY, OKLAHOMA



DRAFTING & SURVEYING
DURANT, OKLAHOMA 74701 (580)924-2251

PARTIAL TOPO SURVEY
3324 ENTERPRISE ROAD
DURANT, OKLAHOMA

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PEOPLE FIRST INDUSTRIES MODULAR BUILDING EXPANSION DURANT, OKLAHOMA

FEBRUARY 2023

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C-00	COVER SHEET
C-01	GENERAL NOTES
C-02	PROPOSED SITE PLAN
C-03	EXISTING DRAINAGE MAP
C-04	PROPOSED DRAINAGE MAP
C-05	GRADING/PAVING PLAN
C-06	DETAILS – EROSION CONTROL & PAVING



LOCATION MAP
NOT TO SCALE



3902 University Blvd.
Durant, OK 74701
Voice: 580.931.9045
Fax: 580.931.9099
OK CA# 3998
Exp. 06/30/2024

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN.
USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE
DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ENGINEER:

H. WAYNE BARKER, P.E.
PROJECT MANAGER
OK. NO. 18513



2-17-2023
DATE

COVER SHEET

GENERAL NOTES

1. THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL "OKIE" 1-800-522-8643 IN ADDITION TO DIRECT NOTIFICATION. CONTRACTOR SHALL BRACE UTILITY POLES AS NECESSARY. UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL ESTABLISH, INSTALL, OPERATE, AND MAINTAIN COMPLETE AND ADEQUATE AND SAFE TRAFFIC CONTROLS DURING THE ENTIRE CONSTRUCTION PERIOD. ALL TRAFFIC CONTROL DEVICES SHALL BE APPROVED BY THE ENGINEER.
3. ALL DIMENSIONS OR ELEVATIONS WITH ± SHALL BE CONFIRMED BY THE CONTRACTOR.
4. ALL DIMENSIONS OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & OWNER.
5. TOPSOIL IN THE DISTURBED AREAS SHALL BE REMOVED, STOCKPILED, AND RESTORED AFTER CONSTRUCTION OPERATIONS, IN ACCORDANCE WITH PROJECT SPECIFICATIONS. ALL EXCESS TOPSOIL SHALL BE CONSIDERED WASTE AND STOCKPILED ON-SITE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
6. ALL DISTURBED ROADWAY AND DRIVEWAY SURFACES SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED, UNLESS OTHERWISE NOTED.
7. FALL PROTECTION AROUND ALL OPENINGS AND EXCAVATION SHALL BE MAINTAINED AT ALL TIMES.
8. NORTH ARROWS SHOWN ON DRAWINGS INDICATE LOCAL COORDINATE SYSTEM ESTABLISHED BY THE SURVEYOR, UNLESS OTHERWISE NOTED.
9. TRENCH SAFETY AND SHORING IN ACCORDANCE WITH CURRENT OSHA REGULATIONS SHALL BE EMPLOYED BY CONTRACTOR AT ALL TIMES.
10. IF AT ANY POINT CONSTRUCTION ACTIVITIES EXPOSE ARCHEOLOGICAL MATERIALS SUCH AS CHIPPED STONE, TOOLS, POTTERY, BONE, HISTORIC CROCKERY, GLASS, METAL ITEMS OR BUILDING MATERIALS, THE STATE ARCHEOLOGIST SHALL BE CONTACTED IMMEDIATELY & ALL CONSTRUCTION ACTIVITIES IN THAT AREA HALTED UNTIL FURTHER DIRECTION FROM THE STATE ARCHEOLOGIST.
11. ALL STATIONS SHOWN ON THE PLANS ARE CENTERLINE STATIONS UNLESS NOTED OTHERWISE.
12. ONLY THAT AMOUNT OF OPEN TRENCH WILL BE ALLOWED WHICH CAN BE BACKFILLED IN ONE (1) DAY, WITHOUT APPROVAL OF ENGINEER. LIGHTS, SIGNS AND BARRICADES SHALL BE MOVED AS WORK PROGRESSES
13. ALL PAVEMENT REMOVAL AND REPLACEMENT SHALL BE MADE PER STANDARD DETAILS.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING STORM WATER POLLUTION PREVENTION PLAN & SUBMITTING TO AUTHORITY HAVING JURISDICTION.
2. SILT FENCE SHALL BE MAINTAINED AND SEDIMENT BUILDUP REGULARLY REMOVED UNTIL PAVING OPERATIONS ARE COMPLETE AND/OR SEEDING IS IN PLACE AND 75% VEGETATION STABILIZATION IS OBTAINED.
3. ALL TREES, BRUSH, AND OTHER DEBRIS THAT MIGHT INTERFERE WITH THE FLOW OF WATER IS TO BE CLEANED OUT TO THE RIGHT-OF-WAY LINE AT EACH STRUCTURE, IN A MANNER APPROVED BY THE ENGINEER.
4. ALL FLOW LINES THAT ARE TO BE FILLED SHALL BE THOROUGHLY COMPACTED TO 95% STANDARD PROCTOR DENSITY BEFORE CONSTRUCTION OR EXTENSION OF DRAINAGE STRUCTURES.
5. IN ORDER TO ALLEVIATE DUST CONDITIONS DURING GRADING OPERATIONS, AND AFTER GRADING OPERATIONS ARE COMPLETED, BUT BEFORE PAVEMENT AND/OR PERMANENT EROSION CONTROL WORK IS COMPLETED, THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE OWNERS REPRESENTATIVE.
6. AT THE BEGINNING OF THE TURF OPERATIONS, ANY AREAS INCLUDED IN PLANNED QUANTITIES THAT HAVE GROWN A SATISFACTORY VOLUNTEER TURF OF PERENNIAL GRASS AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE FERTILIZED AND WATERED BUT SHALL NOT BE SEEDED, SODDED OR SPRIGGED.
7. VEGETATIVE MULCH AND SEEDING SHALL BE UTILIZED FOR TEMPORARY EROSION CONTROL.
8. SEED: THE FOLLOWING KINDS OF SEEDS, AT ACRES-RATES INDICATED BELOW, SHALL BE PLANTED ON THE AREAS DESIGNATED FOR SEEDING.

TEMPORARY SEEDING	
KINDS OF SEED TO BE FURNISHED	QUANTITY PER ACRE
COOL SEASON MIX- PERENNIAL RYEGRASS (LOLIUM PERENNE) CRIMSON CLOVER (TRIFOLIUM INCARNATUM)	20 LBS. OF SEED 12 LBS. OF SEED
WARM SEASON MIX- KOREAN LESPEDEZA (LESPEDeza STRIATA) CRIMSON CLOVER (TRIFOLIUM INCARNATUM) LITTLE BLUESTEM (ANDROPOGON SCOPARIUS) COMMON BERMUDA (CYNODON DACTYLON)	12 LBS. OF SEED 20 LBS. OF SEED 12 LBS. OF SEED 4 LBS. OF SEED

VEGETATIVE MULCHING: THE VEGETATIVE MULCH SHALL BE ANCHORED IN ACCORDANCE WITH THE "ADHESIVE SPRAY METHOD", AS SPECIFIED IN 233.04(b) OF THE ODOT STANDARD SPECIFICATIONS.

SEASONAL PLANTING RESTRICTIONS

THE PLANTING OF SPRIGGING SHALL BE RESTRICTED TO THE PERIOD FROM APRIL 1ST TO JUNE 30TH.

THE PLANTING OF TEMPORARY SEEDS (COOL SEASON MIX) SHALL BE RESTRICTED TO THE PERIOD FROM SEPTEMBER 1ST TO NOVEMBER 15TH.

THE PLANTING OF TEMPORARY SEEDS (WARM SEASON MIX) SHALL BE RESTRICTED TO THE PERIOD FROM MARCH 15TH TO JUNE 30TH.

AREAS ON WHICH SALVAGED TOPSOIL IS TO BE REPLACED SHALL HAVE 0-46-0 FERTILIZER APPLIED, AT THE RATE OF 150 LBS. PER ACRE, JUST PRIOR TO THE REPLACEMENT OF SALVAGED TOPSOIL.

UTILITY NOTES (FOR REFERENCE ONLY):

1. ALL SANITARY AND PUBLIC WATER SUPPLY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES FROM DAMAGE. UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES, AND ANY DISRUPTION OF SERVICE SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
3. CONTRACTOR SHALL VERIFY PROPOSED UTILITY LINE ELEVATIONS TO INSURE NO CONFLICTS WITH EXISTING UTILITIES. MINOR FIELD ADJUSTMENTS NECESSARY TO AVOID CONFLICTS SHALL BE COORDINATED WITH THE APPROVAL OF THE ENGINEER.
4. CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE, TYPE AND LOCATION TO INSURE PROPER CONNECTION.
5. MINIMUM DEPTH OF COVER SHALL BE 36-INCHES UNLESS OTHERWISE NOTED.
6. NO. 12 COPPER WIRE (TRACER WIRE) AND MYLAR DETECTABLE MARKING TAPE SHALL BE BURIED 12" ABOVE THE TOP OF ALL NON-METALLIC LINES.
7. ALL SERVICE LINES CROSSINGS & TAPS SHALL BE INSTALLED PRIOR TO PAVING.
8. ALL WATER & SEWER LINE(S), GRAVITY AND PRESSURE PIPELINES, WITHIN THE PROPOSED LIMITS OF PAVING OR SIDEWALKS SHALL BE BACKFILLED WITH CLASS 1 BEDDING MATERIAL (CRUSHED STONE) TO SUBGRADE ELEVATION. WATER/SEWER LINES OUTSIDE THE LIMITS OF PAVING SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS & DETAILS.
9. THE PLANS HAVE BEEN PREPARED TO SHOW THE APPROXIMATE LOCATION OF EXISTING KNOWN UTILITIES. THE CONTRACTOR SHALL CONTACT OKIE, EACH RESPECTIVE UTILITY COMPANY AND THE PROJECT OWNER TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY CHANGE IN ALIGNMENT OR GRADE CAUSED BY INTERFERING UTILITIES SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER.
10. DEPTHS OF ANY EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES IN ADVANCE OF THE CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE ANY ACTIVITIES INVOLVING WATER & SANITARY SEWER SYSTEM WITH UTILITY AND OWNER'S REPRESENTATIVE.
12. THE MAXIMUM DEFLECTION AT ANY JOINT OR FITTING SHALL BE 75% OF THE DEFLECTION RECOMMENDED BY THE PIPE MANUFACTURER.
13. FLUSHING: ALL WATER LINES SHALL BE FLUSHED TO REMOVE FOREIGN MATTER FROM THE LINES, VALVES AND HYDRANTS. A MIN VELOCITY OF 2.5 FEET PER SECOND SHALL BE OBTAINED DURING FLUSHING. THE FLOW THROUGH EACH FIRE HYDRANT SHALL BE LIMITED TO 500 GALLONS PER MINUTE. THE CONTRACTOR SHALL PROVIDE TEMPORARY VALVES AND FITTINGS REQUIRED FOR FLUSHING.
14. THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST ALL TAPS, TIE OVERS, VALVES, ETC, AS REQUIRED TO FLUSH, HYDROSTATIC TEST AND DISINFECT ALL NEW LINES PRIOR TO THE LINES BEING PLACED IN SERVICE.
15. A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION (FOR PARALLEL LINES) AND 2 FEET OF VERTICAL SEPARATION (FOR LINES CROSSING) SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES IN ACCORDANCE WITH REQUIREMENTS OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

LIMITATION OF SCOPE:

THE ENGINEER'S SCOPE OF DESIGN IS LIMITED TO SITE LAYOUT, GRADING & DRAINAGE. ALL OTHER APPURTENANCES & DETAILS TO BE DESIGNED OR PROVIDED BY OTHERS.

UTILITY CONTACTS:

ELECTRIC	OG&E	CHAD LOVELACE	580.224.7558
GAS	ONG	BROOKS DOW	918.831.8278
WATER	CITY OF DURANT		580.931.0630
COMMUNICATION	AT&T	RONNIE GRAGG	918.421-1792

EXISTING SITE LEGEND:

	WV	WATER VALVE
	LP	LIGHT POLE
	PP	POWER POLE
	WM	WATER METER
	CO	SEWER CLEANOUT
	S	SEWER MANHOLE
	T	COMMUNICATION VAULT
	C	CONTROL POINT
	FH	FIRE HYDRANT
	PL	PROPERTY LINE
	FOL	FIBER OPTIC LINE
	W	EXISTING WATER LINE
	T	UNDERGROUND TELEPHONE LINE
	ST	UNDERGROUND STORM LINE
	UE	UNDERGROUND ELECTRIC LINE
	G	UNDERGROUND GAS LINE
	SS	UNDERGROUND SEWER LINE
	OHE	OVERHEAD ELECTRIC
	EF	EXISTING FENCE
	XX	EXISTING CONTOURS

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRAVEL SURFACE
	EXISTING AWNING

PROPOSED SITE LEGEND:

	W	WATER LINE
	UE	UNDERGROUND ELECTRIC LINE
	SS	UNDERGROUND SEWER LINE
	XX	CONTOURS
	WM	WATER METER
	GV	GATE VALVE
	FHA	FIRE HYDRANT ASSEMBLY
	S	MANHOLE
	CO	CLEANOUT
	CP	CONCRETE PAVEMENT

ABBREVIATION LEGEND:

THESE ABBREVIATIONS MAY BE FOUND ON THE SHEETS.

W.L. = WATER LINE
U/E = UTILITY EASEMENT
RE = REFERENCE
W/ = WITH
P.O.B. = POINT OF BEGINNING
LF = LINEAR FEET



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PROFESSIONAL SEAL:



MODULAR
BUILDING
EXPANSION

PEOPLE FIRST
INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS

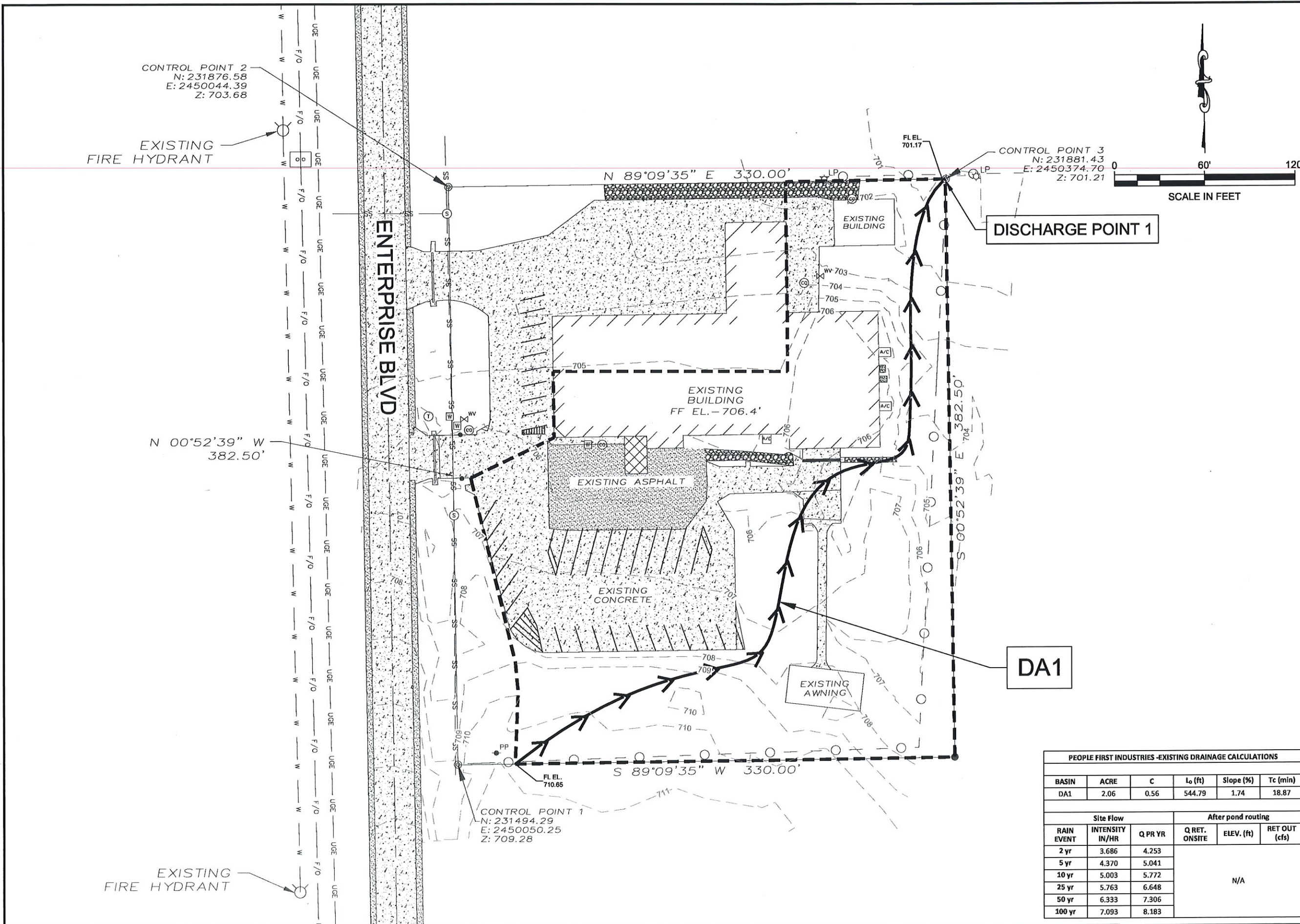
No.	DATE	DESCRIPTION

GENERAL NOTES

PROJECT NUMBER

10855

STATE	DATE
OKLAHOMA	FEB. 2023
SHEET NUMBER	
C-01	



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MODULAR BUILDING EXPANSION

PEOPLE FIRST INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG
DRAWN BY: PR/TG

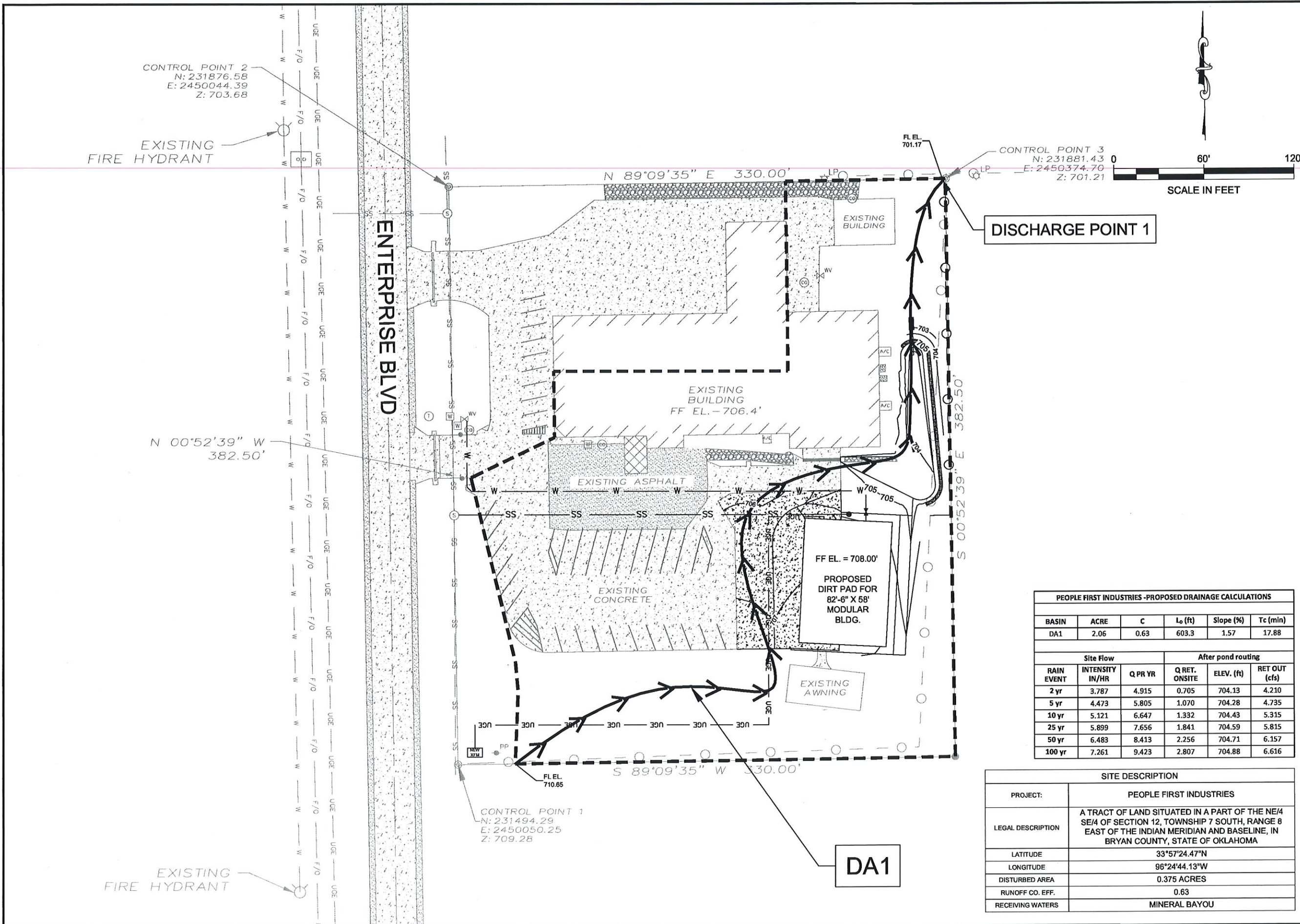
No.	DATE	DESCRIPTION

EXISTING DRAINAGE MAP

PROJECT NUMBER
10855

STATE	DATE
OKLAHOMA	FEB. 2023
SHEET NUMBER	
C-03	

PEOPLE FIRST INDUSTRIES -EXISTING DRAINAGE CALCULATIONS					
BASIN	ACRE	C	L ₀ (ft)	Slope (%)	T _c (min)
DA1	2.06	0.56	544.79	1.74	18.87
Site Flow			After pond routing		
RAIN EVENT	INTENSITY IN/HR	Q PR YR	Q RET. ONSITE	ELEV. (ft)	RET OUT (cfs)
2 yr	3.686	4.253	N/A		
5 yr	4.370	5.041			
10 yr	5.003	5.772			
25 yr	5.763	6.648			
50 yr	6.333	7.306			
100 yr	7.093	8.183			



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MODULAR BUILDING EXPANSION

PEOPLE FIRST INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED DRAINAGE MAP

PROJECT NUMBER

10855

STATE	DATE
OKLAHOMA	FEB. 2023

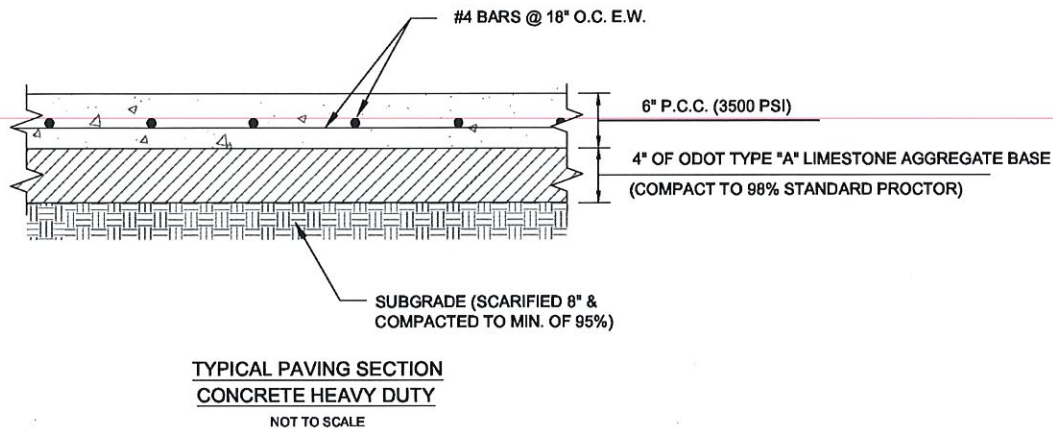
SHEET NUMBER

C-04

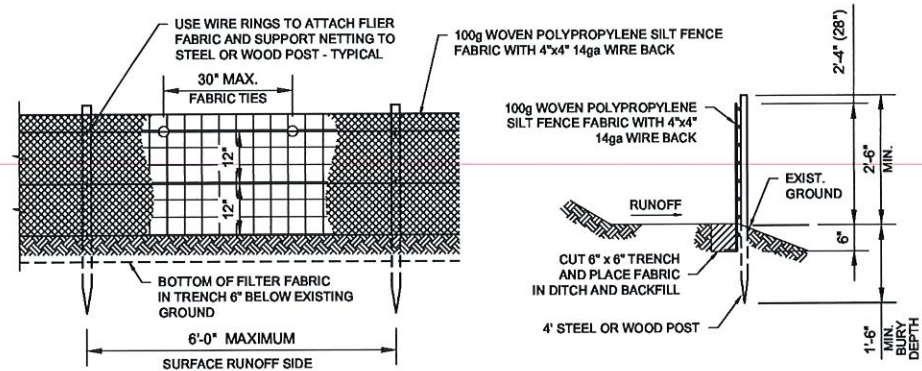
PEOPLE FIRST INDUSTRIES -PROPOSED DRAINAGE CALCULATIONS					
BASIN	ACRE	C	L ₀ (ft)	Slope (%)	T _c (min)
DA1	2.06	0.63	603.3	1.57	17.88

Site Flow			After pond routing		
RAIN EVENT	INTENSITY IN/HR	Q PR YR	Q RET. ONSITE	ELEV. (ft)	RET OUT (cfs)
2 yr	3.787	4.915	0.705	704.13	4.210
5 yr	4.473	5.805	1.070	704.28	4.735
10 yr	5.121	6.647	1.332	704.43	5.315
25 yr	5.899	7.656	1.841	704.59	5.815
50 yr	6.483	8.413	2.256	704.71	6.157
100 yr	7.261	9.423	2.807	704.88	6.616

SITE DESCRIPTION	
PROJECT:	PEOPLE FIRST INDUSTRIES
LEGAL DESCRIPTION	A TRACT OF LAND SITUATED IN A PART OF THE NE/4 SE/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASELINE, IN BRYAN COUNTY, STATE OF OKLAHOMA
LATITUDE	33°57'24.47"N
LONGITUDE	96°24'44.13"W
DISTURBED AREA	0.375 ACRES
RUNOFF CO. EFF.	0.63
RECEIVING WATERS	MINERAL BAYOU



TYPICAL PAVING SECTION SHOWN FOR INFORMATION ONLY. SECTIONS SHOULD BE AS DIRECTED BY OWNER OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER OR CONTRACTOR.



CONSTRUCTION NOTES

- JOINT SEALANT SHALL BE A ONE-PART POLYURETHANE SEALANT. SEALANT SHALL BE MANUFACTURED AND APPROVED FOR SEALING JOINTS IN CONCRETE. EXPOSURE TO WEATHER AND SUBJECT TO TRAFFIC. SEALANT SHALL MEET OR EXCEED ASTM C920 TYPE S, GRADE NS, CLASS 25. SEALANT SHALL BE VULKEM 116; VULKEM 45SSL FOR SELF-LEVELING USES OR APPROVED EQUAL.

JOINT SEALANT SHALL BE PLACED OVER BACKER ROD AS REQUIRED AND RECOMMENDED BY MANUFACTURER.

JOINT SEALANT AND FILLER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 5" AND LESS THICK PAVING - 5/8"x12" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.

6" THICK PAVING - 3/4"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.

7" THICK PAVING - 7/8"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.

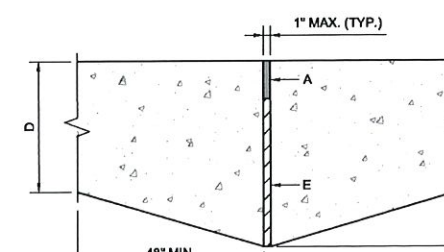
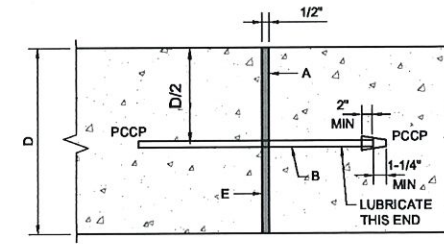
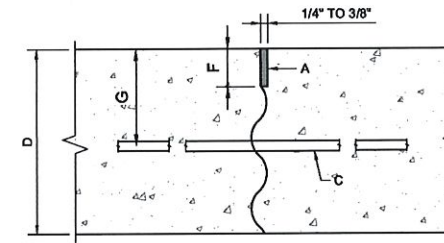
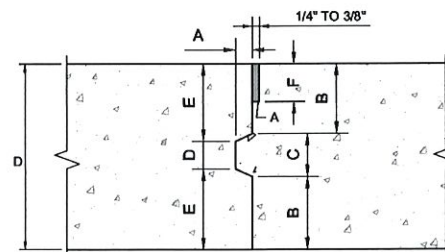
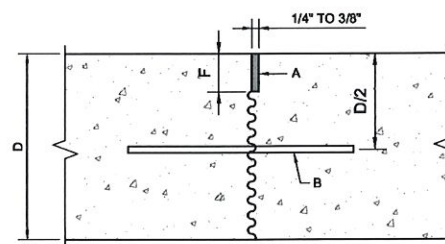
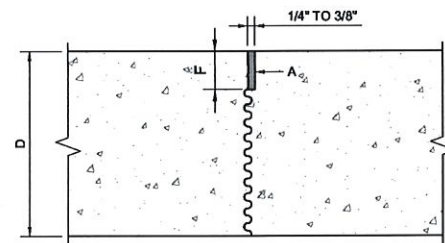
8" THICK PAVING - 1"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.

