

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**

August 8, 2023

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

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 Meeting Minutes of July 11, 2023
- b. Consider Approval of Special Called Meeting Minutes of July 27, 2023
- c. Consider Approval of Budget Amendment 2023-15
- d. Consider Approval of 2023-2024 Service Fees for Oklahoma Municipal League Membership Fees in the Amount of \$25,917.86
- e. Consider Approval of Contract for Housing and Care of Municipal Prisoners (C-2023-52)

2. Consider Items Removed from Consent

3. Information Items

- a. June 2023 Financial Reports and July 2023 Sale Tax Reports
- b. Street Milling and Overlaying Update

4. Administration

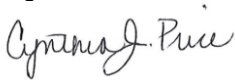
- a. Consider Approval of Resolution Supporting Continued Participation in Main Street Programs (R-2023-16)
- b. Discussion, Consideration and Possible Action on a Planned Unit Development (PUD) and Preliminary Plat Request for Property Located near Lindenwoods Drive and Thomas Circle (PC2023-16).
- c. Discussion, Consideration and Possible Action on a Final Plat Request for Property Located Near North 1st Avenue and Gerlach Drive (PC2023-18).
- d. Discussion, Consideration and Possible Action on a Sketch Plat Request for Property Located Near Peppernut Lane and Red Bud Lane (PC2023-19).
- e. Discussion, Consideration and Possible Action on a Re-Plat Request for Property Located Near Maxey Drive and Wilson Street (PC2023-20).
- f. Discussion, Consideration and Possible Action on Accepting the Drainage infrastructure on Mockingbird Lane into the City of Durant Storm Water System

5. New Business

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 12:15 p.m. on the 4th day of August, 2023.



Cynthia J. Price, City of Durant



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of July 11, 2023

Council Information / Action Requested

Approval of Regular Meeting Minutes of July 11, 2023

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

ATTACHMENTS:

1. Durant City Council Meeting Minutes 07112023

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 3:50 p.m. on the 7th day of July, 2023. An amended agenda was posted at the place of such meeting at 4:05 p.m. on the 10th day of July, 2023.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
July 11, 2023 AT 6:00 PM
Roscoe J. Hatfield Council Chambers
300 West Evergreen
Durant, Oklahoma**

CALL TO ORDER

Mayor Tucker called the meeting to order at 6:04 p.m.

INVOCATION/FLAG SALUTE

Mayor Tucker provided the invocation and led the flag salute.

ROLL CALL

Present:

Council Member Lauran Fuller
Council Member Humphrey Miller
Council Member Danny Sherrer
Council Member Mike Simulescu
Council Member Martin Tucker
City Attorney Tom Marcum
Interim City Manager Rick Rumsey
City Clerk Cynthia J. Price

Absent:

None

PRESENTATIONS

1. Presentation of Employee Service Awards for 2nd Quarter 2023

The following employees received service awards for 2nd Quarter 2023:

5 Years:

Alvin Patterson - Library - Certificate, Pin, \$50 Check;

10 Years:

Shawn Watkins - Parks - Certificate, Pin, \$100 Check;
Michael Goodlow - Police - Certificate, Pin, \$100 Check;
Bradley Nelson - Police - Certificate, Pin, \$100 Check;

20 Years:

Randall Cheney - Police - Plaque, Certificate, Pin \$200 Check;

30 Years:

Christopher Cicio - Police - Plaque, Certificate Pin, \$300 Check.

CITIZEN COMMENTS

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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 June 13, 2023
- b. Consider Approval of Special Called Minutes of June 23, 2023
- c. Consider Approval of Budget Amendment 2023-14
- d. Consider Approval of Mayoral Appointment of Candidates to the Library Advisory Board
- e. Consider Approval of Contract with Retail Strategies in the Amount of \$40,000 for Retail Recruitment Services.

Item 1(e) was removed for further discussion by Council Member Simulescu.

Motion To: Approve Remaining Consent Items 1(a), 1(b), 1(c), 1(d) as Presented

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

2. Consider Items Removed from Consent

2(e). No Action Taken - This item will be moved to the August 8, 2023 agenda. Interim City Manager Rumsey stated a representative of Retail Recruitment Services will be requested to be present at the August meeting to address the council and answer any questions.

3. Information Items

- a. Financial Report May 2023 and Sales Tax Report June 2023

4. Administration

- a. Discussion, Consideration, and Possible Action for Approval of Resolution R-2023-13 Authorizing Interim City Manager to Represent the City as an Authorized Representative for Grant Related Matters.

Motion To: Approve Resolution R-2023-13 Authorizing Interim City Manager to Represent the City as an Authorized Representative for Grant Related Matters

Motion By: Lauran Fuller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on Ordinance O-2023-04 Amending Section 156.137 (Buildings) of the Durant Code of Ordinances.
 - 1) Ordinance O-2023-04. Section 1.
 - 2) Ordinance O-2023-04. Section 2. Emergency Clause.

Motion To: Approve Ordinance O-2023-04, Section 1, Amending Section 156.137 (Buildings) of the Durant Code of Ordinances

Motion By: Mike Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-04, Section 2, Emergency Clause

Motion By: Michael Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on Ordinance O-2023-11 Amending Section 156.032 (District Regulations) of the Durant Code of Ordinances.
 - 1) Ordinance O-2023-11. Section 1.
 - 2) Ordinance O-2023-11. Section 2. Emergency Clause.

Motion To: Approve Ordinance O-2023-11, Section 1, Amending Section 156.032 (District Regulations) of the Code of Ordinances

Motion By: Mike Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-11, Section 2, Emergency Clause

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on Ordinance O-2023-12 Amending Section 156.034 (Permitted Uses) of the Durant Code of Ordinances.
 - 1) Ordinance O-2023-12. Section 1.
 - 2) Ordinance O-2023-12. Section 2. Emergency Clause.

Motion To: Approve Ordinance O-2023-12, Section 1, Amending Section 156.034 (Permitted Uses) of the Durant Code of Ordinances

Motion By: Lauran Fuller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-12, Section 2, Emergency Clause

Motion By: Michael Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- e. Discussion, Consideration and Possible Action on Ordinance O-2023-13, a Rezoning request from C-3, General Commercial to I-1, Light Industrial for property located near South 9th Street and Alabama Street (PC2023-09).
 - 1) Ordinance O-2023-13. Section 1.
 - 2) Ordinance O-2023-13. Section 2. Emergency Clause.

Motion To: Deny Ordinance O-2023-13, a Rezoning Request from C-3, General Commercial to I-1, Light Industrial for Property Located Near South 9th Street and Alabama Street (PC2023-09)

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- f. Discussion, Consideration and Possible Action on Ordinance O-2023-14 a Rezoning request from R-3, General Residential to C-0, Professional and Business Office for property located at 817 W. Evergreen (PC2023-13).
 - 1) Ordinance O-2023-14. Section 1.
 - 2) Ordinance O-2023-14. Section 2. Emergency Clause.

Motion To: Approve Ordinance O-2023-14, Section 1, a Rezoning Request from R-3, General Residential to C-O, Professional and Business Office for Property Located at 817 W. Evergreen (PC2023-13)

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-14, Section 2, Emergency Clause

Motion By: Humphrey Miller

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- g. Discussion, Consideration and Possible Action on a Re-Plat request for property located near West Elm Street and North 16th Avenue (PC2023-14).

Motion To: Approve Re-Plat Request for Property Located Near West Elm Street and North 16th Avenue (PC2023-14)

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- h. Discussion, Consideration and Possible Action on a Preliminary Plat Extension for property located near Larkspur Lane and Wilson Street (PC2023-17).

Motion To: Approve Preliminary Plat Extension for Property Located Near Larkspur Lane and Wilson Street (PC2023-17) Contingent Upon Abiding by All Current Laws and Regulations

Motion By: Humphrey Miller

Seconded By: Danny Sherrer

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- i. Consider Approval of Ordinance Amending the Durant Code of Ordinances Section 110.056 Modifying the Application Process for Mobile Boutiques Participating in a Special Event; Modifying Fees; Declaring an Emergency (O-2023-16)

Motion To: Approve Ordinance O-2023-16, Section 1, Amending the Durant Code of Ordinances, Section 110.056 Modifying the Application Process for Mobile Boutiques Participating in a Special Event; Modifying Fees

Motion By: Lauran Fuller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2023-16, Section 2, Emergency Clause

Motion By: Martin Tucker

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- j. Consider Approval of Resolution Establishing Fees and Costs Charged by the City of Durant for Durant Services (R-2023-14)

Motion To: Approve Resolution Establishing Fees and Costs Charged by the City of Durant for Durant Services (R-2023-14)

Motion By: Michael Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- k. Discussion, Consideration and Possible Action to Approve a Sewer Line Extension

Motion To: Approve Sewer Line Extension

Motion By: Michael Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Simulescu, Tucker

Nays: Miller, Sherrer

Abstain: None

- l. Discussion and Possible Action for Future Policy Regarding Sewer Line Extensions of Out of City Residents

Discussion was held. Interim City Manager Rick Rumsey, Public Works Director Phillip Hightower and City Attorney Tom Marcum will work together to draft a policy which they will present to council for their consideration and possible approval at a future meeting.

- m. Discussion and Possible Action on the Employment Process for City Manager

Motion To: Direct Interim City Manager to Have City Attorney Draw Up a Statement of Work to Produce a RFP that the Mayor Would Sign in Coordination with the Interim City Manager to Issue to Bring in Proposals for a Placement Service

Motion By: Martin Tucker

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

5. Executive Session

- a. Consider Entering Into Executive Session to Discuss Collective Bargaining Agreement Between the City of Durant and Local 3061, International Association of Firefighters, Union, AFL-CIO/CLC, Bargaining Agent for 2023-2024. This Executive Session Permitted Under 25 O.S. 307(B)(2).

Motion To: Enter Into Executive Session

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- b. Consider Action Pursuant to Item 5a

Motion To: Approve Collective Bargaining Agreement Between the City of Durant and Local 3061, International Association of Firefighters, Union, AFL-CIO/CLC, Bargaining Agent for 2023-2024

Motion By: Lauran Fuller

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- c. Consider Entering Into Executive Session to Discuss Collective Bargaining Agreement Between the City of Durant and the Fraternal Order of Police Lodge 113 for 2023-2024. This Executive Session Permitted Under 25 O.S. 307(B)(2).

Motion To: Enter into Executive Session

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

d. Consider Action Pursuant to Item 5c

Motion To: Approve Collective Bargaining Agreement Between the City of Durant and the Fraternal Order of Police Lodge 113 for 2023-2024

Motion By: Humphrey Miller

Seconded By: Danny Sherrer

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

6. New Business

Council Member Danny Sherrer requested a status update on the weather radar. Emergency Management Director Richard Ezell stated there are hardware and software components that still need to be installed. The radar is running but not at full capacity. Information gathered at this time is only available to the Emergency Management office. Training will be held once all components are installed and the radar is fully functional.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Humphrey Miller

Seconded By: Martin Tucker

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of July 27, 2023

Council Information / Action Requested

Approval of Special Called Meeting Minutes of July 27, 2023

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

ATTACHMENTS:

1. Special Called Durant City Council Meeting Minutes 07272023 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 20th day of July, 2023 and that an agenda of said meeting was posted at the place of such meeting at 9:50 a.m. on the 21st day of July, 2023.



Cynthia J. Price, City of Durant

MINUTES OF THE MEETING OF DURANT CITY COUNCIL

July 27, 2023 AT 6:00 PM

Roscoe J. Hatfield Council Chambers

300 West Evergreen

Durant, Oklahoma

CALL TO ORDER

Mayor Tucker called the meeting to order at 6:05 p.m.

INVOCATION/FLAG SALUTE

Mayor Tucker provided the invocation. Mayor Tucker led the flag salute.

ROLL CALL

Present:

Council Member Lauran Fuller

Council Member Humphrey Miller

Council Member Danny Sherrer

Council Member Mike Simulescu

Council Member Martin Tucker

City Attorney Tom Marcum

Interim City Manager Rick Rumsey

City Clerk Cynthia J. Price

Absent:

None

ORDER OF BUSINESS

1. Administration

- a. 1. Discussion, Consideration, and Possible Action to Consider Award of Contract C-2021-19 GEN LIBRARY CC to Native Energy Source, LLC in the Amount of \$266,384 Contingent upon Completing 18114 CDBG-CR Grant Requirements and Legal Review.

2. Discussion, Consideration, and Possible Action to Authorize the Mayor to Sign Related Documents for Contract C-2021-19 GEN LIBRARY CC.

September 30, 2023 is to be added to the contract as the completion date.

Motion To: Approve Award of Contract C-2021-19 GEN LIBRARY CC to Native Energy Source, LLC in the Amount of \$266,384 Contingent Upon Completing 18114 CDBG-CR Grant Requirements and Legal Review

Motion By: Lauran Fuller

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Motion To: Authorize Mayor to Sign Related Documents for Contract C-2021-19 GEN LIBRARY CC

Motion By: Michael Simulescu

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Amendment 2023-15

Consider Approval of Budget Amendment BA 23-15

165 TO # 168 APPROPRIATE FUNDS FOR THE YEAR-END OPERATION EXPENSES ADJUSTMENT -
GENERAL,RISK MANAGEMENT, CAPTIAL IMPROV. DIA FUNDS

#169 APPROPRIATE FUNDS FOR AIRPORT YEAR-END OPERATION REVENUE AND EXPENSES ADJUSTMENT

#170 TO 172 APPROPRIATE FUNDS FOR YEAR-END OPERATION EXPENSES ADJUSTMENT- US SINKING,DCUA,
DMSC FUNDS.

Council Information / Action Requested

Approval of BA 23-15

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

ATTACHMENTS:

1. BA 23-15 95-102



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04414 - BA 23-15 YEAR END ADJ1

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000165	FY 22/23 ORIGINAL BUDGET	BA 23-15 YE GF ADJUSTMENT	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-001-510-1100	SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	573,537.50	-50,065.00	523,472.50
June: -50,065.00					
001-001-510-1202	SPECIAL PAY-LEAVE & BONUS ...	BA 23-15 YE GF ADJUSTMENT	3,500.00	32,294.00	35,794.00
June: 32,294.00					
001-001-510-1300	UNEMPLOYMENT INSURANCE	BA 23-15 YE GF ADJUSTMENT	1,683.00	337.00	2,020.00
June: 337.00					
001-001-510-1500	OMRF PENSION CONTRIBUTIO...	BA 23-15 YE GF ADJUSTMENT	40,724.14	2,704.00	43,428.14
June: 2,704.00					
001-001-530-3031	PHONE & TELECOMMUNICATI...	BA 23-15 YE GF ADJUSTMENT	1,322.00	441.00	1,763.00
June: 441.00					
001-001-530-3051	CONTRACT LABOR	BA 23-15 YE GF ADJUSTMENT	50,000.00	11,361.00	61,361.00
June: 11,361.00					
001-001-550-5857	MMBRSHIP/LCNSE/CRTFCATIO...	BA 23-15 YE GF ADJUSTMENT	4,100.00	2,928.00	7,028.00
June: 2,928.00					
001-002-510-1100	SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	32,010.63	19.00	32,029.63
June: 19.00					
001-002-510-1600	LIFE & HEALTH INSURANCE	BA 23-15 YE GF ADJUSTMENT	9,618.49	-210.00	9,408.49
June: -210.00					
001-002-530-3031	PHONE & TELECOMMUNICATI...	BA 23-15 YE GF ADJUSTMENT	250.00	176.00	426.00
June: 176.00					
001-002-550-5857	MMBRSHIP/LICNSE/CRTFCATI...	BA 23-15 YE GF ADJUSTMENT	50.00	15.00	65.00
June: 15.00					
001-003-510-1200	OVERTIME	BA 23-15 YE GF ADJUSTMENT	0.00	16.00	16.00
June: 16.00					
001-003-510-1300	UNEMPLOYMENT INSURANCE	BA 23-15 YE GF ADJUSTMENT	748.00	235.00	983.00
June: 235.00					
001-003-510-1400	FICA TAXES	BA 23-15 YE GF ADJUSTMENT	19,004.35	-317.00	18,687.35
June: -317.00					
001-003-530-3031	PHONE & TELECOMMUNICATI...	BA 23-15 YE GF ADJUSTMENT	480.00	1.00	481.00
June: 1.00					
001-003-550-5857	MMBRSHIP/LCNSE/CRTFCATIO...	BA 23-15 YE GF ADJUSTMENT	675.00	65.00	740.00
June: 65.00					
001-005-510-1100	SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	3,064,529.29	-45,529.00	3,019,000.29
June: -45,529.00					
001-005-510-1202	SPECIAL PAY-LEAVE & BONUS ...	BA 23-15 YE GF ADJUSTMENT	70,000.00	40,892.00	110,892.00
June: 40,892.00					
001-005-550-5852	FUEL	BA 23-15 YE GF ADJUSTMENT	132,000.00	4,637.00	136,637.00
June: 4,637.00					
001-008-510-1100	SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	2,064,325.13	-3,075.00	2,061,250.13
June: -3,075.00					
001-008-530-3031	PHONE & TELECOMMUNICATI...	BA 23-15 YE GF ADJUSTMENT	9,302.00	575.00	9,877.00
June: 575.00					
001-008-550-5852	FUEL	BA 23-15 YE GF ADJUSTMENT	23,997.00	2,500.00	26,497.00

Budget Adjustment Register
Packet: GLPKT04414 - BA 23-15 YEAR END ADJ1

June:	2,500.00					
001-013-510-1100		SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	35,620.60	605.00	36,225.60
June:	605.00					
001-013-510-1200		OVERTIME	BA 23-15 YE GF ADJUSTMENT	718.00	122.00	840.00
June:	122.00					
001-013-510-1400		FICA TAXES	BA 23-15 YE GF ADJUSTMENT	2,890.45	393.00	3,283.45
June:	393.00					
001-013-510-1500		OMRF PENSION CONTRIBUTIO...	BA 23-15 YE GF ADJUSTMENT	2,890.45	170.00	3,060.45
June:	170.00					
001-013-510-1600		LIFE & HEALTH INSURANCE	BA 23-15 YE GF ADJUSTMENT	8,753.93	-1,419.00	7,334.93
June:	-1,419.00					
001-013-510-1700		WORKERS' COMPENSATION EXP	BA 23-15 YE GF ADJUSTMENT	1,800.00	129.00	1,929.00
June:	129.00					
001-015-530-3056		CREDIT CARD PROCESSING FEES	BA 23-15 YE GF ADJUSTMENT	820.00	25.00	845.00
June:	25.00					
001-015-530-3452		LIBRARY CAFE SALES TAX & A...	BA 23-15 YE GF ADJUSTMENT	315.00	25.00	340.00
June:	25.00					
001-015-530-3464		POSTAGE	BA 23-15 YE GF ADJUSTMENT	1,440.00	-50.00	1,390.00
June:	-50.00					
001-018-550-5064		SUPPLIES - DISASTER RELIEF	BA 23-15 YE GF ADJUSTMENT	0.00	237.00	237.00
June:	237.00					
001-018-550-5074		SAFETY SUPPLIES	BA 23-15 YE GF ADJUSTMENT	5,000.00	-237.00	4,763.00
June:	-237.00					
001-019-530-3033		UTILITIES	BA 23-15 YE GF ADJUSTMENT	233,700.00	353.00	234,053.00
June:	353.00					
001-019-570-7021		VEHICLE REGISTRATION FEES	BA 23-15 YE GF ADJUSTMENT	6,650.00	-4,683.00	1,967.00
June:	-4,683.00					
001-019-570-7047		PHONE SERVICE - COMMON C...	BA 23-15 YE GF ADJUSTMENT	-784.00	4,330.00	3,546.00
June:	4,330.00					
001-021-530-3032		POSTAGE	BA 23-15 YE GF ADJUSTMENT	500.00	-100.00	400.00
June:	-100.00					
001-021-550-5852		FUEL	BA 23-15 YE GF ADJUSTMENT	5,004.00	100.00	5,104.00
June:	100.00					
001-022-510-1100		SALARIES AND WAGES	BA 23-15 YE GF ADJUSTMENT	202,475.26	-500.00	201,975.26
June:	-500.00					
001-022-510-1202		SPECIAL PAY-LEAVE & BONUS ...	BA 23-15 YE GF ADJUSTMENT	2,090.00	500.00	2,590.00
June:	500.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000166	FY 22/23 ORIGINAL BUDGET	RM YEAR END ADJUSTMENT	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
012-090-520-2104	LEGAL SERVICES	RM YEAR END ADJUSTMENT	22,000.00	-7,745.00	14,255.00
June:	-7,745.00				
012-090-530-3010	EXCESS W.C. RISK INSURANCE	RM YEAR END ADJUSTMENT	130,000.00	6,122.00	136,122.00
June:	6,122.00				
012-090-570-7007	DISABILITY PAYMENTS	RM YEAR END ADJUSTMENT	50,000.00	1,622.00	51,622.00
June:	1,622.00				
012-090-570-7010	MISCELLANEOUS EXPENSES	RM YEAR END ADJUSTMENT	1,000.00	1.00	1,001.00
June:	1.00				

Adjustment Number	Budget Code	Description	Adjustment Date
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Budget Adjustment Register
Packet: GLPKT04414 - BA 23-15 YEAR END ADJ1

BA0000167 FY 22/23 ORIGINAL BUDGET YEAR END FUND 015 GL ADJUSTMENT

6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-301-1000	BEGINNING UNENCUMBERED	AD FINANC TO UTILI 1% SALES TAX F LF TRUCKS	-4,013,474.00	-100,000.00	-4,113,474.00
June: -100,000.00					
015-000-364-3300	EQUIPMENT FINANCING	ADJ FINAN TO UTILIT 1% SALES TX TO BUY 2 T...	-2,179,566.00	100,000.00	-2,079,566.00
June: 100,000.00					
015-019-580-8500	PRINCIPAL	YEAR END FUND 015 GL ADJUSTMENT	241,459.00	-60.00	241,399.00
June: -60.00					
015-019-580-8730	POLICE VEHICLE LEASE	YEAR END FUND 015 GL ADJUSTMENT	143,581.00	60.00	143,641.00
June: 60.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000168	FY 22/23 ORIGINAL BUDGET	YEAR END DIA GL EXPENSE ADJUSTMENT	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
020-017-530-3036	CONSULTING FEES	YEAR END DIA GL EXPENSE ADJUSTMENT	25,991.00	560.00	26,551.00
June: 560.00					
020-017-570-7200	TRAINING AND TRAVEL	YEAR END DIA GL EXPENSE ADJUSTMENT	10,900.00	-563.00	10,337.00
June: -563.00					
020-067-580-8630	BL - CDBG LOAN PMT. EXP.	YEAR END DIA GL EXPENSE ADJUSTMENT	25,000.00	1.00	25,001.00
June: 1.00					
020-067-580-8631	CG - CDBG LOAN PMT. EXP.	YEAR END DIA GL EXPENSE ADJUSTMENT	20,000.00	1.00	20,001.00
June: 1.00					
020-067-580-8634	EB - CDBG LOAN PMT. EXP.	YEAR END DIA GL EXPENSE ADJUSTMENT	20,000.00	1.00	20,001.00
June: 1.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000169	FY 22/23 ORIGINAL BUDGET	YEAR END AIRPORT OPERATION GL ADJUSTMENT	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-000-361-1400	AIRPORT JET FUEL SALES	YEAR END AIRPORT OPERATION GL ADJUSTME...	-740,500.00	-225,109.00	-965,609.00
June: -225,109.00					
206-000-361-1500	AIRPORT AV-GAS SALES	YEAR END AIRPORT OPERATION GL ADJUSTME...	-215,000.00	-76,297.00	-291,297.00
June: -76,297.00					
206-065-510-1100	SALARIES AND WAGES	YEAR END AIRPORT OPERATION GL ADJUSTME...	268,025.00	-2,530.00	265,495.00
June: -2,530.00					
206-065-510-1202	SPECIAL PAY-LEAVE & BONUS ...	YEAR END AIRPORT OPERATION GL ADJUSTME...	2,800.00	1,984.00	4,784.00
June: 1,984.00					
206-065-510-1300	UNEMPLOYMENT INSURANCE	YEAR END AIRPORT OPERATION GL ADJUSTME...	1,215.50	546.00	1,761.50
June: 546.00					
206-065-530-3033	UTILITIES	YEAR END AIRPORT OPERATION GL ADJUSTME...	20,000.00	-8,572.00	11,428.00
June: -8,572.00					
206-065-530-3056	CREDIT CARD EXPENSE	YEAR END AIRPORT OPERATION GL ADJUSTME...	27,036.00	8,430.00	35,466.00
June: 8,430.00					
206-065-550-5852	FUEL	YEAR END AIRPORT OPERATION GL ADJUSTME...	4,000.00	142.00	4,142.00
June: 142.00					
206-065-550-5887	AVIATION GASOLINE PURCHAS...	YEAR END AIRPORT OPERATION GL ADJUSTME...	180,000.00	76,297.00	256,297.00
June: 76,297.00					
206-065-560-2204	JET FUEL PURCHASES	YEAR END AIRPORT OPERATION GL ADJUSTME...	500,000.00	225,109.00	725,109.00
June: 225,109.00					

Budget Adjustment Register
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206-065-580-8036	FY16 10 T HANGAR INT EXPENSE	YEAR END AIRPORT OPERATION GL ADJUSTME...	6,614.00	-134.00	6,480.00
June:	-134.00				
206-065-580-8037	FY16 10 T HANGAR PRNCP PY...	YEAR END AIRPORT OPERATION GL ADJUSTME...	47,308.00	134.00	47,442.00
June:	134.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000170	FY 22/23 ORIGINAL BUDGET	YEAR END US BIND SINKING FUND GL ADJUST	6/30/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
210-046-580-9500	INTEREST EXPENSE	YEAR END US BIND SINKING FUND GL ADJUST	89,351.00	-3,334.00	86,017.00
June:	-3,334.00				
210-046-580-9600	PRINCIPAL PYMTS 2007 US ST ...	YEAR END US BIND SINKING FUND GL ADJUST	340,000.00	3,334.00	343,334.00
June:	3,334.00				
210-053-530-3033	LOCAL TRUSTEE FEE	YEAR END US BIND SINKING FUND GL ADJUST	2,700.00	-737.00	1,963.00
June:	-737.00				
210-053-580-9500	INTEREST EXPENSE 2020 CWSRF	YEAR END US BIND SINKING FUND GL ADJUST	3,800.00	737.00	4,537.00
June:	737.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000171	FY 22/23 ORIGINAL BUDGET	YEAR END DCUA GL ADJUSTMENT	6/30/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-026-550-5852	FUEL	YEAR END DCUA GL ADJUSTMENT	35,500.00	1,960.00	37,460.00
June:	1,960.00				
405-026-550-5857	MMBRSHIP/LCNSE/CRTFCATIO...	YEAR END DCUA GL ADJUSTMENT	6,000.00	-1,960.00	4,040.00
June:	-1,960.00				
405-027-530-3031	PHONE & TELECOMMUNICATI...	YEAR END DCUA GL ADJUSTMENT	7,306.00	120.00	7,426.00
June:	120.00				
405-027-530-3033	UTILITIES	YEAR END DCUA GL ADJUSTMENT	333,000.00	20,141.00	353,141.00
June:	20,141.00				
405-027-550-5853	CHEMICALS, DRUGS, AND LAB	YEAR END DCUA GL ADJUSTMENT	540,000.00	-20,591.00	519,409.00
June:	-20,591.00				
405-027-550-5854	UNIFORMS	YEAR END DCUA GL ADJUSTMENT	7,740.00	330.00	8,070.00
June:	330.00				
405-030-520-2130	PRORATED AUDIT FEES	YEAR END DCUA GL ADJUSTMENT	59,671.00	1,500.00	61,171.00
June:	1,500.00				
405-030-530-3375	WATER & WASTEWATER PERM...	YEAR END DCUA GL ADJUSTMENT	19,850.00	-1,500.00	18,350.00
May:	-1,500.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000172	FY 22/23 ORIGINAL BUDGET	YEAR END DMSC OPERATION GL ADJUSTMENT	6/30/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
500-010-510-1600	LIFE & HEALTH INSURANCE	YEAR END DMSC OPERATION GL ADJUSTMENT	13,631.00	-2.00	13,629.00
June:	-2.00				
500-010-530-3053	UMPIRE FEES	YEAR END DMSC OPERATION GL ADJUSTMENT	0.00	1.00	1.00
June:	1.00				
500-010-550-5849	COMPUTER SOFTWARE/ACCES...	YEAR END DMSC OPERATION GL ADJUSTMENT	7,225.00	1.00	7,226.00
June:	1.00				
500-011-530-3031	PHONE & TELECOMMUNICATI...	YEAR END DMSC OPERATION GL ADJUSTMENT	2,370.00	115.00	2,485.00
June:	115.00				

Budget Adjustment Register**Packet: GLPKT04414 - BA 23-15 YEAR END ADJ1**[500-011-530-3032](#)

June: -115.00

POSTAGE

YEAR END DMSC OPERATION GL ADJUSTMENT

374.00

-115.00

259.00

[500-011-550-5852](#)

June: 1,025.00

FUEL

YEAR END DMSC OPERATION GL ADJUSTMENT

13,000.00

1,025.00

14,025.00

[500-011-550-5854](#)