9" THICK PAVING - 1 1/8"x16" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- NO. 4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
- THICKNESS OF SLAB.

GENERAL NOTES

- THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE BELOW. DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.
- EXPANSION JOINTS
 - FULL DEPTH 1/2 INCH THICK JOINT FILLER MATERIAL. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - EXPANSION JOINTS ARE NOT REQUIRED IN SLIP FORMWORK EXCEPT AT THE START OR END OF THE INSTALLATION ACTIVITY.
 - USE DOWEL BASKETS TO ENSURE ALIGNMENT.
 - IN LOCATIONS WHERE USE OF DOWEL BASKETS IS NOT FEASIBLE DUE TO SPACE RESTRICTIONS, USE A SINGLE COMPONENT DOWEL SLEEVE TO SECURELY POSITION AND ALIGN DOWELS MAY BE USED. DOWEL SLEEVE SHALL BE "SIKA SPEED LOAD" OR "SIKA SPEED DOWEL" OR APPROVED EQUAL.
 - CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL
 - MAKE JOINTS AT LEAST 1/8 INCH WIDE AND 1 INCH DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 4 INCHES THICK.
 - PROVIDE A 1/2 INCH RADIUS TOOLED TOP.
 - MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.25 TO 1.
 - MAXIMUM PANEL LENGTH IS 10 FEET FOR PAVEMENT THICKNESS LESS THAN 5 INCHES AND 12 FEET FOR PAVEMENT THICKNESS 5 INCHES AND GREATER, UNLESS NOTED OTHERWISE.
 - FINE HAIR BROOM ON LONGITUDINAL GRADES UNDER 6% AND ROUGH HAIR BROOM ON LONGITUDINAL GRADES OVER 6%.
 - PREFORMED BITUMINOUS JOINT MATERIAL OR POLYPROPYLENE JOINT FILLER.

JOINT DIMENSIONS								
TRANS. JOINTS					LONG. JOINTS			
D	A	B	C	D	E	F-MIN	F-MAX	G
4 1/2"	1"	1 1/2"	1 1/2"	1"	1 3/4"	1/4 D	1/3 D	1/2 D
5"	1"	1 3/4"	1 1/2"	1"	2"	1/4 D	1/3 D	1/2 D
5 1/2"	1"	2"	1 1/2"	1"	2 1/4"	1/4 D	1/3 D	1/2 D
6"	1"	2 1/4"	1 1/2"	1"	2 1/2"	1/4 D	1/3 D	1/2 D
7"	1"	2 1/2"	2"	1 1/4"	2 7/8"	1/4 D	1/3 D	1/2 D
8"	1"	3"	2"	1 1/2"	3 1/4"	1/4 D	1/3 D	1/2 D



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PROFESSIONAL SEAL:



**MODULAR
BUILDING
EXPANSION**

**PEOPLE FIRST
INDUSTRIES**

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

DETAILS

**EROSION CONTROL
& PAVING**

PROJECT NUMBER

10855

STATE: **OKLAHOMA** DATE: **FEB. 2023**

SHEET NUMBER

C-06

PEOPLE FIRST OFFICE

DURANT, OK

DRAWING INDEX

G-1	TITLE SHEET
C-1	SITE PLAN
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A-2.1	DOOR & WINDOW SCHEDULES
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING CROSS SECTION
A-4.1	BUILDING SECTION DETAIL
A-5	INTERIOR ELEVATIONS
A-6	REFLECTED CEILING PLAN
A-7	AWNING DETAILS
A-7.1	AWNING DETAILS
S-3	FRAME PLAN
S-3.1	PERIMETER FRAME PLAN
S-3.2	PERIMETER FRAME PLAN
S-3.3	PERIMETER FRAME DETAILS
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MEP-1	MEP DETAILS SCHEDULES & NOTES
P-1	PLUMBING SUPPLY LAYOUT
P-2	DWV ISOMETRIC
M-1	HVAC PLAN
E-1	ELECTRICAL POWER PLAN
E-1.1	ELECTRICAL LIGHTING PLAN
E-2	ELEC PANELBOARD SCHEDULE

CUSTOMER APPROVAL CHART						
COLOR CHART		RESPONSIBILITY				
MATERIAL	MATERIAL COLOR	PLANT PROVIDE	PLANT INSTALL	SHIPPED LOOSE	SITE PROVIDE	SITE INSTALL
FLOOR COVERING - VCT (VINYL COMPOSITION TILE)	51830 - COTTAGE TAN	X	X	X		X
FLOOR COVERING - CARPET TILE	HICKORY-869	X	X	X		X
COVE BASE - VINYL	TBD	X	X			
INTERIOR WALL COVERING - VINYL COVERED GYPSUM	RUFF STUFF FROST	X	X			
ROOF - 'R' PANEL	GALVALUME	X	X	X		X
EXTERIOR SIDING - METAL	LIGHT STONE	X	X	X		X
EXTERIOR BUILDING TRIM (INCL. DOOR & WINDOW TRIM)	LIGHT STONE	X	X			
EXTERIOR DOOR & FRAME	BRONZE	X	X			
INTERIOR DOOR	OAK	X	X			
INTERIOR DOOR FRAME	BRONZE	X	X			
INTERIOR & EXTERIOR WINDOW FRAME	CLEAR ANODIZED	X	X			
CABINETS	MAPLE SABLE	X	X			
COUNTERTOP AND BACKSPLASH (LAMINATE)	WHITE JUNIPER	X	X			

DESIGN CRITERIA:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY CLASS: B
CONSTRUCTION TYPE: VB

DESIGN LOADS:

FLOOR LIVE LOAD: 50 PSF TYPICAL
100 PSF @ CORRIDOR
ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 5 PSF
BASIC WIND SPEED: 115 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE: C
SITE CLASS: D
OCCUPANCY CATEGORY: CATEGORY II
SEISMIC DESIGN CATEGORY: B
BUILDING AREA: 4669 S.F.
OCCUPANT LOAD: 62

NOTES:

1. THIS STRUCTURE SHALL MAINTAIN A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET FROM ANOTHER STRUCTURE OF ASSUMED PROPERTY LINE I.A.W. 2015 IBC SECTION 602.1 AND TABLE 602 FOR FIRE SEPARATION.
2. HANDICAPPED ACCESSIBLE DECKS / RAMPS TO BE DESIGNED & PROVIDED BY OTHERS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
3. FIRE ALARM SYSTEM IF REQUIRED LOCALLY TO BE DESIGNED & PROVIDED BY OTHERS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
4. DRINKING FOUNTAINS IF REQUIRED TO BE PROVIDED IN ANOTHER BUILDING ON SITE.
5. **ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.**

NOTE : ALL BUILDING PREP (ELECTRICAL, STRUCTURAL, MECHANICAL, OR OTHERWISE) FOR EQUIPMENT INSTALLED ON SITE BY OTHERS IS BASED ON INFORMATION PROVIDED TO SG ECHO WHO IN TURN IS RELIEVED OF ALL RESPONSIBILITY FOR ANY DISCREPANCIES FOUND AFTER PLAN APPROVAL.

STRUCTURAL CONSULTANT
YURIANTO YURIANTO, S.E., P.E.
S.E. in the State of IL, NV, MA, HI, OK.
5760 LEGACY DR. B3-333. PLANO, TX 75024
MSC@MODULARCONSULTANT.COM



By Yuri at 3:11:53 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

TITLE SHEET
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
G-1

Plot Date: 11/1/2022-11:45 AM

PEOPLE FIRST
Write a description for your map.

Legend



By Yuri at 3:11:58 PM, 11/1/2022

OK



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/16" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

SITE PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
C-1

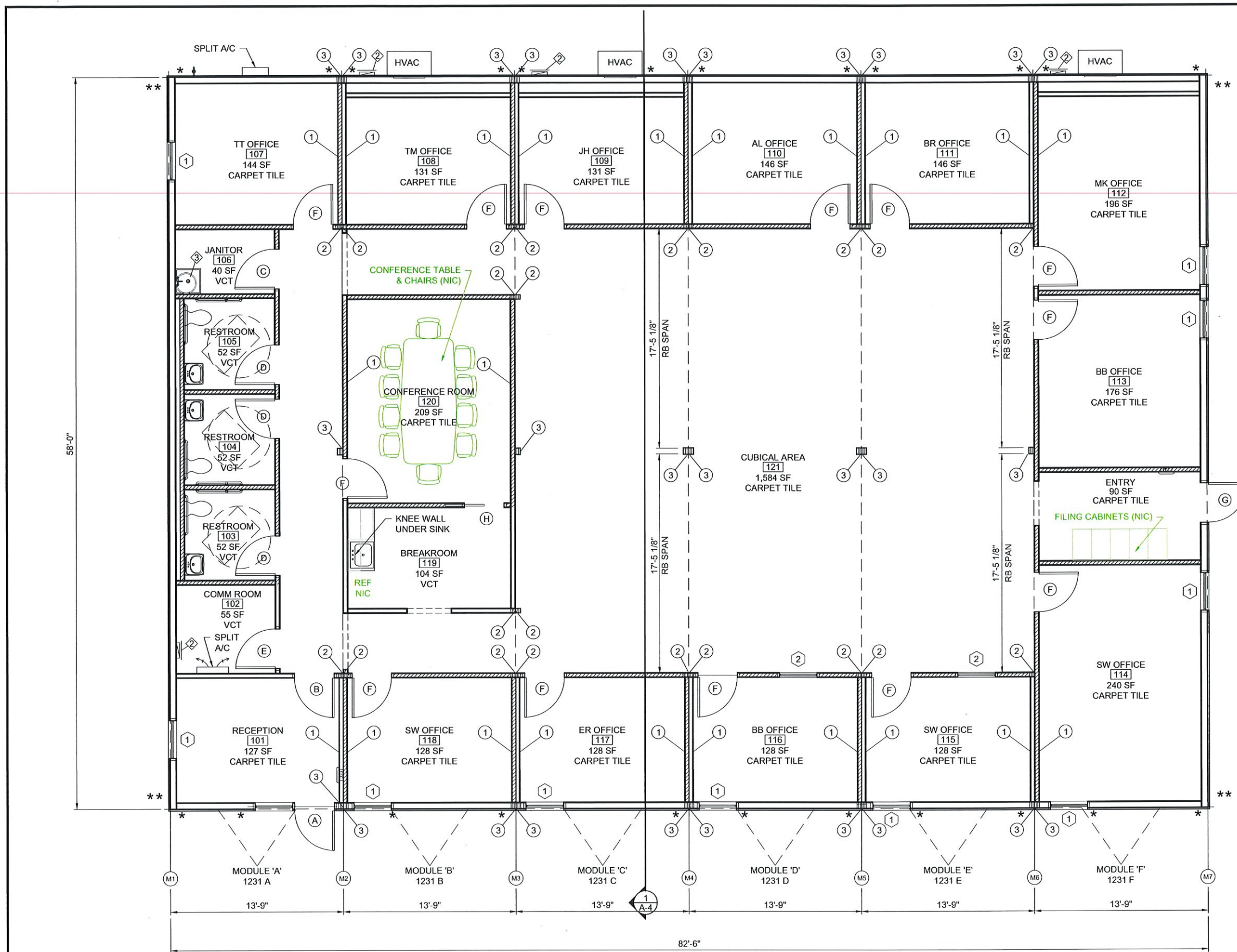
NOTE: ALL LENGTHS SHOWN HERE ARE ESTIMATES AND PENDING FIELD VERIFICATION.

Plot Date: 11/1/2022 11:45 AM



Google Earth





ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:11:59 PM, 11/1/2022
(Structural aspects only)

--- DENOTES R-11 INSULATED INTERIOR WALLS

- ① - LOAD BEARING WALL
- ② - DENOTES 3-EA 2x4's #2 DF MIN. & 1-EA MSTA-15 STRAP AT RIDGE BEAM & FLOOR, FASTENED w/ 12 - 16d X 3 1/4" SINKER NAILS EACH STRAP.
- ③ - DENOTES 3-EA 2x6's #2 DF MIN. & 1-EA MSTA-15 STRAP AT RIDGE BEAM & FLOOR, FASTENED w/ 12 - 16d X 3 1/4" SINKER NAILS EACH STRAP.

SHEARWALL HOLDDOWN

- * - (1) MSTA 15
- ** - (2) MSTA 15

FE - FIRE EXTINGUISHER CABINET
w/ 10# EXTINGUISHER

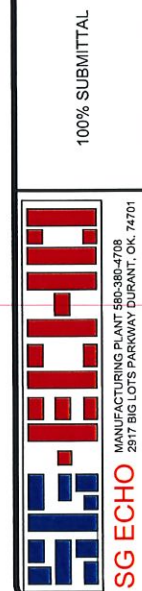
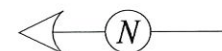
- ◇ - 2" FLOOR DRAIN W/ ODOR SHIELD
- ◇ - ELECTRICAL PANEL
- ◇ - WATER HEATER ABOVE CEILING

2X6 HEADER MIN. REQUIREMENTS:

- UP TO 7'-2": (3) 2X4 #2 DF MIN.
- >7'-2" UP TO 8'-3": (3) 2X6 #2 DF MIN.
- >8'-3" UP TO 9'-1": (3) 2X8 #2 DF MIN.
- >9'-1" UP TO 9'-10": (3) 2X10 #2 DF MIN.

2X4 HEADER MIN. REQUIREMENTS:

- UP TO 5'-11": (2) 2X4 #2 DF MIN.
- >5'-11" UP TO 7'-3": (2) 2X6 #2 DF MIN.
- >7'-3" UP TO 7'-11": (2) 2X8 #2 DF MIN.
- >7'-11" UP TO 8'-7": (2) 2X10 #2 DF MIN.



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

FLOOR PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-2

Plot Date: 11/1/2022-11:45 AM



By Yuri at 3:12:00 PM, 11/1/2022
(Structural aspects only)

OK

100% SUBMITTAL



SG ECHO
MANUFACTURING PLANT 580-380-4708
2817 BIG LOTS PARKWAY DURANT, OK 74701

DOOR SCHEDULE												
DESIGNATION		QTY	DIMENSIONS - WIDTH X HEIGHT		SPECIFICATIONS							NOTES
DESG.	MARK		NOMINAL SIZE	ROUGH OPENING	DOOR & FRAME MATERIAL	GLAZING	HARDWARE	GRADE	FUNCTION	KEY*	CORE**	
A	○	1	3'-0" x 7'-0"	6'-3 1/2" x 7'-1"	STORE FRONT - ALUMINUM FRAME - CLEAR ANODIZED	FULL	PULL - PANIC	2	ENTRY	YES	I-C	CLOSER, CAM CYLINDER, 3'-0" SIDE LITE
B	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NV LITE KIT	LEVER - PANIC	2	PASSAGE	YES	I-C	WALLSTOP 260, 4.5 X 4.5 BB HINGES
C	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	STOREROOM	YES	I-C	24 X 24 LOUVER, 4.5 X 4.5 BB HINGES
D	○	3	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PRIVACY	YES	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
E	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PASSAGE	NO	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
F	○	13	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PASSAGE	NO	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
G	○	1	3'-0" x 7'-0"	3'-1 3/4" x 7'-1"	18 GA. STEEL DOOR - 16 GA 7-11/16" WELDED FRAME	6X27	LEVER - PANIC	2	EXTERIOR	YES	I-C	CLOSER,BB X NRP X 32D, WEATHER STRIPPING, THRESHOLD, DRIP CAP, SWEEP
H	○	1	3'-0" x 7'-0"	3'-1 3/4" x 7'-1"	OAK EMBOSSSED SOLID CORE DOOR - POCKET DOOR FRAME	NONE	FLUSH - FINGER PULL	2	PASSAGE	NO	NO	--

WINDOW SCHEDULE									
DESIGNATION		QTY	DIMENSIONS - WIDTH X HEIGHT		SPECIFICATIONS				NOTES
DESG.	MARK		NOMINAL SIZE	ROUGH OPENING	FINISH	GLAZING	TYPE	COVERING	
1	○	10	3'-0" x 4'-0"	2'-11 3/4" x 3'-11 3/4"	GERKIN RIHNO OR EQUAL	CLEAR-LOW E	FIXED	1" VINYL BLINDS	CLEAR ANODIZED
2	○	2	3'-0" x 3'-0"	2'-11 3/4" x 2'-11 3/4"	GERKIN RIHNO OR EQUAL	CLEAR-LOW E	FIXED	NO BLINDS	CLEAR ANODIZED

DOOR LEGEND NOTES:
ALL EXTERIOR DOORS TO HAVE THRESHOLDS, THRESHOLDS NOT TO EXCEED 1/2", AND ARE TO BE BEVELED IF IN EXCESS OF 1/4".
ALL EXTERIOR DOORS WITH GLAZING TO HAVE BRONZE TINT.
* KEY VALUE "YES" = ABILITY TO BE KEYED.
** CORE VALUE "I-C" = 7 PIN BEST COMPATIBLE TEMPORARY CONSTRUCTION CORES, SMALL FORMAT, FINAL CORES TO BE PROVIDED AFTER COORDINATION WITH APPLICABLE LOCKSMITH.

No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1/2
DRAWN BY:	DW
CHECKED BY:	JB

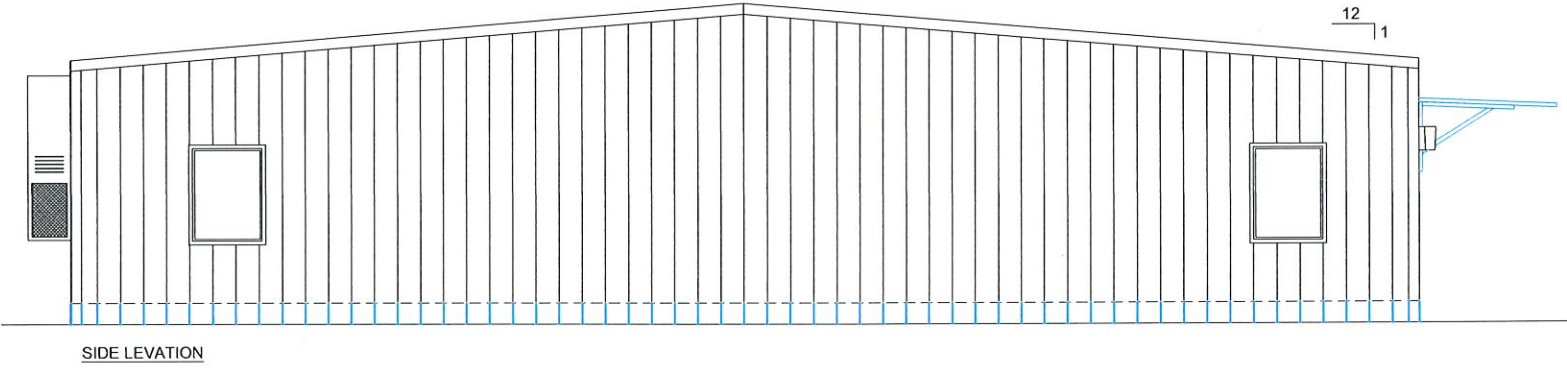
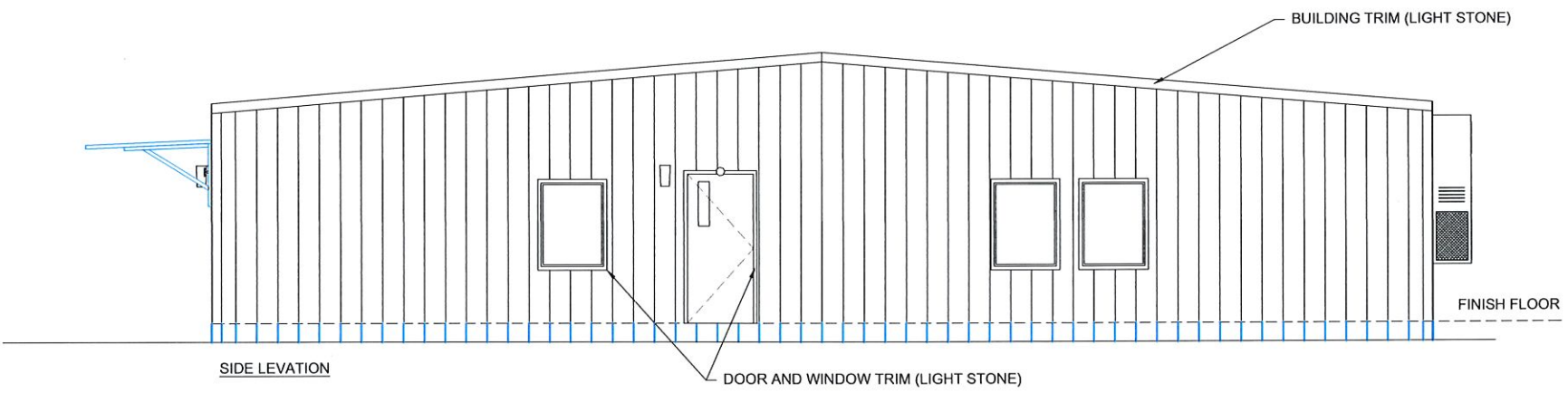
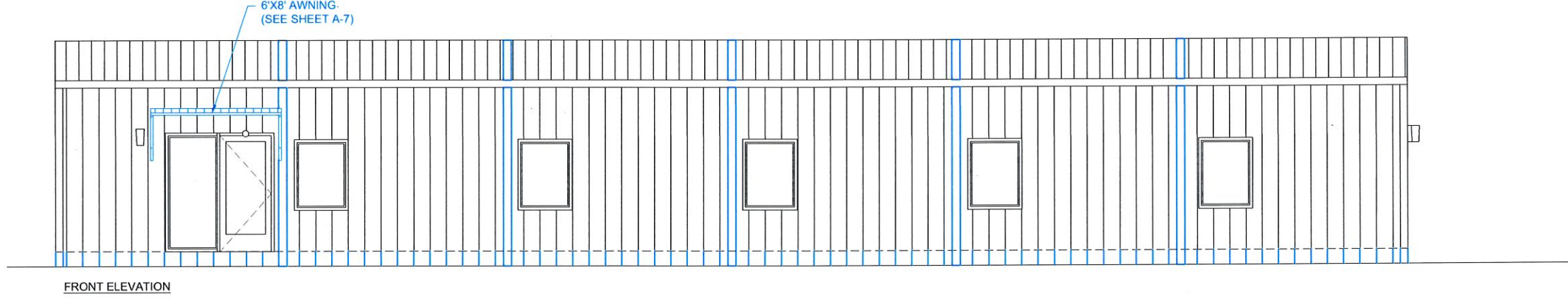
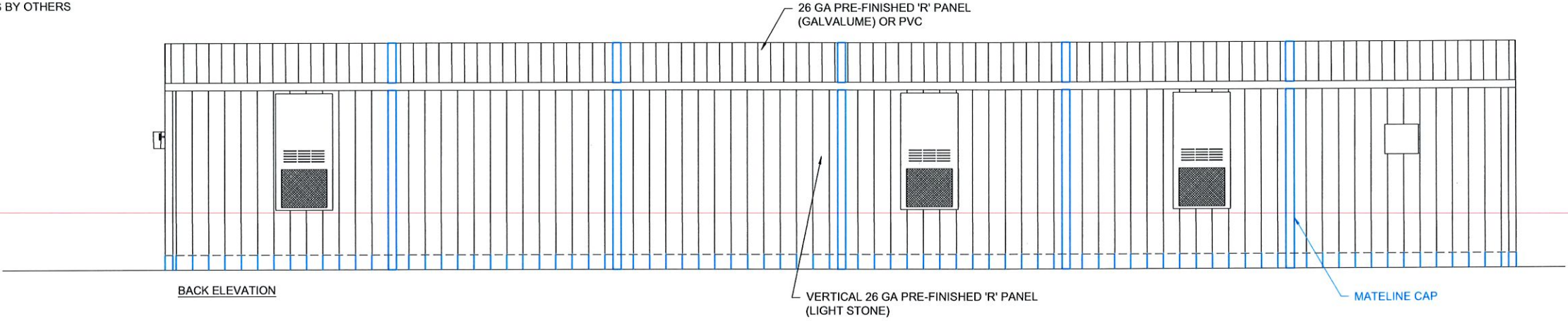
DOOR & WINDOW SCHEDULES

PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.

A-2.1

NOTE:
ALL RAMPS & STEPS BY OTHERS



ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



OK

By Yuri at 3:12:01 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 580-380-4788
2817 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE:	10/31/22	CHECKED BY: JB
SCALE:	1/4" = 1'-0"	
SHEET SIZE:	22x34	
PLOT SCALE:	1:2	
DRAWN BY:	DW	

EXTERIOR ELEVATIONS

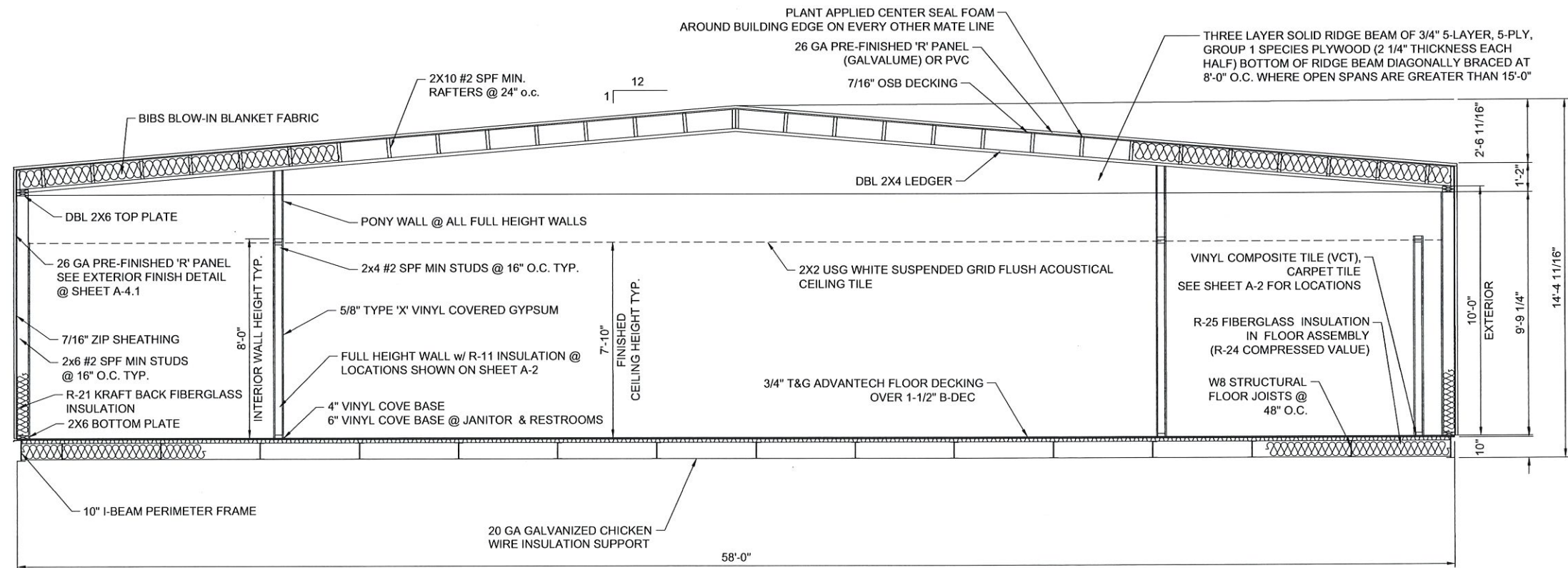
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.