June: -1,025.00

UNIFORMS

YEAR END DMSC OPERATION GL ADJUSTMENT

12,750.00

-1,025.00

11,725.00

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
23	FY 22/23 ORIGINAL BUDGET	001-001-510-1100	SALARIES AND WAGES	573,537.50	-50,065.00	523,472.50
		001-001-510-1202	SPECIAL PAY-LEAVE & BONUS ACCR	3,500.00	32,294.00	35,794.00
		001-001-510-1300	UNEMPLOYMENT INSURANCE	1,683.00	337.00	2,020.00
		001-001-510-1500	OMRF PENSION CONTRIBUTIONS	40,724.14	2,704.00	43,428.14
		001-001-530-3031	PHONE & TELECOMMUNICATION	1,322.00	441.00	1,763.00
		001-001-530-3051	CONTRACT LABOR	50,000.00	11,361.00	61,361.00
		001-001-550-5857	MMBRSHIP/LCNSE/CRTFCATION/E...	4,100.00	2,928.00	7,028.00
		001-002-510-1100	SALARIES AND WAGES	32,010.63	19.00	32,029.63
		001-002-510-1600	LIFE & HEALTH INSURANCE	9,618.49	-210.00	9,408.49
		001-002-530-3031	PHONE & TELECOMMUNICATION	250.00	176.00	426.00
		001-002-550-5857	MMBRSHIP/LICNSE/CRTFCATION/...	50.00	15.00	65.00
		001-003-510-1200	OVERTIME	0.00	16.00	16.00
		001-003-510-1300	UNEMPLOYMENT INSURANCE	748.00	235.00	983.00
		001-003-510-1400	FICA TAXES	19,004.35	-317.00	18,687.35
		001-003-530-3031	PHONE & TELECOMMUNICATION	480.00	1.00	481.00
		001-003-550-5857	MMBRSHIP/LCNSE/CRTFCATION/E...	675.00	65.00	740.00
		001-005-510-1100	SALARIES AND WAGES	3,064,529.29	-45,529.00	3,019,000.29
		001-005-510-1202	SPECIAL PAY-LEAVE & BONUS ACCR	70,000.00	40,892.00	110,892.00
		001-005-550-5852	FUEL	132,000.00	4,637.00	136,637.00
		001-008-510-1100	SALARIES AND WAGES	2,064,325.13	-3,075.00	2,061,250.13
		001-008-530-3031	PHONE & TELECOMMUNICATION	9,302.00	575.00	9,877.00
		001-008-550-5852	FUEL	23,997.00	2,500.00	26,497.00
		001-013-510-1100	SALARIES AND WAGES	35,620.60	605.00	36,225.60
		001-013-510-1200	OVERTIME	718.00	122.00	840.00
		001-013-510-1400	FICA TAXES	2,890.45	393.00	3,283.45
		001-013-510-1500	OMRF PENSION CONTRIBUTIONS	2,890.45	170.00	3,060.45
		001-013-510-1600	LIFE & HEALTH INSURANCE	8,753.93	-1,419.00	7,334.93
		001-013-510-1700	WORKERS' COMPENSATION EXP	1,800.00	129.00	1,929.00
		001-015-530-3056	CREDIT CARD PROCESSING FEES	820.00	25.00	845.00
		001-015-530-3452	LIBRARY CAFE SALES TAX & ADMIN	315.00	25.00	340.00
		001-015-530-3464	POSTAGE	1,440.00	-50.00	1,390.00
		001-018-550-5064	SUPPLIES - DISASTER RELIEF	0.00	237.00	237.00
		001-018-550-5074	SAFETY SUPPLIES	5,000.00	-237.00	4,763.00
		001-019-530-3033	UTILITIES	233,700.00	353.00	234,053.00
		001-019-570-7021	VEHICLE REGISTRATION FEES	6,650.00	-4,683.00	1,967.00
		001-019-570-7047	PHONE SERVICE - COMMON COSTS	-784.00	4,330.00	3,546.00
		001-021-530-3032	POSTAGE	500.00	-100.00	400.00
		001-021-550-5852	FUEL	5,004.00	100.00	5,104.00
		001-022-510-1100	SALARIES AND WAGES	202,475.26	-500.00	201,975.26
		001-022-510-1202	SPECIAL PAY-LEAVE & BONUS ACCR	2,090.00	500.00	2,590.00
		012-090-520-2104	LEGAL SERVICES	22,000.00	-7,745.00	14,255.00
		012-090-530-3010	EXCESS W.C. RISK INSURANCE	130,000.00	6,122.00	136,122.00
		012-090-570-7007	DISABILITY PAYMENTS	50,000.00	1,622.00	51,622.00
		012-090-570-7010	MISCELLANEOUS EXPENSES	1,000.00	1.00	1,001.00
		015-000-301-1000	BEGINNING UNENCUMBERED	-4,013,474.00	-100,000.00	-4,113,474.00
		015-000-364-3300	EQUIPMENT FINANCING	-2,179,566.00	100,000.00	-2,079,566.00
		015-019-580-8500	PRINCIPAL	241,459.00	-60.00	241,399.00
		015-019-580-8730	POLICE VEHICLE LEASE	143,581.00	60.00	143,641.00
		020-017-530-3036	CONSULTING FEES	25,991.00	560.00	26,551.00
		020-017-570-7200	TRAINING AND TRAVEL	10,900.00	-563.00	10,337.00
		020-067-580-8630	BL - CDBG LOAN PMT. EXP.	25,000.00	1.00	25,001.00
		020-067-580-8631	CG - CDBG LOAN PMT. EXP.	20,000.00	1.00	20,001.00
		020-067-580-8634	EB - CDBG LOAN PMT. EXP.	20,000.00	1.00	20,001.00
		206-000-361-1400	AIRPORT JET FUEL SALES	-740,500.00	-225,109.00	-965,609.00
		206-000-361-1500	AIRPORT AV-GAS SALES	-215,000.00	-76,297.00	-291,297.00
		206-065-510-1100	SALARIES AND WAGES	268,025.00	-2,530.00	265,495.00
		206-065-510-1202	SPECIAL PAY-LEAVE & BONUS ACCR	2,800.00	1,984.00	4,784.00
		206-065-510-1300	UNEMPLOYMENT INSURANCE	1,215.50	546.00	1,761.50

Budget Adjustment Register

Packet: GLPKT04414 - BA 23-15 YEAR END ADJ1

206-065-530-3033	UTILITIES	20,000.00	-8,572.00	11,428.00
206-065-530-3056	CREDIT CARD EXPENSE	27,036.00	8,430.00	35,466.00
206-065-550-5852	FUEL	4,000.00	142.00	4,142.00
206-065-550-5887	AVIATION GASOLINE PURCHASES	180,000.00	76,297.00	256,297.00
206-065-560-2204	JET FUEL PURCHASES	500,000.00	225,109.00	725,109.00
206-065-580-8036	FY16 10 T HANGAR INT EXPENSE	6,614.00	-134.00	6,480.00
206-065-580-8037	FY16 10 T HANGAR PRNCP PYMT	47,308.00	134.00	47,442.00
210-046-580-9500	INTEREST EXPENSE	89,351.00	-3,334.00	86,017.00
210-046-580-9600	PRINCIPAL PYMTS 2007 US ST RN	340,000.00	3,334.00	343,334.00
210-053-530-3033	LOCAL TRUSTEE FEE	2,700.00	-737.00	1,963.00
210-053-580-9500	INTEREST EXPENSE 2020 CWSRF	3,800.00	737.00	4,537.00
405-026-550-5852	FUEL	35,500.00	1,960.00	37,460.00
405-026-550-5857	MMBRSHIP/LCNSE/CRTFCATION/E...	6,000.00	-1,960.00	4,040.00
405-027-530-3031	PHONE & TELECOMMUNICATION	7,306.00	120.00	7,426.00
405-027-530-3033	UTILITIES	333,000.00	20,141.00	353,141.00
405-027-550-5853	CHEMICALS, DRUGS, AND LAB	540,000.00	-20,591.00	519,409.00
405-027-550-5854	UNIFORMS	7,740.00	330.00	8,070.00
405-030-520-2130	PRORATED AUDIT FEES	59,671.00	1,500.00	61,171.00
405-030-530-3375	WATER & WASTEWATER PERMIT F...	19,850.00	-1,500.00	18,350.00
500-010-510-1600	LIFE & HEALTH INSURANCE	13,631.00	-2.00	13,629.00
500-010-530-3053	UMPIRE FEES	0.00	1.00	1.00
500-010-550-5849	COMPUTER SOFTWARE/ACCESSOR...	7,225.00	1.00	7,226.00
500-011-530-3031	PHONE & TELECOMMUNICATION	2,370.00	115.00	2,485.00
500-011-530-3032	POSTAGE	374.00	-115.00	259.00
500-011-550-5852	FUEL	13,000.00	1,025.00	14,025.00
500-011-550-5854	UNIFORMS	12,750.00	-1,025.00	11,725.00
	23 Total:	2,704,397.72	0.00	2,704,397.72
	Grand Total:	2,704,397.72	0.00	2,704,397.72

Fund Summary

Fund	Before	Adjustment	After
Budget Code:23 - FY 22/23 ORIGINAL BUDGET Fiscal: 2022-2023			
001	6,611,740.22	0.00	6,611,740.22
012	203,000.00	0.00	203,000.00
015	-5,808,000.00	0.00	-5,808,000.00
020	101,891.00	0.00	101,891.00
206	101,498.50	0.00	101,498.50
210	435,851.00	0.00	435,851.00
405	1,009,067.00	0.00	1,009,067.00
500	49,350.00	0.00	49,350.00
Budget Code 23 Total:	2,704,397.72	0.00	2,704,397.72
Grand Total:	2,704,397.72	0.00	2,704,397.72



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of 2023-2024 Service Fees for Oklahoma Municipal League Membership Fees in the Amount of \$25,917.86

Council Information / Action Requested

Approval of 2023-2024 Service Fees for Oklahoma Municipal League Membership in the Amount of \$25,917.86

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

ATTACHMENTS:

1. OML Letter and Attachment



OKLAHOMA MUNICIPAL LEAGUE, INC.

201 N.E. 23rd Street - Oklahoma City OK 73105

405-528-7515 - 800-324-6651 - 405-528-7560 Fax

Dear OML Member:

The Oklahoma Municipal League (OML) appreciates and values your continued support and participation in the League.

OML is a member focused organization, and we strive to provide you with the resources that are needed by your municipality. Below are a few examples of how OML has put revenue back into your community by our efforts at the Capitol:

- OML led the fight for sales and use tax reform to reduce the retainage fee which provides for additional funds to remain in your community.
- OML was the leading voice for municipalities for online sales tax reform, bringing over **\$300 million** to the State.
- The OML Legal team has been active in legal advocacy for municipal governments in the Court system as well. This past year OML filed several amicus briefs in cases before the Oklahoma Supreme Court. Topics included municipal revenue, franchise fees, and a case focusing on out of boundary municipal water protection.

American Rescue Plan Act (ARPA) dollars went directly to Oklahoma municipalities because of OML's efforts to lobby our Congressional Delegation. Oklahoma municipalities received **\$237,022,232.00** in federal funds that went straight to municipal budgets. OML continues to assist municipalities with the management of these funds with ongoing workshops and specialized one-on-one assistance.

In addition to all the incredible work OML does at the State Capitol on your behalf, we continue to provide the most comprehensive inquiry, research and training programs built to assist your community for any need.

The Oklahoma Municipal League Board of Directors voted to increase the Service Fees that municipalities pay to OML. The Board is looking at the long-term health and well-being of the organization, and to be prepared for future costs they voted for an increase in rates of 5% that will be implemented over a 5-year period. A Service Fee Committee was established to look at possible options, and the Board approved their recommendations. This is the first increase in OML's Services Fees in a decade.

Together we provide a unified voice for Oklahoma municipalities. The number one ingredient for success at the legislature and state agencies is a united and collective voice.

We are looking forward to continuing to work with you and your community for the betterment of Oklahoma cities and towns. Please feel free to contact OML at 405-528-7515 if you have questions or desire additional information.

Sincerely,

Mike Fina
Executive Director



2023-24 Service Fees for Durant

How Does It All Add Up?

Base	\$ 625.00
Sales Tax Formula	\$ 23,901.52
Use Tax Formula	\$ 647.78
Per Capita	\$ 743.56
Service Fees	\$ 25,917.86

The following formula was used to figure your 2023-24 service fees:

2020 Census Population	18,589
2022 Total Sales Tax Receipts	\$ 20,913,832.87
2022 Use Tax Receipts	\$ 2,834,052.44
2022 Municipal Sales Tax Rate	4.38 %

Base = \$ 625.

Sales Tax Formula = 2022 Total Sales Tax Receipts divided by 2022 Municipal Sales Tax Rate times .005

Use Tax Formula = 2022 Total Sales Tax Receipts divided by 2022 Municipal Sales Tax Rate times 0.001.

Per Capita = 2020 Census Population times .04.

If a payment plan works best, please feel free to contact OML and make those arrangements.



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Contract for Housing and Care of Municipal Prisoners (C-2023-52)

The \$46.00 daily fee proposed is the same as last year's contract.

Council Information / Action Requested

Approval of Contract for Housing and Care of Municipal Prisoners (C-2023-52)

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

ATTACHMENTS:

1. C-2023-52 Contract for Housing of Municipal Prisoners UNSIGNED

CONTRACT FOR HOUSING AND CARE OF MUNICIPAL PRISONERS

COMES NOW the Bryan County Jail and the City of Durant, Oklahoma (hereinafter "City"), and hereby enter into a contract whereby the Bryan County Jail agrees to provide for the feeding, care, housing, and upkeep of any municipal prisoners delivered to the Jail by the City; in exchange for such services being provided by the Jail, the City hereby agrees to pay the sum of \$ 46.00 per municipal prisoner for each day said prisoner's feeding, care, housing, and upkeep are provided for by the Jail. Pursuant to the Honorable Judge Mark Campbell of the 19th Judicial District's Administrative Order (AO-21-27), the cost of \$46.00 per prisoner each day is reasonable to be assessed upon prisoners that have been adjudged guilty or nolo contendere, or upon the finding of guilt. The details of said contract are as follows:

- I. The Jail is organized as a county jail.
- II. The City is an incorporated municipality of the State of Oklahoma.
- III. The services and monies contracted for herein are authorized by the provisions of 19 O.S. Sec. 180.43(B) and Sec. 904.3(2).
- IV. The Jail agrees to accept receipt of any municipal prisoners brought to the Bryan County Jail by the City and to provide for the feeding, care, housing, and upkeep of such municipal prisoners until such time as the incarceration of said municipal prisoners shall be caused to end. In exchange for such services, the City will pay a \$ 46.00 per day fee for the feeding, care, housing, and upkeep of each municipal prisoner charged with a misdemeanor offense whether filed through the District or City Court until release or discharge from the Jail. The City agrees to pay the Jail the sum of \$ 46.00 per municipal prisoner for each day such prisoner's feeding, care, housing, and upkeep of any particular municipal prisoner at a facility other than the Bryan County Jail should the need for such arise; however, in any such cases the sum to be paid by the City will not exceed or alter in any way the contract rate provided herein.
 - A. The City and the Bryan County Jail shall agree that the definition of the term "day" as used in this agreement be as follows: *A person shall be considered to have served one day for purposes of fee assessment by their immediate acceptance into the facility. However, the next day's fee will not be assessed until the prisoner has been incarcerated for at least 8 hours regardless of the passing of the midnight hour and the beginning of a new day.*
 - B. The City will not be assessed any prisoner fee regarding the service of or arrest of persons wanted for outstanding warrants when those warrants were issued by Bryan County or any other jurisdiction other than the City. The City agrees that their arresting officer will notify the corresponding Judge of any charges filed through the Municipal Court and said arrestee will be arraigned within 72 hours.
 - C. The Jail agrees to the monthly review of the billing by the City and to enter into good faith negotiations on those issued regarding billing where discrepancies or objections arise.
- V. The monies received under this Contract shall be the funds of the Bryan County Sheriff's Office and will be deposited into the City Prisoners Account with the Bryan County Treasurer pursuant to the dictates of 19 O.S. Sec. 180.43(B).
- VI. Any medical expenses incurred by a municipal prisoner while incarcerated at the Jail will be handled pursuant to applicable state law, including (but not limited to), 19 O.S. Sec. 746, 57 O.S. Sec. 52, and 11 O.S. Sec. 14-113. The Sheriff will not be responsible for any pre-existing medical condition.

- VII. The City is required by this Contract to pay monies due and owing under this Contract for the feeding, care, housing, and upkeep of any municipal prisoners housed by the Jail by the 15th day of each month for any such charges having accrued over the previous (30) days.
- VIII. The term of this Contract will be from July 1, 2023 to June 30, 2024. Such contract will automatically renew after said latter date and continue in full force and effect unless and until either the Jail or the City repudiates same in writing.
- IX. The municipal officer will maintain care and control of the prisoner until the book-in procedure is complete and/or the confinement officer has accepted custody and control over the prisoner.

This Contract is hereby executed and entered into this ____ day of _____, 20 ____.

Bryan County Jail by:

Johnny Christian, Sheriff

Brandon Carr, Chairman of the Board
Of County Commissioners

Subscribed and sworn to before me this ____
day of _____, 20 ____.

Notary _____

Commission No. _____

Expires on: _____

City of Durant, Oklahoma by:

Joe Clark, Chief of Police

Martin Tucker, Mayor

Subscribed and sworn to before me this ____
day of _____, 20 ____.

Notary _____

Commission No. _____

Expires on: _____



The City of Durant

Memorandum

Date: 8/8/2023
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: 8/8/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: June 2023 Financial Reports and July 2023 Sale Tax Reports

Attached are the following statements:

June 2023

General Funds (001)

Capital Improvements Fund (015)

DCUA Fund (405)

AND

July 2023

1% Sales Tax Breakdown

1% Sales Tax Reports

Council Information / Action Requested

Information Only

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

ATTACHMENTS:

1. June 2023 General Fund (001) Revenue & Expense Report
2. June 2023 CI (015) REV and Expenses
3. June 2023 DCUA(405) Revenue & Expense Report
4. July 2023 Sales Tax Breakdown
5. July 2023 1% Sales Tax 10-Y History
6. July 2023 1% Sales Tax Monthly Average

City of Durant, Oklahoma
General Fund - UNAUDITED

Monthly Revenue and Expense Report
JUNE 2023 - 100% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY22/23 Budget	% of Budget Y-T-D
Sales Tax (2%)	826,699	10,015,975	8,355,636	119.87%
Use Tax	250,665	2,790,126	1,771,200	157.53%
Alcoholic Beverage Tax	18,862	215,282	210,000	102.52%
Tobacco Excise Tax	13,400	149,632	180,000	83.13%
Telephone Franchise Tax	3	25,730	16,000	160.81%
Electric Service Franchise Tax	95,314	1,107,842	950,000	116.61%
Natural Gas Franchise Tax	4,321	373,466	120,000	311.22%
Cable TV Service Franchise Tax	-	66,869	110,000	60.79%
Vehicle Tax	11,494	137,081	150,000	91.39%
Gasoline Excise Tax	13,699	46,984	55,000	85.43%
Licenses - All Types	25,000	48,060	21,000	228.86%
Permits - All Types	18,534	419,827	271,630	154.56%
Swimming Pool Revenues	29,850	70,185	101,500	69.15%
Library Café Revenues	315	3,856	2,500	154.23%
Parks & Rec. Facility Rent Rev	-	125	-	0.00%
Charges For Services	703	65,288	85,500	76.36%
Police Bonds & Fines	47,952	586,730	477,000	123.00%
Interest Earnings	3,407	38,211	18,000	212.28%
Proceeds From Sale of Assets	-	-	-	-
Grant Revenues	74	112,009	138,886	80.65%
Miscellaneous Revenues	12,319	1,065,364	808,145	131.83%
Sub-Total Revenues	1,372,611	17,338,641	13,841,997	125.26%
Transfer from Emp Insurance	223,254	223,254	223,254	%
Transfer from Utility Authority	333,333	4,000,000	4,000,000	100.00%
Transfer from CDBG Fund (Reimb)	-	-	-	-
Transfer from Capital Improvement	56,362	56,362	56,362	-
Transfer From DCFA Reimbur	-	-	-	-
	612,949	4,279,616	4,279,616	100.00%
USE OF FUND BALANCE			1,968,119	
Total Revenues & Other Financing Sources	1,985,560	21,618,257	20,089,732	107.61%
Department:	This Period	Year-To-Date	Current FY22/23 Budget	% of Budget Y-T-D
City Administration	53,545	831,832	914,331	90.98%
City Clerk	4,956	70,260	65,741	106.87%
City Treasurer	33,079	376,382	393,485	95.65%
Legal Services - Attorney	-	78,999	100,000	79.00%
Law Enforcement - Police Dept	391,642	5,011,155	5,581,227	89.79%
Neighborhood Services	29,444	337,103	495,533	68.03%
Fire Dept	265,301	3,730,829	3,849,619	96.91%
Parks, Rec & General Services	54,191	837,240	1,204,697	69.50%
Swimming Pool	23,898	108,432	230,031	47.14%
Municipal Court	8,365	162,583	214,318	75.86%
Community Development	31,174	330,995	392,944	84.23%
Public Library	63,793	753,685	797,428	94.51%
Street Department	127,440	1,093,672	1,602,806	68.23%
Economic Development	9,029	170,366	253,742	67.14%
Civil Emergency Management	27,301	358,297	391,643	91.49%
General Government	42,554	502,061	1,483,457	33.84%
City Garage	66,599	246,083	329,442	74.70%
Senior Citizens Center	3,768	138,197	198,501	69.62%
Sub-Total Operating Expenditures	1,236,079	15,138,171	18,498,945	81.83%
Other Financing Uses:				
P. TRSF to I.T. service Fund	-	-	-	-
Transfer to Insurance Cash Fund	-	156,157	156,157	100.00%
Transfer to Risk MGMNT Fund	-	-	-	-
Transfer to Airport Authority	58,000	58,000	58,000	100.00%
Transfer to 911 Tax Fund	43,500	522,000	522,000	100.00%
Transfer to DMSC Fund	-	-	-	-
Transfer to Capital Impr. Fund	134,630	684,630	684,630	100.00%
Transfer to Drug Enforcement Fund	75,000	75,000	75,000	-
Transfer to Cemetery Operations Fund	7,917	95,000	95,000	100.00%
Transfer to DCUA Fund	-	-	-	-
Sub-Total Transfers Out	319,047	1,590,787	1,590,787	100.00%
Total Expenditures & Other Financing Sources	1,555,125	16,728,958	20,089,732	83.27%
Net Gain / (Loss) - Excluding Balance Forward	430,435	4,889,299	(0)	

City of Durant, Oklahoma

Capital Improvements Fund - UNAUDITED

Monthly Revenue and Expense Report JUNE 30, 2023

Revenue Type:	This Period	Year-To-Date	Current FY22/23 Budget
Interest Earnings	2,249	26,211	24,969
Miscellaneous	-	122,426	93,100
CCPF Donation	-	294,700	250,000
FAA Grant	-	121,130	282,988
ODOT Streetscape V Grant	-	-	399,968
Homeland Security Grant	-	-	-
OPJ-BVP Bullet Proof Vest	-	-	6,000
2021 ARPA Grant	-	1,646,129	1,630,669
OWBR Loan Proceeds	-	440,621	2,470,686
Grant-2019 BOR-WEEG	-	177,252	177,252
Grant-2018 BOR-SWEP	-	-	-
FEDERAL & STATE GRANT REIMB	33,630	83,630	58,630
FY17 Land and Water Grant CA Park	-	-	-
OEM/911 MNGMNT AUTH GRANT	-	-	-
DOT REIMB. 78S UTILITY RE	-	17,731	-
EDA 08-01-05284 WWTP IMP 69%	-	226,327	416,005
County Fire Tax Fund	-	-	-
Sub-Total Revenues	35,879	3,156,157	5,810,267
TRSF From General Fund	134,630	684,630	684,630
TRSF From 1% S.T. Rev. Fun	210,053	2,568,424	1,738,245
TRSF From Airport Authority	23,074	116,574	116,574
Transfer from DCFA Fund-MISC	-	-	-
Transfer from Utility Authority	513,583	839,000	839,000
TRSF FROM DCFA- TRAILS MATCH	-	168,520	168,520
REIMB FROM CDBG	150,000	150,000	150,000
TRSF FR DCUASF 12-STRN 210	-	-	-
Transfer from UA 2020 STRN 210-052	-	-	10,280,066
Transfer from 2020 CWSRF 210-053	-	-	12,670,800
Equipment Financing	-	133,805	2,179,566
TRSF From DCFA Fund-Misc	-	-	-
Sub-Total Transfers In	1,031,340	4,660,953	28,827,401
Balance Forward from FY20 (Unaudited)			4,013,474
Total Revenue & Other Financing Sources	1,067,218	7,817,110	38,651,142

Expenditure Type:	This Period	Year-To-Date	Current FY22/23 Budget
Law Enforcement - Police Dept	14,186	285,360	553,394
Neighborhood Services	-	58,363	163,528
Communication Ctr.	-	54,995	501,221
Fire Dept	4,316	77,956	824,190
Parks, Rec, & Gen Services	-	60,860	635,802
Pool	-	5,998	6,000
Community Development	-	-	25,000
Street	-	1,604,424	3,969,641
Economic Development	-	-	-
Civil Emergency Management	137,136	243,815	1,543,688
General Government	81,531	460,980	2,982,115
Information Technology	-	-	207,050
City Garage	-	7,326	106,538
Senior Citizens Center	-	-	-
Public Works Administration	-	-	36,384
Water / Sewer Line Maintenance	18,250	592,699	3,645,278
Water Treatment Plant	8,648	308,504	543,100
Wastewater Treatment Plant	-	4,649	288,854
Collection-Solid Waste	-	-	800,000
Disposal- Solid Waste	-	215,258	912,700
Eaker Field Airport	29,430	239,661	474,477
Sub-Total Expenditures	293,497	4,220,848	18,218,960
Sub-total of Transfer Expenses	-	-	-
Total Expenses	293,497	4,220,848	18,218,960
2020U.S.S.T.R.N. Exp.	4,806	2,369,131	8,355,267
2020 CWSRF Exp.	-	6,543	12,076,915
Total Fund Expenditures	298,303	6,596,523	38,651,142
Net Gain / (Loss) - Excluding Balance Forward	768,915	1,220,587	-

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

Monthly Revenue and Expense Report
JUNE 2023 - 100% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY 22/23 Budget
Licenses and Permits	-	2,353	21,100
Laboratory Test Performed	1,425	17,363	22,000
Water Service - City-Wide	285,636	3,571,323	3,300,000
Water Sales - RW Dist. #2	3,034	36,403	37,000
Water Sales - RW Dist. #5	77,454	1,082,402	1,250,000
Sewer Service Fees	230,392	2,725,762	2,510,000
Sewer Excessive Strength Fees	(1,045)	(498,246)	250,000
Sanitation Service Fees	289,098	3,524,938	3,350,000
Sanitation - Roll off Bins Revenue	70,046	701,357	1,001,000
Sanitation - Compactor Revenue	41,901	438,560	350,000
Landfill Gate Fees (excluding Xfer ST.)	11,107	246,731	955,000
Transfer Station Fees Revenue	10,983	244,166	450,000
Interest Earnings	2,034	24,530	14,002
Agri. Lease Revenue	-	4,600	3,500
Late Payment Penalties	7,526	99,392	110,000
Non Payment Fee	10,360	140,746	130,000
Bad Debt Collect Fees Revenue	260	3,590	20,000
Water Tower Lease	9,593	117,898	106,000
DCUA Service Initiation Fee	2,675	27,225	28,000
Tap Fees: Water & Sewer	6,428	94,816	120,000
Recyclable Products SW Dis.	529	8,346	18,000
Interest Earnings in 2007 USSTRN Proj. Acct.	-	887	200
Miscellaneous Revenues	(222)	10,096	1,000
2020 Airport Tank Principal Pymt	-	21,357	21,357
2020 Airport Tank Interest Pymt	-	722	722
2020 LED Proj. Principal FM GF	-	51,747	51,747
2020 LED Proj. Interest FM GF	-	200	200
Trans from emp insurance 005	99,245	99,245	99,245
Trans from General Fund	-	-	-
Sub-Total Operating Revenues	1,158,457	12,798,509	14,220,073

USE OF FUND BALANCE 963,054

Total Revenues & Other Financing Sources	1,158,457	12,798,509	15,183,127
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Expense Type:	This Period	Year-To-Date	Current FY 22/23 Budget
Public Works Administration	18,883	366,873	413,105
Utility Billing	46,106	500,570	621,483
Water/Sewer Line Maintenance	77,092	936,924	1,242,650
Water Treatment Plant	96,423	1,365,034	1,452,967
Wastewater Treatment Plant	69,925	1,143,453	1,256,569
Solid Waste - Collections	72,017	1,084,325	1,318,073
Utility General Administration	3,825	412,465	1,442,401
Lake Durant	3,493	44,039	51,950
Solid Waste - Disposals	143,948	1,901,176	2,128,630
Sub-Total Operating Expenses	531,712	7,754,857	9,927,827

Transfer to Insurance Cash Fund	-	221,103	221,103
Transfer to I.T. service Fund 010	-	-	-
Transfer to General Fund	333,333	4,000,000	4,000,000
Transfer to Risk MGT. Fund	-	-	-
Transfer to Capital Improvement Fund	513,583	839,000	839,000
Transfer 2007 USSTRN To CI Fund 015	-	-	-
Transfer to DMSC Fund 500	25,657	25,657	25,657
Transfer to Airport Authority	12,957	155,481	155,481
Transfer to DCUA Sinking Fund	1,172	14,059	14,059
Sub-Total Transfer Expenses	886,702	5,255,300	5,255,300

Reserve - Contingency

Reserve for Payroll

DCUA Fund Expense & Transfer Totals:	886,702	5,255,300	5,255,300
Total Fund Expenses & Transfers	1,418,414	13,010,157	15,183,127
Net Gain / (Loss) - Excluding Balance Forward	(259,957)	(211,648)	(0)

City of Durant, Oklahoma
4.375% Sales Tax Revenue Breakdown

Current Month Sales Tax Revenue Detail	
1/4% Economic Development (e	\$107,083.24
1/4% Multi-Sports Facilities (eff	\$107,083.24
1/4% SOSU Improvements (effe	\$107,083.24
1% Capital Improvements (effect	\$428,332.96
2% General Operations	\$856,665.93
5/8% DISD Improvements (effec	\$267,708.11
Total Sales Tax Rev. July 2023@	\$1,873,956.72

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

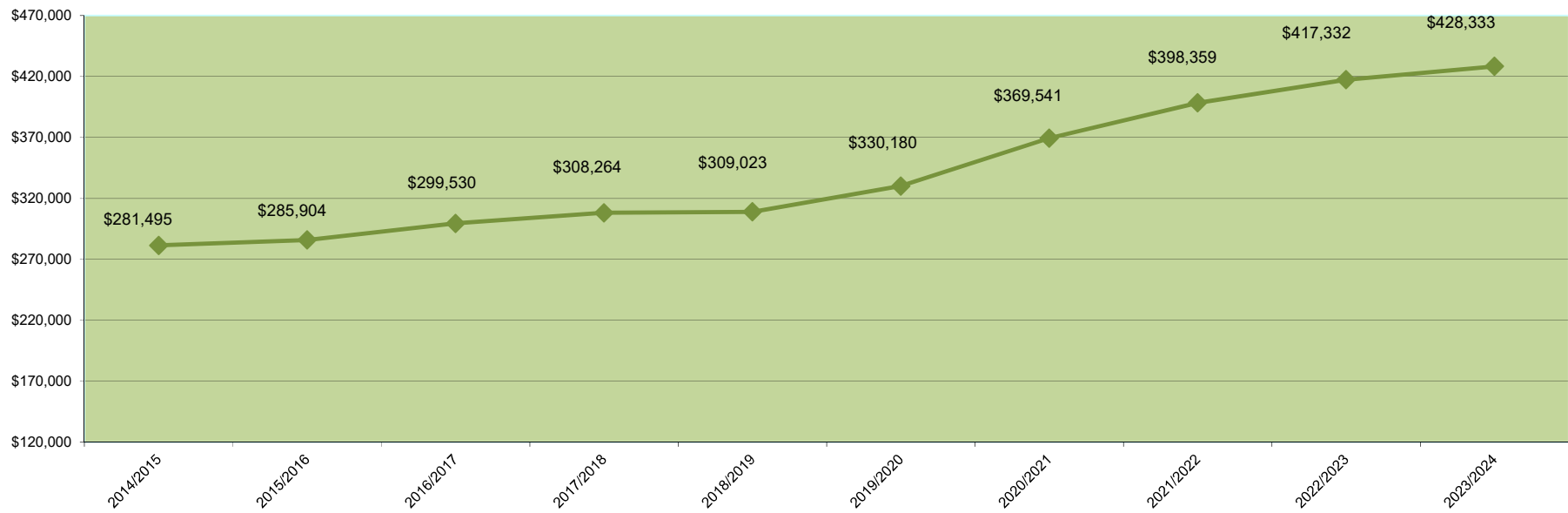
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	% Change	Single Month Period
July	\$274,992	\$285,723	\$282,117	\$313,058	\$329,525	331,058	376,455	411,465	429,866	428,333	-0.36%	June / July
August	\$192,988	\$301,211	\$314,889	\$329,217	\$323,680	343,378	371,268	405,522	436,588			July / Aug.
September	\$387,003	\$310,412	\$292,744	\$298,291	\$309,656	340,005	375,103	396,622	406,801			Aug. / Sept.
October	\$277,693	\$292,477	\$295,814	\$313,960	\$305,445	329,146	359,331	394,840	423,692			Sept. / Oct.
November	\$279,266	\$263,753	\$305,225	\$317,104	\$292,323	322,363	360,649	383,784	417,467			Oct. / Nov.
December	\$273,374	\$280,961	\$282,558	\$287,917	\$302,025	336,928	342,145	389,101	411,863			Nov. / Dec.
January	\$287,156	\$303,941	\$316,625	\$319,265	\$319,947	331,582	348,969	399,365	411,980			Dec. / Jan.
February	\$293,872	\$282,081	\$304,006	\$314,369	\$300,025	340,113	351,684	430,326	422,394			Jan. / Feb.
March	\$265,962	\$255,710	\$278,891	\$281,267	\$275,318	295,098	347,403	350,947	381,905			Feb. / March
April	\$271,232	\$290,669	\$305,276	\$313,062	\$299,350	328,110	333,643	403,097	406,036			March / Aprl.
May	\$290,750	\$286,450	\$317,742	\$325,558	\$332,701	331,431	439,672	411,741	446,047			Aprl. / May
June	\$283,656	\$277,462	\$298,475	\$286,097	\$318,281	\$332,952	\$428,168	\$403,495	\$413,350			May / June
Total	\$3,377,943	\$3,430,849	\$3,594,364	\$3,699,166	\$3,708,275	\$3,962,165	\$4,434,490	\$4,780,305	\$5,007,988	\$428,333		8,868,979.72
FY Monthly Average	\$281,495	\$285,904	\$299,530	\$308,264	\$309,023	\$330,180	\$369,541	\$398,359	\$417,332	\$428,333		
% change from prior yr.	4.53%	1.57%	4.77%	2.92%	0.25%	6.85%	11.92%	7.80%	4.76%	4.33%		
\$ change from prior yr.	\$146,449	\$52,906	\$163,515	\$104,802	\$9,109	\$253,889	391,781	345,815	227,683	207,750		

Current Month Sales Tax Revenue Detail		
1/4% Economic Development (effective 7/1/23)	\$107,083.24	
1/4% Multi-Sports Facilities (effective 7/1/23)	\$107,083.24	
1/4% SOSU Improvements (effective 7/1/23)	\$107,083.24	
1% Capital Improvements (effective 7/1/23)	\$428,332.96	
2% General Operations	\$856,665.93	
5/8% DISD Improvements (effective 7/1/23)	\$267,708.11	
Total Sales Tax Rev. July 2023 @ 4.375%	\$1,873,956.72	
* Per Ordinance #1589, Durant City Sales Tax Rate Increased from 3.75% to 4-3/8% (4.375%)		

Use Tax	
\$41,176.56	\$308,884.67

1% Sales Tax - Current Annual Growth		
Previous 12 - Month Period	Current 12 - Month Period	% Change
\$4,798,705	\$5,006,455	4.33%

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





The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Street Milling and Overlaying Update

J&L Paving will begin milling and overlaying the streets on August 8th.

Council Information / Action Requested

Information only.

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

ATTACHMENTS:

1. Streets 2023

STREETS DESIGNATED FOR MILL AND OVERLAY

LOCATION	DESCRIPTION	LENGTH (feet)	WIDTH (feet)
-----------------	--------------------	----------------------	---------------------

NORTH SIDE

Jones Street from 2 nd Avenue to 5 th Avenue	2 inch mill and overlay	834	20
--	-------------------------	-----	----

SOUTH SIDE

7 th St. From Arkansas to West Tennessee St.	2 inch mill and overlay	2399	24
W. Louisiana Street from South 3 rd Avenue to South 5 th Ave	2 inch mill and overlay	719	24
Mississippi Street from 5 th Ave to 9 th Ave	2 inch mill and overlay	1305	24
Texas Street from 9 th Ave to Dead End	2 inch mill and overlay	2680	20

EAST SIDE

Parkland Drive from Lee Ave to McLean Road	2 inch mill and overlay	1967	20
Rodeo road from Highway 78 to Humpback Bridge	2 inch mill and overlay	9807	24
Hilcrest Ave from Southeast 8 th Ave to McLean Road	2 inch mill and overlay	2594	24
Willow road from Rodeo Road to Walnut Road	2 inch mill and overlay	430	24
Walnut Road from Willow Road to Dead End	2 inch mill and overlay	612	24
Pecan Road from Rodeo Road to Dead End	2 inch mill and overlay	227	24



The City of Durant

Memorandum

Date: 8/8/2023
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: 8/8/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Resolution Supporting Continued Participation in Main Street Programs (R-2023-16)

Council Information / Action Requested

Approval of Resolution Supporting Continued Participation in Main Street Programs (R-2023-16)

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

ATTACHMENTS:

1. R-2023-16 Supporting Durant Main Street Program Unsigned

RESOLUTION NO. R-2023-16

A RESOLUTION SUPPORTING CONTINUED PARTICIPATION IN MAIN STREET PROGRAMS

WHEREAS, the Oklahoma Main Street Center has been established in the Oklahoma Department of Commerce to assist small towns and cities to develop a public/private effort to revitalize their "Main Street" areas, and

WHEREAS, the City of Durant, Oklahoma, desires to continue participating in the Oklahoma Main Street Center,

NOW, THEREFORE, be it resolved by the City Council of the City of Durant, Oklahoma:

SECTION 1. That the City of Durant, Oklahoma, supports the participation in the 2023/2024 Oklahoma Main Street Center with the specific goal of revitalizing the historic central business district using the Main Street 4-Point Approach™ to economic revitalization.

SECTION 2. That the City of Durant, Oklahoma, understands that the Main Street Approach is a long-term process that results in a continual effort to maintain and enhance the downtown/historic commercial district.

ADOPTED THIS 8TH DAY OF AUGUST, 2023.

Mayor

ATTEST:

Cynthia Price, City Clerk



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Planned Unit Development (PUD) and Preliminary Plat Request for Property Located near Lindenwoods Drive and Thomas Circle (PC2023-16).

Request: Consider a request from HPH Investors LP (Ryan Hackett), for a Planned Unit Development – Preliminary Plat located near Lindenwoods Drive and Thomas Circle.

Current Zoning: R-3 – General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3 / I-1	Vacant / Storage Units
East	R-1 / C-2	Commercial / Residential Uses
South	R-3	Residential Uses
West	R-3	Vacant

Lot Characteristics: (Current Lot)

Width	~531 ft.
Depth	~519 ft.
Total Area	~6.3 acres (~275,589 sq. ft.)

Applicant: HPH Investors LP (Ryan Hackett)

Background: Applicants approached staff regarding filing for a preliminary plat with an overlay of a PUD (Planned Unit Development) for Lindenwoods Townhomes. The applicant has stated that this area would have apartment structures that will also have a management office onsite and will manage the property. Parking is stated to meet the City Ordinance requirements. The site plan does show five multi-family structures with onsite parking. The site plan further shows that there will be 64 units total within the development.

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

Analysis: The subject property is approximately 6.3 acres in total, and is planned to be divided into 4 lots with off-street parking. The applicant is planning to have up to two multi-family complexes per lot. The plans do call for the streets to be considered public streets. The streets do meet the required ROW. The setbacks along the new Lindenwoods Drive are listed as 10 feet. The requirement for the front setback is 25 feet, which is what the middle building would need to meet per ordinance. However, within a PUD, the Planning Commission and City Council can approve this type of request. All

other setbacks do appear to meet current ordinance requirements. Should this be approved, further review into water runoff, building plans and fire plans will be reviewed. The applicant will have to come back for a final plat should this be approved with public infrastructure completed. The applicant is aware that it will be required to install streetlights and sidewalks.

Staff members met with the applicant after the first Planning Commission meeting and came to an agreement to help this project move forward. Staff requested that the existing Lindenwoods Drive become a public street after cracks are sealed and the curbs repaired. In exchange, Thomas Circle and the segment of Thomas Way would become a private street and that the meters in this segment of the addition would move to the master metering system. Additionally, staff is requesting that the drainage be fixed in the area of Matthew and Thomas Way.

The applicant will need 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 Land Use Map has this area as mixed use (commercial / residential); therefore, this PUD / Preliminary Plat request is generally in compliance with the Comprehensive Plan.

Planning Commission Recommendation: The Planning Commission recommended approval of the PUD and Preliminary Plat with the following contingencies: Lindenwoods to become public after the cracks are sealed and the curbs repaired. Thomas Circle to become private and the water meters to move to a master meter system. The drainage to be fixed in the area of Matthew and Thomas Way.

Staff Recommendation: Staff does support and recommends approval of this Preliminary Plat and PUD request with the following recommended changes. Repairs to the current Lindenwoods Drive, exchanging Lindenwoods Drive for a public street and a segment near Thomas Way as well as Thomas Circle to become private, have meters in Thomas Circle to have a master meter and drainage to be fixed near Matthew and Thomas Way.

Required Action: Hear the item and approve or deny the Planned Unit Development and Preliminary Plat request for the location near Lindenwoods Drive and Thomas Circle. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

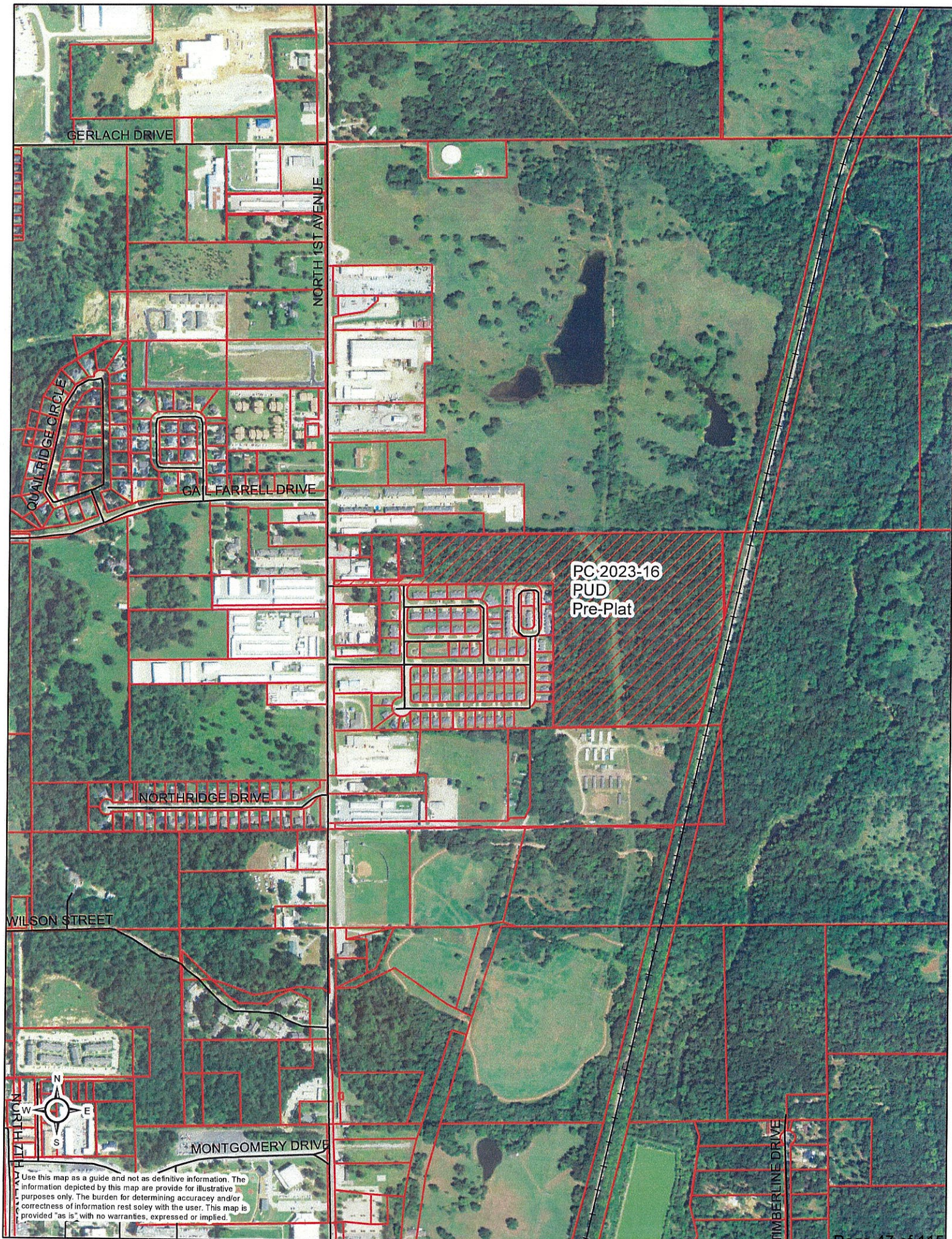
The Planning Commission and Staff recommend approval of this Planned Unit Development and Preliminary Plat with the following contingencies: Lindenwoods Drive be repaired (cracks sealed and curbs repaired), then have it become a public street, Thomas Circle to become a private road with segment of Thomas Way, that the water meters within the Thomas Circle development become master metered and the drainage to be fixed in the area of Matthew and Thomas Way.

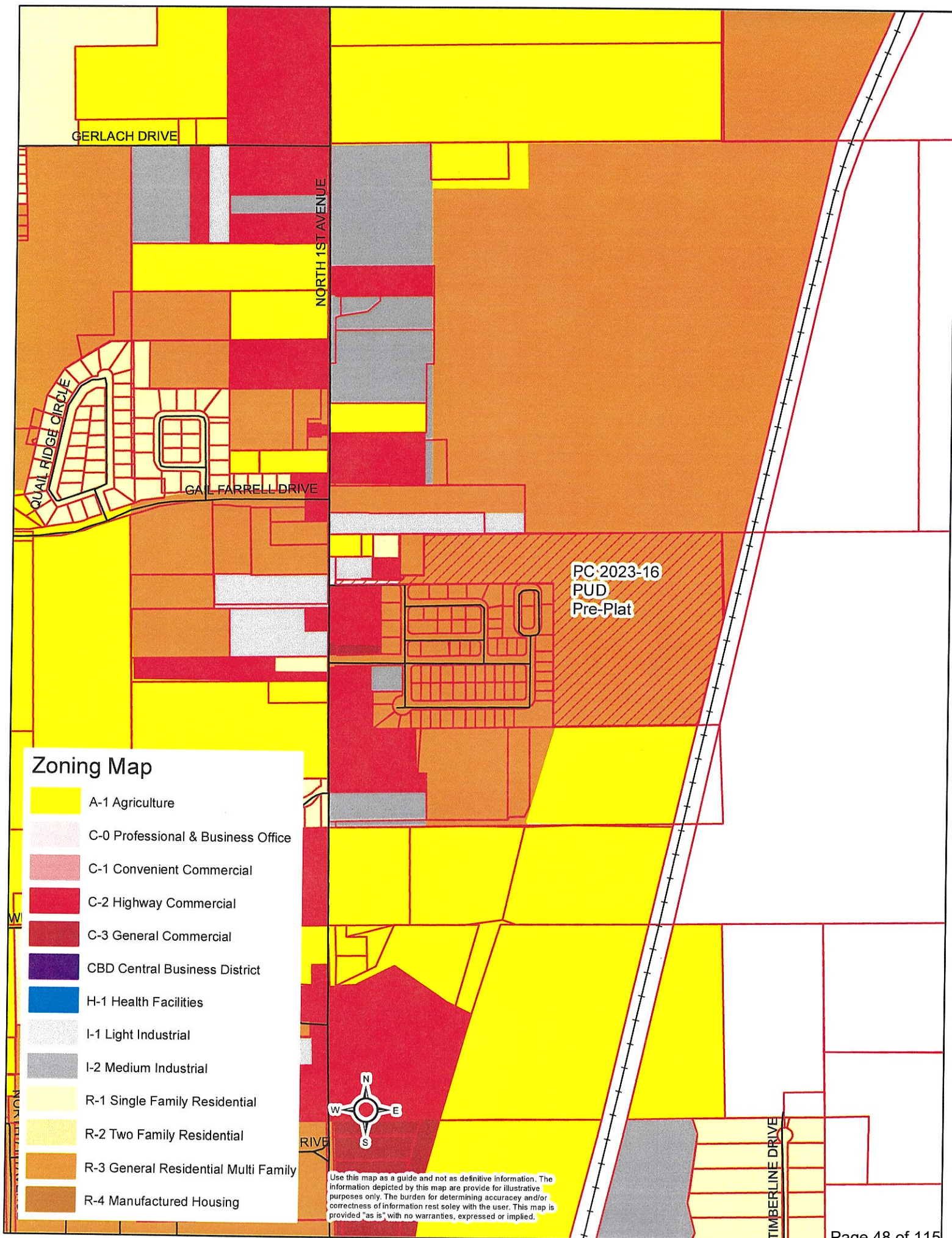
City Staff Information / Action Follow-up, if Council authorizes this action:

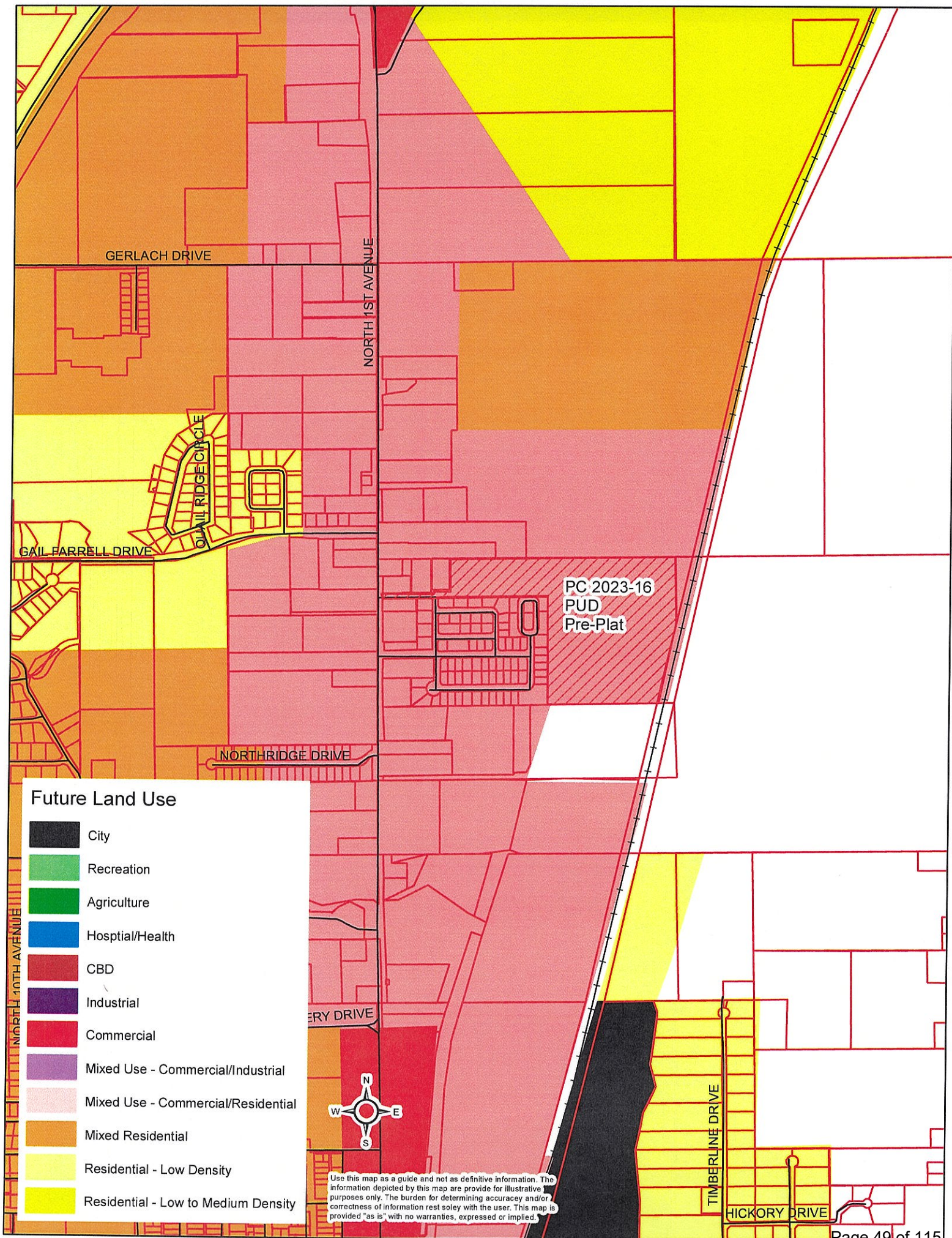
City Clerk
Community Development
GIS

ATTACHMENTS:

1. PC2023-16 MAPS
2. June 27 Staff Sign Off Sheet
3. Engineer Comments
4. Lindenwood PUD Application signed
5. Lindenwood Subdivision-Plat Application signed
6. Lindenwood Warranty Deed - HPH Investors
7. Preliminary Linden Wood Phase 5 Preliminary Plat 06-14-2023
8. Lindenwood Apartment Elevation Plans
9. PUD Ordinance

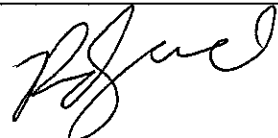
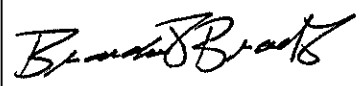
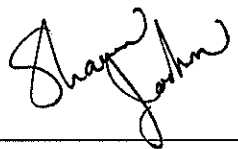






COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Lindenwoods PC2023-16

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		6/5/23	- need updated plat information - needed more info on plat Setbacks - PUD
M&O Randy Cantrell		05/30/2023	Master Meter with private water lines and private sewer lines
Streets Carl Meade		5-30-23	Private Streets
Public Works Director Phillip Hightower		6-5-23	This needs to stay private
Fire Marshal Brandon Brooks		5/30/23	Approved w/exceptions - site plan review - Building plan review - Fire alarm & Sprinkler plan review
Building Official Shawn Jackson		5-30-23	will need stormwater permit if disturbing greater than 1-acre from DDEQ
Engineer Brandon Wall	- see attached _____		



Danielle O'Neal <doneal@durant.org>

Lindenwoods & RePlat Request

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

Sat, Jun 3, 2023 at 12:42 PM

Danielle,

One thing to note, prior to final approval and building permit issuance for Lindenwoods hydraulics and hydrology data will need to be provided. They'll need to verify that predevelopment discharge equals or is greater than post-development discharge.

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

From: Danielle O'Neal <doneal@durant.org>
Sent: Friday, June 2, 2023 5:15 PM
To: Brandon Wall <brandon@wallengineering.com>
Cc: Kari Speers <kspeers@durant.org>
Subject: Lindenwoods & RePlat Request

Good evening Brandon,

[Quoted text hidden]



Danielle O'Neal <doneal@durant.org>

August Planning Commission Plats & Lindenwoods question

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

Mon, Jul 10, 2023 at 8:52 AM

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

Cc: Kari Speers <kspeers@durant.org>

Danielle,

We have no comments except Lindenwood. I agree that the issue of public/private needs to be worked out. We weren't originally looking at this one with the idea that roads would be public. If that's the case, I would agree with everyone that we need to take a harder look at drainage. Table would be a good move I think until we can get more information and some decisions made.

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]



Durant.org

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Danielle O'Neal <doneal@durant.org>

August Planning Commission Plats & Lindenwoods question

Danielle O'Neal <doneal@durant.org>

Mon, Jul 10, 2023 at 9:54 AM

To: brandon@wallengineering.com

Cc: Kari Speers <kspeers@durant.org>

Brandon,

Thank you for your response. I thought I would share the asks that staff are preparing to ask the applicant for, let me know if you have any thoughts on those and / or if you would still like to recommend this to be tabled at the August Planning Commission meeting.

Make current segment of Lindenwoods public as long as the following are completed:

- Easement covers all utilities as they lay
- Fix drainage issue on SE corner
- Fix road of any issues before city takes over the road

Make current Thomas Circle private and master meter all townhomes in that area. Applicant would pay for meter & vault and Public Works would provide free labor.

If you need further information that I can provide, please let me know.

Thank you again,
Danielle

[Quoted text hidden]



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Danielle O'Neal <doneal@durant.org>

August Planning Commission Plats & Lindenwoods question

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

Mon, Jul 10, 2023 at 9:56 AM

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

Cc: Kari Speers <kspeers@durant.org>

If those were addressed we'd be fine with it.