A-3

Plot Date: 11/1/2022-11:45 AM

CUSTOMER APPROVAL CHART						
COLOR CHART		RESPONSIBILITY				
MATERIAL	MATERIAL COLOR	PLANT PROVIDE	PLANT INSTALL	SHIPPED LOOSE	SITE PROVIDE	SITE INSTALL
FLOOR COVERING - VCT (VINYL COMPOSITION TILE)	51830 - COTTAGE TAN	X	X	X		X
FLOOR COVERING - CARPET TILE	HICKORY-869	X	X	X		X
COVE BASE - VINYL	TBD	X	X			
INTERIOR WALL COVERING - VINYL COVERED GYPSUM	RUFF STUFF FROST	X	X			
ROOF - 'R' PANEL	GALVALUME	X	X	X		X
EXTERIOR SIDING - METAL	LIGHT STONE	X	X	X		X
EXTERIOR BUILDING TRIM (INCL. DOOR & WINDOW TRIM)	LIGHT STONE	X	X			
EXTERIOR DOOR & FRAME	BRONZE	X	X			
INTERIOR DOOR	OAK	X	X			
INTERIOR DOOR FRAME	BRONZE	X	X			
INTERIOR & EXTERIOR WINDOW FRAME	CLEAR ANODIZED	X	X			
CABINETS	MAPLE SABLE	X	X			
COUNTERTOP AND BACKSPLASH (LAMINATE)	WHITE JUNIPER	X	X			



TRANSPORTATION HEIGHT: 16'-2 1/8"

100% SUBMITTAL

SG ECHO

MANUFACTURING PLANT 580-380-4788
2817 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE: 10/31/22

SCALE: 3/8" = 1'-0"

SHEET SIZE: 22x34

PLOT SCALE: 1/2

DRAWN BY: DW

CHECKED BY: JB

BUILDING CROSS SECTION

PEOPLE FIRST OFFICE

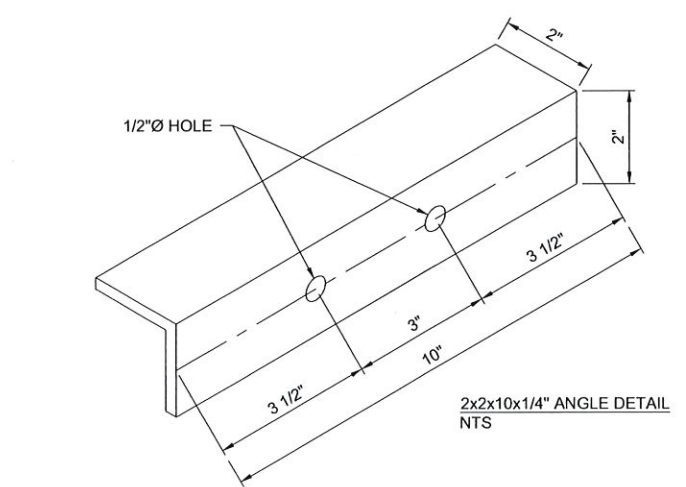
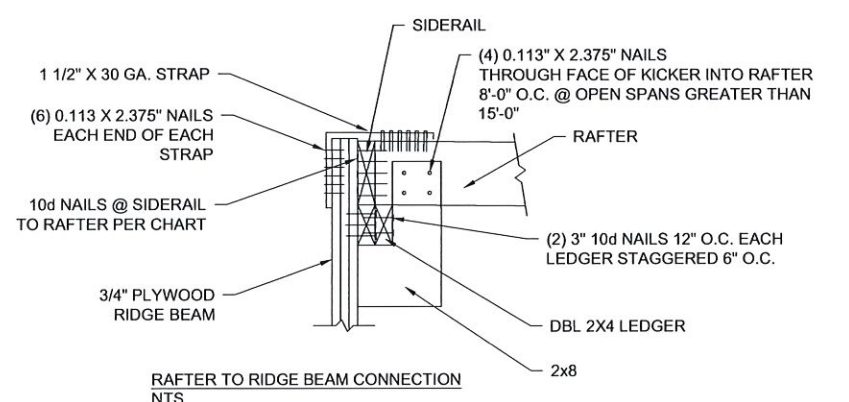
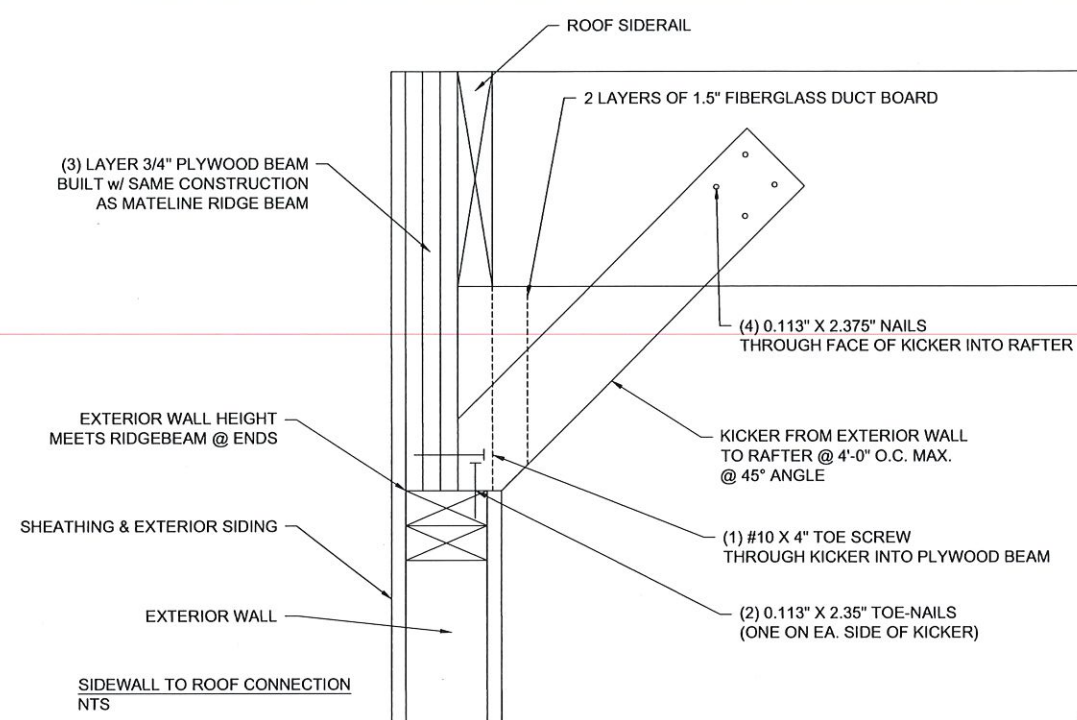
DURANT, OK

JOB # - 22032

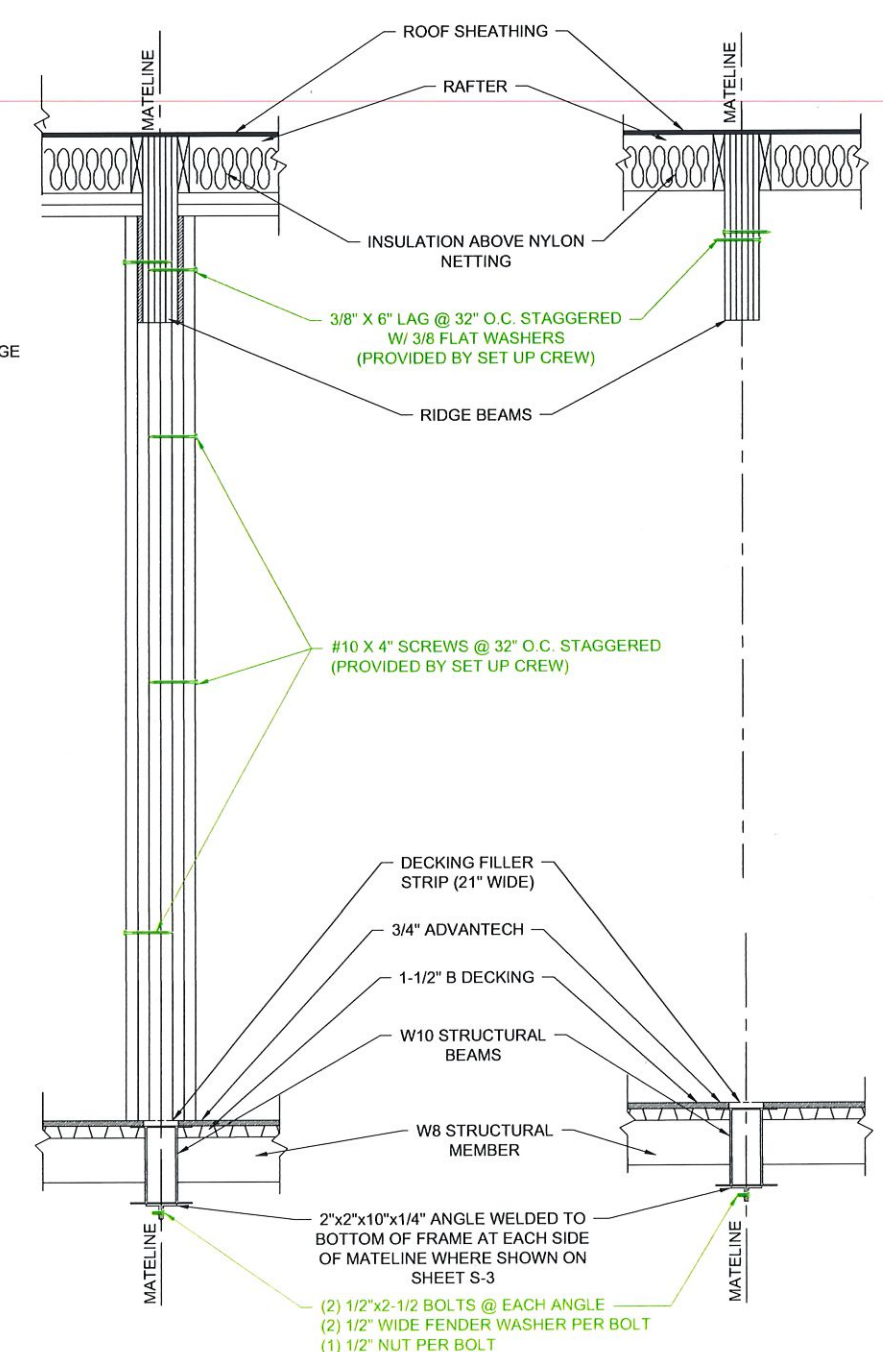
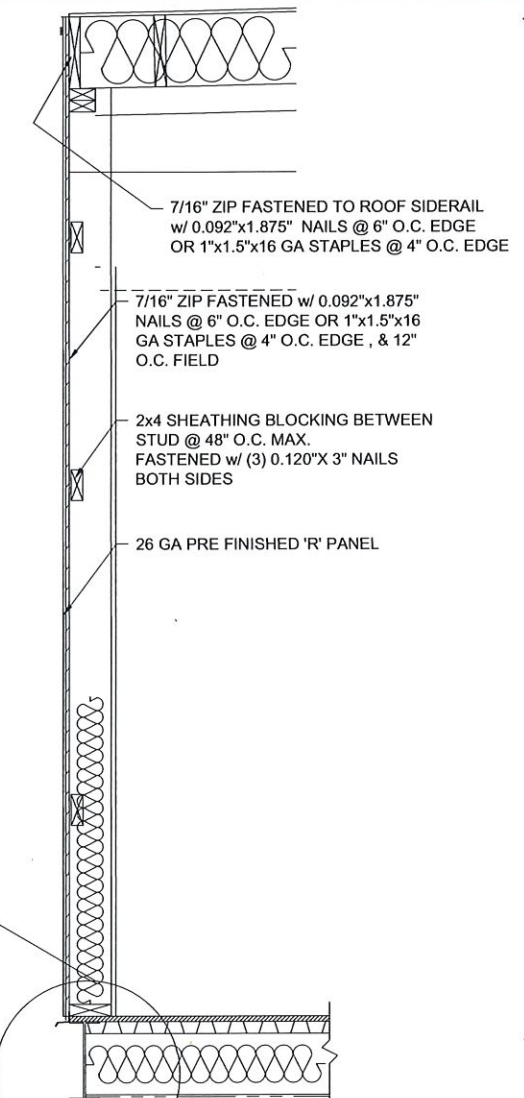
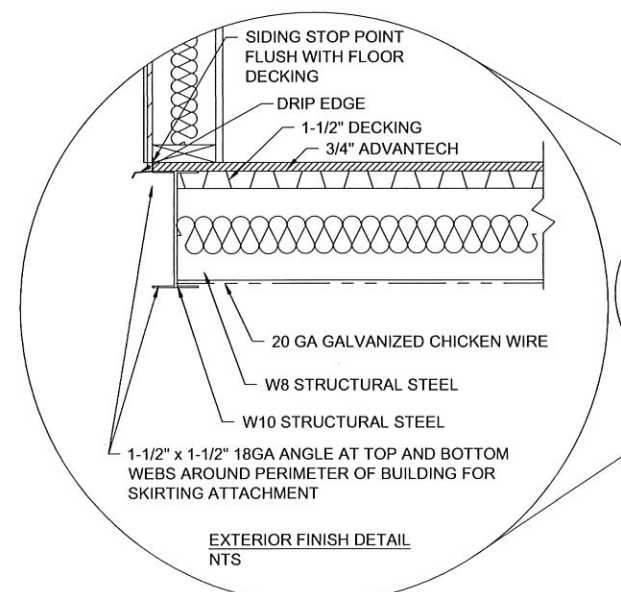
SERIAL # - 1231 A-F

SHEET No.

A-4



OK
 LICENSED PROFESSIONAL ENGINEER
 YURIANTO
 28662
 OKLAHOMA
 By Yuri at 3:12:06 PM, 11/1/2022
 (Structural aspects only)



MATELINE FIELD CONNECTION @ INTERIOR & EXTERIOR WALLS
 NTS

MATELINE FIELD CONNECTION
 NTS

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.

NOTE:
 1. WHEN FASTENING SHOWN CONFLICTS WITH APPROVED FASTENING SCHEDULE FASTENING SHOWN ON DRAWINGS SHALL SUPERSEDE FASTENING SCHEDULE.
 2. ALL 2X8 AND LARGER WOOD MEMBERS TO BE EITHER #2 DF OR #2 SPF

FLOOR JOIST TO RIM JOIST & SIDERAIL TO RAFTER FASTENING SCHEDULE			
RAFTER SIZE	QTY	SPACING	FASTENER
2X6	3	1 1/2" O.C.	3" 10d NAIL
2X8	4	1 1/2" O.C.	3" 10d NAIL
2X10	5	1 1/2" O.C.	3" 10d NAIL
2X12	6	1 1/2" O.C.	3" 10d NAIL

ADVANTECH SPAN RATING	
SPACING	MATERIAL THICKNESS
16" O.C.	1/2"
20" O.C.	5/8" - (19/32" ACTUAL)
24" O.C.	3/4" - (23/32" ACTUAL)
32" O.C.	7/8"
32" O.C.	1"
48" O.C.	1 1/8"

100% SUBMITTAL

MANUFACTURING PLANT 560-380-4708
2917 BIG LOTS PARKWAY DURANT, OK 74701

DATE	BY	DESCRIPTION
10/31/22	NTS	DATE
10/31/22	NTS	BY
10/31/22	NTS	DESCRIPTION

DATE: 10/31/22

SCALE: NTS

SHEET SIZE: 22x34

PLOT SCALE: 1/2

DRAWN BY: DW

CHECKED BY: JB

BUILDING SECTION DETAIL

PEOPLE FIRST OFFICE

DURANT, OK

JOB # - 22032

SERIAL # - 1231 A-F

SHEET No.

A-4.1

Plot Date: 11/1/2022 11:45 AM

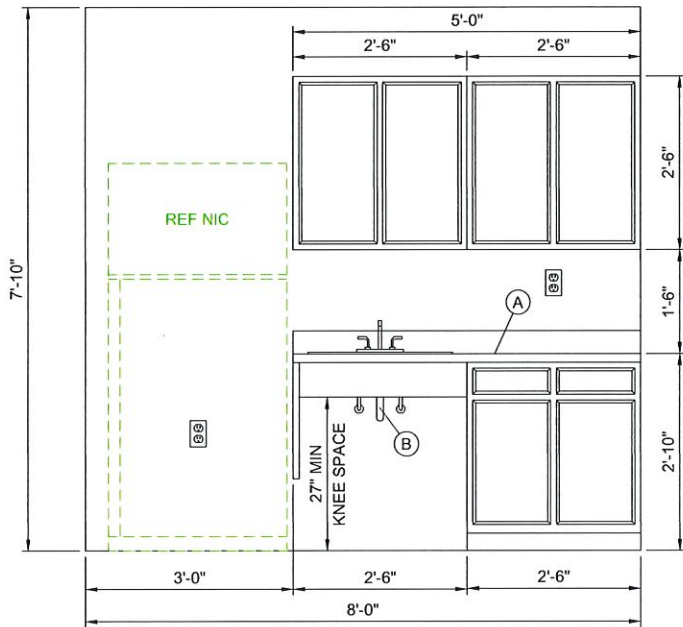
NOTE: ALL DIMENSIONS IN PARENTHESIS ARE CODE REQUIREMENTS

- (A) - PLASTIC LAMINATE COUNTERTOP w/ INTEGRAL BACKSPLASH
- (B) - HOT WATER AND DRAIN LINES TO BE INSULATED AND SECURED WITH ZIP TIES TO PREVENT BECOMING DISLODGED DURING TRANSPORT
- (C) - STAINLESS STEEL PANEL ON BOTH SIDES OF MOP SINK

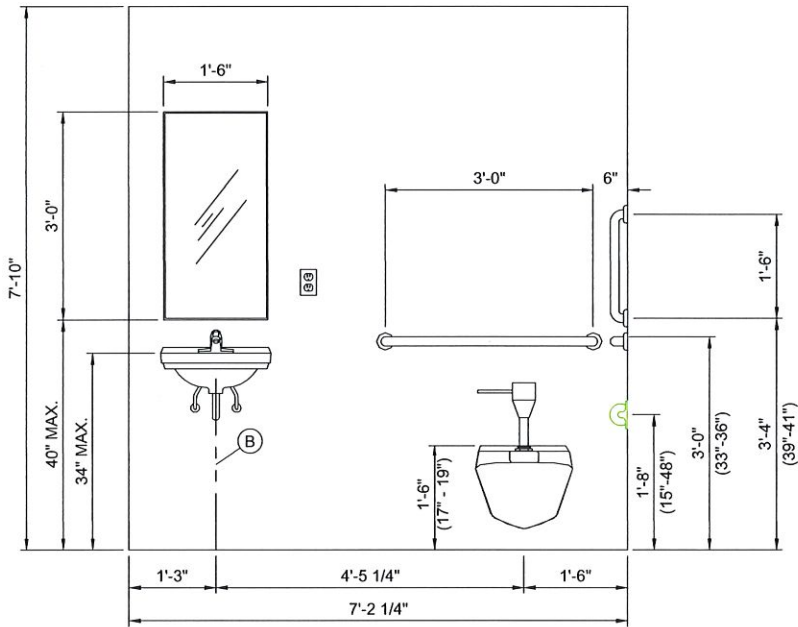
ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



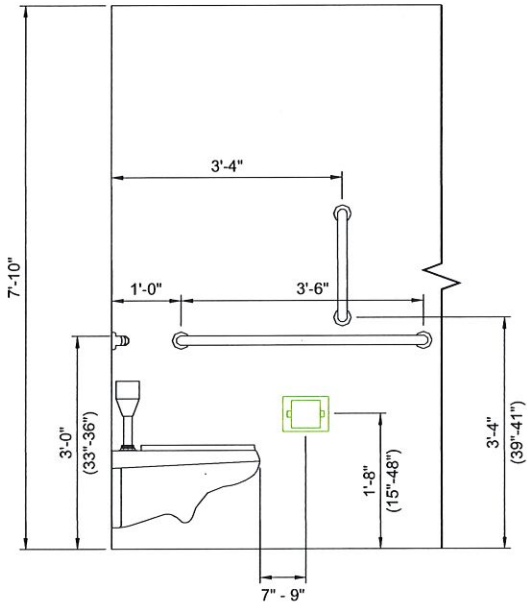
By Yuri at 3:12:08 PM, 11/1/2022
(Structural aspects only)



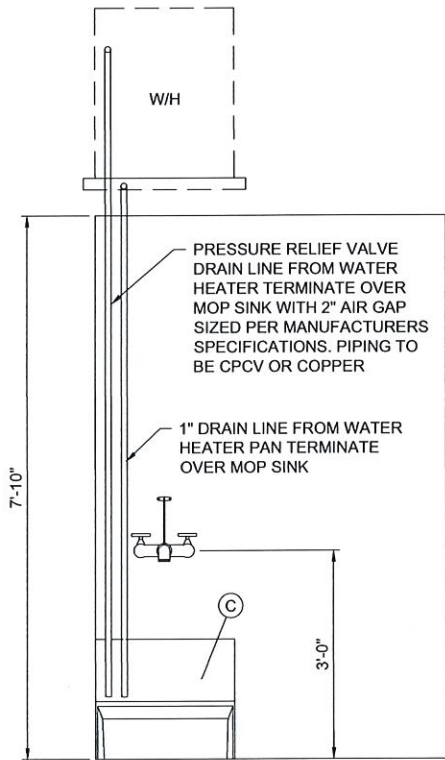
BREAK ROOM
RM: 119



RESTROOM
RM: 103, 105, & 104 MIRRORED



TYP. ADA TOILET SIDE ELEVATION



JANITOR
RM: 106

100% SUBMITTAL



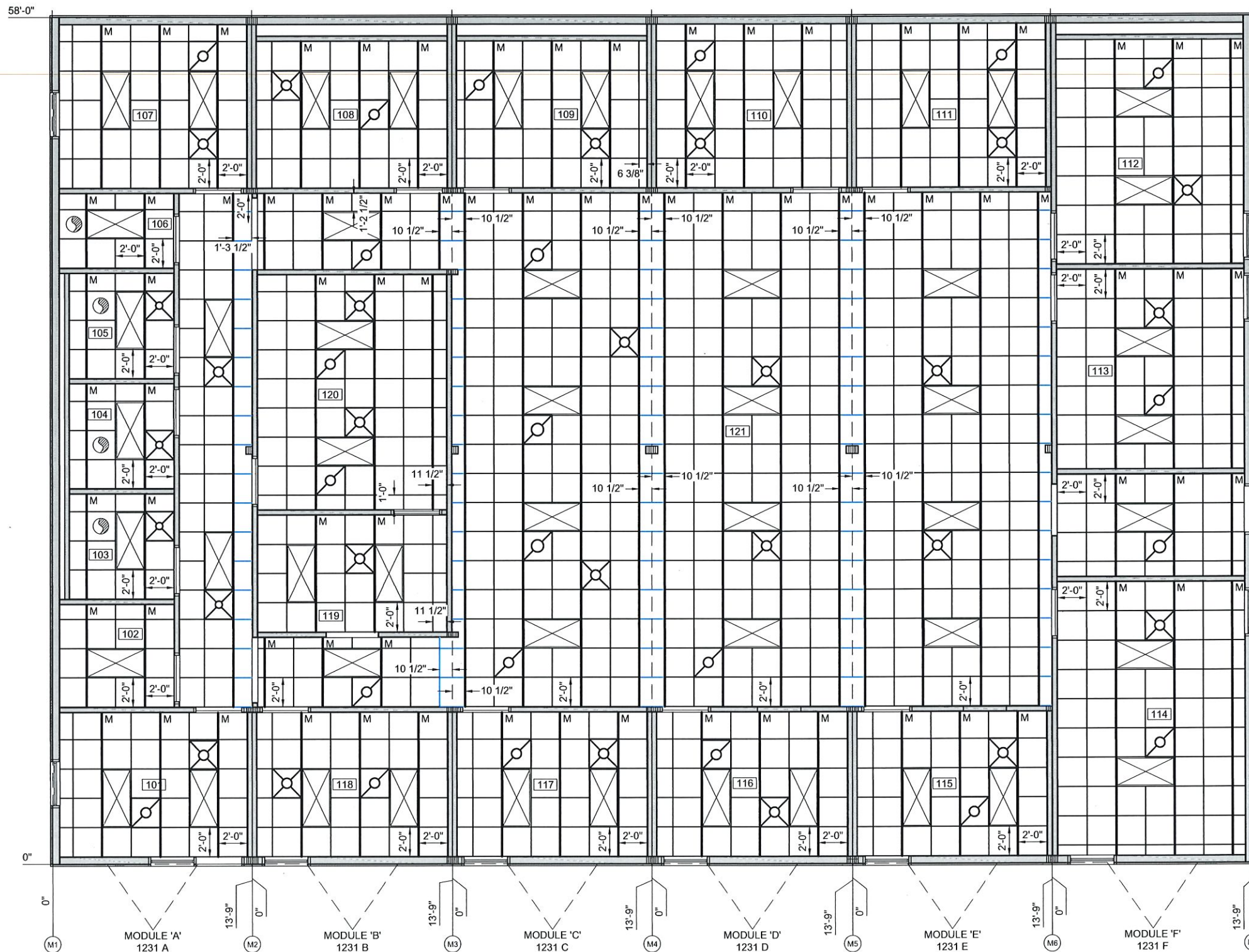
No.	DESCRIPTION	BY	DATE

DATE:	10/31/22	3/4" = 1'-0"
SCALE:	22x34	1:2
SHEET SIZE:	1:2	
PLOT SCALE:		
DRAWN BY:	JB	CHECKED BY: DW

INTERIOR ELEVATIONS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-5

Plot Date: 11/1/2022 11:46 AM



ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS.

OK
YURIANTO
YURIANTO
28662
OKLAHOMA
By Yuri at 3:12:10 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 580-380-4788
2517 BIG LOTS PARKWAY DURANT, OK 74701

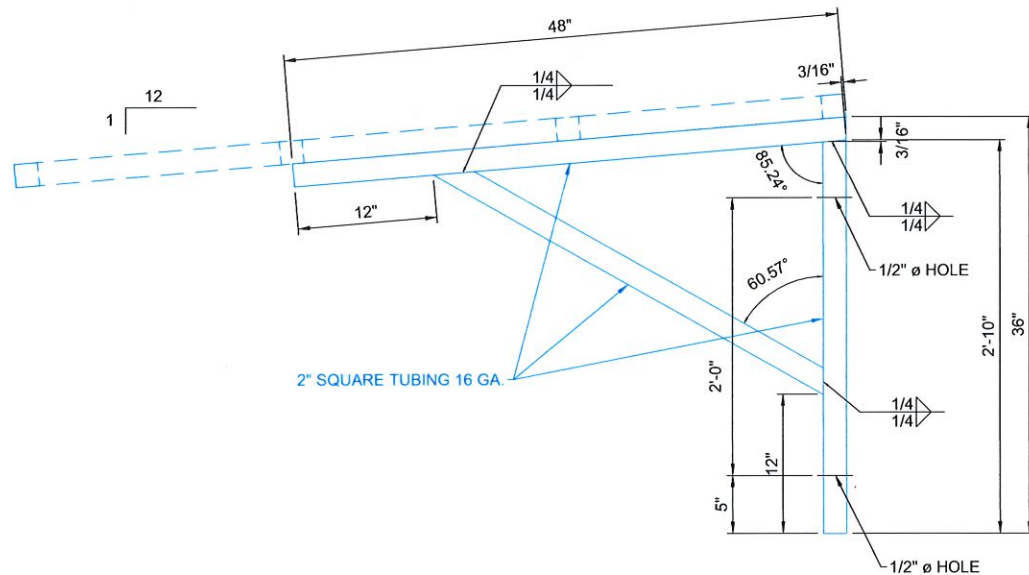
No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

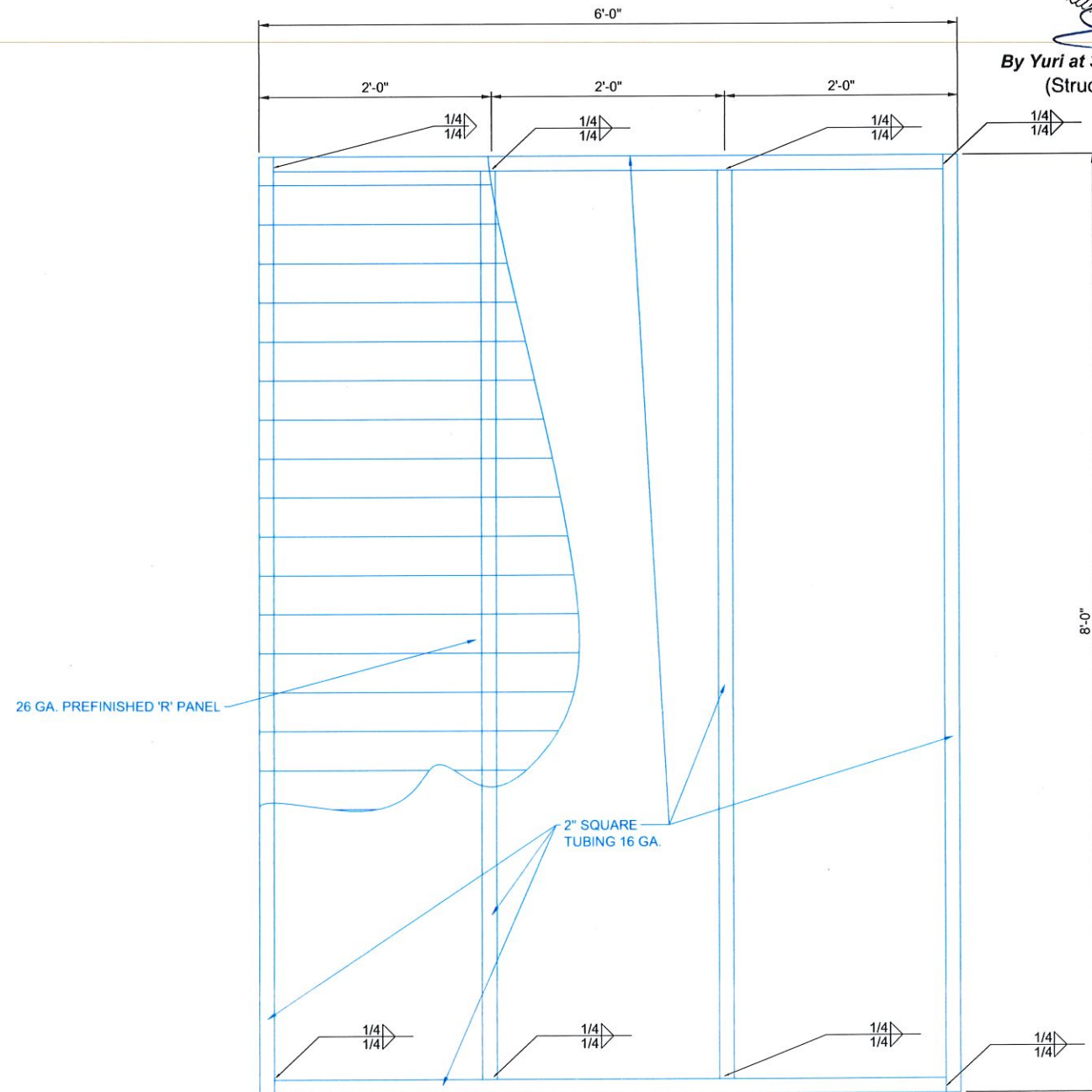
REFLECTED CEILING PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-6

Plot Date: 11/1/2022 11:46 AM



SIDE VIEW (AWNING SUPPORT FRAMING)



TOP VIEW (AWNING TOP FRAMING)



By Yuri at 3:12:11 PM, 11/1/2022
(Structural aspects only)

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.