[Quoted text hidden]

PLANNED UNIT DEV. APPLICATION (PUD)

Petition # _____
Fee \$ _____

APPLICANT INFORMATION

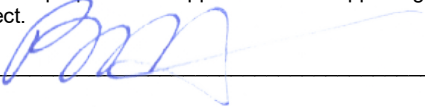
Name: HPH Investors LP (Ryan Hackett)	Email: ryan@desertridgeinvestments.com	Phone #1: 801-554-1912
Mailing Address: 11837 Kingsville Drive		Phone #2
City: Frisco	State: TX	Zip: 75035
Applicant's Interest in Property: Owner		Fax #

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

Physical Address of proposed PUD:		Name of Project: Lindenwoods	
___ Platted X Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma (see attached full legal)			

Existing Zoning: R3	Proposed Use: 5 apartment building (2 stories) with amenities		
Present Use: Undeveloped Land	Parking Spaces Required:	Parking Spaces Provided:	
Parcel Width: Varies	Parcel Length: Varies	Acres: 5.4 acres	Street/Road Frontage: Lindenwoods Dr
Yes City Water (If City Water will be extended or improvements will be made, please explain:)		water extension to serve development	
Yes City Sewer (If City Sewer will be extended or improvements will be made, please explain:)		sewer extension to serve development	
___ Private Water		___ Private Sewer	
Explain in your own words why your property should be a Planned Unit Development. The city code does not permit multiple buildings on one lot; a PUD would allow the development of multiple buildings one lot.			

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: **5/22/2023**

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		
Staff Recommendation		PC Recommendation		City Council Action		Ordinance #
___ Approve ___ Deny		___ Approve ___ Deny		___ Approve ___ Deny		

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use: The apartment units will be rental units. The entire development, including grounds will be managed by a management company.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: Parking shall be provided in accordance to city code: 2.5 spaces/multifamily unit.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.). Masonry trash enclosures with steel gates will be provided. Transformers will be screened by landscaping.

3. Traffic Impacts:
This development will have minimal impact to adjacent surrounds area as there is no through traffic. The existing Linden Woods Drive right-of-way will be extended to serve this development.

4. Protection of Neighborhoods:
The on-site leasing office will oversee the property.

What licenses and permits (if any) are required for this proposed use?
All appropriate permits will be obtained, including building, electrical, mechanical, plumbing, fire suppression.

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.
The proposed development will provide additional housing options for the local population. The development of vacant land will bring in higher property taxes for the County and School District. Additionally, increase in population will in return bring higher sales and use tax revenues for the City of Durant.

Subdivision/Plat Application

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

Petition # _____

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: HPH Investors LP (Ryan Hackett)	Email: ryan@desertridgeinvestments.com	Phone #1 801-554-1912
Mailing Address: 11837 Kingsville Drive		Phone #2
City: Frisco	State: TX	Zip: 75035
Applicant's Interest in Property: Owner		Fax #

SURVEYOR INFORMATION

Name: Bennett-Morris Surveying (Robby Johnson)	Email: rjohnson@okrpls.com	Phone #1 580-399-6460
Mailing Address: P.O. Box 2618		Phone #2
City: Ada	State: OK	Zip: 74821
Surveyor Oklahoma License Number: R.P.L.S. 1539		Fax #

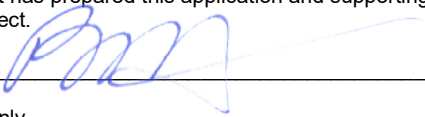
ENGINEER INFORMATION

Name: Wallace Design Collective (Mili Angier)	Email: Mili.Angier@wallace.design	Phone #1 405-536-2014
Mailing Address: 410 N Walnut Ave, Suite 200		Phone #2
City: Oklahoma City	State: OK	Zip: 73104
Engineer Oklahoma License Number: 32385		Fax #

LAND INFORMATION

Legal Description: A tract of land located in the North Half of t Quarter (N/2 SW/4) of Section Twenty-One (21), Township S South, Range Nine (9) East of the Indian Base and Meridian County, Oklahoma (see attached full legal)	Parcel Number: 070045361
Proposed Subdivision Name: Linden Wood Phase 5	Current Zone: R3
Proposed Use: Multi-Family development	Proposed Zone: PUD
Current Property Owner's Name: HPH Investors LP (Ryan Hackett)	

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: **5/22/2023**

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	
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: The apartment units will be rental units. The entire development, including grounds will be managed by a management company.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: Parking shall be provided in accordance to city code: 2.5 spaces/multifamily unit.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
Masonry trash enclosures with steel gates will be provided. Transformers will be screened by landscaping.

3. Traffic Impacts:

This development will have minimal impact to adjacent surrounds area as there is no through traffic. The existing Linden Woods Drive right-of-way will be extended to serve this development.

4. Protection of Neighborhoods:

The on-site leasing office will oversee the property.

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

All appropriate permits will be obtained, including building, electrical, mechanical, plumbing, fire suppression.

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

The proposed development will provide additional housing options for the local population. The development of vacant land will bring in higher property taxes for the County and School District. Additionally, increase in population will in return bring higher sales and use tax revenues for the City of Durant.

MODERN

abstract and title

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That **Dana Haggard and William M Elliott, husband and wife**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **HPH Investors, LP, a Limited Liability Partnership, 11837 Kingsville Dr. Frisco TX 75035**, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

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

GRANTOR RESERVES all, if any, which grantor owns interest, 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

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: \$586.50

SIGNED AND SEALED this the 29th day of July, 2021.


Dana Haggard

William M Elliott

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 586.50

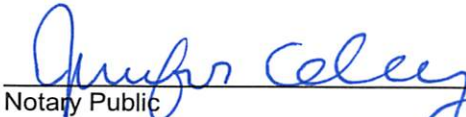
NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Dana Haggard and William M Elliott, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

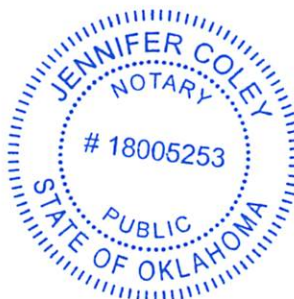
Witness my hand and official seal, this the 29th of July, 2021.


Notary Public

My Commission Expires: May 24, 2022

(SEAL)

File No.: 201108556



Fidelity National Title
12404 Park Central, Suite 200S
Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363
www.ModAbstractTitle.com

EXHIBIT "A"

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

I-2021-735968 Book 1568 Pg: 762
07/30/2021 8:08 am Pg 0761-0762
Fee: \$ 20.00 Doc: \$ 586.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PRELIMINARY PLAT OF
LINDEN WOOD - PHASE 5
BEING A PART OF THE SW/4 OF SEC. 21, T.6S., R.9E., I.M.
BRYAN COUNTY, DURANT, OKLAHOMA

OWNER'S CERTIFICATION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, HPH Investors, LP, do hereby certify that we are the owner(s) of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of LINDEN WOOD - PHASE 5, a subdivision of a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East, of the Indian Meridian to the City of Durant, 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, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of LINDEN WOOD - PHASE 5. That HPH Investors, LP, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate.

Signed this ____ day of _____, 2023.

HPH INVESTORS, LP
By: Express Development, Inc; its Manager

KRISTINE TIBBETTS - PRESIDENT

STATE OF _____)
COUNTY OF _____) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2023, personally appeared Kristine Tibbetts, as President for Express Development, LP, the Managing Member of HPH Investors, LP, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: _____ NOTARY PUBLIC _____

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Bryan County, State of Oklahoma, that the tax records of said county show all taxes paid for the year 2023 and all prior years are paid on the land shown on the annexed plat of LINDEN WOOD - PHASE 5, an addition to the City of Durant, Bryan County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this ____ day of _____, 2023.

COUNTY TREASURER

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument was filed on this ____ day of _____, 2023 and duly recorded in Book _____ Page _____.

COUNTY CLERK

CERTIFICATE OF PLANNING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Durant, Bryan County, Oklahoma, certify that the said Commission duly approved the final plat of LINDEN WOOD - PHASE 5, to the City of Durant, Bryan County, Oklahoma, this ____ day of _____, 2023.

CHAIRMAN

SECRETARY

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

Be it resolved by the City Council of the City of Durant, Oklahoma that the streets, avenues, and easement dedications shown on the annexed plat of LINDEN WOOD - PHASE 5 to the City of Durant, Oklahoma are hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma.

Signed by the Mayor of the City of Durant, on this this ____ day of _____, 2023.

ATTEST:
CITY CLERK

MAYOR

LEGAL DESCRIPTION

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East, of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section Twenty-one (21);

Thence North 00°19'48" East along the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 969.00 feet;

Thence North 89°49'57" East parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 485.55 feet to the POINT OF BEGINNING;

Thence North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 60.00 feet;

Thence North 89°49'57" East parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 714.25 feet;

Thence North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 288.43 feet to the North line of the Southwest Quarter (SW/4) of said Section;

Thence North 89°49'49" East along the north line of the Southwest Quarter (SW/4) of said Section, a distance of 568.01 feet;

Thence South 00°19'48" West parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 348.45 feet;

Thence South 89°49'57" West parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 50.99 feet

Thence South 00°19'48" West parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 183.01 feet;

Thence South 89°49'57" West parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 206.00 feet to the east line of LINDEN WOOD - PHASE 4, recorded at Book 1547 Page 266 at the Office of the Bryan County Clerk;

Thence North 00°19'48" East along the east line of said LINDEN WOOD - PHASE 4, a distance of 183.01 feet to the Northeast corner of said LINDEN WOOD - PHASE 4;

Thence South 89°49'57" West along the north line of said LINDEN WOOD - PHASE 4 and along the north line of said LINDEN WOOD - PHASE 1, recorded at Book 1312 Page 650 at the Office of the Bryan County Clerk, a distance of 1025.27 feet to the POINT OF BEGINNING.

Containing 278,465 square feet, or 6.393 acres, more or less.

LICENSED LAND SURVEYOR

I, _____, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of LINDEN WOOD - PHASE 5 an addition to the City of Durant, Bryan County, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this ____ day of _____, 2023, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure 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.

LICENSED LAND SURVEYOR

STATE OF _____)
COUNTY OF _____) SS

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 person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: _____ NOTARY PUBLIC _____

BONDED ABTRACTOR'S CERTIFICATE

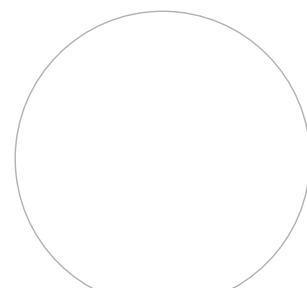
The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of LINDEN WOOD - PHASE 5 a subdivision of a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East, of the Indian Meridian to the City of Durant, Bryan County, Oklahoma appears to be vested in HPH Investors, LP, on this ____ day of _____ 2023, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this ____ day of _____, 2023.

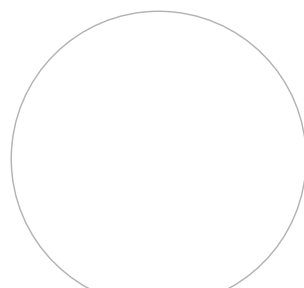
PRESIDENT



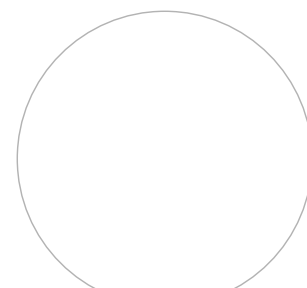
wallace design collective, pc
structural - civil - landscape - survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.294.5655 - 800.364.5955
wallacedesign
ok aa 1460 exp 06/30/23



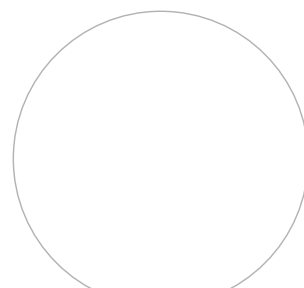
OWNERS' NOTARY



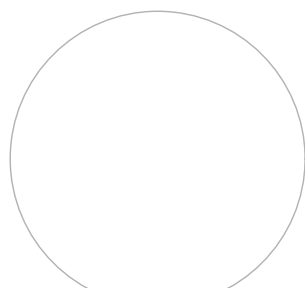
OWNERS' NOTARY



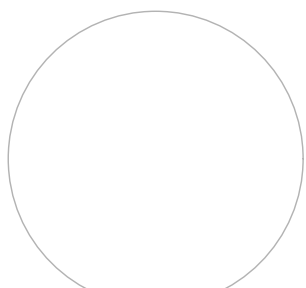
ABTRACTOR



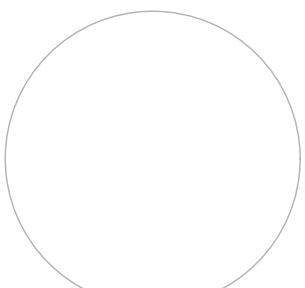
COUNTY TREASURER



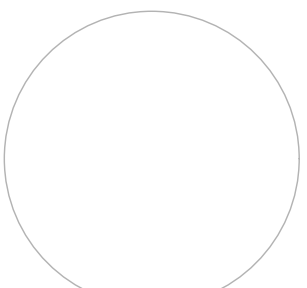
CITY DEV. COMM.



CITY CLERK



SURVEYOR



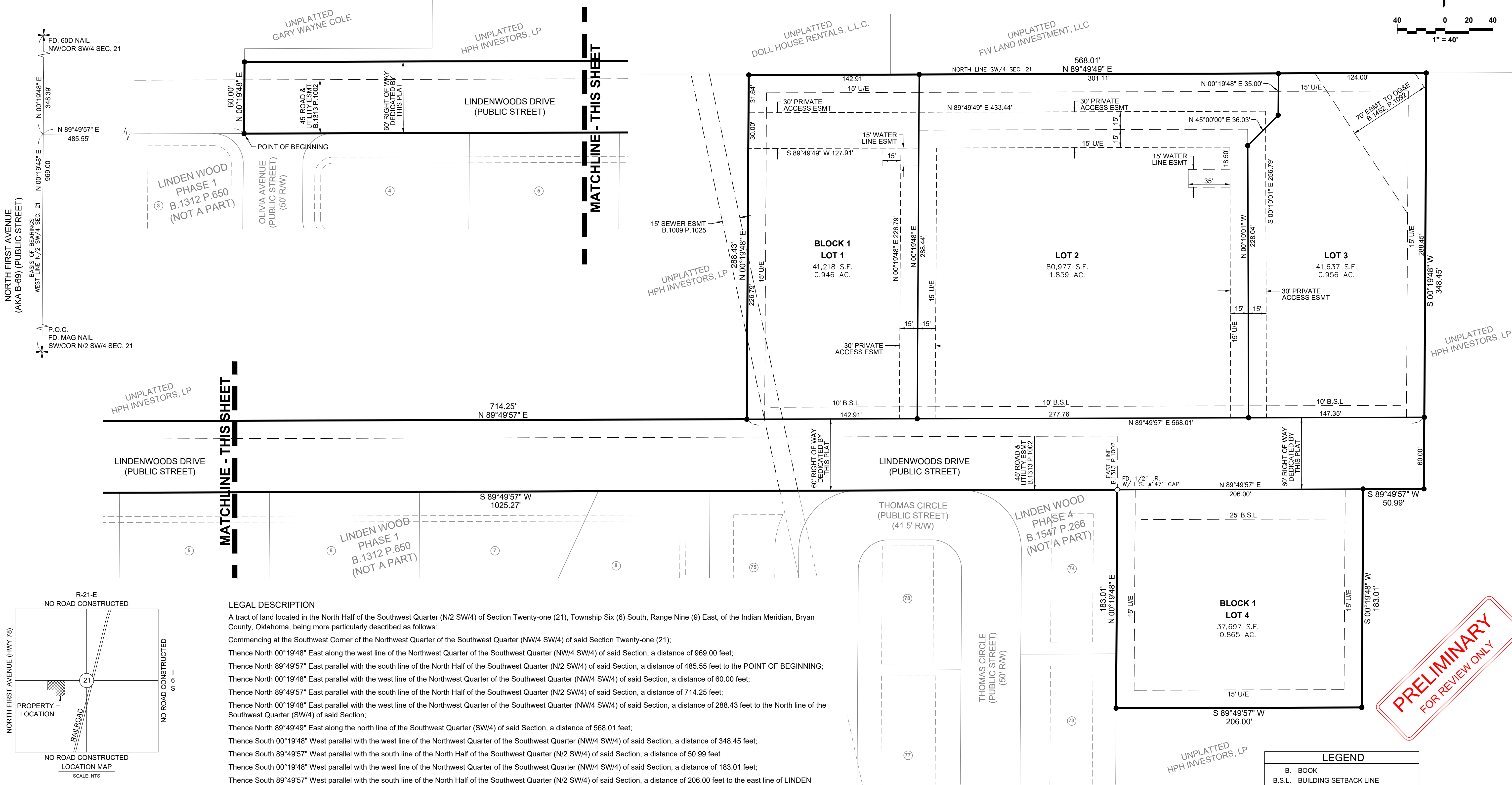
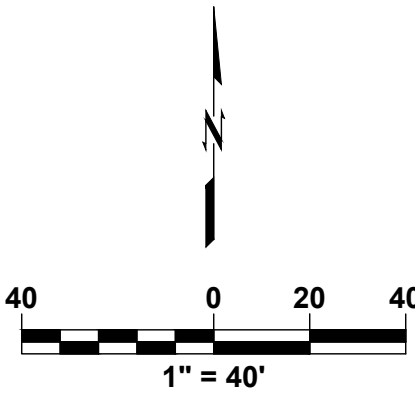
SURVEYOR'S NOTARY



LINDEN WOOD - PHASE 5
PAGE 1 OF 2

PRELIMINARY PLAT OF
LINDEN WOOD - PHASE 5

BEING A PART OF THE SW/4 OF SEC. 21, T.6S., R.9E., I.M.
BRYAN COUNTY, DURANT, OKLAHOMA



LEGAL DESCRIPTION

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East, of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

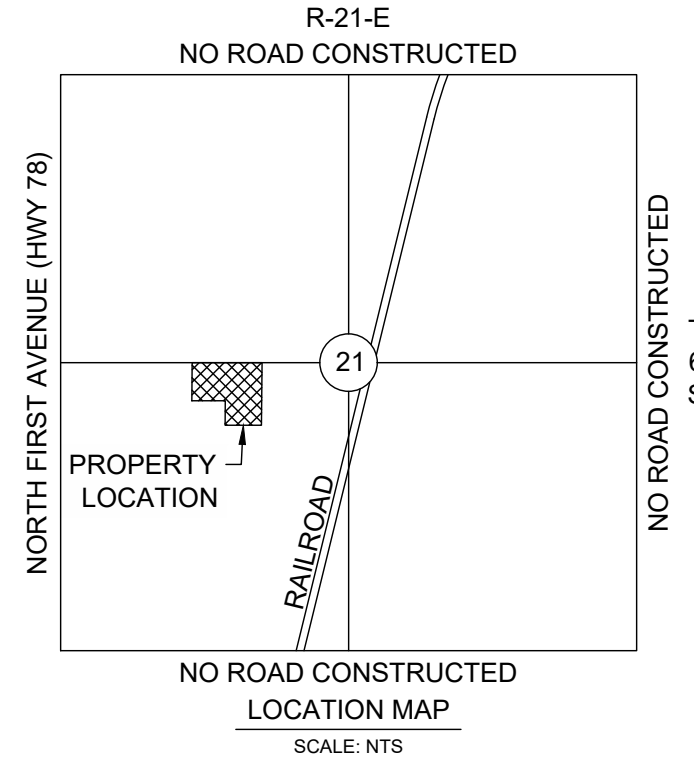
Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section Twenty-one (21);
Thence North 00°19'48" East along the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 969.00 feet;
Thence North 89°49'57" East parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 485.55 feet to the POINT OF BEGINNING;
Thence North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 60.00 feet;
Thence North 89°49'57" East parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 714.25 feet;
Thence North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 288.43 feet to the North line of the Southwest Quarter (SW/4) of said Section;
Thence North 89°49'49" East along the north line of the Southwest Quarter (SW/4) of said Section, a distance of 568.01 feet;
Thence South 00°19'48" West parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 348.45 feet;
Thence South 89°49'57" West parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 50.99 feet
Thence South 00°19'48" West parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 183.01 feet;
Thence South 89°49'57" West parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 206.00 feet to the east line of LINDEN WOOD - PHASE 4, recorded at Book 1547 Page 266 at the Office of the Bryan County Clerk;
Thence North 00°19'48" East along the east line of said LINDEN WOOD - PHASE 4, a distance of 183.01 feet to the Northeast corner of said LINDEN WOOD - PHASE 4;
Thence South 89°49'57" West along the north line of said LINDEN WOOD - PHASE 4 and along the north line of said LINDEN WOOD - PHASE 1, recorded at Book 1312 Page 650 at the Office of the Bryan County Clerk, a distance of 1025.27 feet to the POINT OF BEGINNING.

Containing 278,465 square feet, or 6.393 acres, more or less.

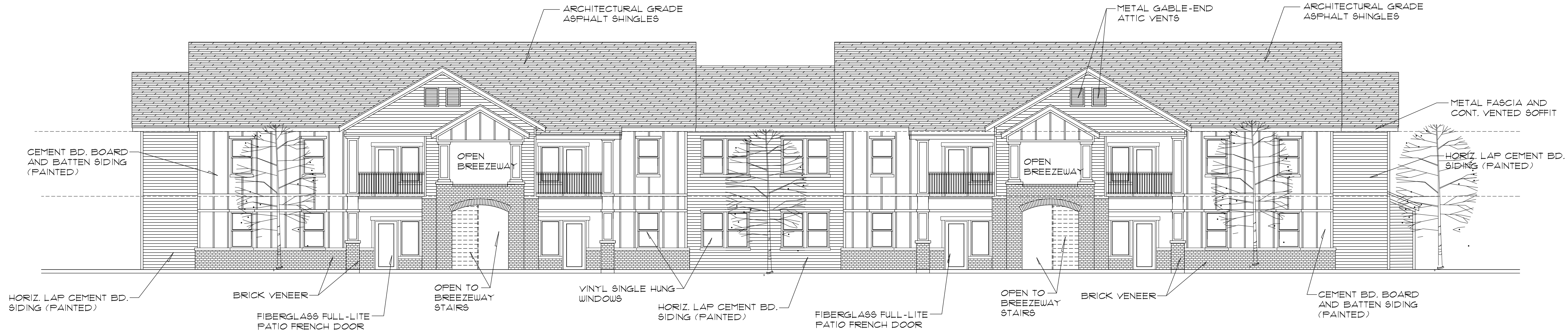
LEGEND	
B.	BOOK
B.S.L.	BUILDING SETBACK LINE
ESMT	EASEMENT
P.	PAGE
R/W	RIGHT OF WAY
(R)	DEED (RECORD) DATA
(M)	FIELD (MEASURED) DATA
U/E	UTILITY EASEMENT
N.A.P.	NOT A PART
+	SECTION CORNER
○	FOUND MONUMENT AS DESCRIBED
●	SET 1/2" REBAR W/ C.A. 5975 CAP

FLOOD ZONE
Subject property fully lies within Flood Zone X, Areas determined to be outside the 0.2% annual chance floodplain, per FEMA Map Number 44013C0190E, with a revised date of June 2, 2011.

PRELIMINARY
FOR REVIEW ONLY

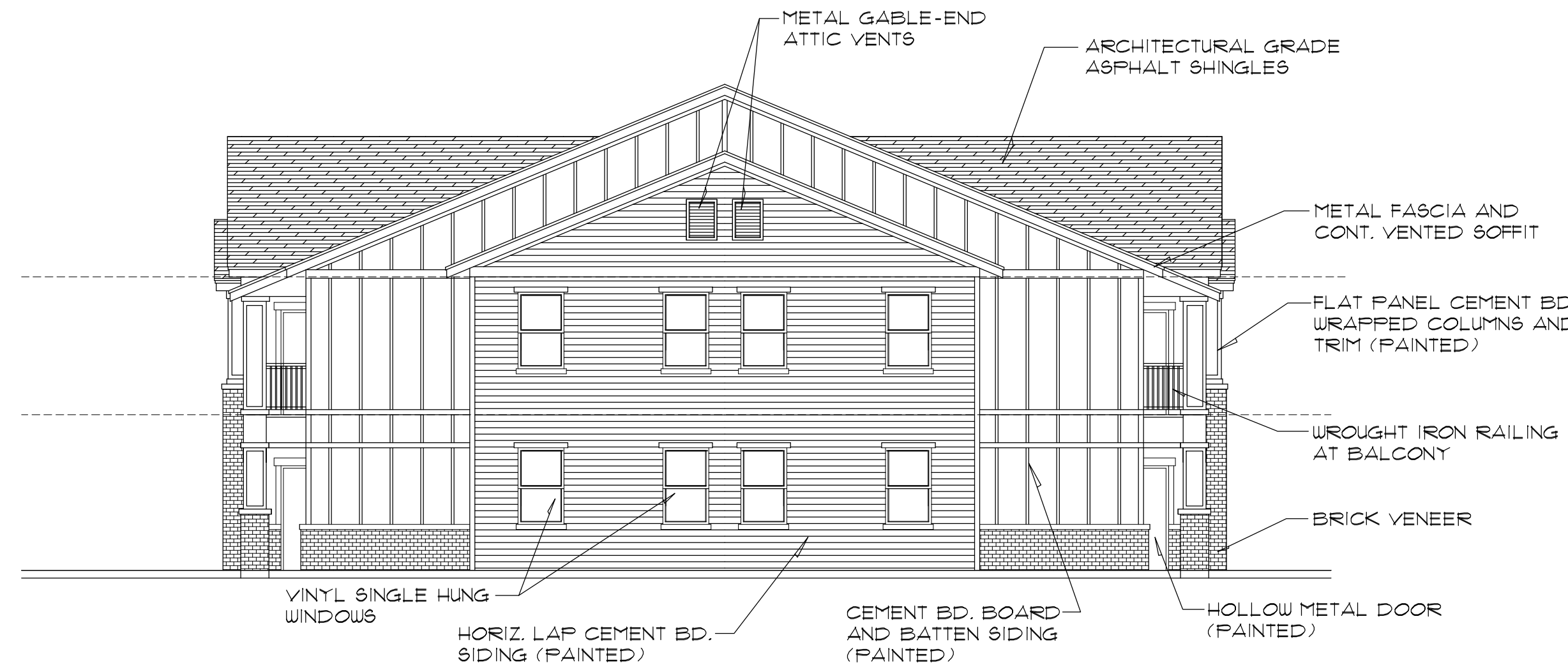


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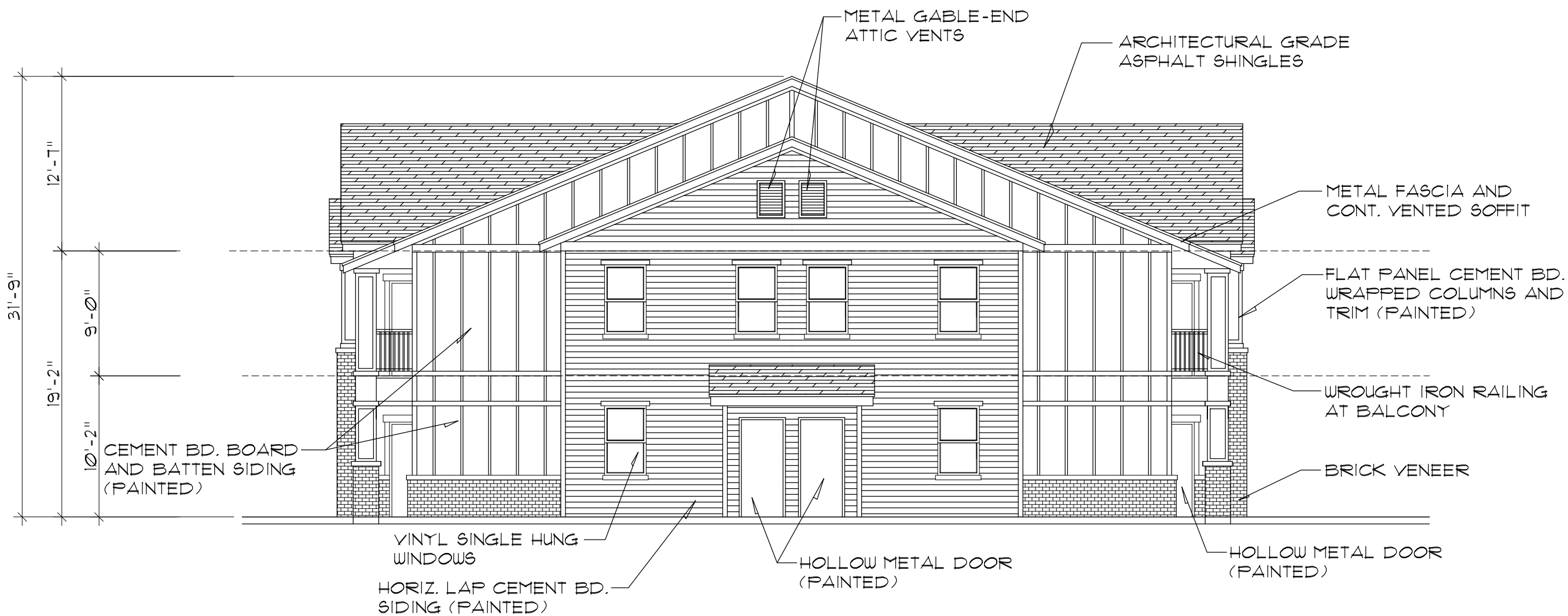
BLDG. 'A' - SOUTH ELEVATION

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



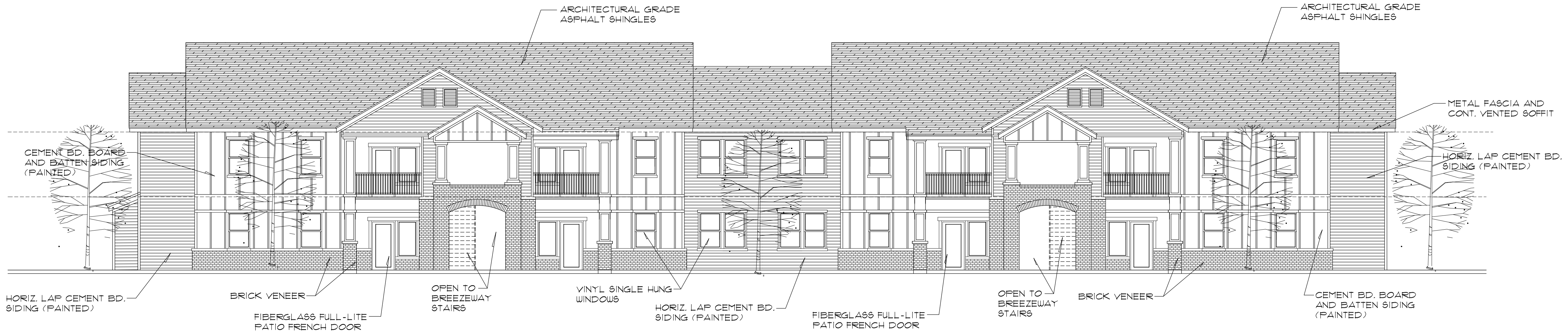
BLDG. 'A' - WEST ELEVATION

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



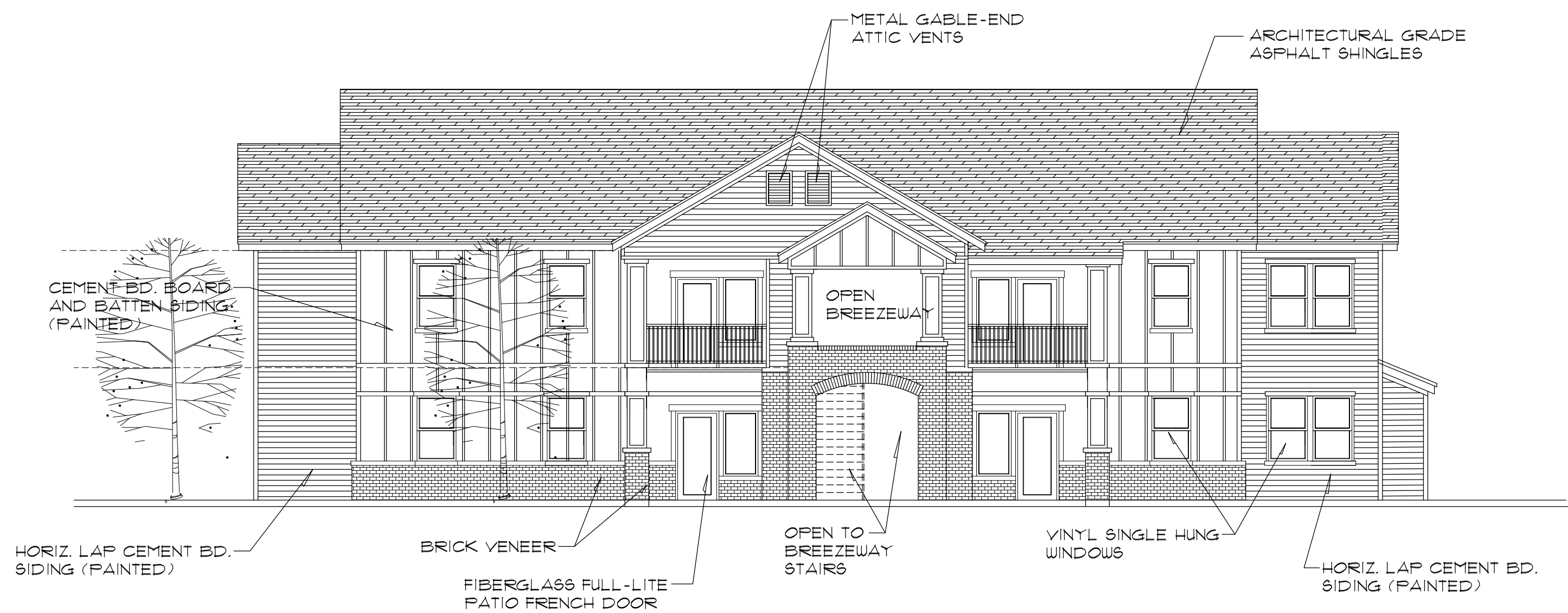
BLDG. 'A' - EAST ELEVATION

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

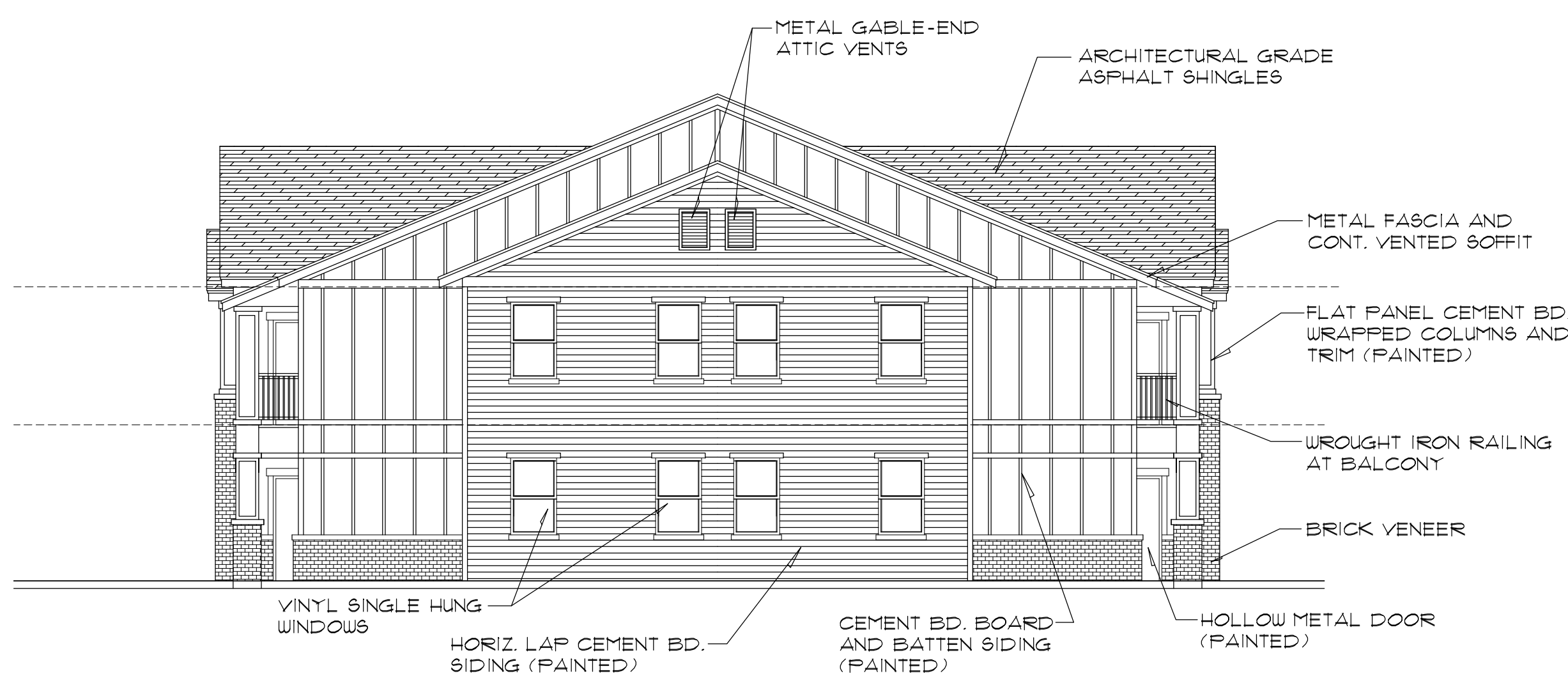


BLDG. 'A' - NORTH ELEVATION

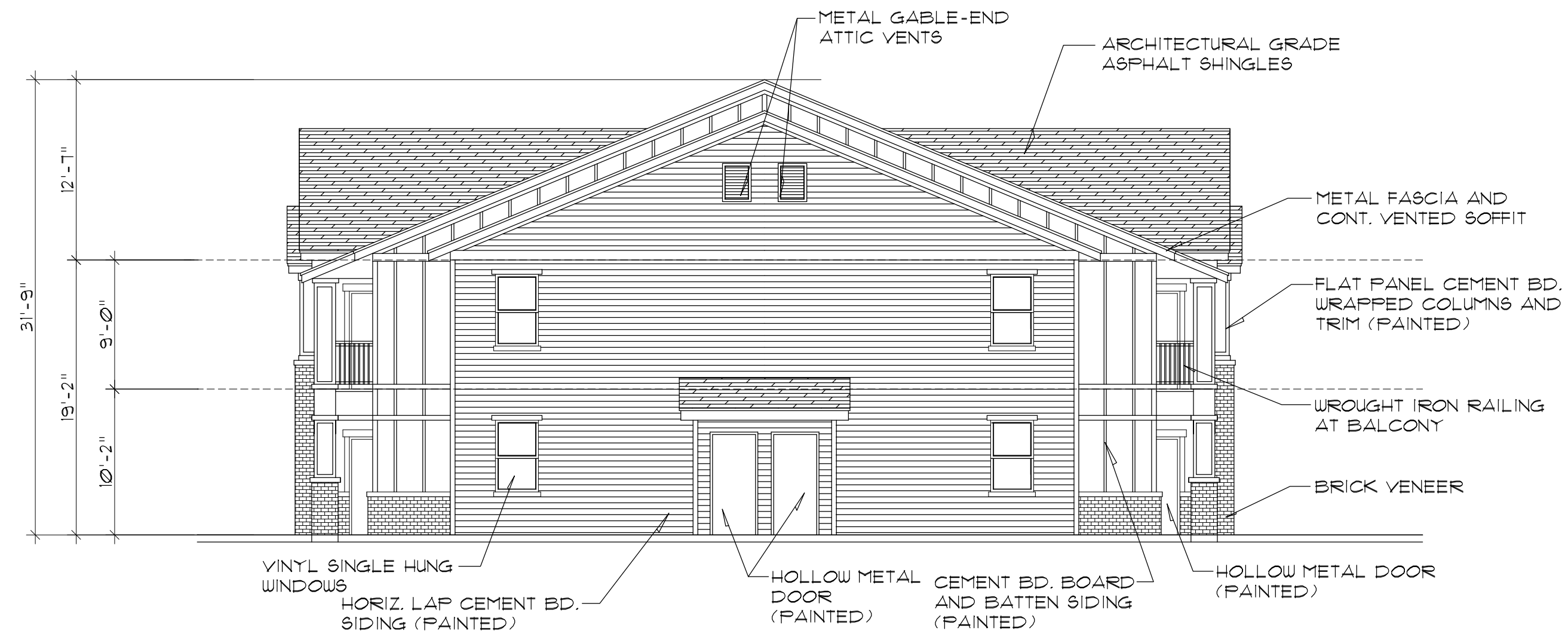
SCALE: 1/8" = 1'-0"



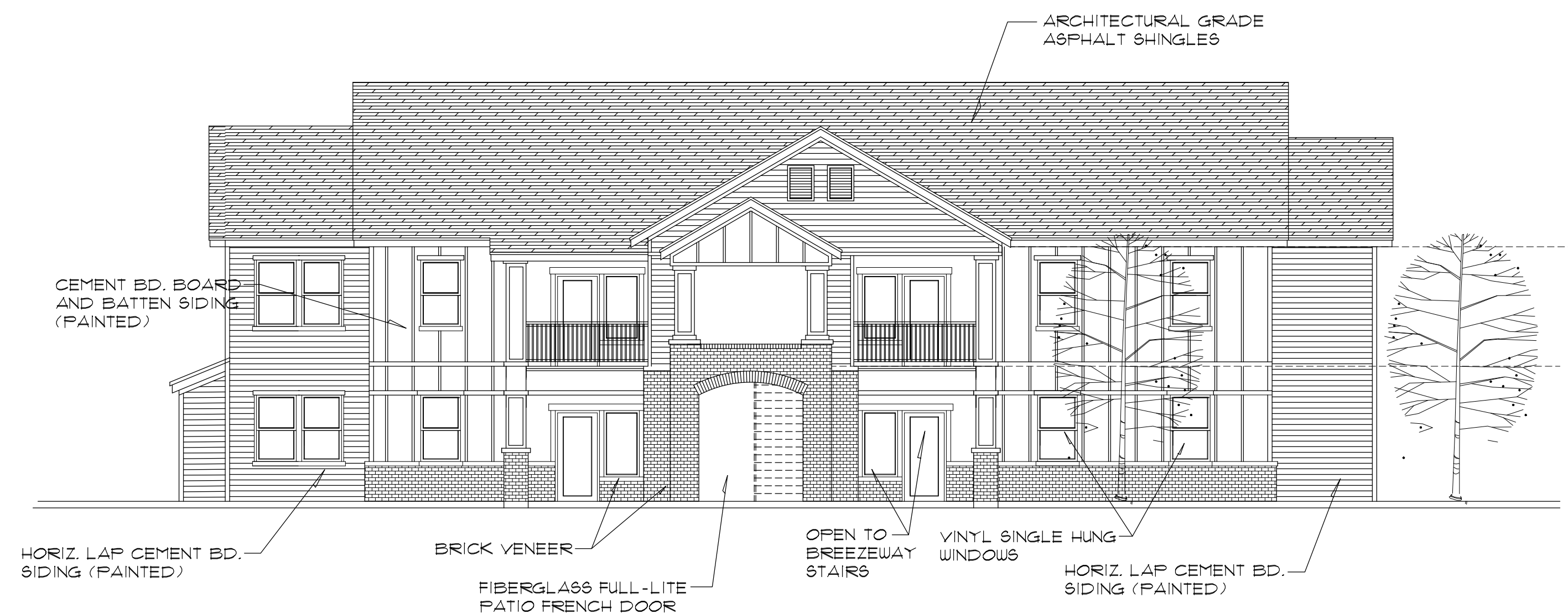
BLDG. 'B' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 'B' - WEST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 'B' - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 'B' - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NUMBER

21-049

SHEET TITLE

BUILDING 'B'
ELEVATIONS
SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LINDENWOODS APTS
PHASE IV
LINEX WOODS DRIVE
DURANT, OK
DESERT RIDGE

ARCHITECT



architecture
2033 don drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION DATE

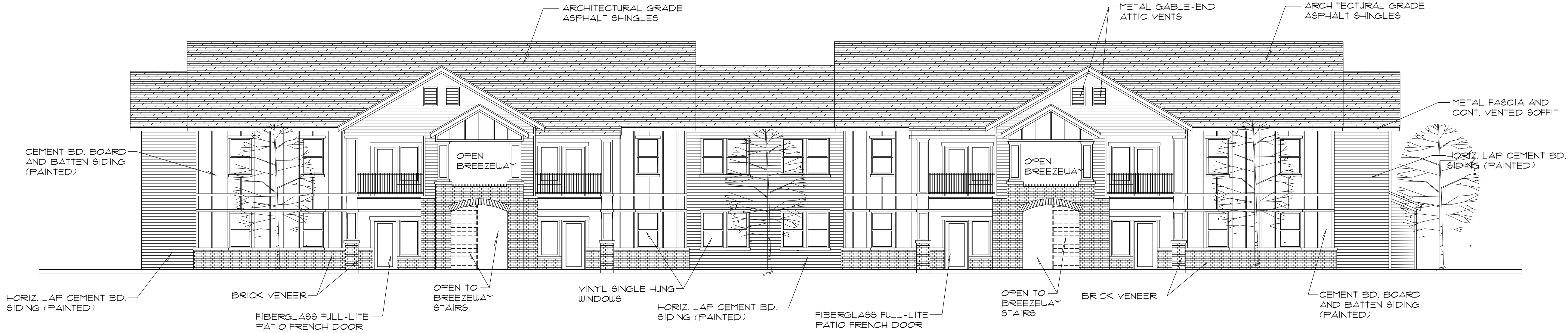
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DATE

15 MAY 2023

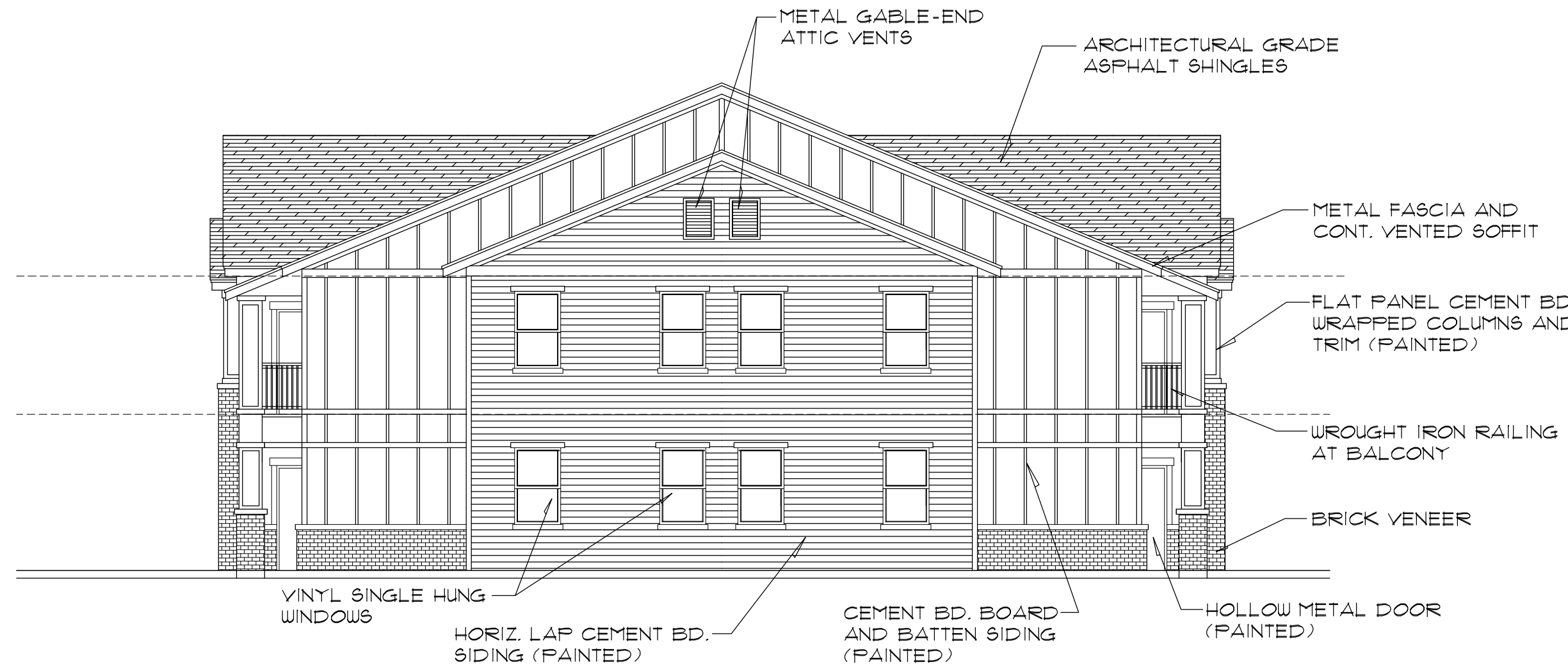
SHEET NUMBER

AB.4



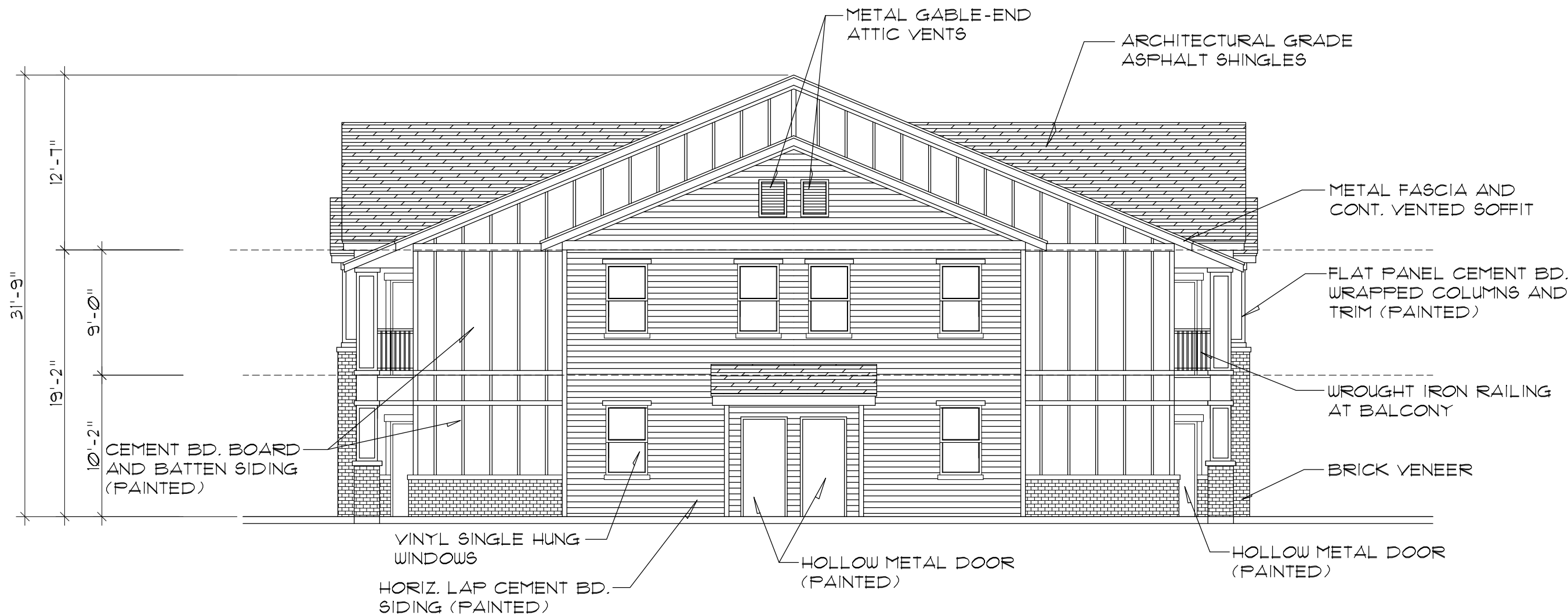
BLDG. 'C' - EAST ELEVATION

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



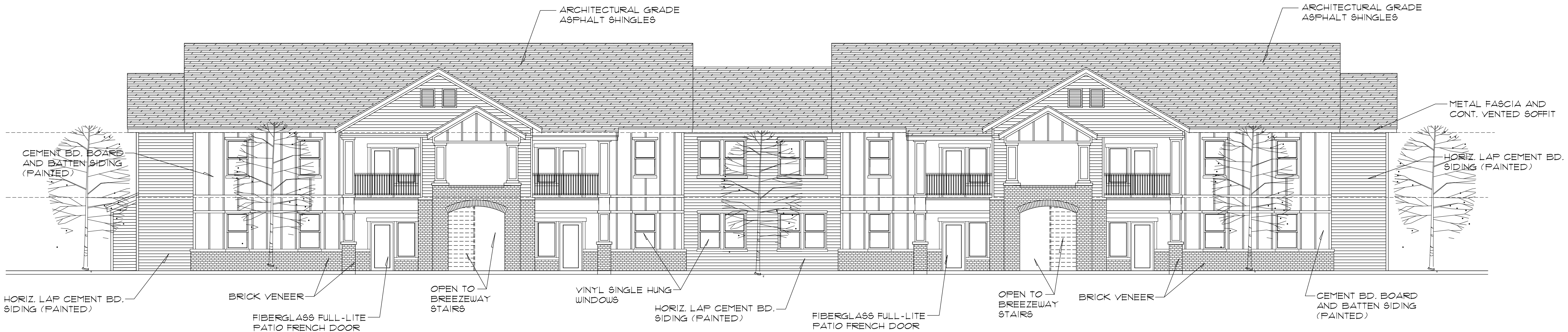
BLDG. 'C' - SOUTH ELEVATION

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



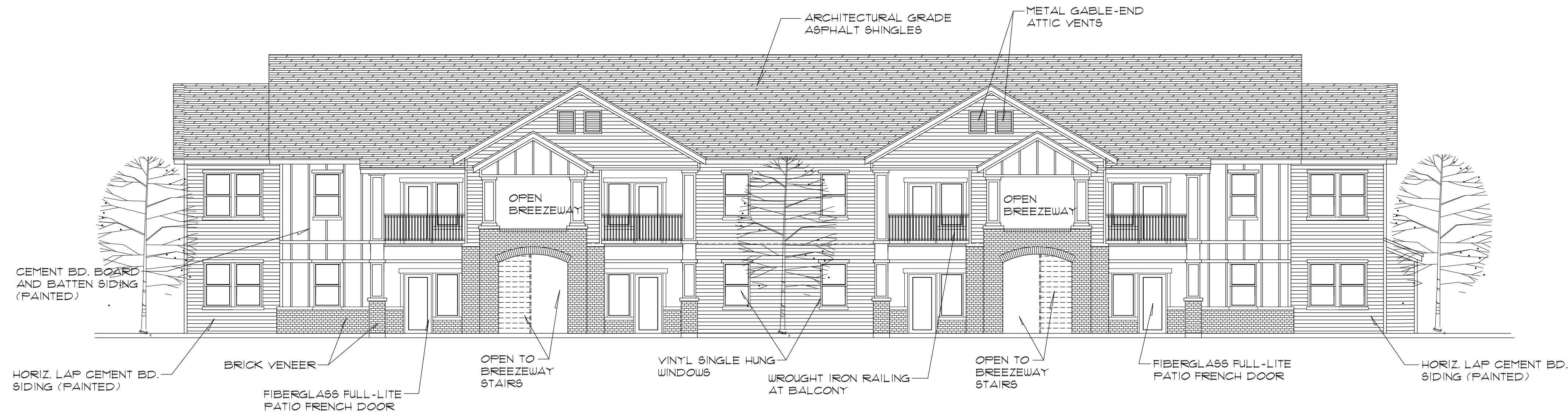
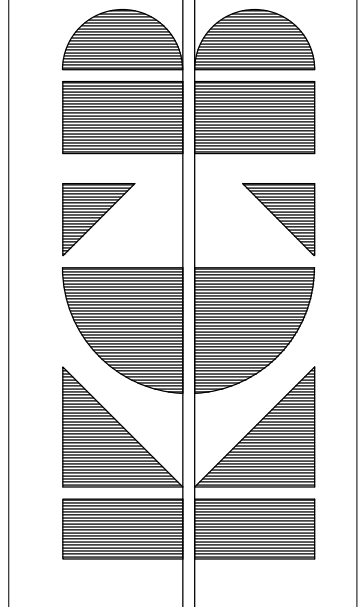
BLDG. 'C' - NORTH ELEVATION