AWNING DETAILS

PEOPLE FIRST OFFICE

DURANT, OK

JOB # - 22032

SERIAL # - 1231 A-F

100% SUBMITTAL

SG ECHO

MANUFACTURING PLANT 560-380-4708

2917 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE: 10/31/22

SCALE: 1 1/2" = 1'-0"

SHEET SIZE: 22x34

PLOT SCALE: 1:2

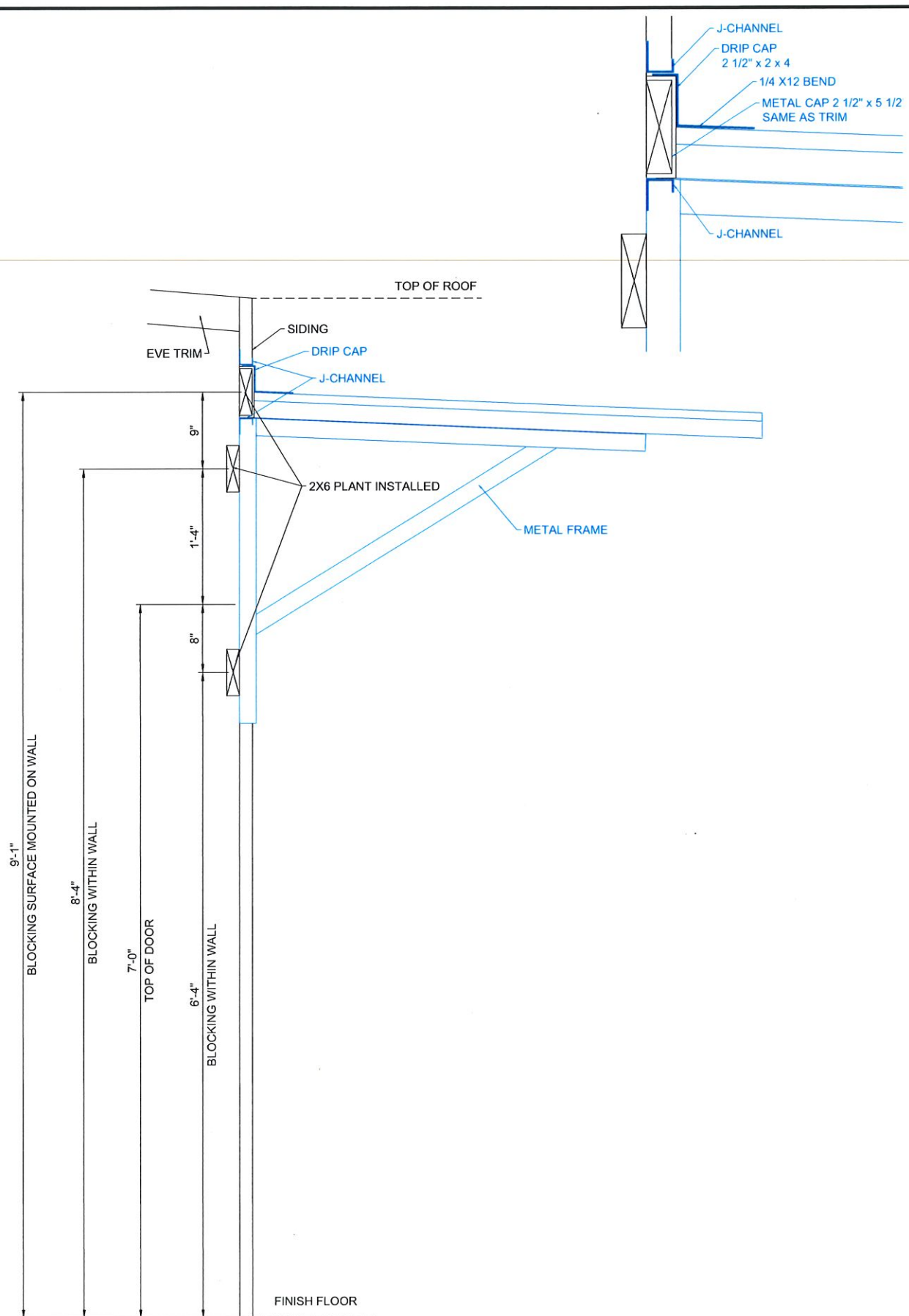
DRAWN BY: JB

CHECKED BY: DW

SHEET No.

A-7

Plot Date: 11/1/2022-11:46 AM



ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:12:13 PM, 11/1/2022
(Structural aspects only)

AWNING DETAILS

PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

DATE: 10/31/22
SCALE: #####
SHEET SIZE: 22x34
PLOT SCALE: 1:2
DRAWN BY: JB CHECKED BY: DW

100% SUBMITTAL

SG ECHO

MANUFACTURING PLANT 580-380-4788
2917 BIG LOTS PARKWAY DURANT, OK 74701

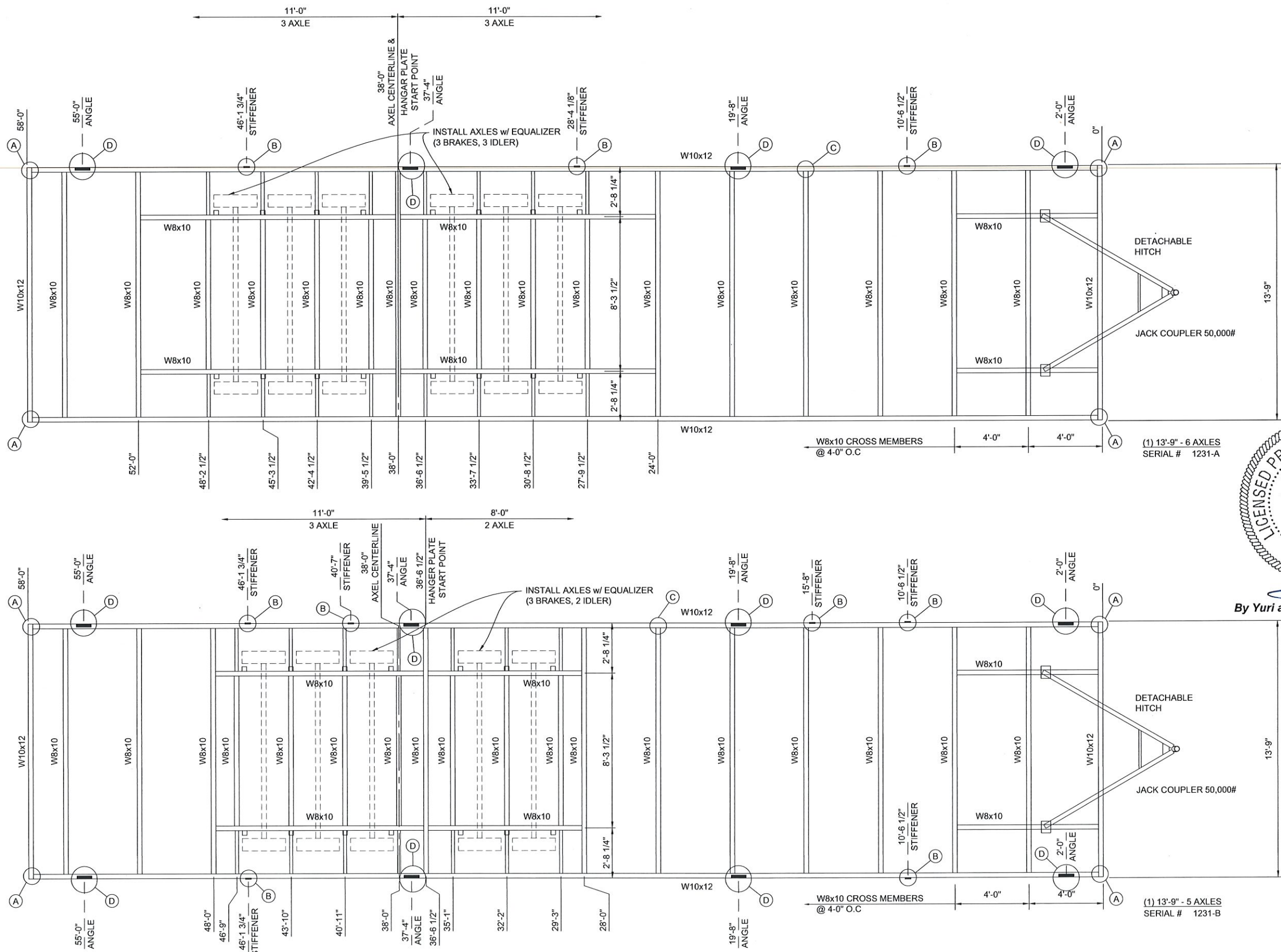
SHEET No.

A-7.1

No.	DESCRIPTION	BY	DATE

OK

Plot Date: 11/1/2022-11:46 AM



OK
LICENSED PROFESSIONAL ENGINEER
YURIANTO
YURIANTO
28662
OKLAHOMA
By Yuri at 4:27:19 PM, 11/1/2022

SG ECHO
MANUFACTURING PLANT 580-380-4788
2917 BIG LOTS PARKWAY DURANT, OK 74701

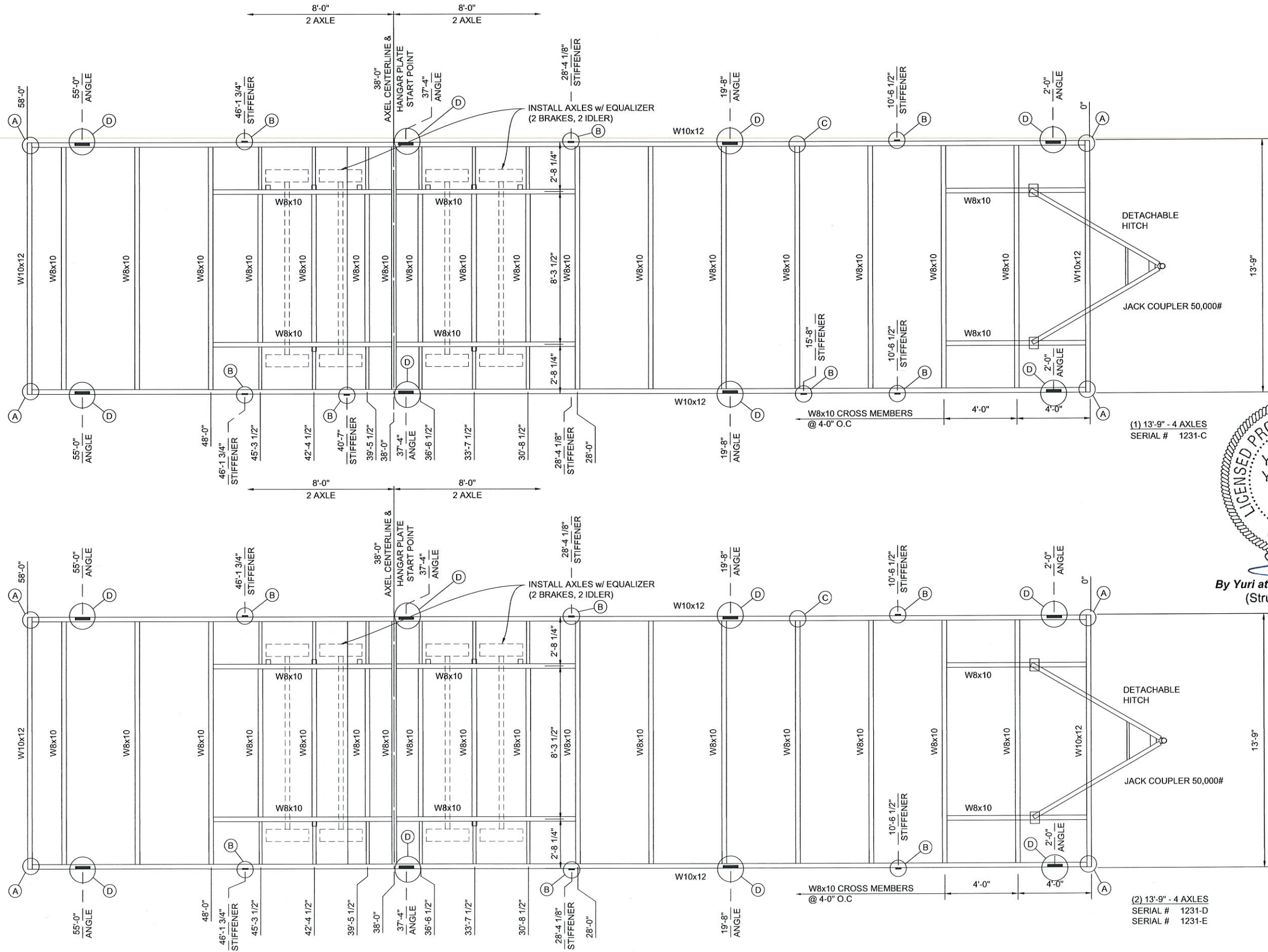
No.	DESCRIPTION	BY	DATE

DATE: 10/31/22	SCALE: 3/8" = 1'-0"
SHEET SIZE: 22x34	PLOT SCALE: 1:2
DRAWN BY: DW	CHECKED BY: JB

FRAME PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
S-3

100% SUBMITTAL



By Yuri at 3:12:19 PM, 11/1/2022
(Structural aspects only)

PERIMETER FRAME PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231-A-F

SHEET No.
S-3.1

DATE: 10/31/22
SCALE: 3/8" = 1'-0"
SHEET SIZE: 22x34
PLOT SCALE: 1:2
DRAWN BY: DW | CHECKED BY: JB

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By Yuri at 3:12:22 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL



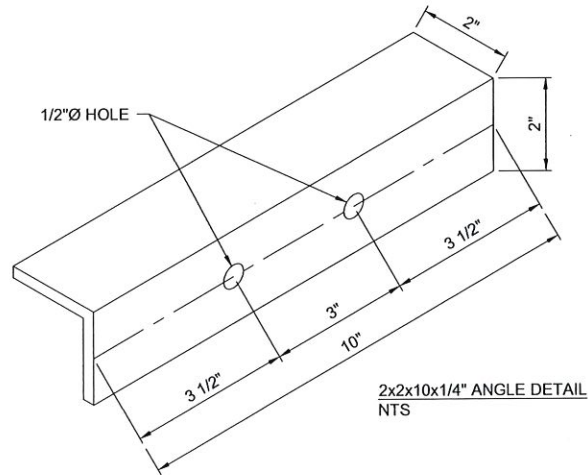
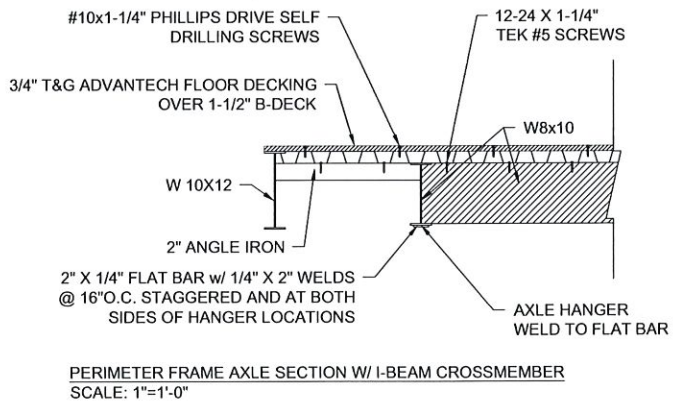
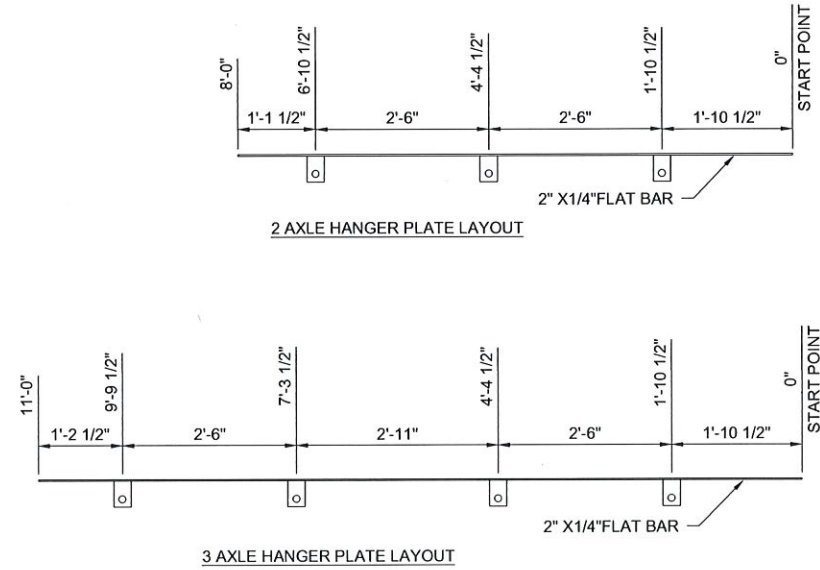
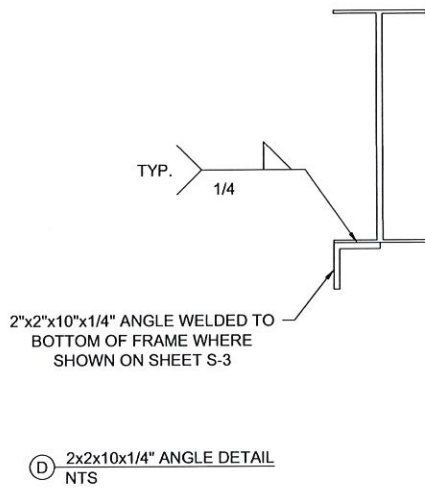
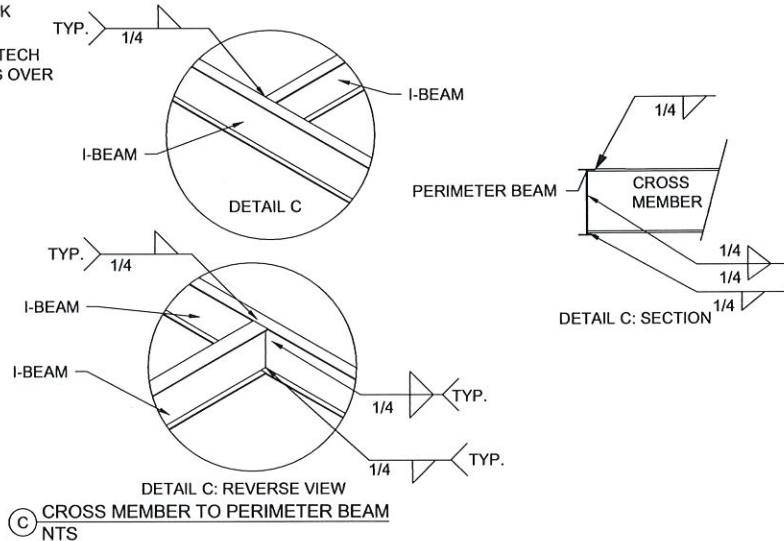
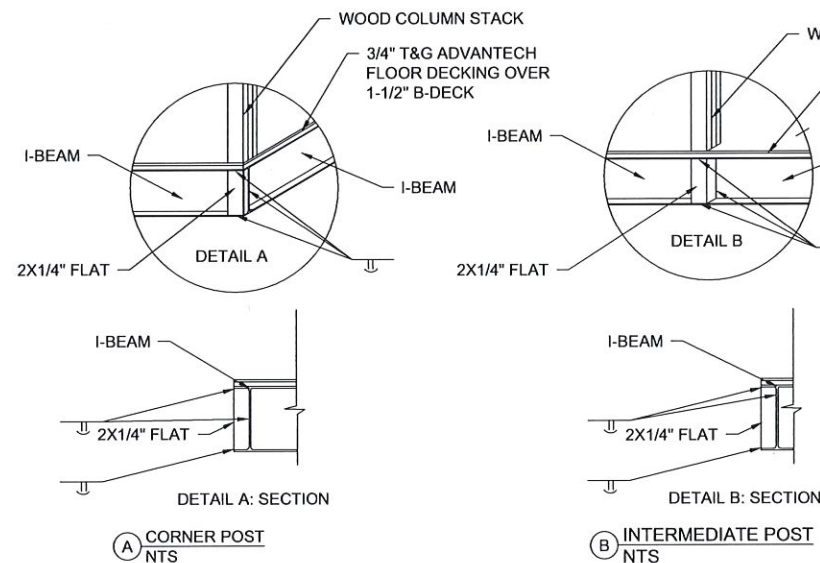
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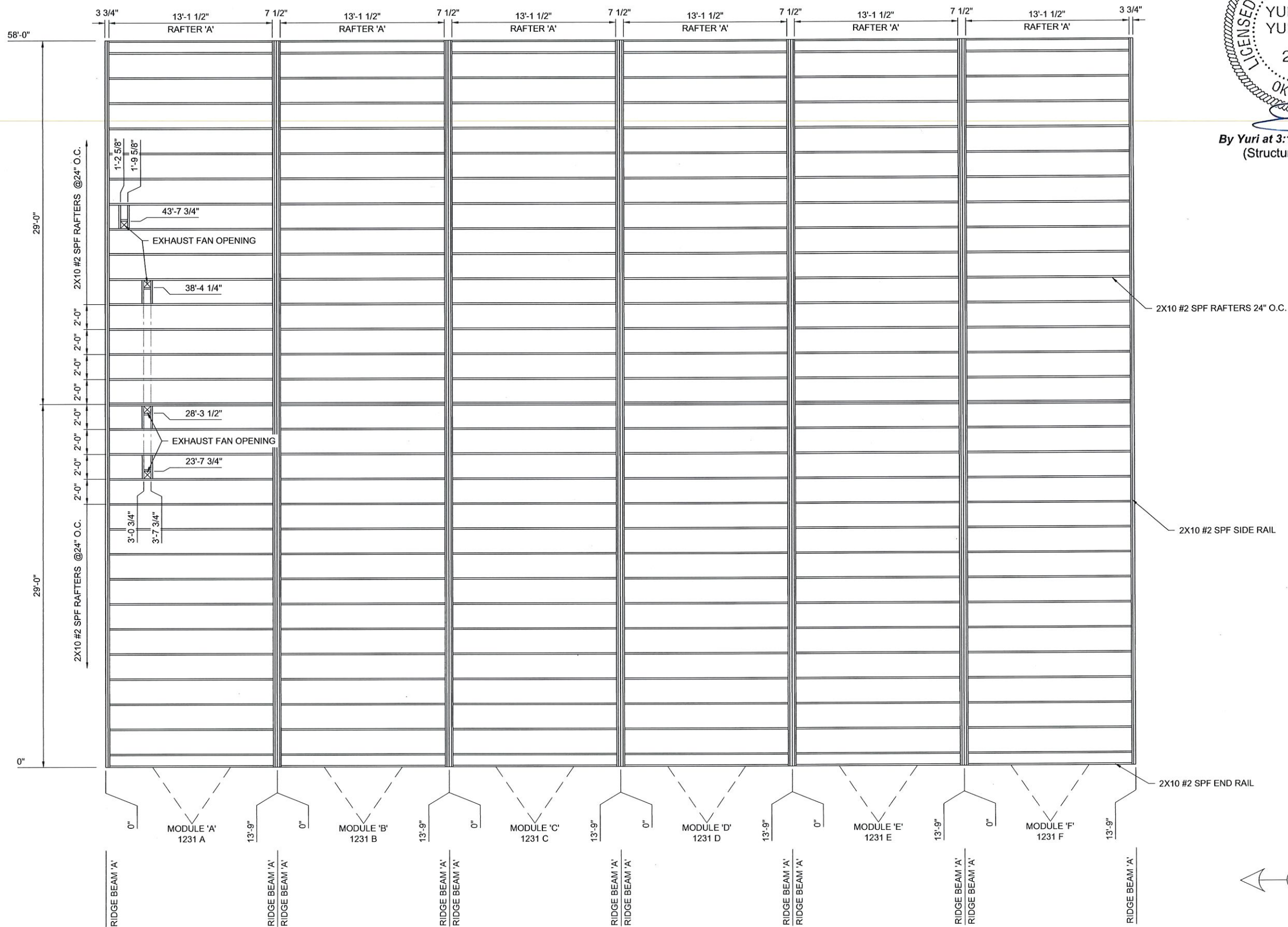
DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

PERIMETER FRAME DETAILS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
S-3.3

Plot Date: 11/1/2022-11:46 AM





OK

LICENSED PROFESSIONAL ENGINEER
YURIANTO YURIANTO
28662
OKLAHOMA

By Yuri at 3:12:23 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL



MANUFACTURING PLANT 585-984-4788
2917 BIG LOTS PARKWAY DURANT, OK 74701

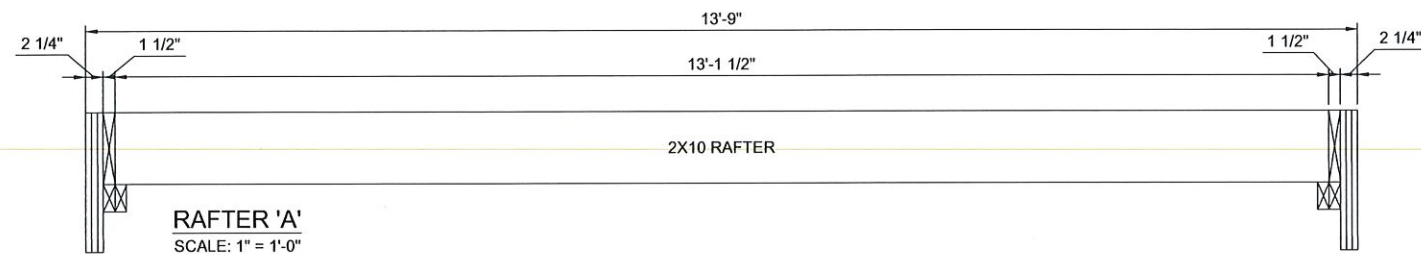
No.	DESCRIPTION	BY	DATE

DATE: 10/31/22
SCALE: 1/4" = 1'-0"
SHEET SIZE: 22x34
PLOT SCALE: 1/2"