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



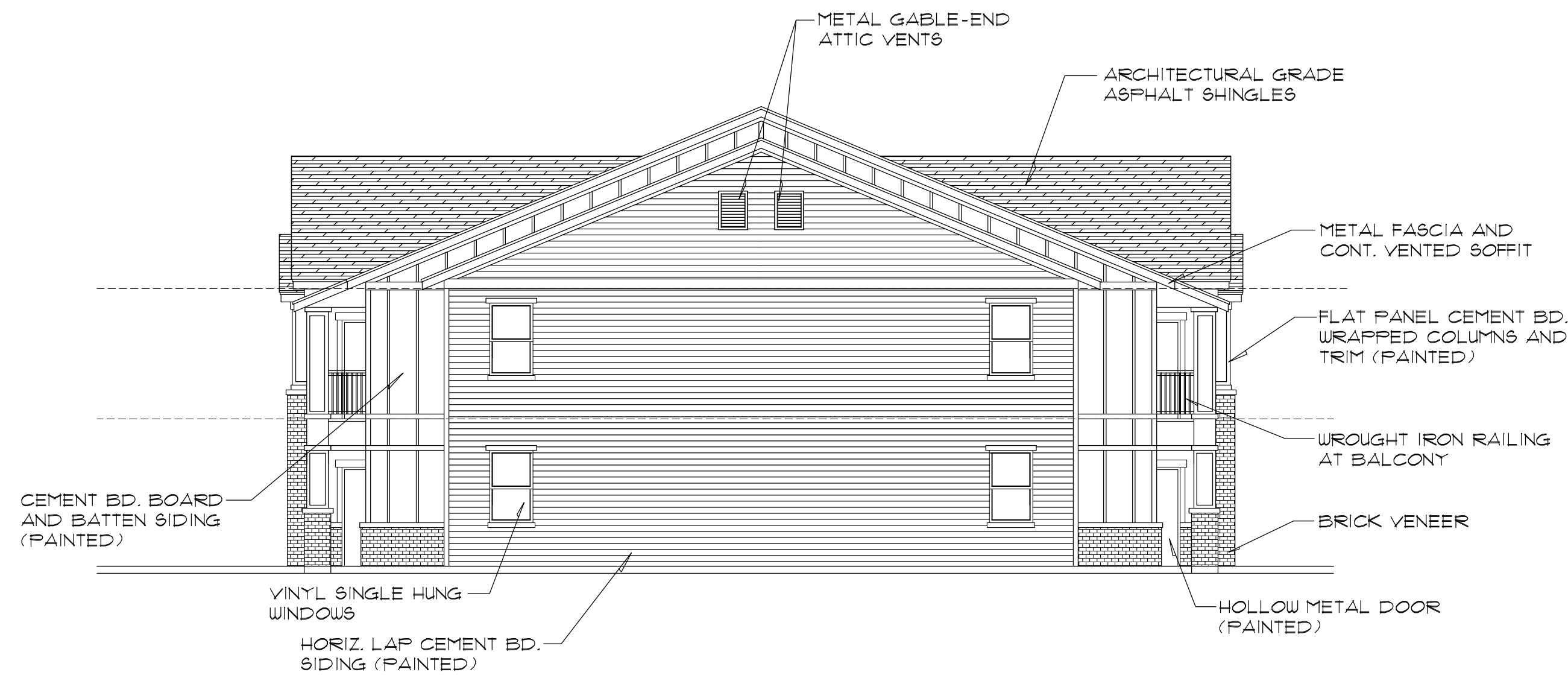
BLDG. 'C' - WEST ELEVATION

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



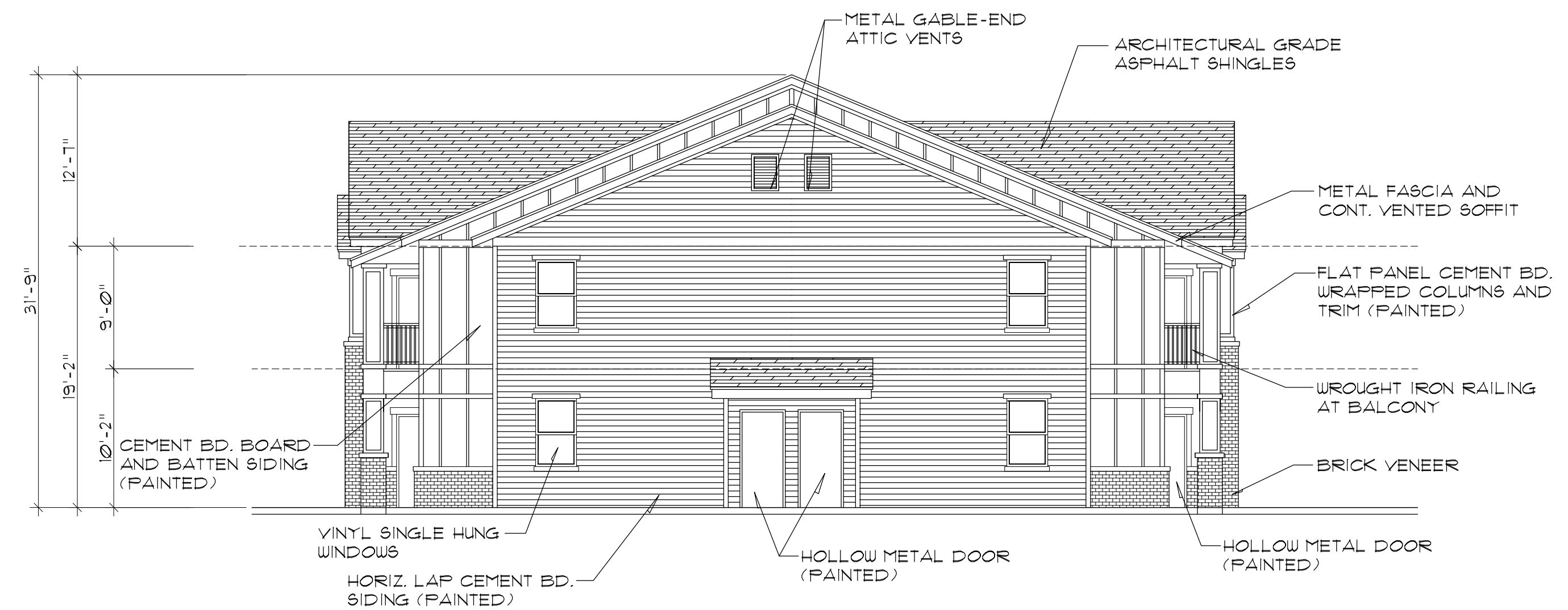
BLDG. 'D' - WEST ELEVATION

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



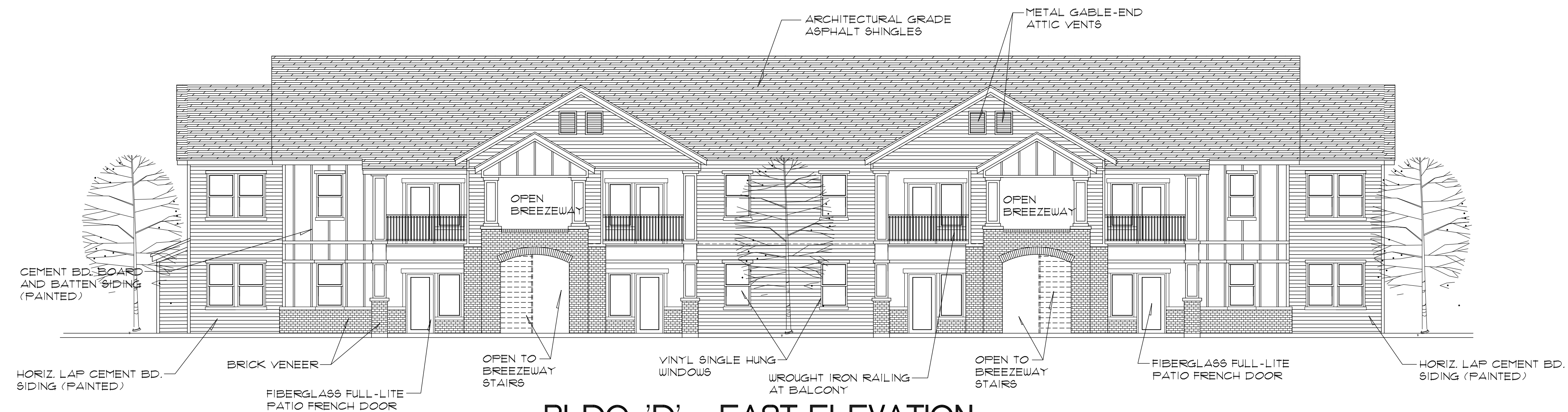
BLDG. 'D' - NORTH ELEVATION

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



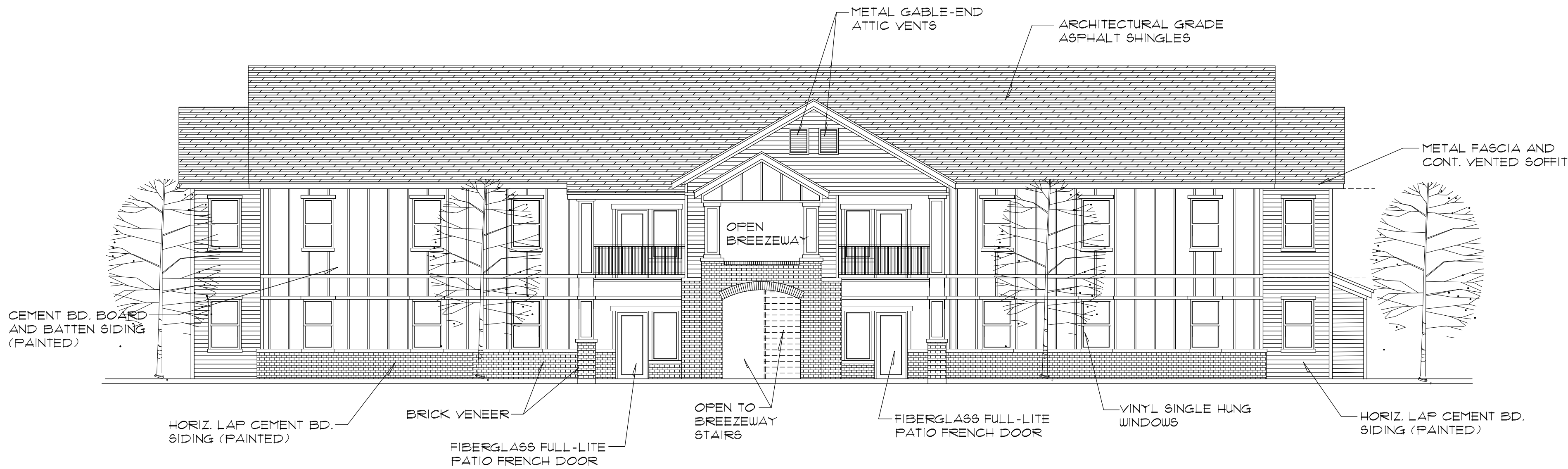
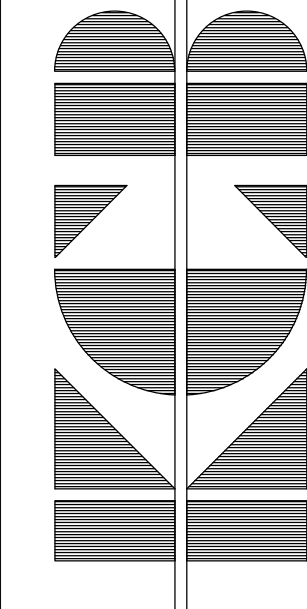
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SCALE: 1/8" = 1'-0"



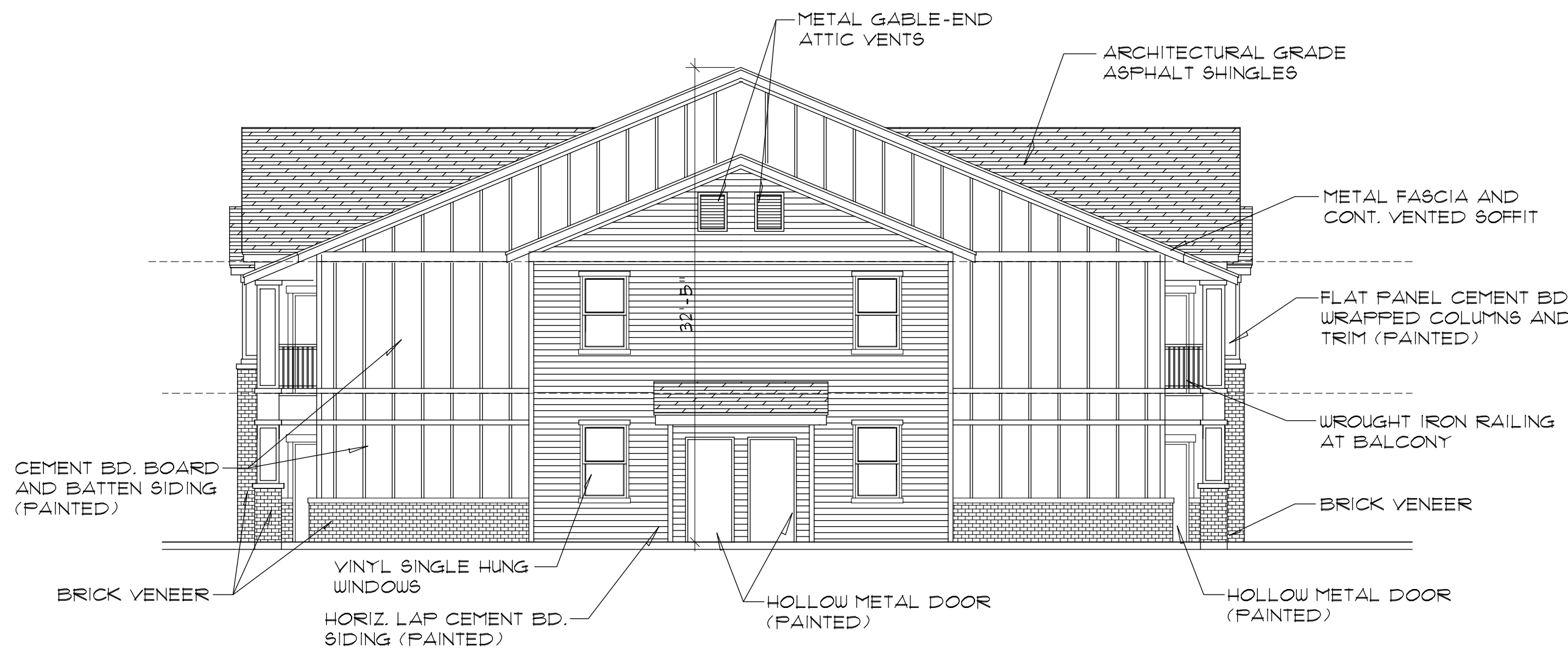
BLDG. 'D' - EAST ELEVATION

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



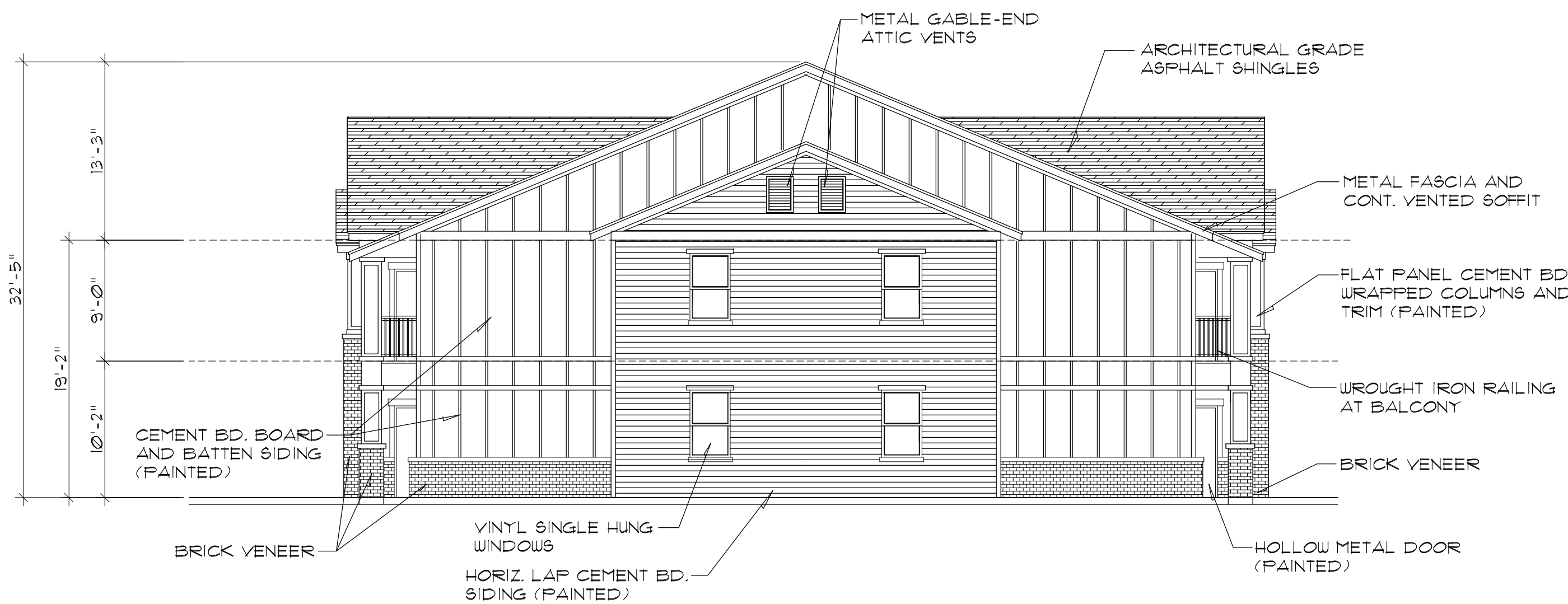
BLDG. 'E' - EAST ELEVATION

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



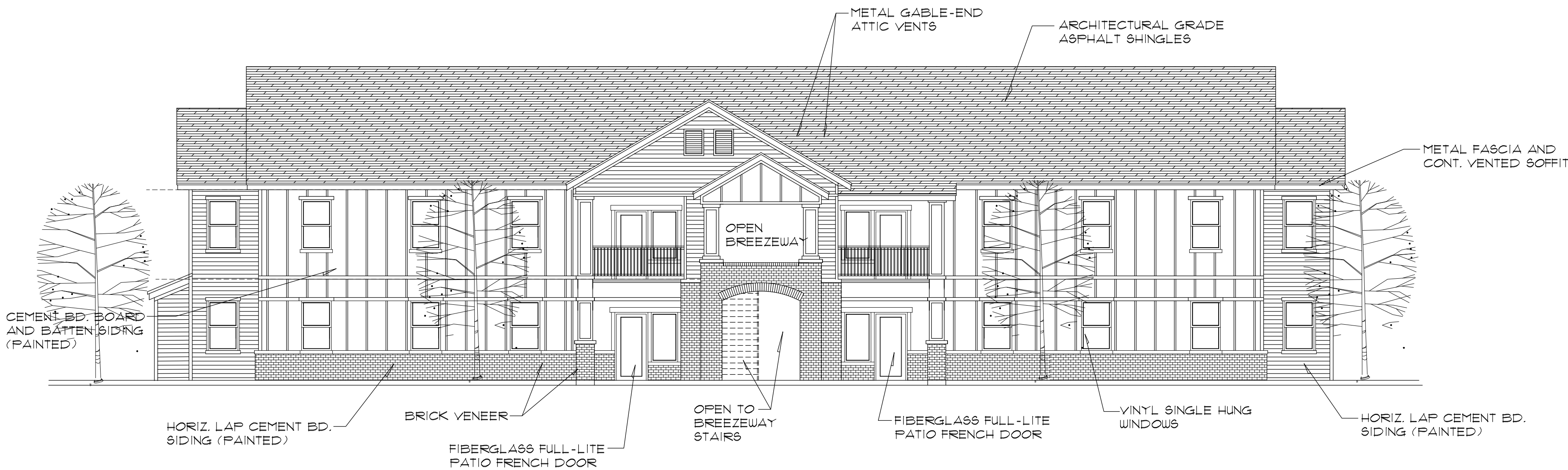
BLDG. 'E' - NORTH ELEVATION

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



BLDG. 'E' - SOUTH ELEVATION

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



BLDG. 'E' - WEST ELEVATION

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

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: 8/8/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Final Plat Request for Property Located Near North 1st Avenue and Gerlach Drive (PC2023-18).

Request: Consider a request from Kevin Hammons, for a Final Plat Request for property located near North 1st Avenue and Gerlach Drive.

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

Surrounding Properties:

Direction	Zoning	Use
North	C-2	Commercial Uses
West	C-2	Storage Buildings
South	I-1	Storage Buildings
East	I-1	Vacant

Lot Characteristics (Current Lot):

Width	~327 ft.
Depth	~298 ft.
Total Area	~2.2 acres (~97,446 sq. ft.)

Applicant: Kevin and Amanda Hammond

Background: The applicant approached staff regarding the platting of this property in order to create two separate lots. The current lot has an existing structure on the lot, and the new lot would be a vacant 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 approximately a total of about 2.2 acres and has an existing business on the property. The plat shows the existing lot being separated into two lots. The plat indicates that both lots will be over 1 acre. Both lots meet the size requirements within the zoning district. There appears to be city water and sewer in the area. The lots will not need any public infrastructure.

The plat shows an existing public water line running through the southern lot. The plat further shows a 10-foot easement along this water line; however, there was a communication error between the owner and the surveyor and that easement was not meant to be drawn there. The owner wants to wait to see how this land might be developed to determine if the

water line will need to move or only need to grant an easement. It should be noted that no permanent structures can be built over the water line.

Staff has signed off supporting the approval of this plat. Another 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 commercial / residential mixed use; therefore, this request is generally in line with the Future Land Use Map.

Planning Commission Recommendation: The Planning Commission recommended approval with the contingency that the easement be removed prior to the City Council meeting.

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, with the note that no permanent structure can be built over the water line. Should greater than 1-acre be disturbed, the applicant/owner will need to obtain a Stormwater Permit through the Oklahoma Department of Environmental Quality and provide a copy to staff.

Required Action: Hear the item and approve or deny the Final Plat request for property located near North 1st Avenue and Gerlach Drive. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

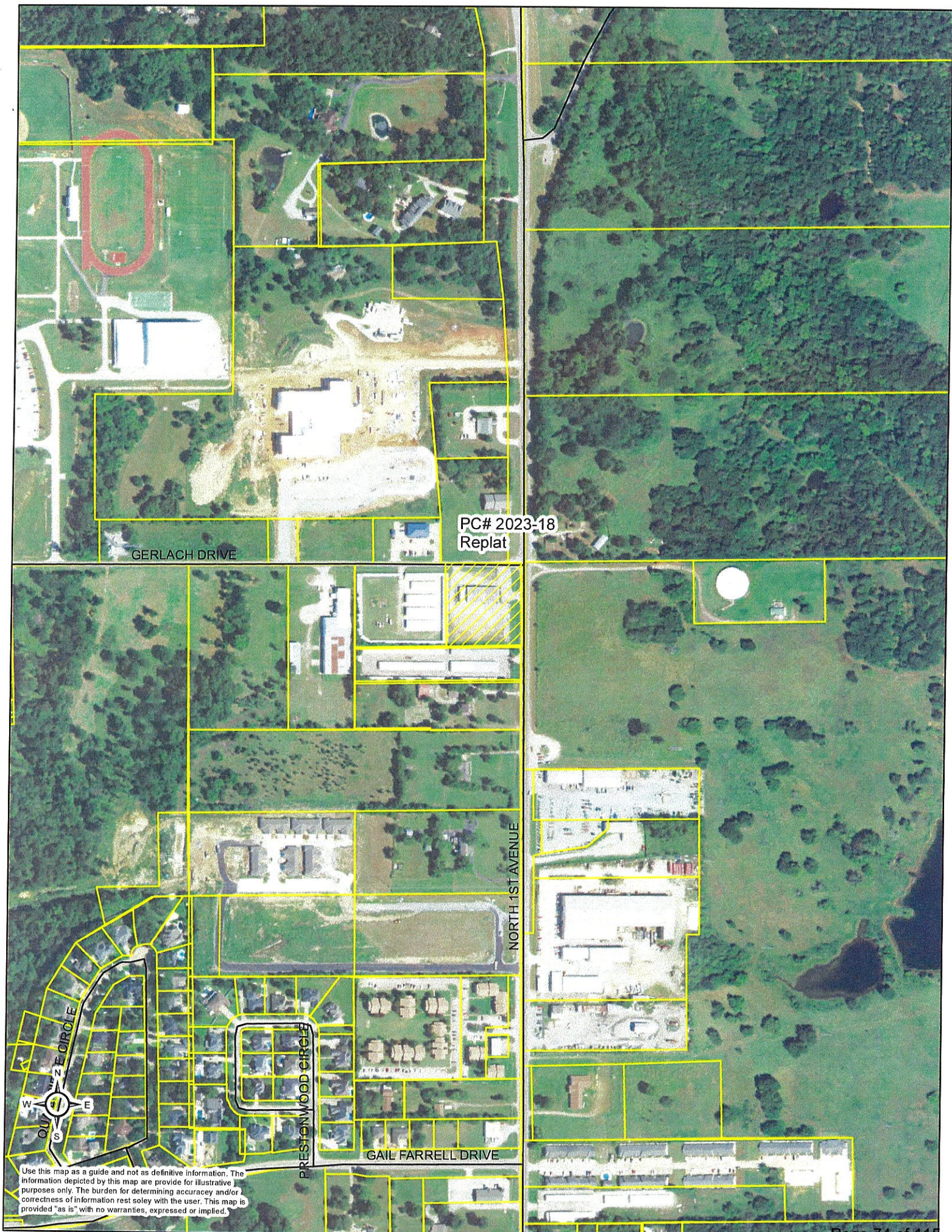
Planning Commission and Staff recommend approval of this request with the contingency that the easement be removed prior to the Council meeting.

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

City Clerk
Community Development
GIS

ATTACHMENTS:

1. PC2023-18 Maps
2. Final Plat Application
3. Warranty Deed
4. KEVIN HAMMOND 5-17-23 REV 7-26-23



PC# 2023-18
Replat

GERLACH DRIVE

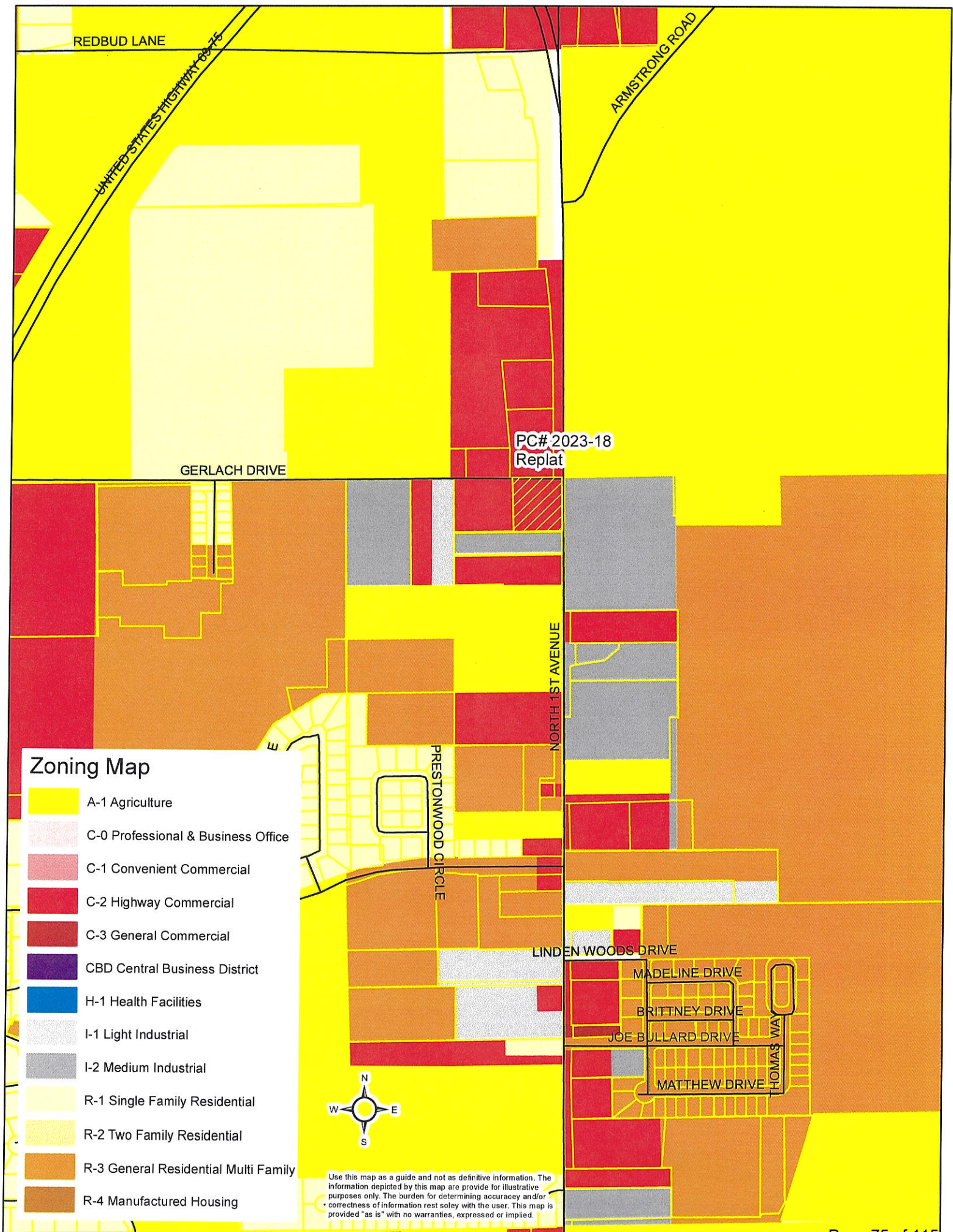
NORTH 1ST AVENUE

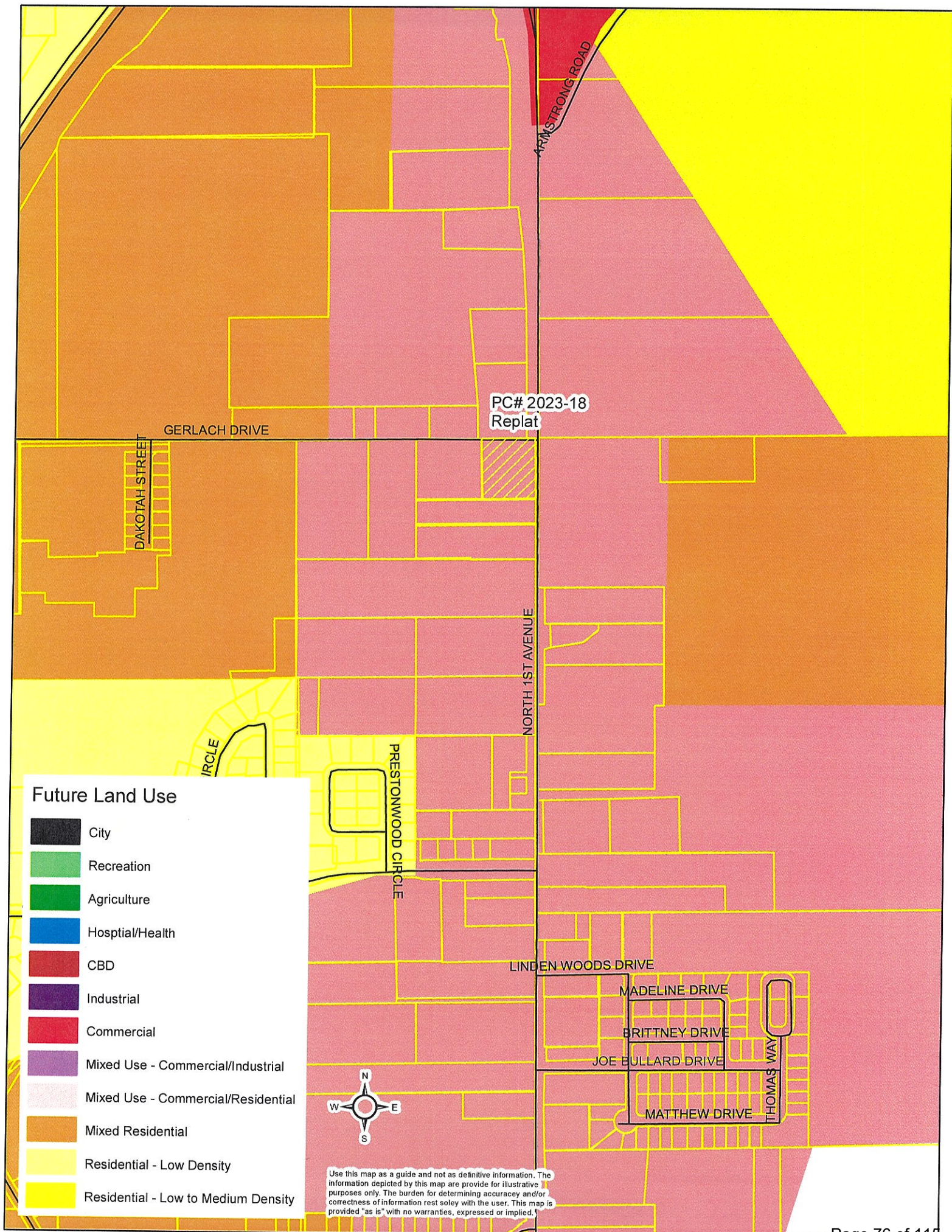
GAIL FARRELL DRIVE

PRESTONWOOD CIRCLE

QUINCE CIRCLE

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.