DRAWN BY: DW
CHECKED BY: JB

ROOF FRAMING PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

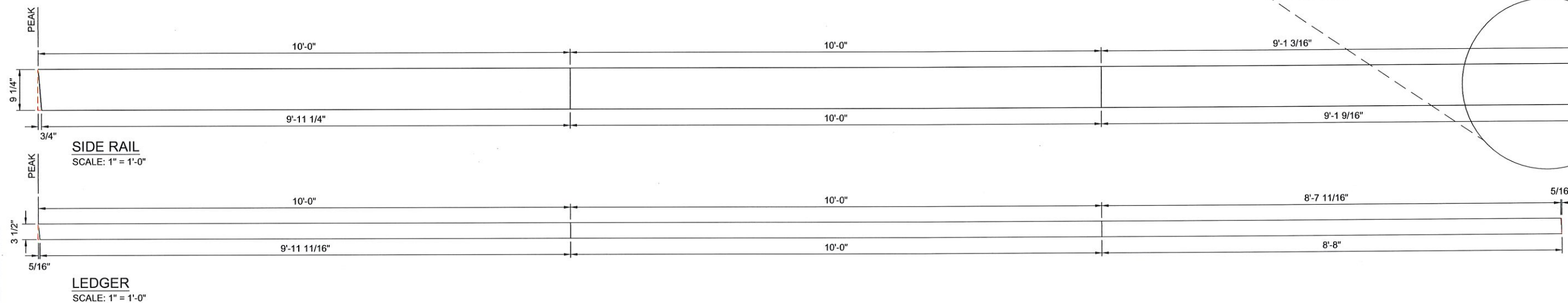
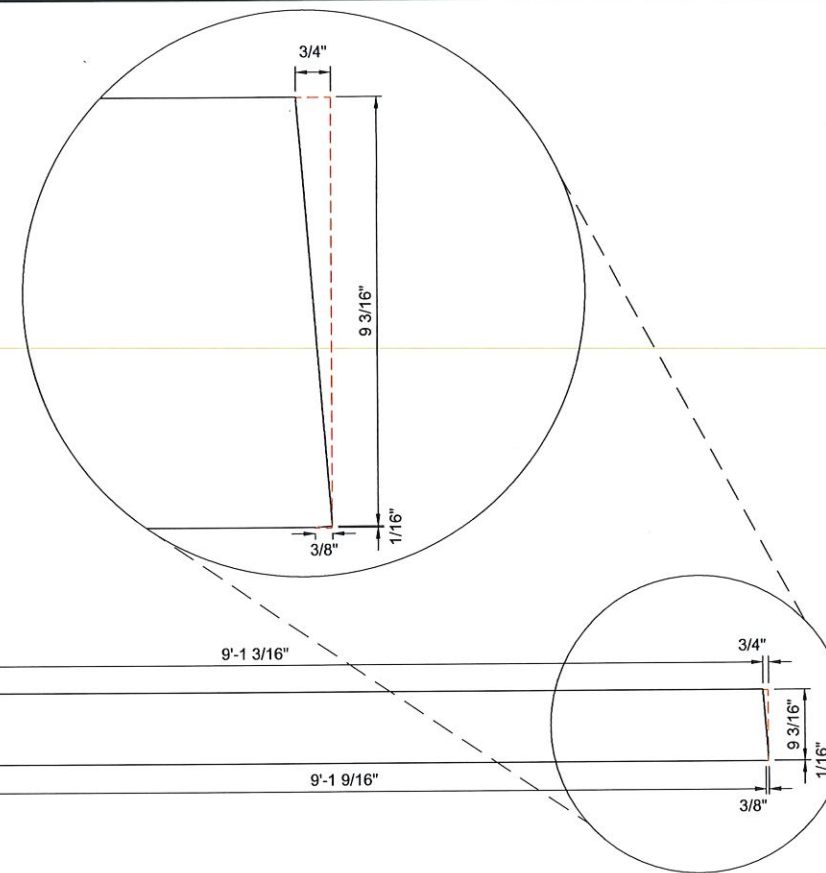
SHEET No.
S-4



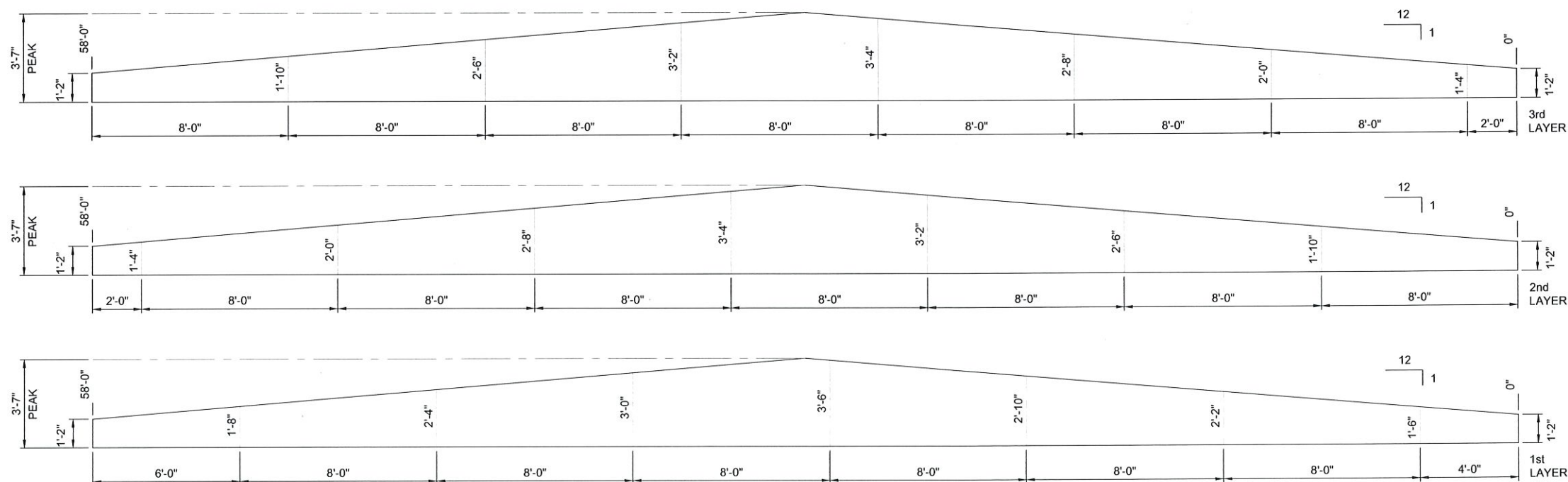
RAFTER 'A'
SCALE: 1" = 1'-0"

NOTES:

1. RIDGE BEAM CONSTRUCTION IS SAME FOR BOTH HALVES (MIRRORED)
2. RIDGE BEAM CONSTRUCTION SHALL BE IN ACCORDANCE WITH APA PLYWOOD DESIGN SPECIFICATION, SUPPLEMENT 5 APA RATED SHEATHING STRUCTURAL 1
3. RIDGE BEAM IS CONSTRUCTED WITH 3/4", 5-PLY, 5-LAYER GROUP 1 SPECIES PLYWOOD.
4. ALL 2X8 AND LARGER WOOD MEMBERS TO BE EITHER #2 DF OR #2 SPF



RIDGE BEAM 'A'
SCALE: 3/8" = 1'-0"



By Yuri at 3:12:25 PM, 11/1/2022
(Structural aspects only)

SG ECHO
MANUFACTURING PLANT 580-380-4798
2517 BIG LOTS PARKWAY DURANT, OK 74701

100% SUBMITTAL

No.	DESCRIPTION	BY	DATE

DATE: 10/31/22	AS NOTED
SCALE: 22x34	1:2
SHEET SIZE: 1:2	CHECKED BY: DW
DRAWN BY: JB	

RIDGE BEAM & RAFTER DETAILS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
S-5

LEGEND

— HW — HOT WATER LINE
— CW — COLD WATER LINE

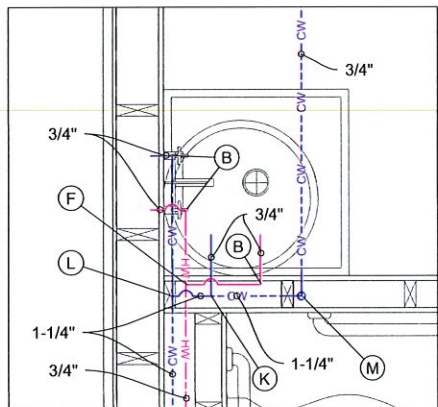
SEE NOTES ON SHEET MEP-1

NOTE:
INSTALL ALL PIPING IN THE PLANT ABOVE CEILING
@ LOCATION SHOWN. ALL PIPING IS APPROXIMATE
OTHER THAN WHERE DIMENSIONED

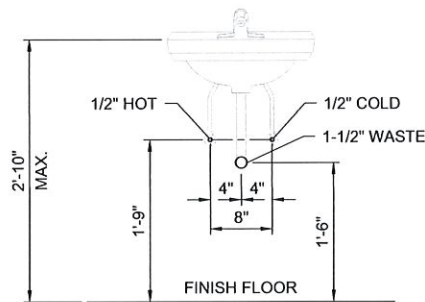
PLUMBING FITTINGS		
DESIG.	TYPE OF FITTING	QTY
A	1/2" 90° ELBOW	12
B	3/4" 90° ELBOW	8
C	1" 90° ELBOW (COPPER)	3
D	3/4" - 1/2" - 1/2" TEE	2
E	3/4" - 1/2" - 3/4" TEE	2
F	3/4" - 3/4" - 3/4" TEE	1
G	1" - 1/2" - 1" TEE	2
H	1" - 1" - 3/4" TEE	1
I	1" - 1" - 1" TEE	1
J	1-1/4" - 1" - 1" TEE	1
K	1-1/4" - 3/4" - 1-1/4" TEE	1
L	1-1/4" - 1-1/4" - 3/4" TEE	1
M	1-1/4" - 1-1/4" - 3/4" 3-WAY CORNER ELBOW	1

NOTE:
PLUMBING FITTING SCHEDULE INCLUDES FIXTURE
FITTINGS NOT SHOWN ON PLAN

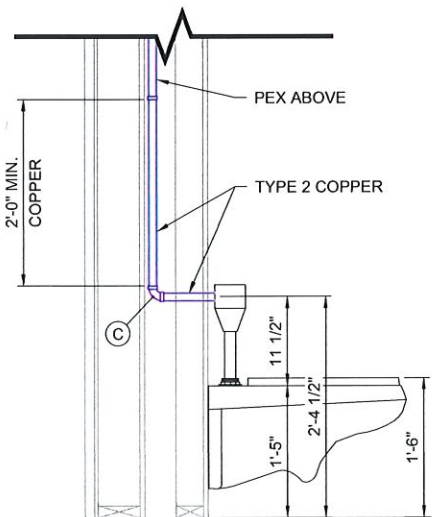
FIXTURE FITTINGS	
FIXTURE	TYPE OF FITTING
LAVATORY	1/2" 90° ELBOW
SINK	1/2" 90° ELBOW
WATER CLOSET FLUSH VALVE	1" 90° ELBOW
MOP SINK	3/4" 90° ELBOW
HOSE BIB	3/4" 90° ELBOW
WATER HEATER	3/4" 90° ELBOW



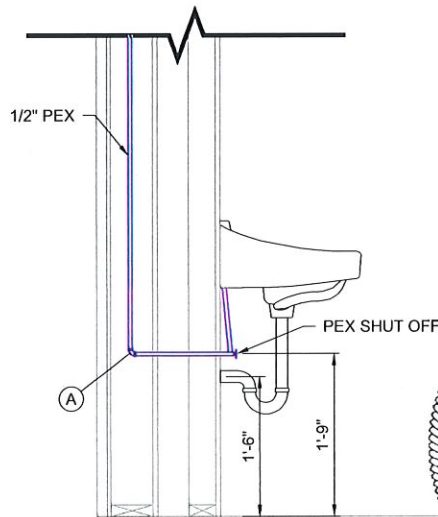
BLOW UP @ WATER HEATER
SCALE: 1" = 1'-0"



LAV & SINK PLUMBING DETAIL
NTS



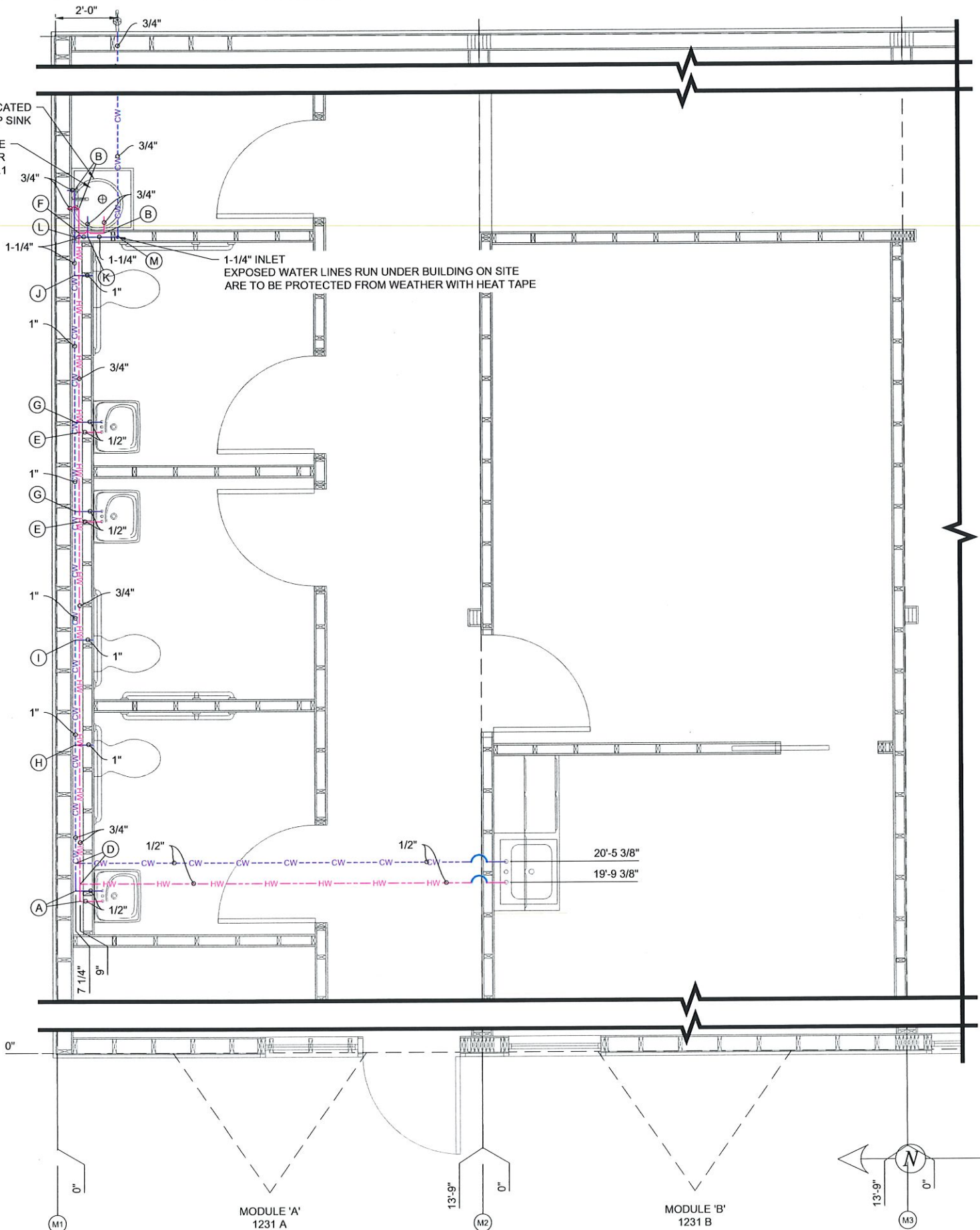
WATER CLOSET DETAIL
NTS



LAV PLUMBING SECTION
NTS



By Yuri at 3:12:35 PM, 11/1/2022
(Structural aspects only)



ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON
SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY
OTHERS ON SITE.

100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 580-380-4788
2517 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

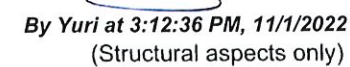
DATE: 10/31/22
SCALE: 1/2" = 1'-0"
SHEET SIZE: 22x34
PLOT SCALE: 1:2
DRAWN BY: DW
CHECKED BY: JB

PLUMBING SUPPLY LAYOUT
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
P-1



MODULE 'B'



NOTE:
PLUMBING FITTING SCHEDULE INCLUDES SITE ITEMS.



DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2

SHEET No.
P-2

Plot Date: 11/1/2022-11:47 AM

1/4" - LIQUID REFRIGERANT PIPING - INSULATED*
1/2" - GAS REFRIGERANT PIPING - INSULATED*
#12 - CONNECTION WIRE*
* ALL LINES TAPED TOGETHER INCLUDING ELECTRIC

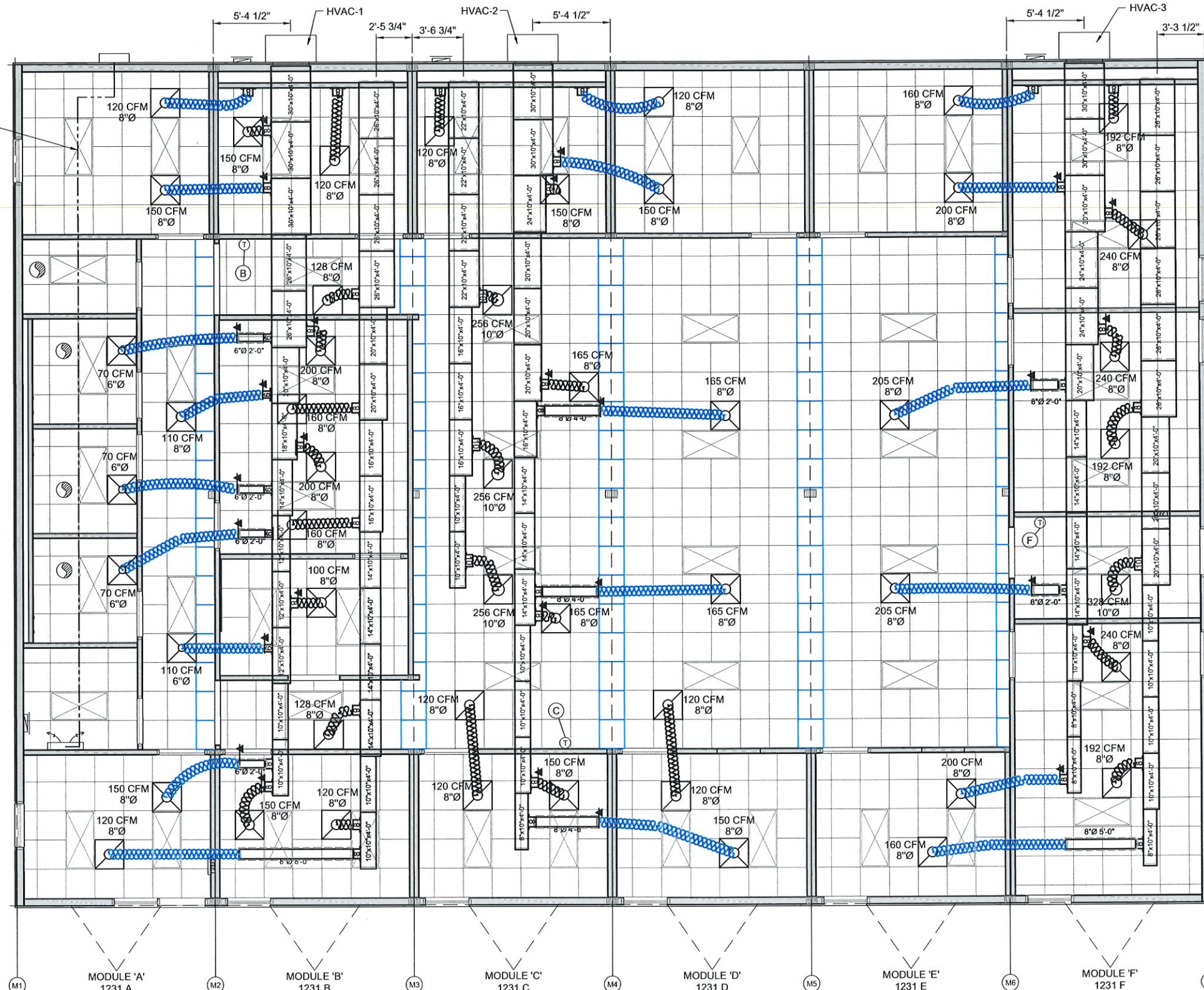


By Yuri at 3:12:38 PM, 11/1/2022
(Structural aspects only)

LEGEND	
	24"x24" HVAC SUPPLY DIFFUSER FLOW RATE CONN. Ø FABRICATION LENGTH
	24"x24" HVAC RETURN GRILLE CONN. Ø FABRICATION LENGTH

- NOTES:
1. ALTERNATE HVAC MODEL MAY BE USED IF EQUAL IN COOLING & HEATING
 2. SEE SHEET MEP-1 FOR ADDITIONAL SCHEDULES & NOTES
 3. MANUAL CONTROL DAMPER @ WYE LEG TO DIFFUSER.
 4. ROUND DUCT @ END OF SUPPLY RUNS TO EXTEND PAST LAST WYE AND BE CAPPED.
 5. ALTERNATE HVAC MODEL MAY BE USED IF EQUAL IN COOLING & HEATING

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS.

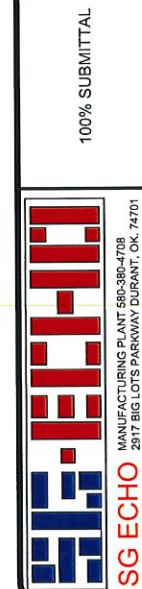


HVAC UNIT SCHEDULE								
QTY	DESIGNATION	MANUFACTURER	MODEL	NOM. COOLING	ELECTRIC HEAT	VOLTAGE	MOP (BREAKER)	WIRE SIZE
1	HVAC-1	BARD	EAA1060AA100N++++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	HVAC-2	BARD	EAA1042AA100N++++1DA+A21+++++	42000 BTU	10 KW	240V	60	6
1	HVAC-3	BARD	EAA1060AA100N++++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	SPLIT A/C INSIDE	DAIKIN	FTXS12LVJU	12000 BTU		240V	20	12
1	SPLIT A/C OUTSIDE	DAIKIN	RXS12LVJU	12000 BTU		240V	20	12

EXHAUST FAN SCHEDULE								
QTY	DESIGNATION	MANUFACTURER	MODEL	NOMINAL CFM	E.S.P.	VOLTAGE	WATTS	CONN.SIZE
4	110 CFM	BROAN	A110	110	.125	120	156	4" HORIZ.

DUCT SCHEDULE		
SIZE	QTY	
30"x10"x4'-0"	8	
26"x10"x4'-0"	12	
24"x10"x4'-0"	3	
22"x10"x4'-0"	4	
20"x10"x4'-0"	10	
18"x10"x4'-0"	1	
16"x10"x4'-0"	6	
14"x10"x4'-0"	12	
12"x10"x4'-0"	3	
10"x10"x4'-0"	14	
8"Ø x 8'-0" METAL	1	
8"Ø x 5'-0" METAL	1	
8"Ø x 4'-6" METAL	1	
8"Ø x 4'-0" METAL	2	
8"Ø x 2'-0" METAL	6	
10"Ø FLEX DUCT	4	
8"Ø FLEX DUCT	42	
6"Ø FLEX DUCT	4	

DIFFUSER & GRILLE SCHEDULE		
TYPE	QTY	DUCT SIZE
RETURN	19	8"Ø
	4	10"Ø
	23	
SUPPLY	4	6"Ø
	23	8"Ø
	27	
	50	



No.	DESCRIPTION	BY	DATE

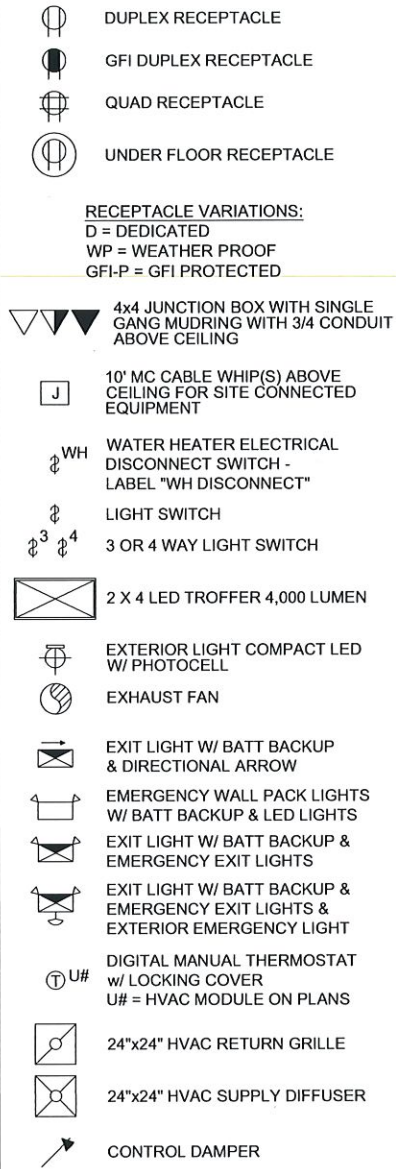
DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

HVAC PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
M-1

Plot Date: 11/1/2022 11:48 AM

LEGEND OF SYMBOLS

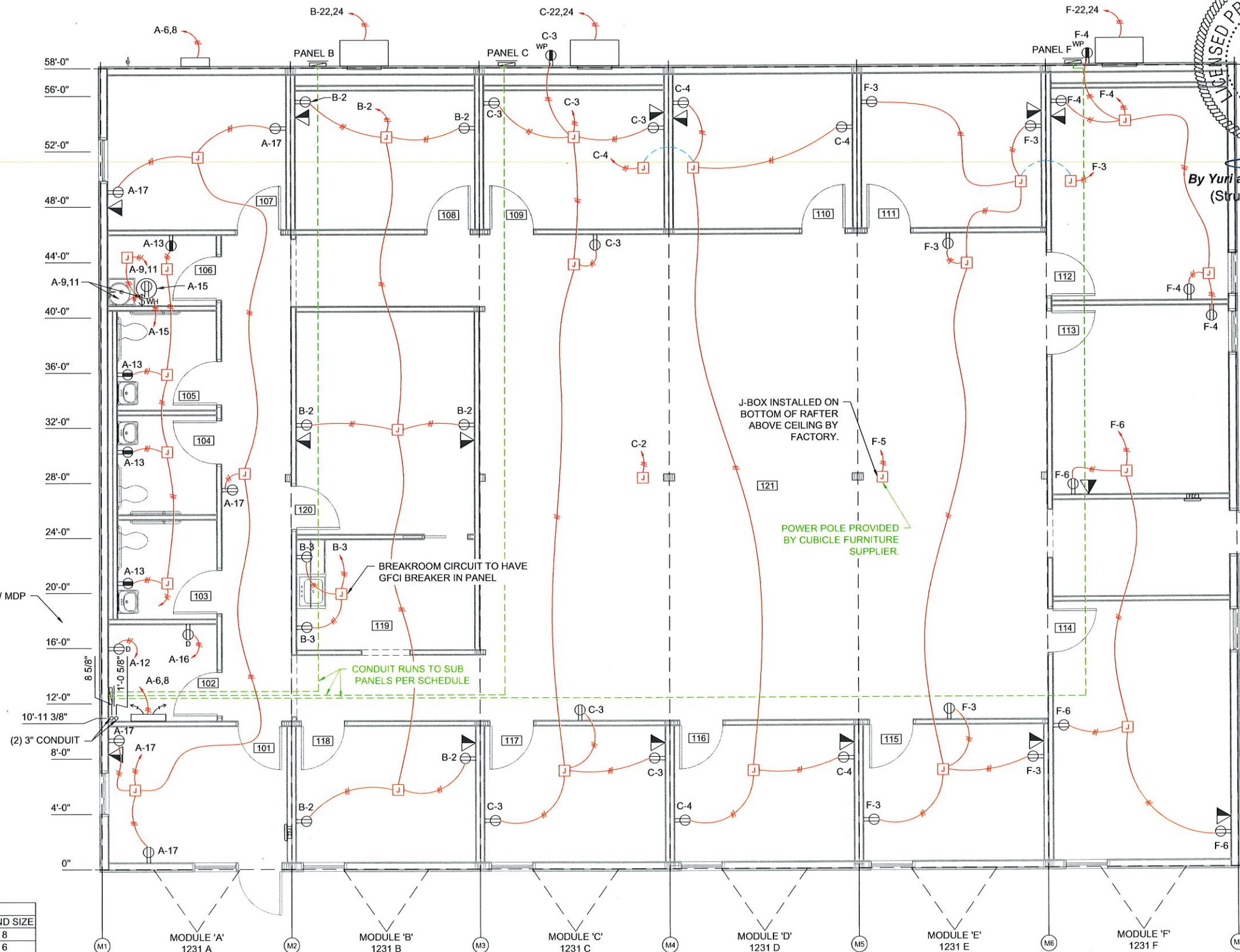


LEGEND NOTES:
 DUPLEX RECEPTACLE +18" AFF
 GFI RECEPTACLE @ COUNTER & LAVY +44" AFF
 REC. WEATHER PROOF +8" AFF
 TELE/DATA +18 AFF
 THERMOSTAT +48" AFF
 EMER./EXIT LIGHT +84" AFF
 LIGHT SWITCH +44" AFF
 WATER HEATER DISCONNECT SWITCH +54" AFF
 EXTERIOR COMPACT LED +78" AFF
 EXTERIOR LOADCENTERS +12" AFF
 EXTERIOR DISCONNECT +12" AFF

ALL DIMENSIONS TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.

1 PHASE PANEL TO MDP WIRING SCHEDULE					
PANEL SIZE	RUNS	WIRES/RUN	WIRE SIZE	CONDUIT SIZE	GROUND SIZE
100 AMP	1	3	#3	1 1/4"	# 8
125 AMP	1	3	#1	1 1/2"	# 6
150 AMP	1	3	1/0	1 1/2"	# 6
200 AMP	1	3	3/0	2"	# 6
225 AMP	1	3	4/0	2"	# 4
250 AMP	1	3	250	2 1/2"	# 4
300 AMP	1	3	350	3"	# 4
350 AMP	2	3	3/0	2"	# 3
400 AMP	2	3	4/0	2"	# 3

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOADED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:12:44 PM, 11/1/2022
 (Structural aspects only)

100% SUBMITTAL



No.	DATE	BY	DESCRIPTION

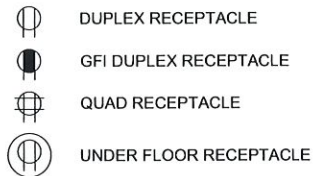
DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

ELECTRICAL POWER PLAN
 PEOPLE FIRST OFFICE
 DURANT, OK
 JOB # - 22032
 SERIAL # - 1231 A-F

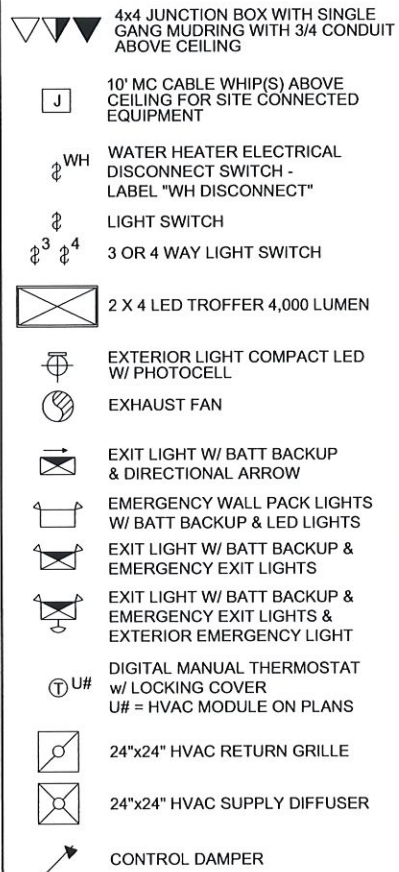
SHEET No.
 E-1

Plot Date: 11/1/2022 11:48 AM

LEGEND OF SYMBOLS



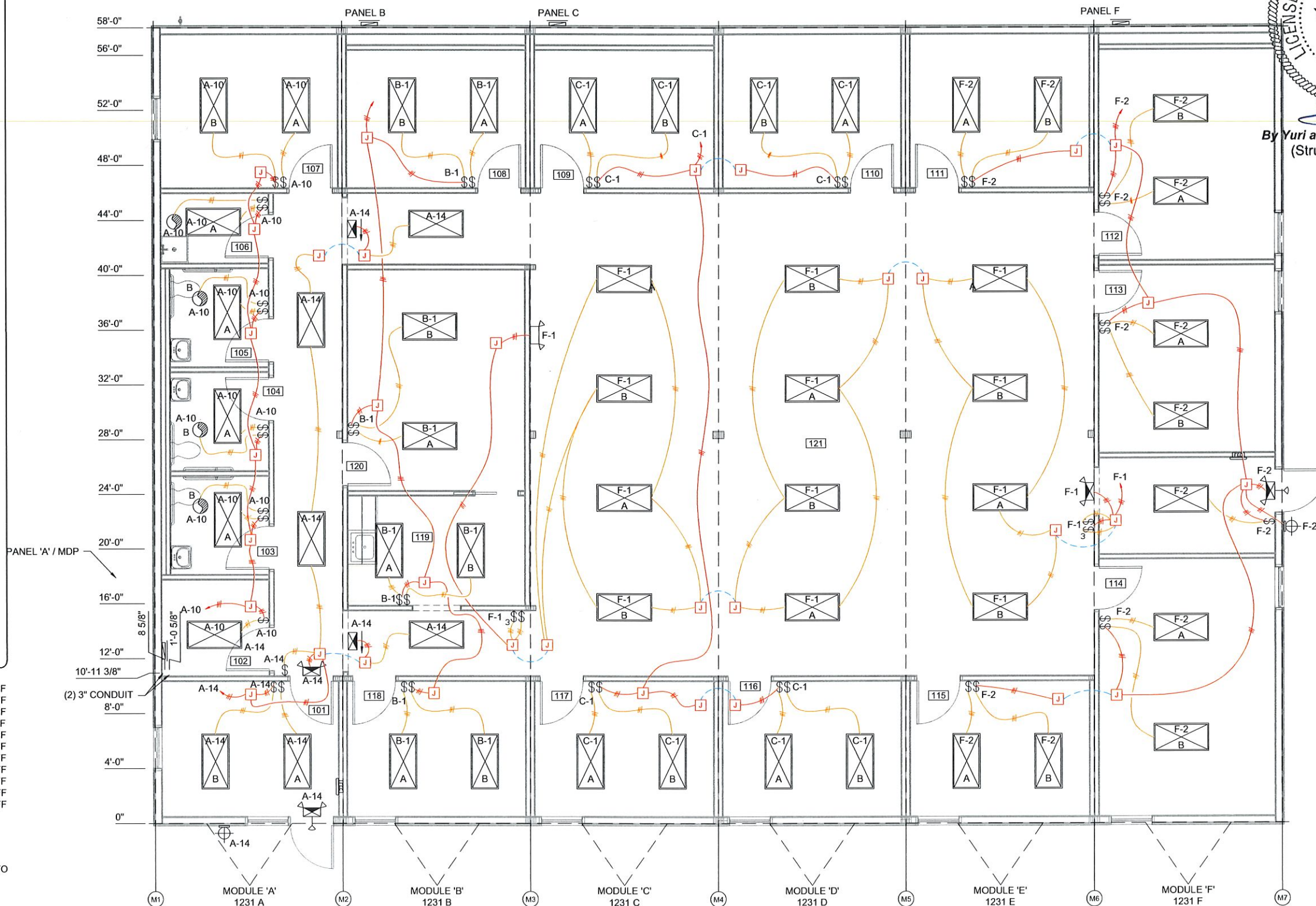
RECEPTACLE VARIATIONS:
D = DEDICATED
WP = WEATHER PROOF
GFI-P = GFI PROTECTED



LEGEND NOTES:
DUPLEX RECEPTACLE +18" AFF
GFI RECEPTACLE @ COUNTER & LAVY +44" AFF
REC. WEATHER PROOF +8" AFF
TELE/DATA +18" AFF
THERMOSTAT +48" AFF
EMER./EXIT LIGHT +84" AFF
LIGHT SWITCH +44" AFF
WATER HEATER DISCONNECT SWITCH +54" AFF
EXTERIOR COMPACT LED +78" AFF
EXTERIOR LOADCENTERS +12" AFF
EXTERIOR DISCONNECT +12" AFF

ALL DIMENSIONS TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.

NOTE:
ON A & B SWITCHES LIGHT A IS ALWAYS NEXT TO THE DOOR.



By Yuri at 3:12:45 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

ELECTRICAL LIGHTING PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
E-1.1

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS.

	120/240 Volts, 1 Phase 10000 kAIC ----			Panel B 100 AMP MLO SURFACE MOUNT NEMA 3R					Ground Bar	
									Neutral	
Note	Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
	LIGHTS: RM 101,106, 119-120, & CORR.	20/1	1	352	1080			2	20/1	RECEPT: RM 108, 118, & 120
GFCI BRKR	RECEPT: RM 119	20/1	3			1080	0	4	0/1	SPACE
	SPACE	0/1	5	0	0			6	0/1	SPACE
	SPACE	0/1	7			0	0	8	0/1	SPACE
	SPACE	0/1	9	0	0			10	0/1	SPACE
	SPACE	0/1	11			0	0	12	0/1	SPACE
	SPACE	0/1	13	0	0			14	0/1	SPACE
	SPACE	0/1	15			0	0	16	0/1	SPACE
	SPACE	0/1	17	0	0			18	0/1	SPACE
	SPACE	0/1	19			0	0	20	0/1	SPACE
	SPACE	0/1	21	0	7068			22,24	60/2	HVAC
	SPACE	0/1	23			0	7068	22,24	60/2	HVAC
Total Connected Load Per Phase:				8500		8148				
Load Category		Connected Load	x Demand Factor =		Demand Load		Total Demand Load: 16.7 KVA Total Demand Load: 69.7 Amps			
Standard		14.1	1.00		14.1					
Lighting		0.4	1.25		0.4					
Receptacles (0 - 10 KVA)		2.2	1.00		2.2					
Total		16.6 KVA			16.7 KVA					

120/240 Volts, 1 Phase 10000 kAIC ----			Panel F 100 AMP MLO SURFACE MOUNT NEMA 3R						Ground Bar
									Neutral
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
LIGHTS: RM 121	20/1	1	544	526			2	20/1	LIGHTS: RM 111-115, & ENTRY
RECEPT: RM 111,115, & 121	20/1	3			1080	720	4	20/1	RECEPT: RM 112,113, & EXT.
POWER POLE J-BOX RM: 121	20/1	5	1080	540			6	20/1	RECEPT: 113, & 114
SPACE	0/1	7			0	0	8	0/1	SPACE
SPACE	0/1	9	0	0			10	0/1	SPACE
SPACE	0/1	11			0	0	12	0/1	SPACE
SPACE	0/1	13	0	0			14	0/1	SPACE
SPACE	0/1	15			0	0	16	0/1	SPACE
SPACE	0/1	17	0	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	7068			22,24	60/2	HVAC
SPACE	0/1	23			0	7068	22,24	60/2	HVAC
Total Connected Load Per Phase:			9758		8868				
Load Category	Connected Load	x Demand Factor =	Demand Load		Total Demand Load: 18.9 KVA Total Demand Load: 78.7 Amps				
Standard	15.2	1.00	15.2						
Lighting	1.1	1.25	1.3						
Receptacles (0 - 10 KVA)	2.3	1.00	2.3						
Total	18.6 KVA		18.9 KVA						

120/240 Volts, 1 Phase 10000 kAIC ----			Panel C 100 AMP MLO SURFACE MOUNT NEMA 3R						Ground Bar Neutral
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
LIGHTS: RM 109,110,116, & 117	20/1	1	352	1080			2	20/1	POWER POLE J-BOX: RM 121
RECEPT: RM 109, 117, & 121	20/1	3			1260	720	4	20/1	RECEPT: RM 110 & 116
SPACE	0/1	5	0	0			6	0/1	SPACE
SPACE	0/1	7			0	0	8	0/1	SPACE
SPACE	0/1	9	0	0			10	0/1	SPACE
SPACE	0/1	11			0	0	12	0/1	SPACE
SPACE	0/1	13	0	0			14	0/1	SPACE
SPACE	0/1	15			0	0	16	0/1	SPACE
SPACE	0/1	17	0	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	6768			22,24	60/2	HVAC
SPACE	0/1	23			0	6768	22,24	60/2	HVAC
Total Connected Load Per Phase:			8200		8748				
Load Category	Connected Load	x Demand Factor =	Demand Load		Total Demand Load: 17.0 KVA Total Demand Load: 71.0 Amps				
Standard	14.6	1.00	14.6						
Lighting	0.4	1.25	0.4						
Receptacles (0 - 10 KVA)	2.0	1.00	2.0						
Total	16.9 KVA		17.0 KVA						

			Panel A / MDP 400 AMP MCB SURFACE MOUNT ----						Ground Bar
120/240 Volts, 1 Phase									Neutral
0 kAIC ----									
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
PANEL B	100/2	1,3	8500	8200			2,4	100/2	PANEL C
PANEL B	100/2	1,3			8148	8748	2,4	100/2	PANEL C
PANEL F	100/2	5,7	9758	720			6,8	20/2	SPLIT A/C
PANEL F	100/2	5,7			8868	720	6,8	20/2	SPLIT A/C
WATER HEATER	30/2	9,11	2250	932			10	20/1	LIGHTS & FAN: RM 102-107
WATER HEATER	30/2	9,11			2250	1800	12	20/1	DED RECEPT: RM 102
GFI RECEPT: RM 103-106	20/1	13	720	320			14	20/1	LIGHTS: CORR. & ENTRY
RECEPT: HEAT TAPE	20/1	15			900	1800	16	20/1	DED RECEPT: RM 102
RECEPT: RM 101,107, & CORR.	20/1	17	900	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	0			22	0/1	SPACE
SPACE	0/1	23			0	0	24	0/1	SPACE
Total Connected Load Per Phase:			32300		33234				
Load Category	Connected Load	x Demand Factor =	Demand Load		Total Demand Load: 66.1 KVA Total Demand Load: 275.6 Amps				
Standard	54.1	1.00	54.1						
Lighting	2.4	1.25	3.0						
Receptacles (0 - 10 KVA)	9.0	1.00	9.0						
Total	65.5 KVA		66.1 KVA						

CIRCUIT WIRE SIZE SCHEDULE	
BREAKER SIZE	WIRE SIZE
20	12
25	10
30	10
35	8
40	8
50	8
60	6
70	4
80	4
90	3
100	3
125	1
150	1/0
200	3/0
225	4/0

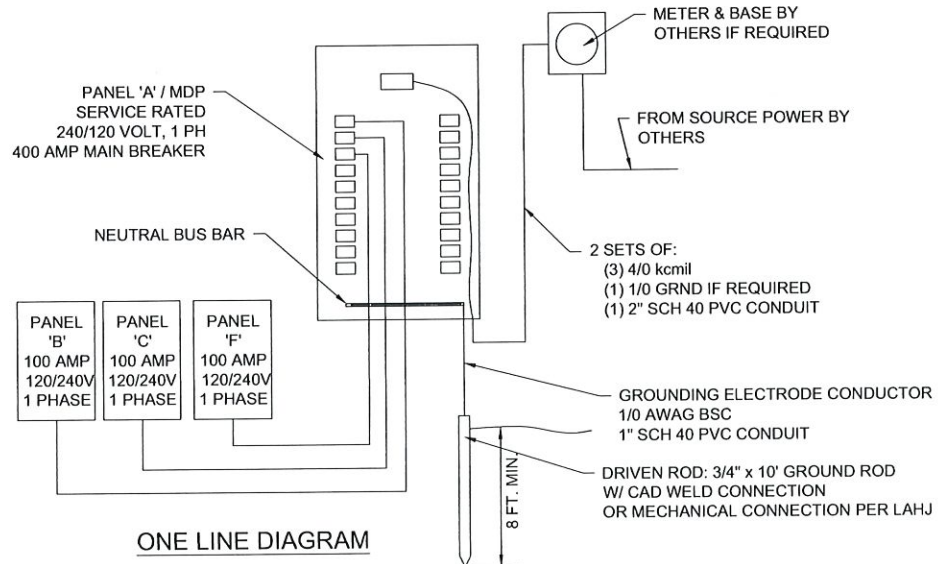
- NOTES:
- SEE HVAC WIRING SCHEDULE FOR WIRE SIZES AT INDICATED CIRCUITS AS REQUIRED BY HVAC UNIT MANUFACTURER.
 - ALL INTERIOR & EXTERIOR WIRE SIZES SHOWN ARE PER NEC TABLE 310.16 FOR 75°C COPPER. OTHER WIRE TYPE APPROVED BY LAHJ MUST BE SIZED PER NEC.
 - ALL EXPOSED EXTERIOR CONDUIT TO BE RIGID CONDUIT PAINTED TO MATCH BUILDING.



By Yuri at 3:12:48 PM, 11/1/2022
(Structural aspects only)

1 PHASE PANEL TO MDP WIRING SCHEDULE					
PANEL SIZE	RUNS	WIRES/RUN	WIRE SIZE	CONDUIT SIZE	GROUND SIZE
100 AMP	1	3	#3	1 1/4"	# 8
125 AMP	1	3	#1	1 1/2"	# 6
150 AMP	1	3	1/0	1 1/2"	# 6
200 AMP	1	3	3/0	2"	# 6
225 AMP	1	3	4/0	2"	# 4
250 AMP	1	3	250	2 1/2"	# 4
300 AMP	1	3	350	3"	# 4
350 AMP	2	3	3/0	2"	# 3
400 AMP	2	3	4/0	2"	# 3

HVAC WIRING SCHEDULE			
CIRCUIT	CB SIZE	DESCRIPTION	WIRE SIZE
A-6,8	20	HVAC SPLIT A/C OUTSIDE DAIKIN RXS12LVJU	12
A-6,8	20	HVAC SPLIT A/C INSIDE DAIKIN FTXS12LVJU	12
B-22,24	60	HVAC HVAC-1 BARD EAA1060AA100N++++1DA+A21+++++	6
C-22,24	60	HVAC HVAC-2 BARD EAA1042AA100N++++1DA+A21+++++	6
F-22,24	60	HVAC HVAC-3 BARD EAA1060AA100N++++1DA+A21+++++	6



100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

ELEC PANELBOARD SCHEDULE
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
E-2

Plot Date: 11/1/2022-11:46 AM

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS IN ZONE X. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0310 E, DATED JUNE 2, 2011.

PLAT OF
PEOPLE FIRST
INDUSTRIES ADDITION

ADDITION HAS 1 LOT AND CONTAINS
2.898 ACRES, MORE OR LESS

OWNER'S CERIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, PEOPLE FIRST INDUSTRIES, being the only owner of record of the following described real property to wit:

FURNISHED LEGAL DESCRIPTION:

A part of the NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of the East Right-of-Way for Roadway, according to the Government Survey thereof;

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as PEOPLE FIRST INDUSTRIES ADDITION, a subdivision of a portion of 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 PEOPLE FIRST INDUSTRIES ADDITION. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

SHANNON WALKER
PEOPLE FIRST INDUSTRIES

SHANNON WALKER DATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for
the State of Oklahoma

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood DATE
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for
the State of Texas

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Enironmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2023.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURES CERTIFICATE

I, _____, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year _____ on the described real property known as PEOPLE FIRST INDUSTRIES ADDITION 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 _____, 2023.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for
the State of Oklahoma

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the PEOPLE FIRST INDUSTRIES ADDITION, a replat in Section 32 and 33, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this _____ day of _____, 2023 at and duly recorded in Book Number _____, Page Number _____.

TAMMY REYNOLDS DATE
COUNTY CLERK

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of _____, 20____. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

I, _____, Chairman of the Bryan County, Planning Commission for the County of Bryan, State of Oklahoma, hereby certify that the said commission duly approved the PEOPLE FIRST INDUSTRIES ADDITION, this _____ day of _____, 2023.

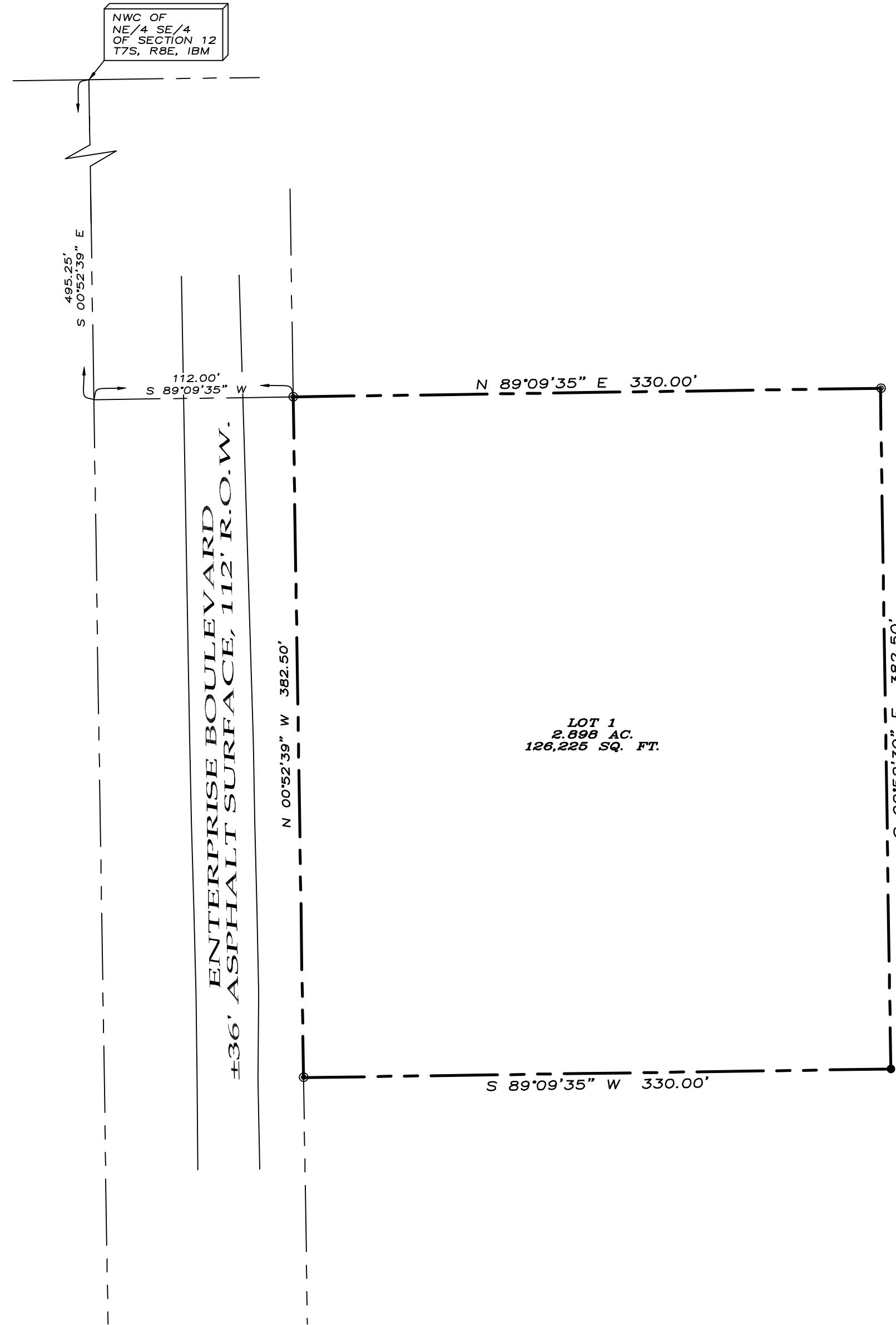
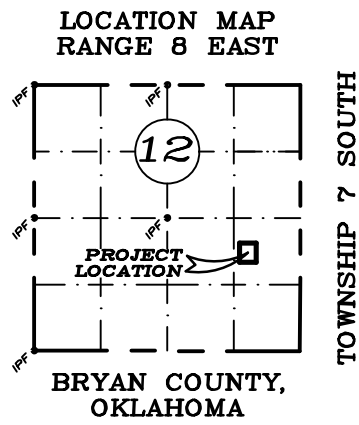
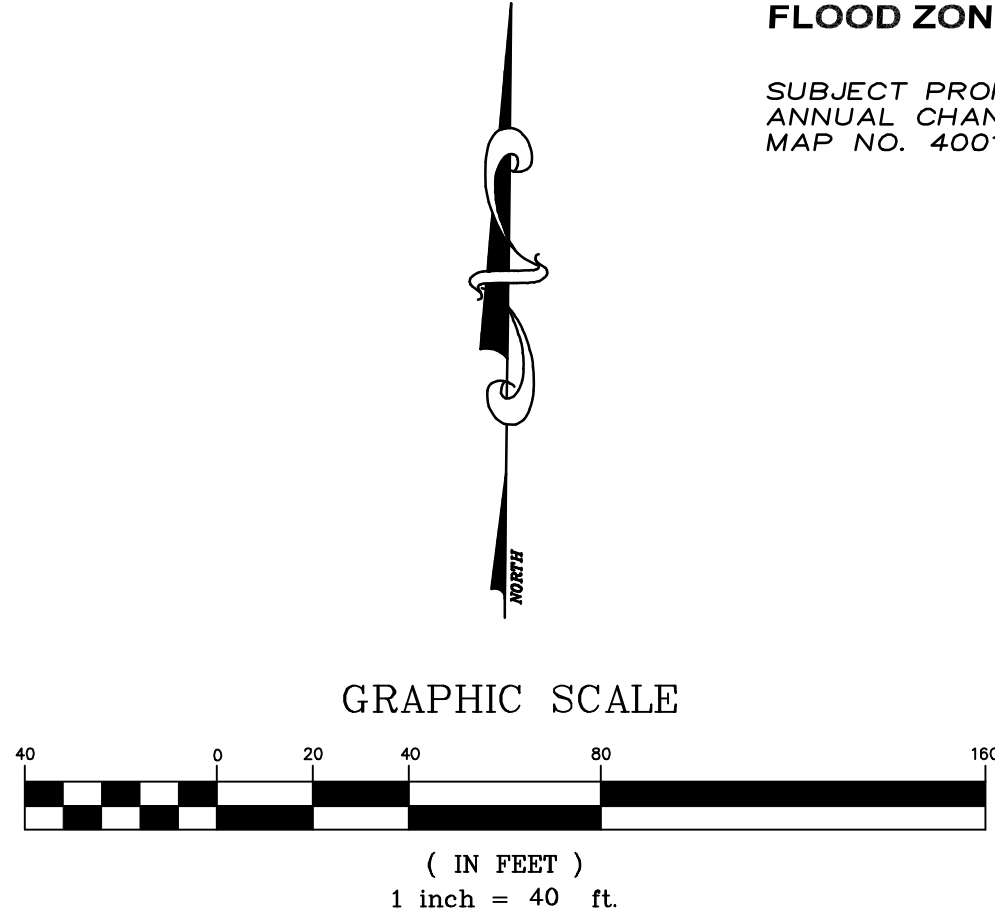
CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for
the State of Oklahoma



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~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
SECTION 12
TOWNSHIP 7 SOUTH, RANGE 8 EAST

Notice: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and any limitations of the easements.

LEGEND
● 1/2" STEEL ROD SET
● 1/2" STEEL ROD FOUND
--- BOUNDARY LINE
--- PROPERTY LINE

OWNERS/DEVELOPER
PEOPLE FIRST INDUSTRIES
P.O. BOX 1314
DURANT, OK 74702
CONTACT: SHANNON WALKER

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 1307
801 W. MAIN ST., SUITE D
DURANT, OKLAHOMA



801 W. MAIN ST, SUITE D DRAFTING & SURVEYING DURANT, OKLAHOMA 74701 (580)924-2251

PLANNED DEVELOPMENTS

§ 156.090 PUD PURPOSES.

(A) The purposes of Planned Unit Development are:

(1) To permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area or will facilitate orderly land use transitions, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located; and

(2) To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas, and to best utilize the potential of sites characterized by special features of geography, topography, parcel size, or shape or proximity to sensitive land use areas.

(B) It is the intent of this section to provide for a change in the size of tracts in which a Planned Unit Development is permitted.

(1) Eligible properties must normally be two acres or larger in size (gross acreage).

(2) Slightly smaller parcels, between one and two acres, may be eligible, provided the applicant can show that the proposed Planned Unit Development can meet the intent and regulation of this subchapter without injury to the public health safety and welfare.

(C) In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this section. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat or replat incorporating the provisions and requirements of this section is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk.

(Prior Code, § 157.070) (Ord. 1040, passed 4-12-1983; Ord. 1454, passed 11-9-2004)

§ 156.091 USES PERMITTED IN PUDS.

The primary uses in a Planned Unit Development shall be those permitted in the zoning districts involved or those uses permitted in more restrictive zoning districts (for example, in a commercial district, a Planned Unit Development could be dominated by shopping facilities or apartments, but in a multi-family residential district, the predominate land use would have to be housing). In predominantly residential PUDs, certain other principal uses, other than dwellings, which are permitted by right or exception in the residential districts may be included within a PUD, if such uses do not occupy more than 10% of the gross area of the PUD and are designed and located to be compatible with the residential uses of the PUD and with the residential use of adjacent properties. It is intended that the PUD provisions may be used as an alternative approach in the processing of all types of developments.