Subdivision/Plat Application

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

Petition # PC2023-18
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>KEVIN and Amanda HAMMOND</u>	Email: <u>KEVIN@ELITEAUTOCLUBS.COM</u>	Phone #1: <u>580-920-5633</u>
Mailing Address: <u>160 HAYNIC Road</u>		Phone #2: <u>580-920-8786</u>
City: <u>Durmit</u>	State: <u>OK</u>	Zip: <u>74701</u>
Applicant's Interest in Property: <u>100%</u>		

SURVEYOR INFORMATION

Name: <u>Craig Surveying</u>	Email: <u>CraigSurveying@gmail.com</u>	Phone #1: <u>580-715-1777</u>
Mailing Address: <u>Po Box 383 Bokchito, OK</u>		Phone #2: _____
City: _____	State: _____	Zip: <u>74726</u>
Surveyor Oklahoma License Number: _____		

ENGINEER INFORMATION

Name: <u>N/A</u>	Email: _____	Phone #1: _____
Mailing Address: _____		Phone #2: _____
City: _____	State: _____	Zip: _____
Engineer Oklahoma License Number: _____		

LAND INFORMATION

Legal Description: <u>SEE ATTACHED</u>	Parcel Number: _____
Proposed Subdivision Name: <u>GERLACH PLAZA</u>	Current Zone: _____
Proposed Use: <u>COMMERCIAL</u>	Proposed Zone: _____
Current Property Owner's Name: <u>KEVIN and Amanda HAMMOND</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: KH Date: 5-23-23

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:

Will be Divided into 2 separate Lots -

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

N/A

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

N/A

3. Traffic Impacts:

NONE

4. Protection of Neighborhoods:

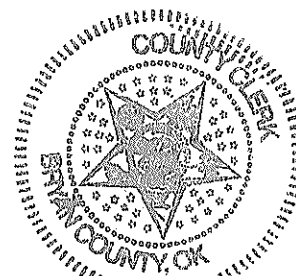
N/A

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

NONE

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

WARRANTY DEED (INDIVIDUAL)



KNOW ALL MEN BY THESE PRESENTS:

That, **KEVIN HAMMOND and MANDY HAMMOND, husband and wife**, parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **ELITE WHOLESALE AUTO, LLC**, 3106 W. University Tulsa, OK 7470, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

A tract of land being a part of the N/2 NE/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Section 20, said point being a aluminum monument found, Thence South 00 degrees 34 minutes 20 seconds East a distance of 329.31 feet to a pk spike set; Thence South 89 degrees 23 minutes 18 seconds West passing a No. 3 rebar set at 50.00 feet and continuing for a total distance of 300.67 feet to a No. 3 rebar set; Thence North 00 degrees 34 minutes 20 seconds West a distance of 329.30 feet to a pk spike set; Thence North 89 degrees 23 minutes 10 seconds East passing a pk spike found at 250.67 feet and continuing for a total distance of 300.67 feet to the Point of Beginning.

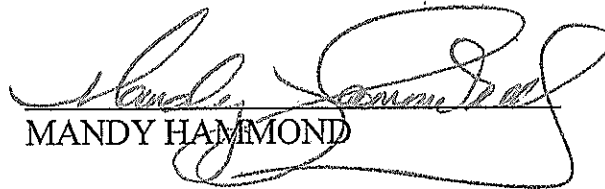
Equitable Conveyance; No revenue stamps required;

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 heirs 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 SEALED this the 11th day of July, 2014.


KEVIN HAMMOND


MANDY HAMMOND

STATE OF OKLAHOMA)

)ss.

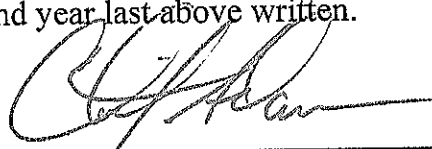
ACKNOWLEDGMENT

COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of July, 2014, personally appeared KEVIN HAMMOND and MANDY HAMMOND, who are the parties to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of July, 2014, personally appeared KEVIN HAMMOND and MANDY HAMMOND, husband and wife, to me known to be the identical persons 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.

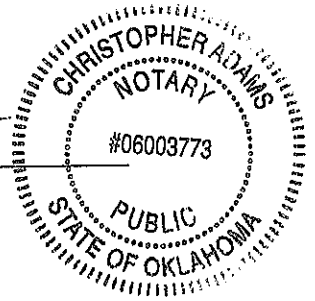
WITNESS my hand and Seal the day and year last above written.



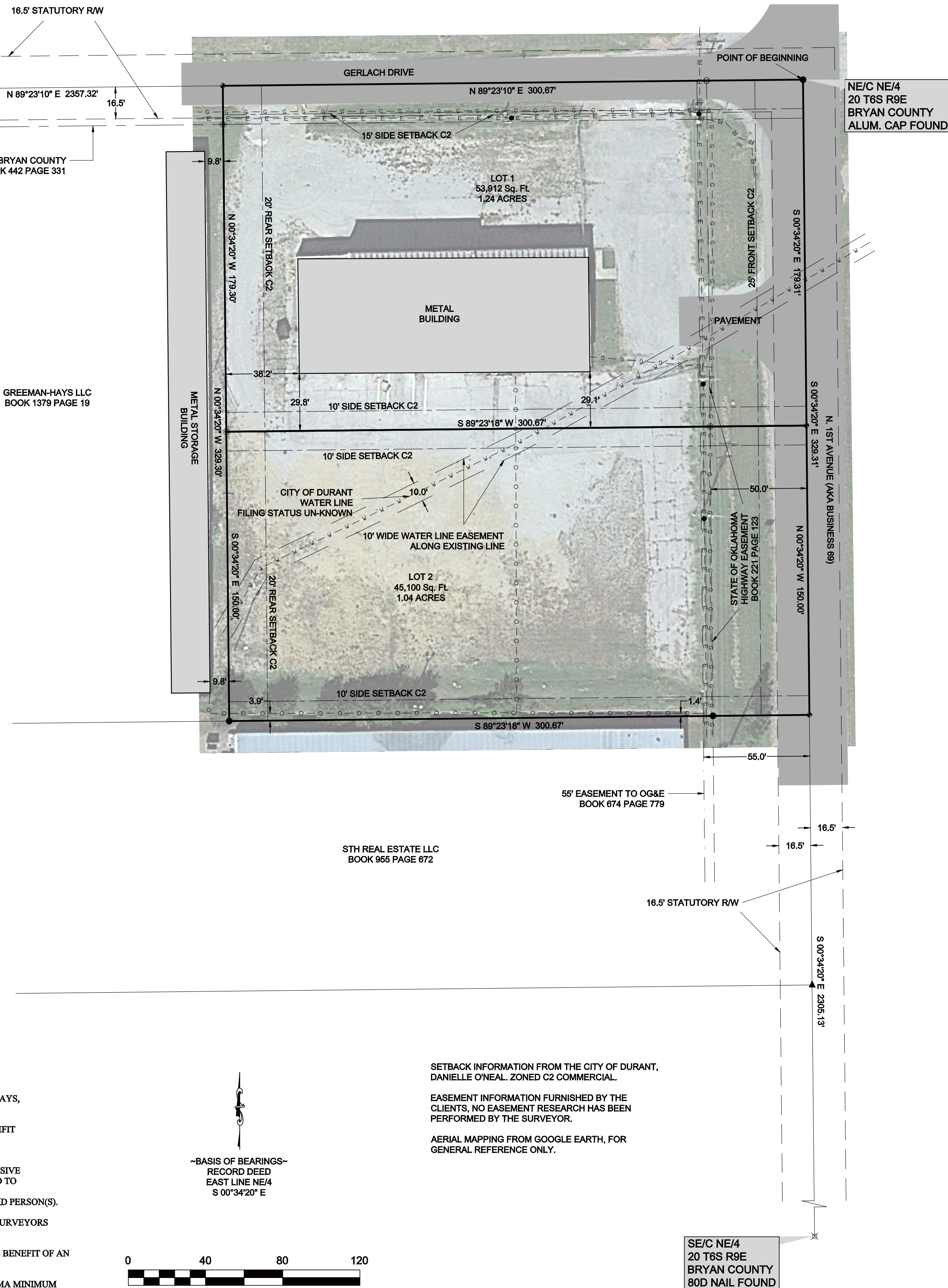
NOTARY PUBLIC

My Commission Expires:

4/14/2018



PORTION OF SECTION 20 T6S R9E
BRYAN COUNTY, OKLAHOMA



SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS
EITHER RECORDED, OR IMPLIED, THEREOF.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE
USE OF THE CLIENT(S) AND DOES NOT EXTEND TO
ANY UNNAMED PERSON(S) WITHOUT EXPRESS
RECERTIFICATION BY SURVEYOR NAMING SAID PERSON(S)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE OPINION.

CRAIGE SURVEYING L.L.C. COPYRIGHT 2023.

EASEMENT INFORMATION FURNISHED BY THE CLIENTS, NO EASEMENT RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR.

~BASIS OF BEARINGS~
RECORD DEED
EAST LINE NE/4
S 00°34'20" E



SE/C NE/4
20 T6S R9E
BRYAN COUNTY
80D NAIL FOUND

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of **GERLACH PLAZA** on this _____ day of _____, 20____.

Secretary

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this plat of **GERLACH PLAZA**, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 20____.

City Clerk

State of Oklahoma, County of Bryan
This instrument was filed on the _____ day of _____, _____ at _____ and duly recorded in Book Number _____, Page _____

Bryan County Clerk

I, _____
Do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County,
Oklahoma. That the tax records of said county show all taxes for the year 20____ and prior years
are paid on the land shown on this lot combination plat in the City of Durant, Oklahoma; and that
the required statutory security has been deposited in the office of the County Treasurer
guaranteeing the 20____ taxes.

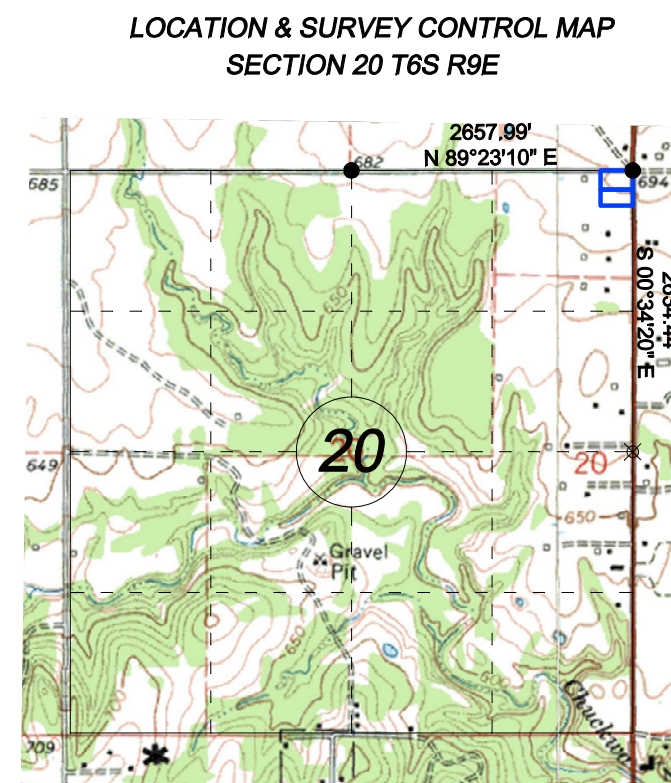
Date _____

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

STATE OF OKLAHOMA
COUNTY OF BRYAN

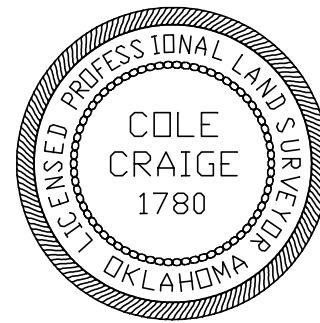
Given under my hand and seal of office the day and year last above written.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



LICENSED LAND SURVEYORS CERTIFICATE

I, COLE CRAIGE., a licensed land surveyor in the State of Oklahoma, do hereby certify that this plat represents a survey performed by myself and meets the Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Subject to easements and/or right-of-ways recorded or implied thereof.



DATE _____

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

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

NOTARY PUBLIC

ELITE WHOLESALE AUTO LLC
KEVIN AND MANDY HAMMOND
160 HAYNIE ROAD
DURANT, OK 74701

OWNERS CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That _____,
being the sole owners in fee simple of the following described real property:

A TRACT OF LAND BEING: PART OF THE N/2 NE/4 NE/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA, DESCRIBED AS BEGINNING AT THE N/E/C OF SAID SECTION 20, SAID POINT BEING AN ALUMINUM MONUMENT FOUND; THENCE SOUTH 09°34'20" EAST A DISTANCE OF 329.31 FEET TO A P.K. SPIKE SET; THENCE SOUTH 89°23'18" WEST PASSING A NUMBER 3 REBAR SET AT 50.0 FEET AND CONTINUING FOR A DISTANCE OF 250.67 FEET TO A P.K. SPIKE FOUND; THENCE N 20°06'10" W A DISTANCE OF 329.30 FEET TO A P.K. SPIKE SET; THENCE N 89°23'10" E PASSING A P.K. SPIKE FOUND AT 250.67 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 300.67 FEET TO THE POINT OF BEGINNING.

STATE OF OKLAHOMA
COUNTY OF BRYAN

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

NOTARY PUBLIC

LEGEND

● IRON PIN FOUND
 ⊗ MAG NAIL FOUND
 ⊗ 800 NAIL FOUND
 ⊕ 1/2" IRON PIN SET (PLS 1780)
 ⊕ MAG NAIL SET (PLS 1780)
 ▲ CALCULATED CORNER
 50' HIGHWAY EASEMENT
 ○ CHAINLINK FENCE
 — BOUNDARY LINE
 16.5' STATUTORY R/W
 — WATER LINE
 — OVERHEAD ELECTRIC
 — NATURAL GAS
 — FIBER OPTIC

UTILITIES PER OKIE LOCATE
#23070308240458
SURVEYOR MAKES NO GUARANTEE TO THE
ACTUAL LOCATION OF UNDERGROUND UTILITIES.
OKIE LOCATE MARKS SHOWN ONLY.

CRAIG SURVEYING L.L.C. P.O. BOX 363 BOWCHITO, OK 74728 (580) 285-2404 CA # 6165, PLS # 1780 craigsurveying@gmail.com	Surveyor's Seal 	SURVEY INFO. SURVEY ORDERED: 5-1-23 FIELDWORK DATE(S): 5-17-23 SURVEY FLAT COMPLETE: 5-18-23 DATE OF LAST VISIT 5-17-23 SCALE 1" = 40'	REVISION/ISSUE REVISION DATE 1. 2. 3. 4. SHEET 1 OF 1
KEVIN AND MANDY HAMMOND 180 HAYHIRE ROAD DURANT, OK 74701		ORD FILE: 21785 RESECTION 20REBDD ESTATES #3-20-20 ORD FILE: 21785 RESECTION 20REBDD ESTATES #3-20-20	
PART OF NE1/4 SECTION 05 T8S R6E BRYAN COUNTY, OKLAHOMA			



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Sketch Plat Request for Property Located Near Peppernut Lane and Red Bud Lane (PC2023-19).

Request: Consider a request from Scott Goad for a Sketch Plat request for property located near Peppernut Lane and Red Bud Lane.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Single-Family Residential / Vacant
West	R-3	Vacant
South	R-3	Single Family Residential
East	R-3	Vacant

Lot Characteristics (Current Lot):

Width	~216 ft.
Depth	~190 ft.
Total Area	~1 acre (~41,040 sq. ft.)

Applicant: Scott Goad

Background: This parcel is a part of other parcels of land in this area that were sold without going through the platting process. Another owner came to the City looking at the possibility of building a house on their property, and discovered that the land in this area was not platted correctly. Therefore, they could not obtain a building permit until the parcel was platted. However, that particular parcel did not have street frontage, so they were waiting for the seller to have the whole area platted. Staff and past management worked with the seller to have these parcels platted, and worked to stop the sale of any land in that area that has not been platted correctly (February / March 2022). Staff has been working with the seller during this time, and the seller has yet to have a completed application. The seller was instructed about what needed to be completed on the plat to have it meet City Ordinances as well as what was needed to complete the application, but staff has not had any further contact with the seller since April 2023. Staff has tried to work with a couple of the buyers that have bought land in this area, and one of those is now wanting to have a conversation with Planning Commission and City Council on how to correct the issue at hand.

As a note, since these parcels were not legally platted, they are not supposed to be sold off, per state statute.

Furthermore, staff has seen this issue pop up on several other properties throughout the city.

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 1 acre as shown on the survey. This parcel is in the area where if approved, it could create a potential orphaned parcel that abuts this parcel to the West. This is also the area that when talking with the seller that a public street was going to be located possibly. This is in Rural Water 2's district, and the applicant does have a letter from Rural Water 2 stating they can supply water in this area. There is no city sewer in the area, so any lot created would need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems.

Staff has reviewed the request and most of them do not have a problem with what the applicant wants to do. However, we have not received a plat that meets what is required in City Ordinances as well as having concern about orphaning the parcel that is to the West of this parcel. The Community Development Director did not sign off since this survey does not meet ordinance requirements as well as having the concern of creating an orphaned piece of property.

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: The Planning Commission recommended denial, which will allow the applicant to be able to speak to Council.

Staff Recommendation: Staff does not recommend approval of the sketch plat request, but does not have a problem with discussing this item.

Required Action: Hear the item and approve or deny Sketch Plat for property located near Peppernut Lane and Red Bud Lane. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

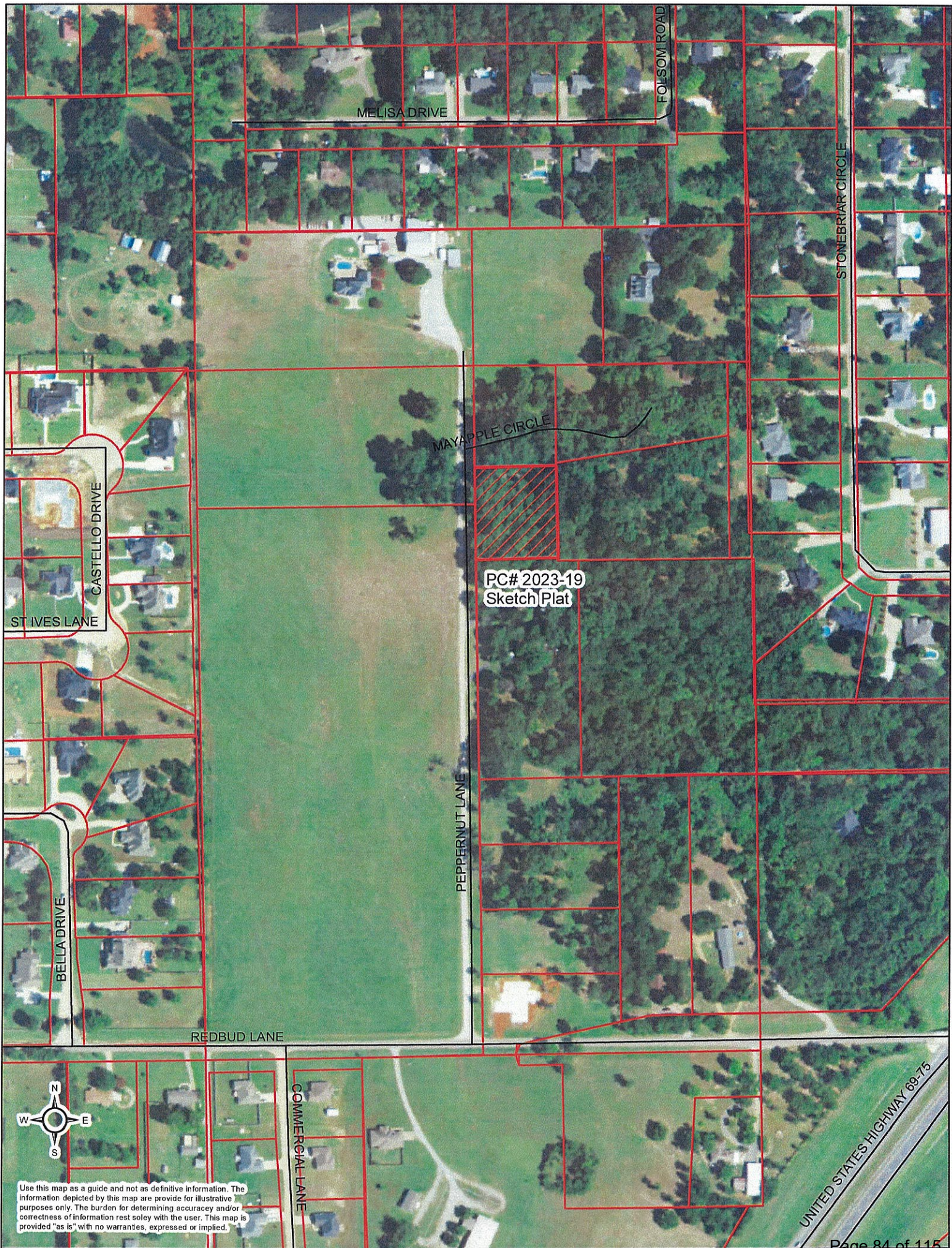
Planning Commission and Staff recommend denial of this request. Planning Commission recommended denial so that the applicant would have the ability to talk with City Council.

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

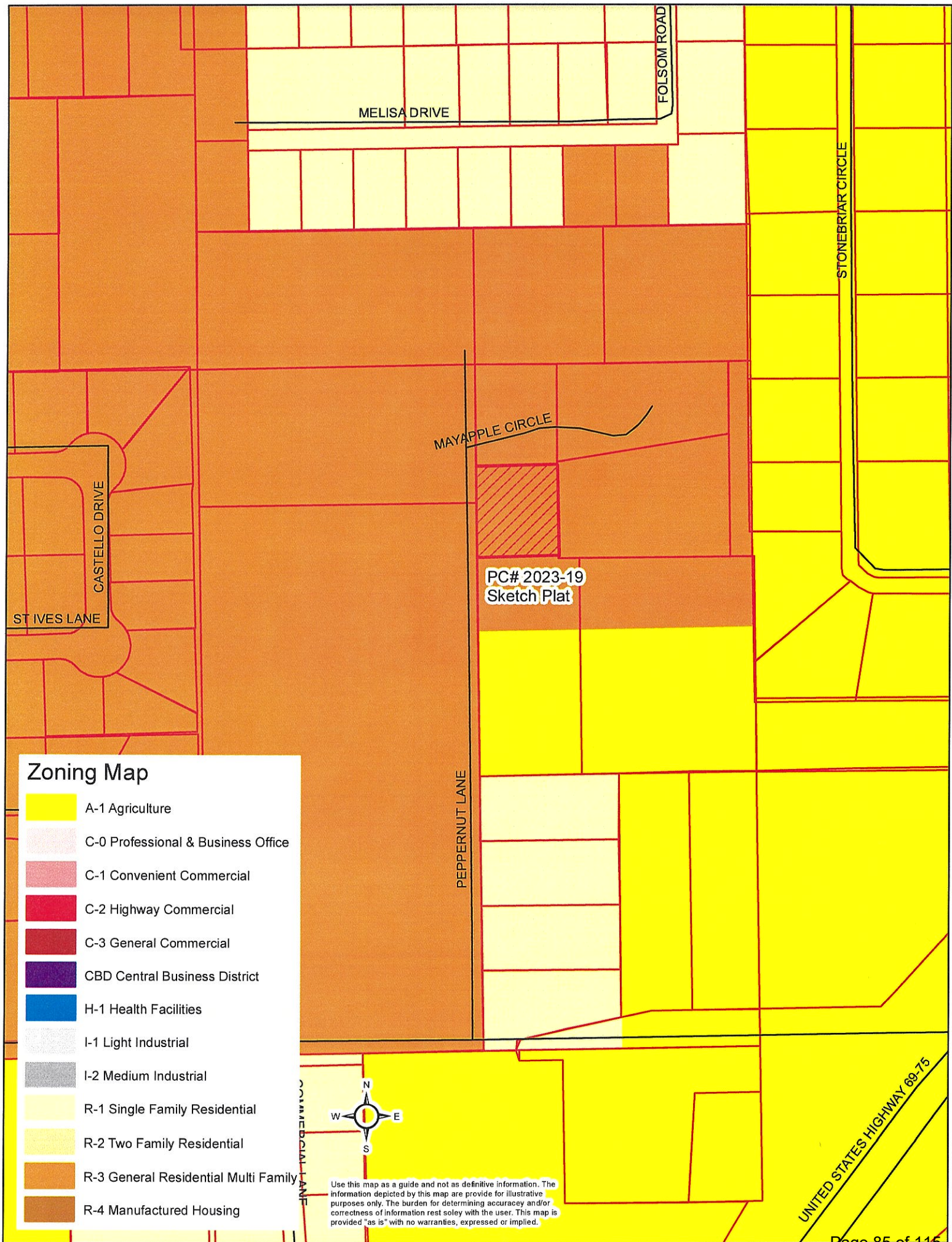
City Clerk
Community Development
GIS

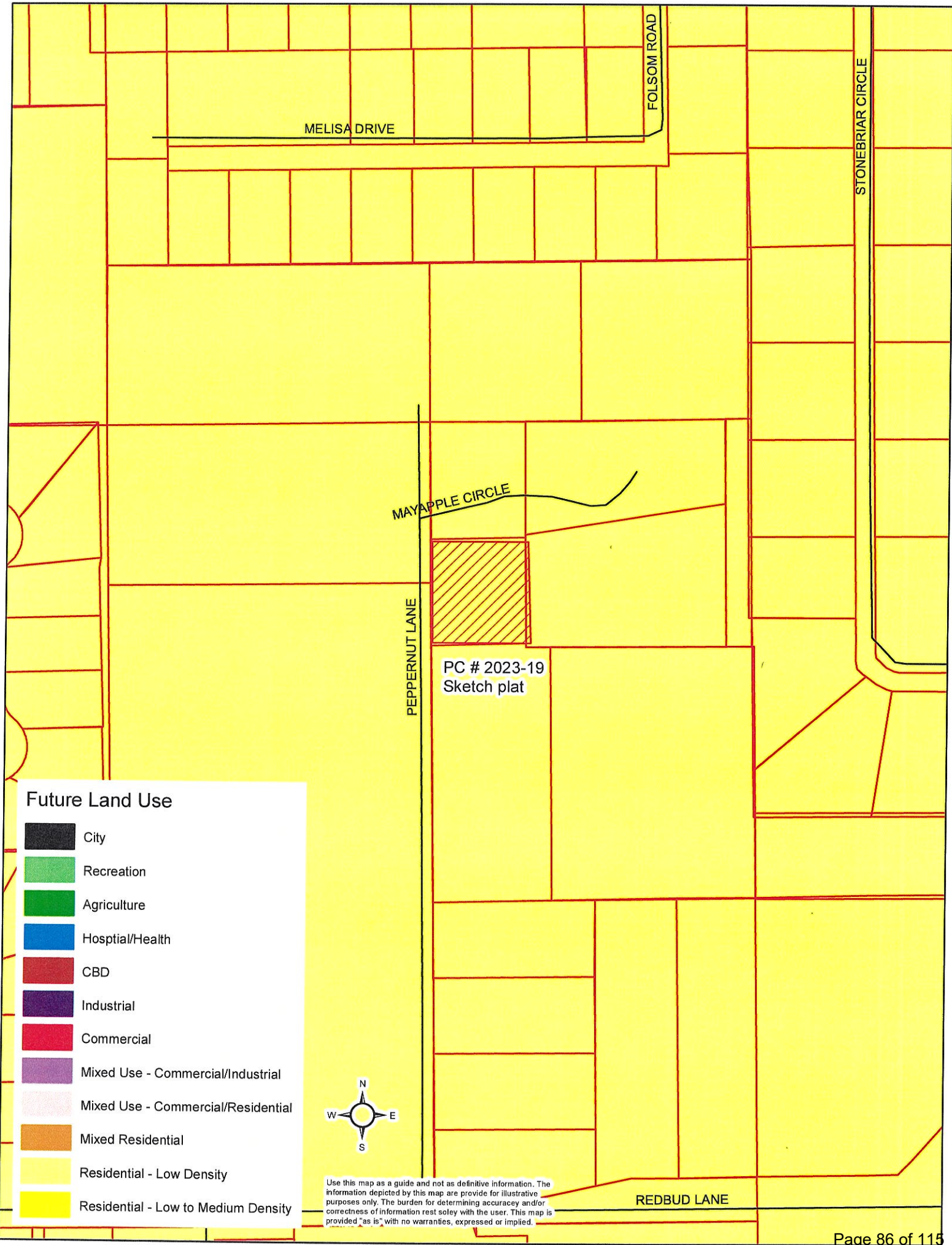
ATTACHMENTS:

1. PC2023-19 Maps
2. PC2023-19 Sketch Plat Application
3. Warranty Deed
4. Explanation Letter from Goad
5. Peppernut - rural water 2
6. Survey



Use this map as a guide and not as definitive information. The information depicted by this map are provided 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.