(Prior Code, § 157.071) (Ord. 1040, passed 4-12-1983)

§ 156.092 PUD ACCESSORY USES.

(A) Accessory uses customarily incident to the principal uses included within the PUD are permitted. Accessory signs shall comply with the provisions of the zoning districts, except as hereafter provided for accessory commercial uses.

(B) Within a PUD in a residential district, accessory commercial facilities may be included in accordance with the following provisions.

(1) In considering commercial uses as a part of a Planned Unit Development in a residential district, the Planning Commission shall consider:

(a) The relationship of the proposed commercial use to:

1. The land parcel (both as to boundary shape and topographic and other physical features);
2. The land and land uses outside the proposed development; and
3. The arrangement of the other portions of the proposed development.

(b) The nature of the commercial use included in the proposal.

(2) In developments proposing more than one business, the aggregate floor area of the commercial facilities shall not exceed 50 square feet per dwelling unit nor a total of 30,000 square feet.

(3) Each commercial establishment shall be limited to a maximum of 3,500 square feet of floor area.

(4) Commercial signs shall be limited to one nameplate or not more than 16 square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.

(5) The commercial area shall be designed primarily for the service, convenience, and benefit of the residents of the PUD. The Planning Commission may permit a commercial establishment designed to serve patrons both inside and outside

the development if it is determined that a land use problem is not likely upon consideration of the items listed in division (B) (1)(a) above.

(Prior Code, § 157.072) (Ord. 1040, passed 4-12-1983)

§ 156.093 PUD AREA REQUIREMENTS.

The space required in a Planned Unit Development project, including lot area, area per unit, and percent of lot coverage, exclusive of the area of public or private streets, shall meet the requirements of the districts wherein the project is located (as set out in § 156.022 of this chapter); provided, however, that upon a finding that the PUD proposal is so designed as to provide the best use of the land with, at the same time, a good and full protection of the public welfare and the general intent and spirit of the Comprehensive Plan and the zoning ordinance, the Planning Commission may award an increase in the density of development not to exceed 10% of that otherwise allowable in the districts in which the PUD is located. If the project area falls in two or more zoning districts, the space requirements of the project shall be established by calculating the requirements of the various districts as applied to the amount of area in each district. In a Planned Unit Development, all area used for development purposes, including recreating areas, open space areas, parking lots, and similar space may be counted as part of the aggregate development area for computation of space requirements. The area of Planned Unit Development shall be considered as one parcel regardless of the extent to which the area may be divided by interior streets or other features.

(Prior Code, § 157.073) (Ord. 1040, passed 4-12-1983)

§ 156.094 PUD HEIGHT REQUIREMENTS.

The height of buildings shall not be more than one and one-half times the distance between the building line and the edge of pavement of the nearest street. The building measurement shall be from the ground floor level to the eave or top of the vertical wall should there be no eave. The Planning Commission upon review of plans for a Planned Unit Development may approve buildings of greater height than otherwise permitted in the zoning district.

(Prior Code, § 157.074) (Ord. 1040, passed 4-12-1983)

§ 156.095 PUD PERIMETER REQUIREMENTS.

The building setback from the exterior boundaries of the PUD shall not be less than the minimum yards customarily required for the district or districts in which located; provided that within 200 feet of any abutting property in a residential district, structures exceeding ten feet in height measured from the ground floor to the eave or top of vertical wall if there is no eave shall conform to the setback requirements of the zoning district, plus two feet of setback for each one-foot of building height exceeding ten feet measured from the ground floor level to the eave or top of vertical wall if there is no eave. An unenclosed off-street parking area, containing five or more spaces, shall be screened from adjoining areas in a residential district by the erection of a screening wall, fence, or hedge of acceptable design along the lot line or lines in common with the residential district, provided that if the parking area is located more than 50 feet from the residential district, the Planning Commission may waive screening requirements.

(Prior Code, § 157.075) (Ord. 1040, passed 4-12-1983)

§ 156.096 PUD OFF-STREET PARKING AND LOADING.

Off-street parking and loading spaces shall be provided as specified for the applicable use. The Planning Commission may consider designs providing for reasonable sharing of parking spaces by land uses which have inherently compatible time demands for parking. Required spaces may be provided on the lot containing the units for which it is intended to serve or in common areas. A common parking area shall be designed and located so as to be accessible to the units it is intended to serve. Provisions for the ownership and maintenance of a common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat.

(Prior Code, § 157.076) (Ord. 1040, passed 4-12-1983)

§ 156.097 ADMINISTRATION OF PUD.

(A) Procedural steps include:

- (1) Outline development plan;
- (2) Supplemental designation PUD; and
- (3) Subdivision plat.

(B) The following may apply for PUD.

(1) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than five acres in size may make application for the approval of an outline development plan as provided in divisions (B)(2) and (B)(3) below.

(2) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than one acre in size may make application for the supplemental district designation PUD. Such application shall be accompanied by an outline development plan processed in the manner set forth in this division (B)

(2) and divisions (C)(3) and (C)(4) below.

(3) In areas of existing development, any person, corporation, partnership, association, or combination thereof may propose the redevelopment or reuse of land through the processing of a PUD application. Due to the previous division of land areas in already developed areas, the Planning Commission shall determine if a proposed site is suitable for development as a PUD. The Planning Commission and City Council may place the supplemental designation PUD upon locations through the established zoning amendment process.

(C) An application for a Planned Unit Development shall be filed with the Planning Commission. The application shall be accompanied by the payment of a fee equal to that for rezoning applications which shall include advertising and sign costs. The application shall be in such form and content as the Planning Commission may by resolution establish, provided that three copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps or text which contain:

- (1) Existing topographic character of the land and any topographic changes which are proposed;
- (2) Proposed land uses, including public uses and open space and the approximate location of buildings and other structures;
- (3) The character and approximate density of development. Density shall be expressed in numbers of dwelling units and quantitative areas of each identifiable segment of the development;
- (4) The approximate location of thoroughfares;
- (5) Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed;
- (6) An explanation of the character of the planned development; and
- (7) The expected schedule of development.

(D) (1) The Planning Commission, upon the filing of an application for the supplemental district designation PUD or the filing of an application for the approval of an outline development plan, shall set the matter for public hearing and give 15 days' notice thereof by publication in a newspaper of general circulation. Where deemed necessary by the Planning Commission, additional notice shall be given by the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

- (a) Whether the proposal is consistent with the Comprehensive Plan;
- (b) Whether the proposal harmonizes with the existing and expected development of surrounding areas;
- (c) Whether the proposal is a unified treatment of the development possibilities of the project site;
- (d) Whether the proposal would benefit orderly and proper development of the city; and
- (e) Whether the sidewalks and streets provide a traffic flow compatible with the development and surrounding street pattern.

(2) Where a supplemental district designation PUD is required for the processing of a Planned Unit Development, the Planning Commission shall forward its recommendation, the application, and the outline development plan to the City Council for further hearing as provided in divisions (D)(1)(d) and (D)(1)(3) above and this division (D)(2). Where Planned Unit Development may be processed without the supplemental designation PUD (five acres or larger), the Planning Commission shall approve, approve with modification, or disapprove the outline development plan. Approval by the Planning Commission shall be authorization for the processing of a subdivision plat incorporating the provisions of the outline development plan. The Planning Commission, upon approval of the outline development plan, may direct that a notation indicating the boundaries of the PUD be made on the zoning map.

(E) Upon receipt of the application, outline development plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the outline development plan, approve, disapprove, modify, or return the outline development plan to the Planning Commission for further consideration. Upon approval, the zoning map shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the outline development plan.

(F) A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the subdivision regulations shall include:

- (1) Details as to the location of uses and street arrangement;
- (2) Provisions for the ownership and maintenance of any common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council; and
- (3) Such covenants as will reasonably ensure the continued compliance with the approved outline development plan. In order that the public interest may be protected, the city shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants shall provide that the city may enforce compliance therewith.

(G) After the filing of an approved PUD subdivision plat, and notice thereof to the Building Inspector, no building permits shall be issued on lands within the PUD except in accordance with the approved plat. A building permit in a residential PUD for a freestanding or separate commercial structure shall not be issued until significant progress has been made on other aspects of the proposed development as follows:

- (1) Completion of one-third of the noncommercial features in a project of less than five acres;
- (2) Completion of one-half of the noncommercial features in a project of more than five acres; and
- (3) The Commission has received a satisfactory progress report.

(H) Minor changes in the platted PUD may be authorized by the Planning Commission upon a review of a proposed amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require formal abandonment and the subsequent filing of a new application for a Planned Unit Development.

(I) Where a Planned Unit Development has been processed pursuant to the supplemental designation of PUD, its abandonment shall require the City Council's approval, after recommendation by the Planning Commission, of an application for amendment to the zoning map repealing the supplemental designation of PUD. Where a Planned Unit Development has been processed by reason of being more than ten acres, its abandonment shall require the approval of the Planning Commission and vacation of the plat.

(J) Any person aggrieved may appeal the final action of the Planning Commission on a proposed outline development plan or on a proposed subdivision plat to the district court by filing with the Secretary of the Planning Commission within ten days after the action appealed from a notice of appeal stating the grounds thereof. There shall be no right of appeal from any act of the Planning Commission taken in its advisory capacity to the City Council.

(Prior Code, § 157.077) (Ord. 1040, passed 4-12-1983)



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Final Plat request for property located near Washington Avenue and Mockingbird Lane (PC2023-12).

Request: Consider a request from Durant First Church of the Nazarene, for a Final Plat Request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a CUP request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1 / R-1	Vacant / Residential Use
South	R-1 / C-2	Residential Use / Commercial Use
East	A-1	Church / Residential Use

Lot Characteristics (Current Lot):

Width	~1,000 ft.
Depth	~700 ft.
Total Area	~16.5 acres (~700,000 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant previously approached staff regarding the platting of this property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. However, they withdrew their application prior to the City Council meeting in hopes of addressing concerns of the third lot that did not meet requirements.

For this application, the plat only shows two lots and both of them meet the requirements of the current zoning requirement. They removed the third lot and placed the house on the northern lot. Staff published the platting case and the Conditional Use Permit case separately in hopes of lessening any confusion.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: The subject property is approximately a total of 16.5 acres and has a house on the property. The applicant has two lots on the plat. The plat indicates that both lots will be over 5 acres. Rural Water District 2 serves the area, and the

applicants did obtain a letter from the water district stating that they would be able to serve water to this location. They were notified that they would have to find an alternative source for fire suppression, which would be covered by the fire marshal during the plan review. There is no sewer in the area, so they will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. The lots will not need any public infrastructure. Staff has signed off supporting the approval of this plat. The only note made was regarding the alternative source for a fire suppression system. A note was made that should greater than an acre is disturbed that the applicants will need to obtain a Stormwater Pollution Prevention Program and a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ). They will need to provide a copy to city staff.

The current Land Use Map has this area as low-density residential uses; therefore, this request is generally in line with the Future Land Use Map.

Planning Commission Recommendation: Planning Commission recommended approval of this Final Plat request.

Staff Recommendation: Staff does recommend approval of the plat since the plat does meet all of the platting requirements. Staff has signed off supporting the approval of the final plat.

Required Action: Hear the item and approve or deny the Final Plat request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission and Staff recommends approval of this Final Plat request.

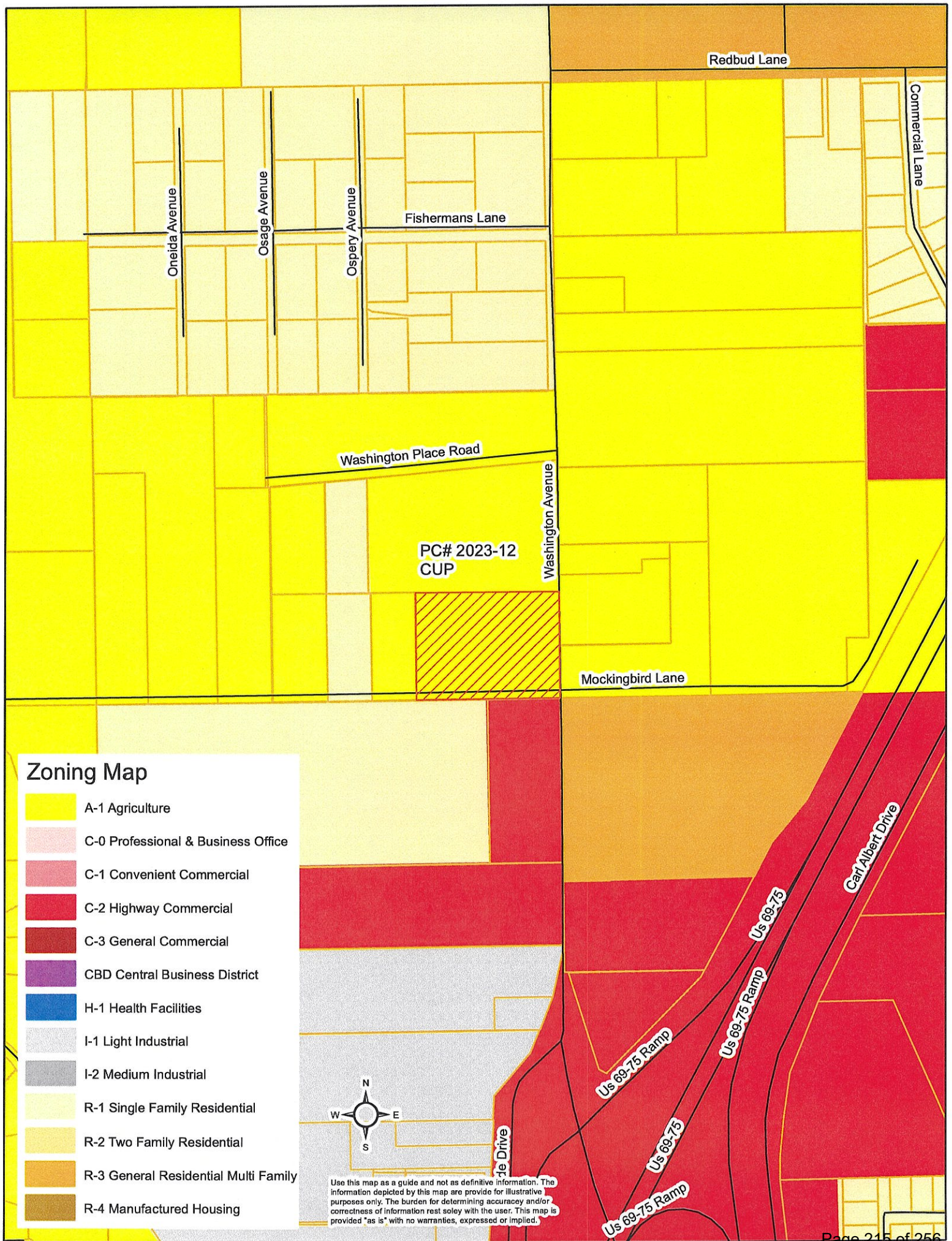
City Staff Information / Action Follow-up, if Council authorizes this action:

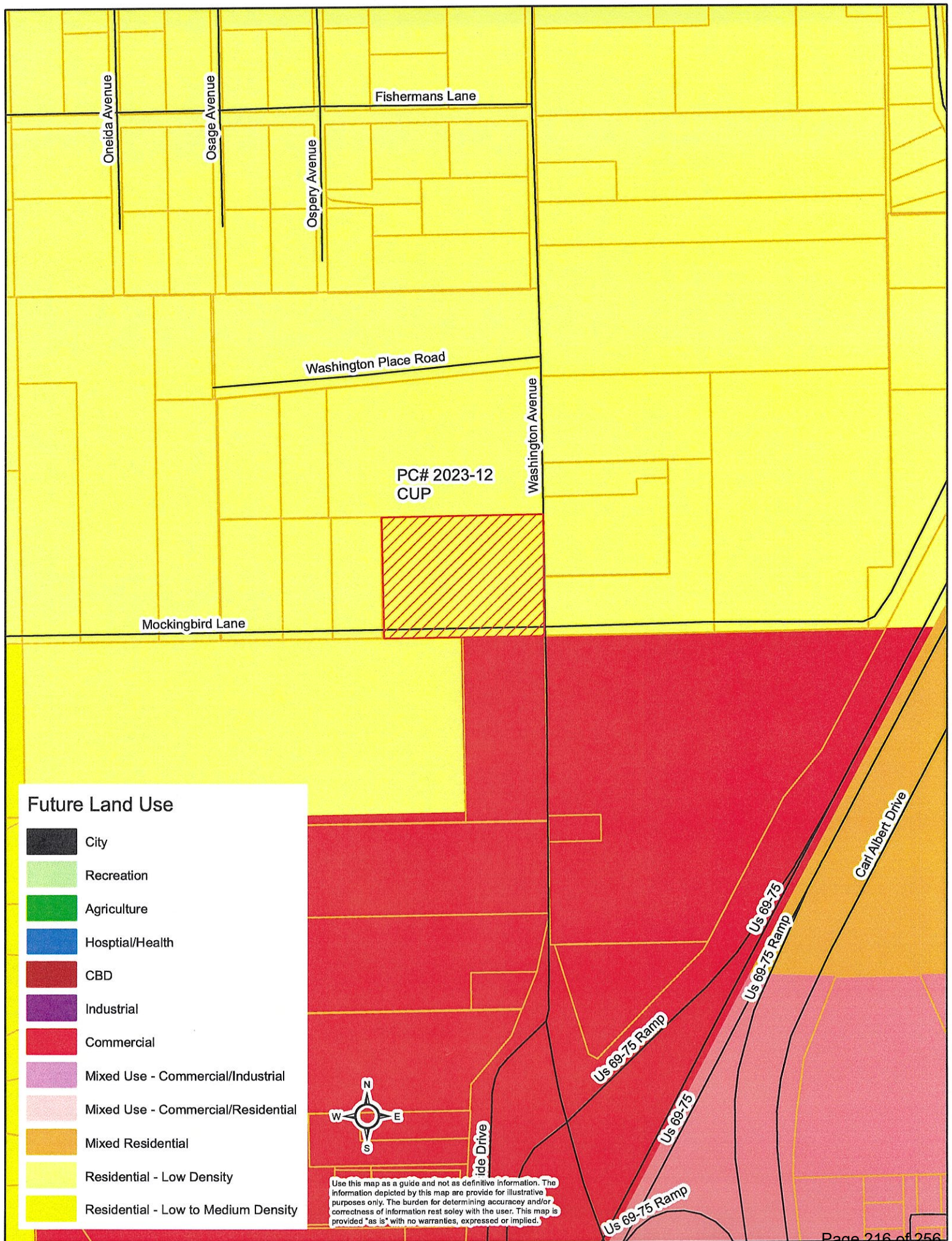
City Clerk
Community Development
GIS

ATTACHMENTS:

1. Maps PC2023-12
2. PC2023-12 Staff Sign Off Sheet
3. Final Plat Application PC2023-12
4. Warranty Deed
5. Rural Water Letter
6. New LSNC Plat (signed)

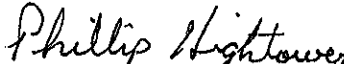
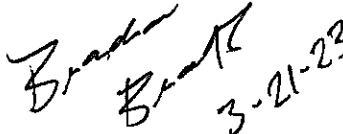
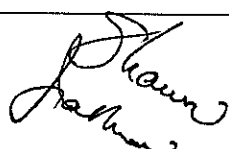






COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Washington Avenue and Mockingbird Lane PC2023-12

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	If disturb greater than 1 acre will need to get stormwater permit & SWP3 (CDEQ)
M&O Randy Cantrell		03-21-2023	No Comment
Streets Carl Meade		3-21-23	
Public Works Director Phillip Hightower		3-21-23	
Fire Marshal Brandon Brooks		3-21-23	
Building Official Shawn Jackson		3-21-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>

Mon, Mar 27, 2023 at 10:17 AM

To: Danielle O'Neal <doneal@durant.org>

Cc: Kari Speers <kspeers@durant.org>

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☒
 Re-Plat: ☐

Petition # PC-2023-12

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE		Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227			Phone #2
City: DURANT	State: OKLAHOMA	Zip: 74702	Fax #
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: OKLAHOMA	Zip: 74533	Fax #
Surveyor Oklahoma License Number: PLS #1819 / CA #7076			

ENGINEER INFORMATION

Name: H. WAYNE BARKER / BARKER & ASSOCIATES, INC.		Email: WBARKER@BARKERENGINEERS.COM	Phone #1 580-931-9045
Mailing Address: 3902 UNIVERSITY BOULEVARD			Phone #2
City: DURANT	State: OKLAHOMA	Zip: 74701	Fax #
Engineer Oklahoma License Number: PE #18513 / CA #3998			

LAND INFORMATION

Legal Description: SEE ATTACHED EXHIBIT 'A'	Parcel Number: N/A
Proposed Subdivision Name: LifeSong	Current Zone: A-1
Proposed Use: CHURCH / PLACE OF WORSHIP, EXISTING PASTURE & RESIDENCE	Proposed Zone: A-1
Current Property Owner's Name: DURANT FIRST CHURCH OF THE NAZARENE	

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: [Signature] PRESIDENT Date: 1/30/2023

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:

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

What licenses and permits (if any) are required for this proposed use?

NONE

Please list or describe any other reasons to support this application.

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

PROTECTION OF NEIGHBORHOODS

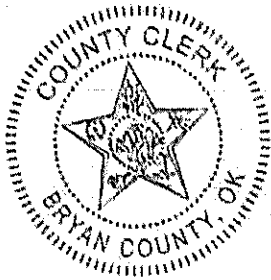
The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.



1-2022-744094 Book 1596 Pg: 107
04/28/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 21st day of April, 2022, by and between Annita Burkhalter, the duly qualified and acting Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, and First Church of the Nazarene a/k/a Church of the Nazarene of Durant, Oklahoma, a not-for-profit corporation, Grantees.

WITNESSETH:

That whereas, under and by virtue of authority and power granted by the District Court for the County of Bryan, State of Oklahoma, in the estate of Ludie Iva Sullivan, Case No. PB-2020-73, Bryan County District Court, State of Oklahoma, in an Order Authorizing Sale of Real Property Pursuant to 58 O.S. § 239 dated April 5, 2022, which authorized Grantor to sell certain real property of the estate of Ludie Iva Sullivan, Deceased, situated in Bryan County, State of Oklahoma, specified and particularly described in said Order which has been recorded in the records of the County Clerk of Bryan County, Oklahoma, Grantor did sell the hereinafter described real property, at private sale, to Grantees for the sum of \$ 799,000.

Now, therefore, Annita Burkhalter, Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, pursuant to authority and power granted in the above-referenced Order, for and in consideration of the sum of \$ 799,000 to her paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns forever, all the right, title, interest and estate of the said Ludie Iva Sullivan, Deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, in and to the following described real property situate in Bryan County, State of Oklahoma, to-wit:

TRACT 1: A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECTION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 899 AS SHOWN IN THE BRYAN COUNTY CLERKS OFFICE;

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 1,198.50



I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 13 day of January, 2023
Tammy Reynolds County Clerk

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

1-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.



Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

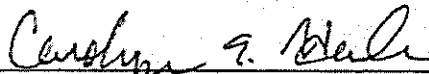
ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

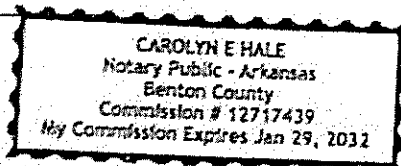
Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

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

My commission expires: Jun 29, 2032


Notary Public

Commission no. _____



I-2022-744084 Book 1596 Pg 109
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



CONSULTING ENGINEERS
405-365-0952
Jhenderson.304Technical@gmail.com

January 9, 2023

Mrs. Regina Clinton, Manager
Bryan County RWS & SWMD No. 2
P.O. Box 119
Mead, OK 73449

RE: Life Song of Nazarene Church
Mockingbird Lane and Washington Ave.
Hydraulic and Plan Review

File: 2022.23

Dear Regina:

We recommend approval of the single meter request noting the property appears to be undivided with a house currently being served with water from the District. The District has set aside enough capacity to serve the existing lots with a single meter request. In this instance there will be one (1) additional meter added if the District agrees to serve the property (See Exhibit 1).

Pending the Board of Director's considerations above, the District can serve the request hydraulically with 95 psi available and capacity for a single set meter. Approval will need to include revisions to the proposed plans that we have markup for modifications from the plan review from December.

We also recommend if this building has a fire service line for internal fire suppression that the following apply: On service lines supplying fire sprinkler systems only, the service line must be protected by a minimum of two approved Check Valves. One of these check valves may be the Alarm Check provided as part of the sprinkler system. The other may be a Detector Check, Double Check Valve Assembly or an approved Single Check Valve that is UL approved. The property will have 500 gpm fire protection available that is currently set aside in the hydraulics of the area.

The property will also need to incorporate easements for the waterlines if the District intends to maintain the lines within the boundaries of the property. I would not recommend maintaining the service line past the meter set or the internal fire suppression system past the added valve I placed on the fire line for sprinkler service.

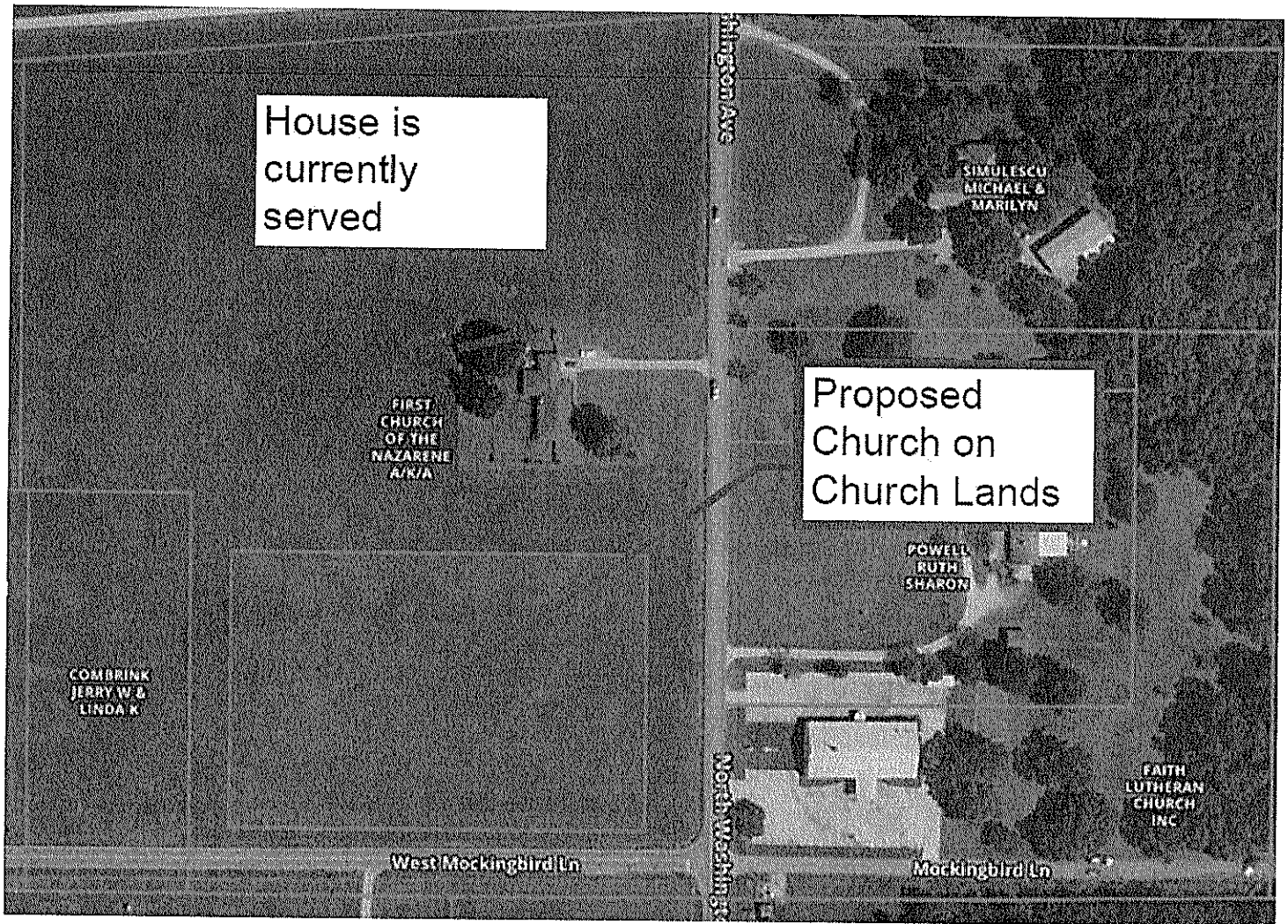
Please let me know if you have any questions.

Sincerely,

304 TECHNICAL SERVICES, LLC.

A handwritten signature in black ink, appearing to read 'Jason E. Henderson', is written over a light blue horizontal line.

Jason E. Henderson, P.E.





The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on Resolution R-2023-06, a Conditional Use Permit (CUP) request for property located near Washington Avenue and Mockingbird Lane (PC2023-12).

Request: Consider a request from Durant First Church of the Nazarene, for a Conditional Use Permit request to construct a worship facility / church on property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a Final Plat request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Residential Uses / Vacant
West	A-1 / R-1	Vacant
South	A-1 / R-1 / C-2	Residential Uses / Commercial Uses
East	A-1	Church / Residential Uses

Lot Characteristics:

Width	~460 ft.
Depth	~622 ft.
Total Area	~6.50 acres (~286,120 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant approached staff regarding platting the property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. This item previously had no action taken by the Planning Commission, and the church submitted a letter to withdraw their application prior to the City Council for the entire project.

For this Conditional Use Application, nothing has changed; however, the plat did change from three lots to two lots. The new plat does meet the zoning requirements. For all new worship facilities / church construction, City Ordinance requires them to apply and obtain a Conditional Use Permit.

Notifications have been made to the surrounding property owners and at the time of this report, staff has not received any phone calls or letters of support or protest regarding this Conditional Use Permit request.

Analysis: The subject property that the applicant wants to construct the new church on is approximately 6 acres (should

the plat be approved), and would be a vacant piece of property. The area is made up of mostly Agricultural, Residential and Commercial Zoned properties. The area is served by Rural Water District 2 and does not have any sewer in the area. The applicants have obtained a letter from Rural Water District 2 stating that they are able to serve water, but they will have to find an alternative for fire suppression, which will be covered by the fire marshal. The applicants will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff drafted the resolution for the Conditional Use Permit and sent it to the City Attorney for review.

The current Future Land Use Map has this area as low-density residential; therefore, this conditional use permit request appears to be partially in line with the Future Land Use Map.

Planning Commission Recommendation: Planning Commission recommended approval of this Conditional Use Permit (CUP) Request.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit, since it does meet the suggested conditions and requirements. Staff recommends that the Planning Commission take into consideration that, if the plat is not approved, there will need to be changes to the legal description.

Required Action: Hear the item and approve or deny Resolution R-2023-06, a conditional use permit request for the property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

Planning Commission and Staff recommend approval of Resolution R-2023-06, a Conditional Use Permit (CUP) request.

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

City Clerk
Community Development

ATTACHMENTS:

1. Maps CUP PC2023-12
2. Resolution R-2023-06 LSNC (PC2023-12)
3. CUP Application PC2023-12
4. Warranty Deed
5. CUP Ordinance



Redbud Lane

Commercial Lane

Oneida Avenue

Osage Avenue

Ospery Avenue

Fishermans Lane

Washington Place Road

PC# 2023-12
CUP

Washington Avenue

Mockingbird Lane

Carl Albert Drive

Us 69-75

Us 69-75 Ramp

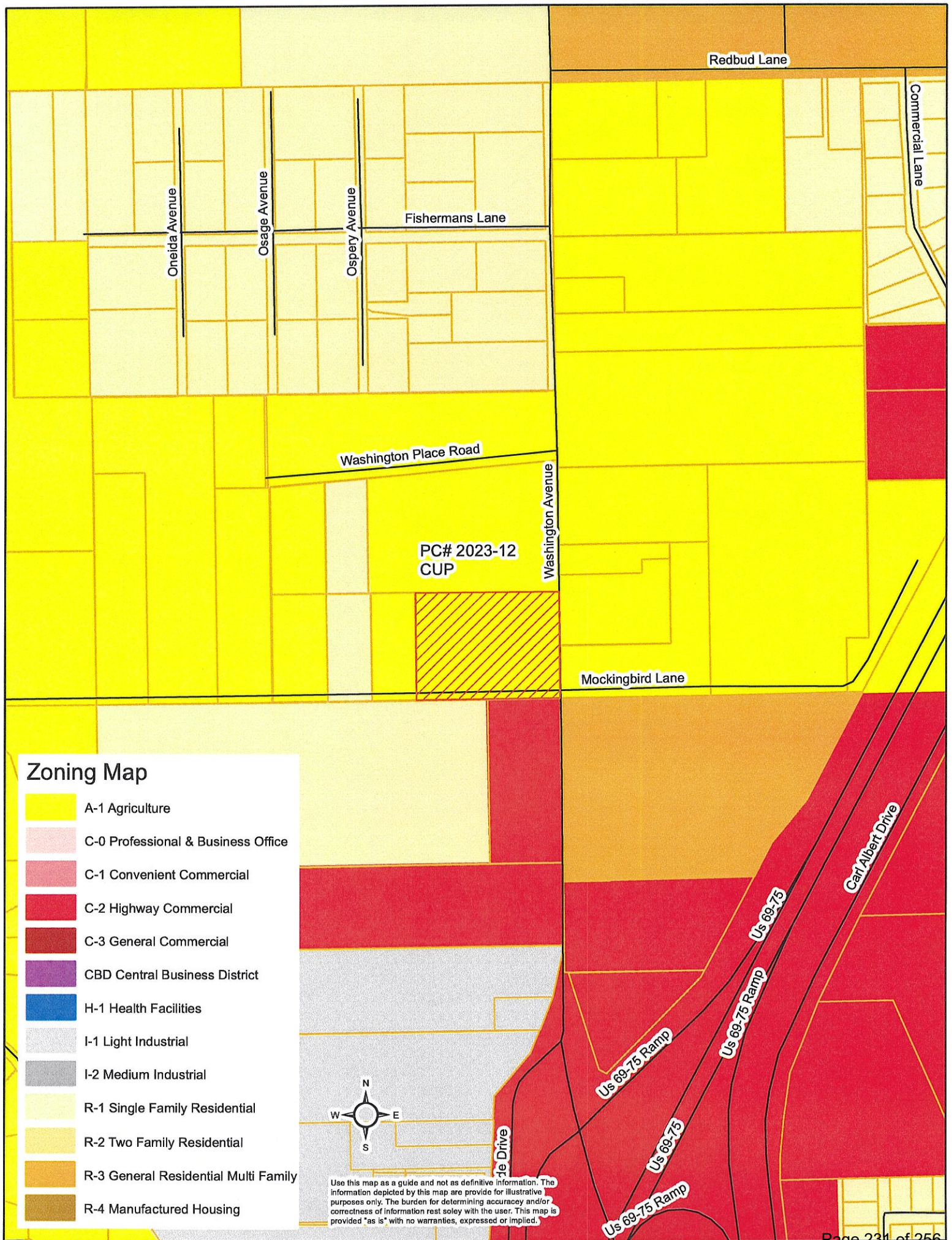
Us 69-75 Ramp

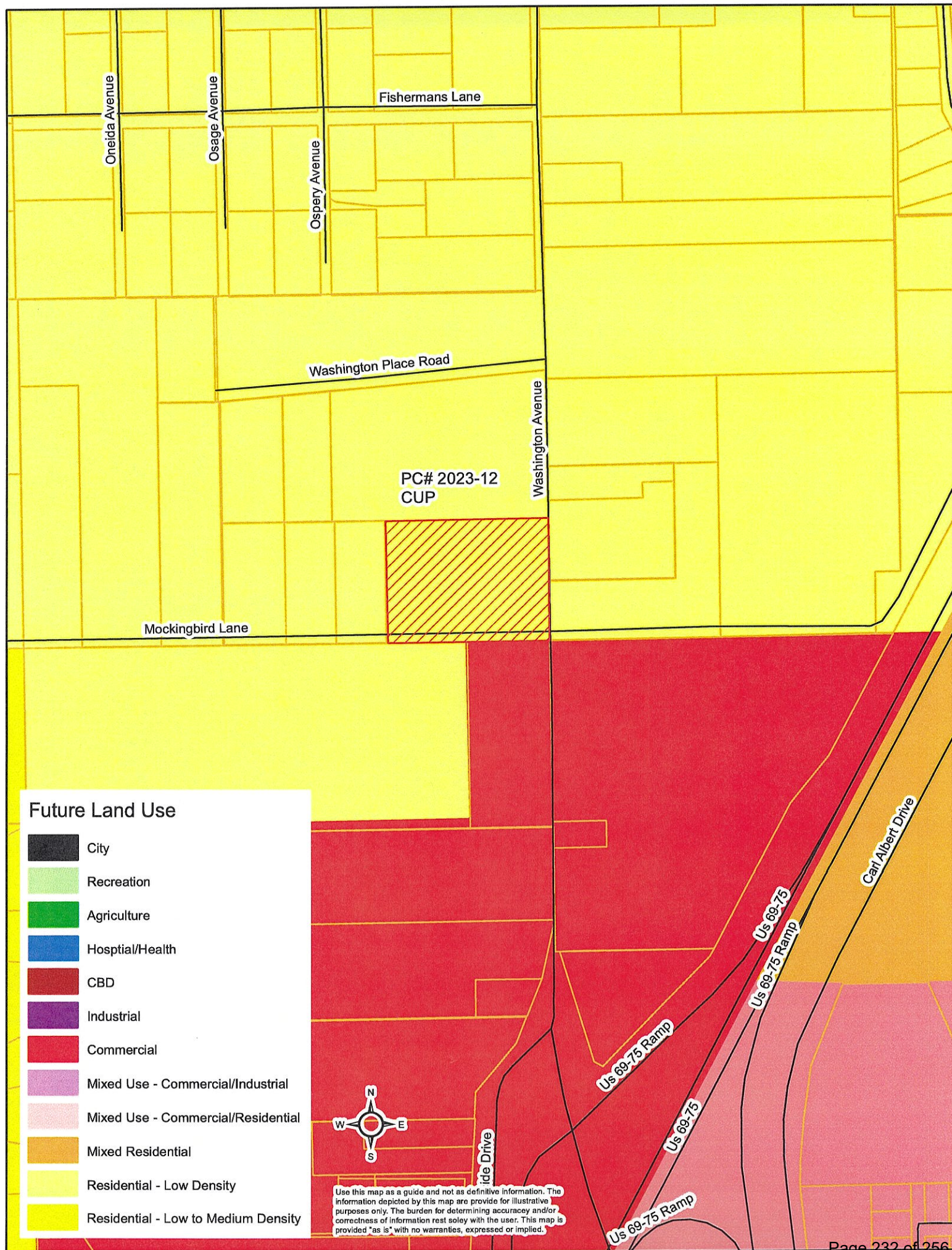
Us 69-75

Us 69-75 Ramp

Westside Drive







RESOLUTION # 2023-06

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT IN THE GENERAL AGRICULTURAL "A-1" DISTRICT FOR THE CONSTRUCTION OF A WORSHIP FACILITY AT: A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Beginning at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 00°51'25" E, along the East line of said Combrink tract, a distance of 460.69 feet to the SE corner of said Combrink tract also being a point on the South line of the SE/4 of said Section 18;
- Thence N 89°05'21" E, along the South line of the SE/4 of said Section 18, a distance of 622.78 feet back to the Point of Beginning.
- Containing 6.58 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma

(Petition of Lifesong Nazarene Church)

WHEREAS, a Public Hearing was held before the Durant Planning Commission regarding the proposed Conditional Use Permit contained in this Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed development is in general conformance with the goals of the Comprehensive Plan of the City of Durant if developed according to the conditions contained in the Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed use satisfies the criteria for conditional uses as set forth in the Zoning Code of the City of Durant if developed to the conditions contained in this Resolution; and

WHEREAS, the Durant Planning Commission has recommended approval of the conditions contained in the Resolution; and

WHEREAS, the City Council has reviewed the recommendation of the Durant Planning Commission and has determined that the Conditional Use Permit is appropriate.

NOW THEREFOR BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA, AS FOLLOWS:

Section 1: A Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section 1 as follows:

- I. PERMITTED AND CONDITIONAL USES
 - a. Lifesong Nazarene Church may be permitted to construct worship facility to be located at the aforementioned lot.

II. PLAN SUBMITTAL REQUIREMENTS

- a. Prior to issuance of any building permit, the petitioner shall submit to the Community Development Department for review and approval a set of plans as required. All MEP (Mechanical, Electrical, Plumbing) contractors will need to be licensed within the City of Durant and are required to be licensed in Oklahoma and in good standing with the Construction Industries Board of Oklahoma.. Should there be greater than 1 acre disturbed, the petitioner will obtain a stormwater permit through the Oklahoma Department of Environmental Quality (ODEQ) and submit a copy to Community Development Staff prior to the issuance of building permits.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- a. Building Codes – The structure shall meet all applicable building and fire codes as required and adopted by the City of Durant.
- b. Structure Setbacks – Any new structures, signage, and accessory structures shall be in accordance with the City of Durant Code of Ordinances.
- c. Parking Standards – All parking spaces and drive aisles shall be in accordance with all parking requirements as stated within the City of Durant Code of Ordinances.
- d. Signage - All signage shall meet the requirements as stated within the City of Durant Code of Ordinances, including the requirement of obtaining a sign permit.
- e. Lighting – Shall meet and follow the requirements as stated within the City of Durant Code of Ordinances.
- f. Fire Lanes and all Life Safety – As approved by the City of Durant Fire Marshal.
- g. Trash and Weeds – The area shall meet the requirements within the City of Durant Code of Ordinances.

IV. MISCELLANEOUS

- a. All applicable licenses and permits from other governmental and regulatory agencies must be obtained and kept current.

V. LIMITATIONS

- a. The continuation of the use permitted by the resolution shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the Conditional Use Permit after affording the owner/operator the right to be heard.
- b. In the event of a disagreement between any owner/operator and the Director of Community Development as to whether the use of the site meets the criteria or conditions set forth in the resolution, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council. The City Council shall make the decision on such disagreement, provided the owner/operator shall have the right to appeal such decision pursuant to the City of Durant Code of Ordinances and pursuant to any other available legal or equitable remedy.

Section 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 11th day of April 2023.

DANNY SHERRER, MAYOR
CITY OF DURANT, OKLAHOMA

ATTEST:

CYNTHIA J. PRICE
CITY CLERK

CONDITIONAL USE APPLICATION

Petition # PC2023-12
Fee \$ _____

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE		Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227		Phone #2	
City: DURANT	State: OKLAHOMA	Zip: 74702	Fax #
Applicant's Interest in Property: OWNER/USER			

____ Please use attached addendum if there is more than one applicant.

Physical Address of Proposed Conditional Use: 4001 N WASHINGTON AVE		Name of Project: LIFESONG CHURCH OF THE NAZARENE, NEW CHURCH BUILDING	
☐ Platted ☒ Un-Platted	Subdivision N/A	Lot N/A	Block N/A
Legal Description: THE EXISTING ±16.5 ACRE TRACT IS DESIRED TO BE SPLIT INTO THREE PARCELS. THE APPLICANT IS (If Un-platted) SEEKING APPROVAL TO LOCATE A CHURCH IN THE SOUTHERNMOST PARCEL. (SEE ATTACHED EXHIBIT 'A')			

Existing Zoning: A-1	Proposed Conditional Use: CHURCH/PLACE OF WORSHIP		
Present Use: A-1/PASTURE	Parking Spaces Required: 41	Parking Spaces Provided: 38 STANDARD, 4 ADA ACCESSIBLE	
Parcel Width: 460.84 FEET	Parcel Length: 622.78 FEET	Acres: 6.58 ACRES	Street/Road Frontage: 1,083.62 FEET
____ City Water (If City Water will be extended or improvements will be made, please explain:)			
____ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
RURAL WATER DISTRICT #2. SEE ATTACHED EXHIBIT 'C'.			
____ Private Water ☒ Private Sewer			
Explain in your own words why your property should be rezoned. THE APPLICANT IS NOT SUBMITTING FOR A ZONING CHANGE. THE APPLICANT IS SEEKING APPROVAL TO LOCATE A CHURCH IN AN A-1 ZONE. THE CITY OF DURANT REQUIRES THAT COUNCIL GIVE APPROVAL FOR A CHURCH TO BE LOCATED IN AN A-1 ZONE. THE PROPERTY IS PREDOMINANTLY BOUNDED BY A-1 PROPERTY THAT IS CURRENTLY PASTURE, WITH SOME RESIDENTIAL STRUCTURES. IT IS ALSO ADJACENT TO AN R-1 PARCEL WITH STRUCTURE, AND SMALL C-2 PARCEL WITH STRUCTURE. THE PLACEMENT OF A CHURCH IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.			

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: Rev. D. Smith, President Date: 1/30/2023

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:

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

What licenses and permits (if any) are required for this proposed use?

NONE

Please list or describe any other reasons to support this Conditional Use Permit Application.

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

Exhibit 'B'

PROTECTION OF NEIGHBORHOODS

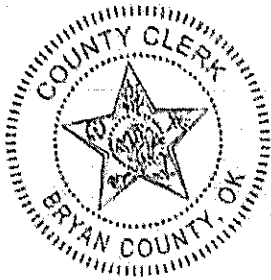
The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.



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Bryan County

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THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

1-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.



Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

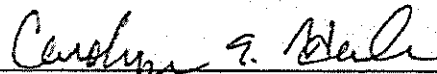
ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

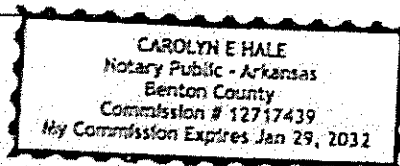
Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

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

My commission expires: Jun 29, 2032


Notary Public

Commission no. _____



I-2022-744084 Book 1596 Pg 109
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

§ 156.172 CONDITIONAL USE PERMITS.

(A) The following procedure is established to integrate properly the conditional uses with the other land uses located in the district. These uses shall be reviewed and authorized or rejected under the following procedure:

- (1) An application shall be filed with the office of the City Planning Commission for review. Such application shall be in such form and content as the Planning Commission may by resolution establish;
- (2) The Planning Commission shall within 45 days of the date of the application transmit to the City Council its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utilities, and other matters pertaining to the general welfare and the recommendation of the Planning Commission;
- (3) The Planning Commission may recommend and the City Council may establish such conditions which in its judgment would carry out the purpose and intent of these regulations as a condition or conditions to the permitting of such conditional use. Thereupon, the City Council may authorize or deny the issuance of a building permit for the use of land or buildings as requested;
- (4) For each application for a conditional use permit, a fee as set by the City Council by motion or resolution shall be paid to the City Clerk-Treasurer. The cost of legal publication and required notices shall be the responsibility of the applicant, also each applicant shall submit an accurate legal description and map of the land and existing buildings. A certified abstractor's list of all owners of property located within 300 feet of subject property shall be submitted;
- (5) The Planning Commission shall publish a notice of the public hearing 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 giving the time and place of the public hearing and the proposed conditional use. Notice shall be mailed to all owners of property located within 300 feet of the subject property at least 20 days prior to the hearing; and
- (6) The City Council may make its approval of any conditional use permit subject to conditions when, in its judgment, compliance of the applicant to the conditions would diminish adverse impact of the desired use on surrounding uses. The conditions to be met shall be made an integral part of the City Council action authorizing the conditional use permit.

(B) The following are suggested permit conditions:

- (1) The use is specifically identified and conforms to conditions listed in the zoning regulations;
- (2) The proposed use is not injurious to the present use of the land nor prevents enjoyment of uses already permitted;
- (3) The change should not impede normal or orderly development or improvement of surrounding property;
- (4) Adequate utilities, access roads, drainage, and other necessary facilities are provided;
- (5) Sufficient off-street parking and loading spaces are available;
- (6) The conditional use does not create a nuisance (odors, fumes, dust, noise, and the like) in the area;
- (7) If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained;
- (8) The permit is subject to periodic review and must be renewed as set out in these regulations. Any violation of the conditions results in automatic termination. If not used, conditional use permits are void after one year;
- (9) The permit is not transferrable from one applicant to another, so that a change in possession of the property terminates a permit. Caveat: a new permit must be issued to any subsequent applicant who can satisfy the permit conditions; and
- (10) A permit or license fee may be charged in an amount which reflects the administrative costs of regulating the conditional use program.

(Prior Code, § 157.192) (Ord. 1049, passed 10-11-1983; Ord. 1123, passed 3-8-1988)



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Lisa Taylor, City Manager
Re: Consider 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 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-2023-09)

This Resolution calls for a special election 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.

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 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-2023-09)

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

ATTACHMENTS:

1. Resolution R-2023-09

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 11TH DAY OF APRIL, 2023, 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. 2023-09

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 he is hereby authorized and directed to call a special election to be held in said City on the 13th day of June, 2023, for the purpose of submitting to the registered, qualified voters thereof the following proposition:

PROPOSITION

Shall Ordinance No. O-2023-08 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. ____ 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 June 13, 2023:

- 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 June 13, 2023 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 11th day of April, 2023.

(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 April 6, 2023, and public notice of this meeting, setting forth the date, time, place and amended 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 4:15 o'clock p.m., on the 10th day of April, 2023, 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 11th day of April, 2023.

(SEAL)

City Clerk

**Schedule of Regular Meetings for
Durant City Council,
The Durant City Utilities Authority (DCUA)
Durant Airport Authority (DAA)
*Durant Development Authority (DDA)**

Calendar Year 2023

Second Tuesday each month, unless otherwise noted

DATE	TIME	LOCATION
*January 10	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
February 14	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
March 14	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
*April 11	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
May 9	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
June 13	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
*July 11	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
August 8	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
September 12	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
*October 10	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
November 14	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110
December 12	6:00 P.M.	Roscoe J. Hatfield Council Chambers, Room 110

* Durant Development Authority
Meets on Quarterly Basis

Filed By:
Lisa Taylor, City Manager
Durant City Hall
P.O. Box 578
Durant, OK 74702-0578
(580) 931-6605



Filed in the office of the Durant City
Clerk on November 8, 2022.


Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 4/11/2023
To: Mayor and City Council
From: Lisa Taylor, City Manager
Re: Consider Approval of 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-2023-09)

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.

Council Information / Action Requested

Approval of 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-2023-09)

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

ATTACHMENTS:

1. Ordinance O-2023-09

ORDINANCE NO. O-2023-09

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. The Title of Ordinance 1430 shall be amended as follows:

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, RELATING TO THE IMPOSITION OF A CITY EXCISE (SALES) TAX OF ONE QUARTER OF ONE PERCENT (1/4%) (IN ADDITION TO ANY AND ALL OTHER EXCISE TAXES NOW IN FORCE) WITHIN THE CORPORATE LIMITS OF THE CITY OF DURANT, OKLAHOMA AS PRESENTLY CONSTITUTED OR AS MAY HEREINAFTER EXIST, WITH SUCH ADDITIONAL EXCISE (SALES) TAX TO BE EFFECTIVE ON OCTOBER 1, 2004 AND ~~END ON OR BEFORE SEPTEMBER 30, 2024~~ CONTINUE INDEFINITELY, SUCH TAX TO BE LEVIED UPON THE GROSS RECEIPTS OR GROSS PROCEEDS DERIVED FROM CERTAIN SALES TAXABLE UNDER THE OKLAHOMA SALES TAX CODE; PROVIDING FOR THE PURPOSES OF THE ADDITIONAL EXCISE (SALES) TAX, NAMELY, ~~COMMUNITY FACILITIES AND TO PROVIDE FOR A CITY OF DURANT, OKLAHOMA MULTI-SPORTS COMPLEX AND OTHER SPORTS AND RECREATION FACILITIES DEVELOPMENT AND UPGRADES THEREOF, AND ECONOMIC AND PROSPERITY COMMUNITY DEVELOPMENT, TO PROVIDE FOR STREET IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTING, RECONSTRUCTING, IMPROVING, REHABILITATING, RESURFACING, AND REPAIRING STREETS, INCLUDING SIDEWALKS, LIGHTING, STREET ENHANCEMENT IMPROVEMENTS, DRAINAGE IMPROVEMENTS, UTILITY RELOCATION, AND SIGNALIZATION AND THE OPERATION~~ CONSTRUCTION AND MAINTENANCE RELATED THERETO AND TO PLEDGE AND TO PAY ANY DEBT SERVICE RELATED THERETO; PROVIDING FOR THE ESTABLISHMENT OF A LIMITED PURPOSE TAX FUND KNOWN AS THE "1/4% SALES TAX IMPROVEMENT FUND"; PROVIDING FOR SUBSISTING STATE PERMITS; PROVIDING FOR PAYMENT OF TAX; PROVIDING THAT THE TAX IS IN ADDITION TO TAXES CURRENTLY LEVIED; INCORPORATING CERTAIN PROVISIONS OF PRIOR CITY ORDINANCES; PROVIDING FOR AMENDMENTS TO THE ORDINANCE; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE ARE CUMULATIVE AND IN ADDITION TO ANY AND ALL TAXING PROVISIONS OF OTHER CITY ORDINANCES; PROVIDING THAT IMPLEMENTATION OF THE ORDINANCE IS SUBJECT TO VOTER APPROVAL; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR SAVINGS CLAUSE AND REPEALER; AND DECLARING AN EMERGENCY.

Section 2. The Title of Ordinance 1431 shall be amended as follows:

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, RELATING

TO THE IMPOSITION OF A CITY EXCISE (SALES) TAX OF ONE QUARTER OF ONE PERCENT (1/4%) (IN ADDITION TO ANY AND ALL OTHER EXCISE TAXES NOW IN FORCE) WITHIN THE CORPORATE LIMITS OF THE CITY OF DURANT, OKLAHOMA AS PRESENTLY CONSTITUTED OR AS MAY HEREINAFTER EXIST, WITH SUCH ADDITIONAL EXCISE (SALES) TAX TO BE EFFECTIVE ON OCTOBER 1, 2004 AND ~~END ON OR BEFORE SEPTEMBER 30, 2024~~ CONTINUE INDEFINITELY, SUCH TAX TO BE LEVIED UPON THE GROSS RECEIPTS OR GROSS PROCEEDS DERIVED FROM CERTAIN SALES TAXABLE UNDER THE OKLAHOMA SALES TAX CODE; PROVIDING FOR THE PURPOSES OF THE ADDITIONAL SALES TAX NAMELY, TO PROVIDE ~~FOR AN ARENA AND COMMUNITY CENTER AND OTHER RELATED SPORTS AND RECREATION FACILITIES DEVELOPMENT AND UPGRADES THEREOF, AND ECONOMIC AND PROSPERITY COMMUNITY DEVELOPMENT~~ STREET IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTING, RECONSTRUCTING, IMPROVING, REHABILITATING, RESURFACING, AND REPAIRING STREETS, INCLUDING SIDEWALKS, LIGHTING, STREET ENHANCEMENT IMPROVEMENTS, DRAINAGE IMPROVEMENTS, UTILITY RELOCATION, AND SIGNALIZATION, AND THE OPERATION CONSTRUCTION AND MAINTENANCE RELATED THERETO AND TO PLEDGE AND TO PAY ANY DEBT SERVICE RELATED THERETO, LOCATED ON THE DURANT CAMPUS OF SOUTHEASTERN OKLAHOMA STATE UNIVERSITY; PROVIDING FOR THE ESTABLISHMENT OF A LIMITED PURPOSE TAX FUND KNOWN AS THE "1/4% SALES TAX IMPROVEMENT FUND"; PROVIDING FOR SUBSISTING STATE PERMITS; PROVIDING FOR PAYMENT OF TAX; PROVIDING THAT THE TAX IS IN ADDITION TO TAXES CURRENTLY LEVIED; INCORPORATING CERTAIN PROVISIONS OF PRIOR CITY ORDINANCES; PROVIDING FOR AMENDMENTS TO THE ORDINANCE; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE ARE CUMULATIVE AND IN ADDITION TO ANY AND ALL TAXING PROVISIONS OF OTHER CITY ORDINANCES; PROVIDING THAT IMPLEMENTATION OF THE ORDINANCE IS SUBJECT TO VOTER APPROVAL; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR SAVINGS CLAUSE AND REPEALER; AND DECLARING AN EMERGENCY.

Section 3. 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 following language shall be substituted as Section 3 of Ordinance 1430 and Ordinance 1431:

The purpose of the one-quarter of one percent (0.25%) excise tax (sales 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, utility relocation, 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 4. Amendment to Section 4 of Ordinance No. 1430 and Ordinance No. 1431. Section 4 of Ordinance No. 1430 and Ordinance No. 1431, shall be amended to read 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 without a termination date and~~ until lawfully repealed pursuant to the approval by a majority of the registered voters of the City of Durant, Oklahoma at a municipal election held on June 13, 2023.”

Section 5. 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 6. 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 7. Provisions Cumulative. The provisions hereof shall be cumulative and in addition to any and all other taxing provisions of City Ordinances.

Section 8. 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.

PASSED AND APPROVED this 11th day of April, 2023.

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 April 11, 2023, 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. _____ 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 11TH DAY OF APRIL, 2023.

CITY OF DURANT, OKLAHOMA

(SEAL)

City Clerk