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 soley with the user. This map is provided "as is" with no warranties, expressed or implied.

Subdivision/Plat Application

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

Petition # PC2023-19
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>SCOTT GOAD</u>	Email: <u>scottgoad@gmail.com</u>	Phone #1: <u>404-248-7268</u>
Mailing Address: <u>P.O. BOX 5177</u>		Phone #2: _____
City: <u>DURANT</u> State: <u>OK</u> Zip: <u>74702</u>		Fax #: _____
Applicant's Interest in Property: <u>HOMESITE</u>		

SURVEYOR INFORMATION

Name: <u>BRYAN L. HINDMAN</u>	Email: <u>HINDMAN SURVEYING & PLANNING</u>	Phone #1: <u>580-271-0033</u>
Mailing Address: <u>186841 NORTH 41ST ROAD</u>		Phone #2: _____
City: <u>ANTWERP</u> State: <u>OK</u> Zip: <u>74523</u>		Fax #: <u>800-937-3602</u>
Surveyor Oklahoma License Number: <u>1768</u>		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: <u>SEE ATTACHED LEGAL DESCRIPTION TRACT 3</u>	Parcel Number: <u>0000-17-065-09C</u> <u>-2-010-00</u>
Proposed Subdivision Name: _____	Current Zone: <u>R-3</u>
Proposed Use: <u>HOMESITE</u>	Proposed Zone: <u>R-3</u>
Current Property Owner's Name: <u>SCOTT GOAD</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: JUNE 15, 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 #
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APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

SINGLE FAMILY RESIDENCE

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

CONCRETE DRIVEWAY FROM STREET TO GARAGE.

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

N/A. UTILITIES WILL BE CONSISTENT WITH NEIGHBORING PROPERTIES.

3. Traffic Impacts:

MINIMAL. SINGLE FAMILY RESIDENCE

4. Protection of Neighborhoods:

NEW CONSTRUCTION WILL IMPROVE THIS NEIGHBORHOOD. PROPERTY WILL BE BETTER MAINTAINED AS A HOME SITE VS. VACANT LAND.

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

ALL APPLICABLE DURING CCM PERMITS

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

CITY RECENTLY INVESTED IN ROAD INFRASTRUCTURE (PAVING REDDENING) TO ALLOW FOR DEVELOPMENT. UTILIZING THIS PROPERTY AS A HOME SITE IS CONSISTENT WITH THOSE GOALS.

1-2022-741639 Book 1588 Pg: 5
02/07/2022 3:01 pm Pg 0005-0005
Fee: \$ 18.00 Doc: \$ 67.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Page 89 of 115

Regarding land on Peppernut

Scott Goad <scottgoad@gmail.com>

Mon, Jul 10, 2023 at 5:55 PM

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

Yes, thank you.

Since the Planning & Zoning Commission exists to make recommendations to the City Council, we want to seek their experience and wisdom to resolve this ongoing dilemma, and to make a recommendation to the City Council, based on this hearing.

It's not in anyone's best interest to create single lot subdivisions within Durant City Limits, and this is the venue in which to have that discussion.

Thanks,
Scott

[Quoted text hidden]

**Bryan County Rural Water, Sewer and Solid Waste Management
District No. 2**

9077 U.S. Hwy 70
P. O. Box 119
Mead, OK 73449-0119
Website: www.ruralwater2.com

Telephone (580) 924-8517
Fax (580) 931-3911
(TDD/TTY) - 711
Email: rw2@totalnet.us

6/23/2023

Durant City Utility,

Scott Goad on Peppernut Lane will be provided water service by Bryan County Rural Water District #2.

Sincerely,
Regina Clinton, Manager

This institution is an equal opportunity provider and employer. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the base of race, color, national origin, religion, sex, age, disability or familial status. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to U.S. Dept. of Agriculture, Director, Office of Adjudication, 1400 Independence Ave., S.W., Washington, D.C. 20250-9410, or by fax to (202) 690-7442 or email at program_intake@usda.gov.

JOB. NO. 21-053
 REVISED: 11-12-2021
 REVISED: 11-15-2021
 ROAD EASEMENT LOTS 2 AND 4
 REVISED: 11-23-2021
 REVISED: 12-2-2021

BOUNDARY SURVEY PLAT

SHEET 1 OF 8

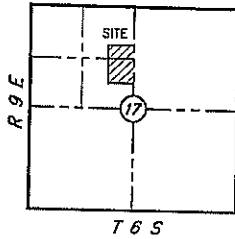
FOR: TIM ATTAWAY
 SHOWING 6 TRACTS
 PART OF THE E/2 NW/4
 OF SECTION 17 T6S-R9E, I.B.M.
 BRYAN COUNTY, OKLAHOMA

NORTHEAST CORNER
 NORTHWEST QUARTER
 (NORTH QUARTER CORNER)
 SECTION 17 T6S-R9E I.B.M.
 BRYAN COUNTY, OKLAHOMA
 NO. 4 REBAR FOUND
 AS PER O.C.C.R.

SEE SHEETS 2-7 FOR
 LEGAL DESCRIPTIONS FOR
 TRACTS 1-6

BASIS OF BEARING:
 OKLAHOMA STATE PLANE
 SOUTH ZONE
 NAD (83) 2011

~ LOCATION MAP ~



FURNISHED LEGAL DESCRIPTIONS:

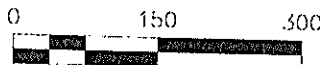
MORTGAGE COVER PAGE
 BOOK 1574 PAGE 546

WARRANTY DEED
 BOOK 1042 PAGE 540

PREVIOUS BOUNDARY SURVEY
 BY BILLY PETTEIT

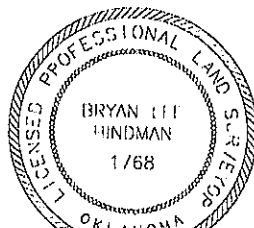
MORTGAGE INSPECTION REPORT
 BY DAVID PAGE JR.
 DATED: 12-12-06

~ SCALE: 1"=150' ~



~ LEGEND ~

- ⊙ NO. 4 REBAR SET
- X EXISTING FENCE LINE
- CALCULATED POINT
- ⊕ FOUND SECTION MONUMENTATION
- O.C.C.R. OKLAHOMA CERTIFIED CORNER RECORD
- ⊙ NO. 4 REBAR FOUND
- ⚡ INDICATES LINE NOT TO SCALE
- ▲ NO. 3 REBAR FOUND
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- EDGE OF ROAD
- ▭ 10.0' WIDE EASEMENT



SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, EITHER
 RECORDED, OR IMPLIED, THEREOF.

NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE
 SHOWN ON THE ABOVE PLAT

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
 STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED
 BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 07°38'33" W	8.72'	L6	S 77°08'42" W	26.77'
L2	N 82°16'09" W	33.46'	L7	S 71°51'31" W	26.81'
L3	N 73°03'53" W	49.58'	L8	S 73°31'19" W	49.33'
L4	N 87°19'37" W	30.11'	L9	S 79°10'17" W	42.55'
L5	S 88°22'45" W	68.03'	L10	S 83°34'30" W	16.99'

SOUTHEAST CORNER
 NORTHWEST QUARTER
 (CENTER QUARTER CORNER)
 SECTION 17 T6S-R9E I.B.M.
 BRYAN COUNTY, OKLAHOMA
 NO. 4 REBAR FOUND
 AS PER O.C.C.R.

BRYAN L. HINDMAN
 PROFESSIONAL LAND SURVEYOR
 186841 NORTH 4180 ROAD
 ANTLERS, OKLAHOMA 74523
 PH: 580-271-0033 FAX: 1-866-937-3602

OKLAHOMA PLS 1768
 HINDMANSURVBYING@LIVE.COM

SURVEY NAME: TIM ATTAWAY TRACTS REVISED 3

DRAWN BY: BLH

LAST FIELD VISIT:
 11-7-2021

DATE: 12-2-2021

~ LEGAL DESCRIPTION TRACT 3 ~

I, BRYAN LEE HINDMAN, OKLAHOMA PROFESSIONAL LAND SURVEYOR NO. 1768, DOES HEREBY CERTIFY TO TIM ATTAWAY, THAT ON NOVEMBER 7, 2021, I STAKED ON THE GROUND, A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER, OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID E/2 NW/4; THENCE N 00°59'49" W, ALONG THE EAST LINE OF SAID E/2 NW/4, A DISTANCE OF 1181.45 FEET TO A POINT; THENCE S 89°07'58" W, A DISTANCE OF 55.00 FEET TO A NO. 3 REBAR FOUND; THENCE S 89°14'39" W, A DISTANCE OF 410.00 FEET TO A NO. 4 REBAR FOUND; THENCE N 00°53'04" W, A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET FOR THE TRUE POINT OF BEGINNING;

THENCE S 89°26'58" W, A DISTANCE OF 199.00 FEET TO A NO. 4 REBAR SET;
THENCE N 01°01'17" W A DISTANCE OF 219.26 FEET TO A NO. 4 REBAR SET;
THENCE N 89°26'54" E A DISTANCE OF 199.52 FEET TO A NO. 4 REBAR SET;
THENCE S 00°53'04" E A DISTANCE OF 219.26 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE COURSE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (N 00°59'49" W) OKLAHOMA STATE PLANE, SOUTH ZONE, NAD (83) 2011.

BRYAN L HINDMAN

12-2-2021



LAST FIELD VISIT: 10-7-2021

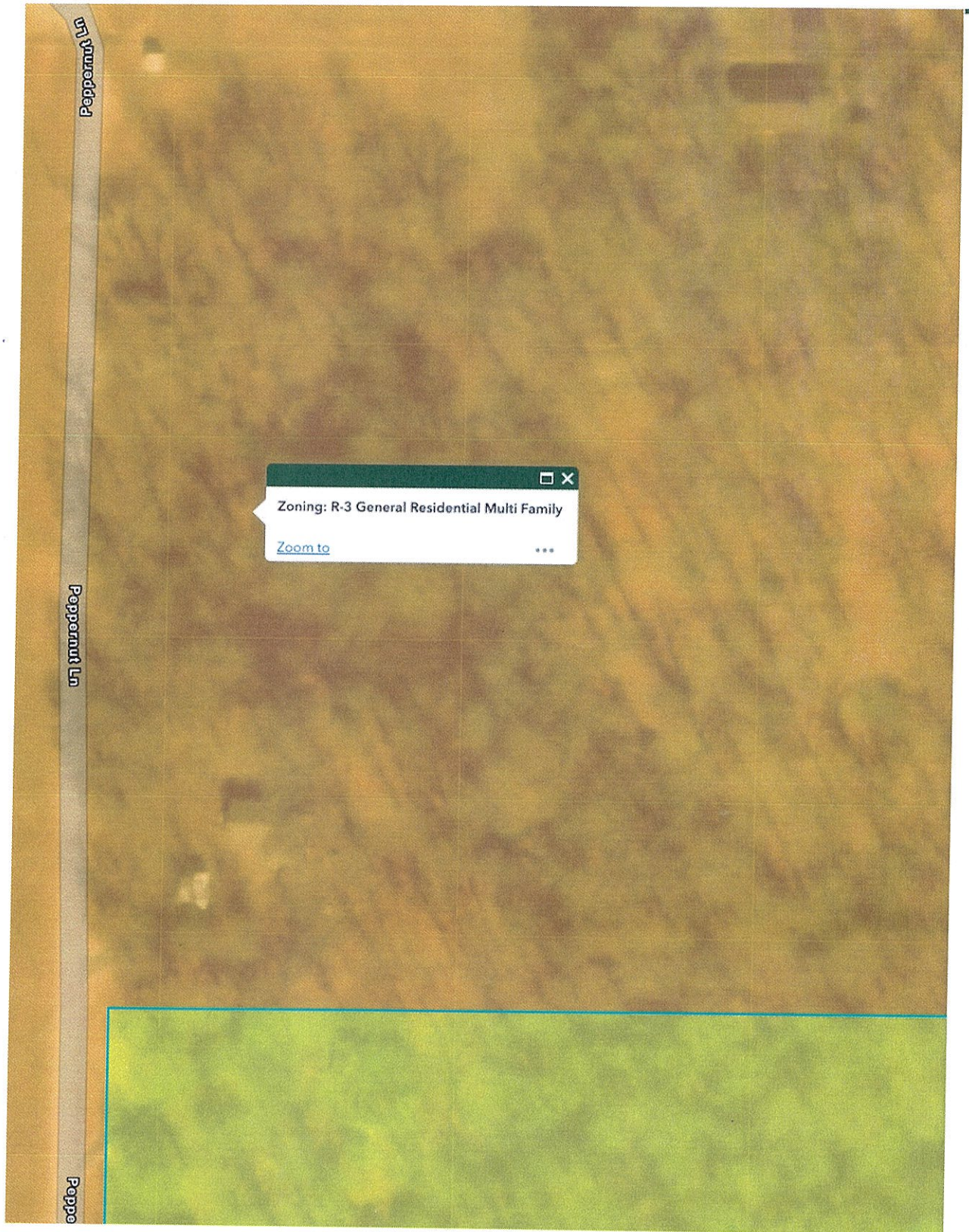
BRYAN L. HINDMAN
PROFESSIONAL LAND SURVEYOR
186841 NORTH 4180 ROAD
ANTLERS, OKLAHOMA 74523
PH: 580-271-0033 FAX: 1-866-937-3602

OKLAHOMA PLS 1768
HINDMANSURVEYING@LIVE.COM

SURVEY NAME: TRACT THREE SHEET 4 REVISED

DRAWN BY: BLH

DATE: 12-2-2021





The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Danielle O'Neal
Re: Discussion, Consideration and Possible Action on a Re-Plat Request for Property Located Near Maxey Drive and Wilson Street (PC2023-20).

Request: Consider a request from Sills Family Trust, for a Re-Plat for property located near Maxey Drive and Wilson Street.

Current Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant (Floodplain)
East	R-1 / A-1	Single Family Residential / Vacant
South	R-1	Single Family Residential / Vacant
West	R-1	Vacant

Lot Characteristics: (Current Lots)

Width	~244 ft. (North) / ~98 ft. (South)
Depth	~348 ft. (North) / ~146 ft. (South)
Total Area	~1.95 acres (~84,912 sq. ft.) (North) ~0.33 acres (~14,308 sq. ft.) (South)

Applicant: Sills Family Trust

Background: A buyer for this property approached staff regarding filing for a re-plat request with the hopes of changing the lot lines of these two lots. The purpose is to have one lot that has the floodplain on it and another lot that would not. The applicant intends to build a single-family house.

Notifications have been made to the surrounding property owners and at the time of this report, there have not been any calls, letters or emails received by staff.

Analysis: The subject property is approximately 2 acres total. The plat shows the lot lines changing to where each lot would wind up being just over 1 acre apiece. Both of these lots will meet the lot size requirements for the existing zoning district. There appears to be city water and sewer in the area. The only comments from staff were that all structures would need to meet current setback requirements and the driveway would need to be a sealed surface. The fire marshal will ensure that all fire code regulations are met at the time the construction plans are submitted.

The current Future Land Use Map has this area as low to medium residential; therefore, this request is generally in line with the Comprehensive Plan.

Planning Commission Recommendation: Planning Commission recommended approval of this request.

Staff Recommendation: Staff recommends approval of this Re-Plat request. All staff has signed off supporting the approval of the re-plat with no additional comments.

Required Action: Hear the item and approve or deny the Re-Plat request for property located near Maxey Drive and Wilson Street. Any specific conditions imposed by the Council should be read into any approval motion.

Council Information / Action Requested

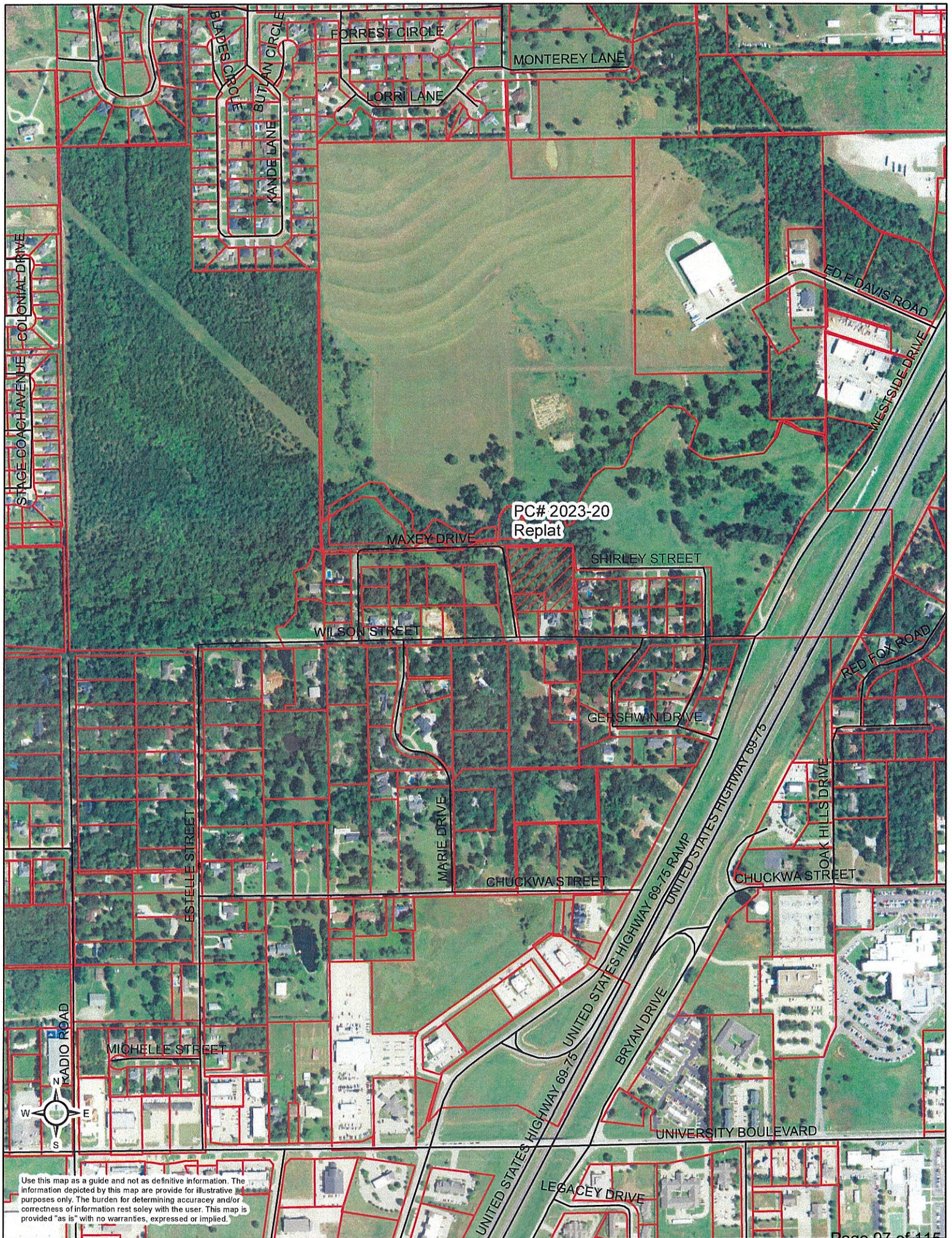
Planning Commission and Staff recommend approval of this Re-Plat request.

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

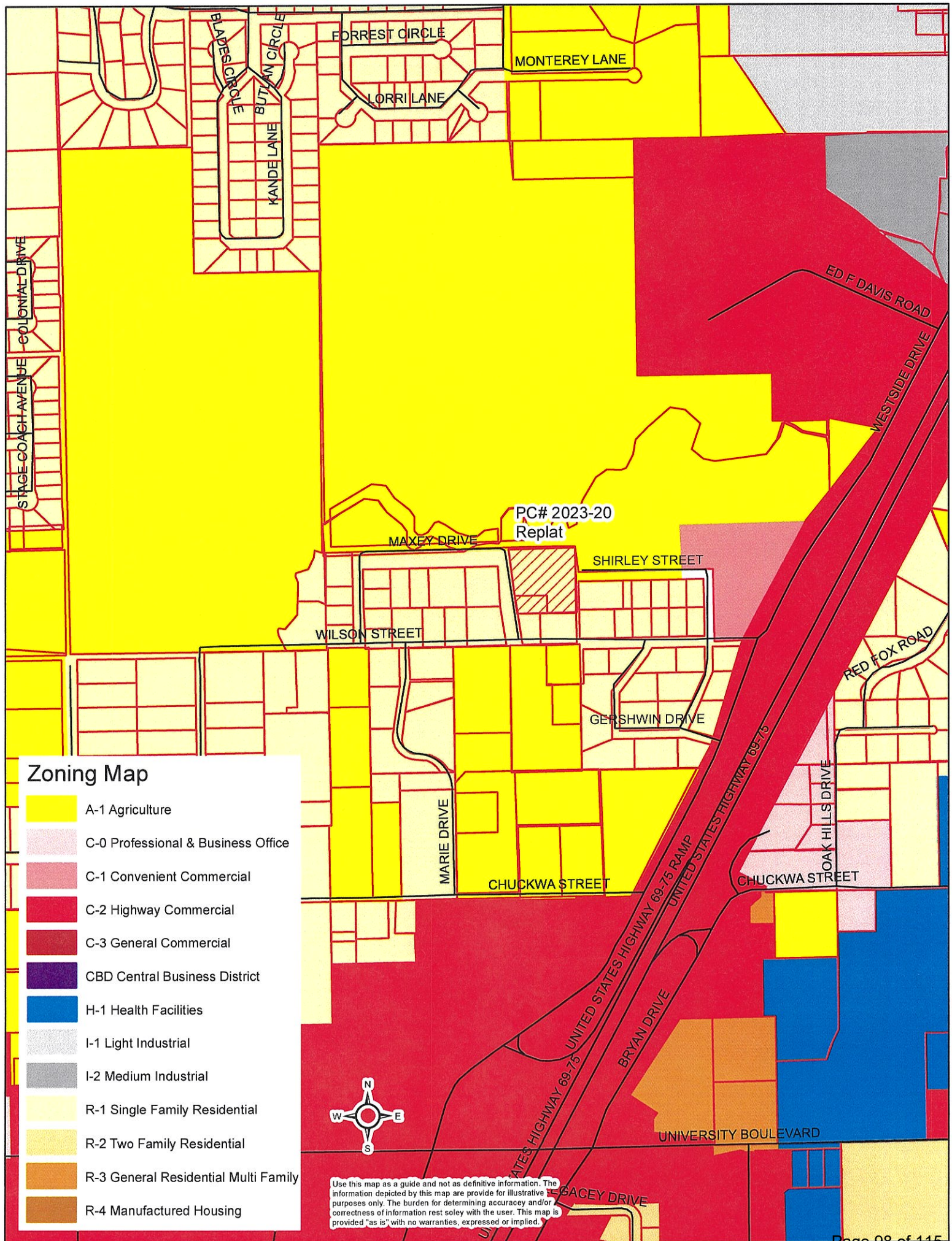
City Clerk
Community Development
GIS

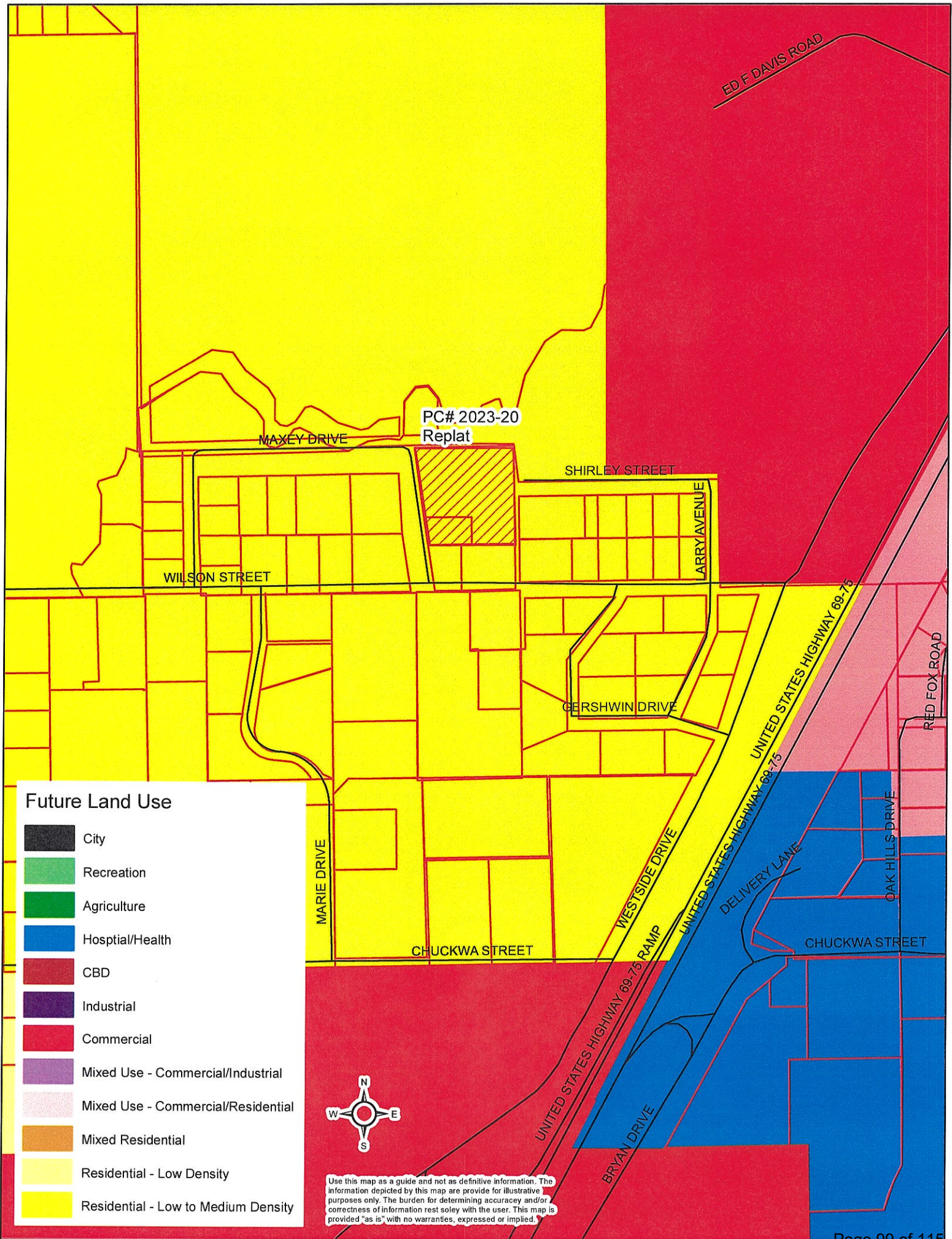
ATTACHMENTS:

1. PC2023-20 Maps
2. PC2023-20 Replat Application
3. Warranty Deed
4. Letter from Sills Family
5. Plat



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.





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.

Subdivision/Plat Application

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

Petition # PC2023-20
 Fee \$ 302.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Sills Family Trust</u>	Email: <u>RHulla@stephensills.com</u>	Phone #1: <u>917-968-0292</u>
Mailing Address: <u>819 Madison Ave Apt 5A</u>	Phone #2: <u>212-988-6100</u>	
City: <u>New York</u> State: <u>NY</u> Zip: <u>10065</u>	Fax #:	
Applicant's Interest in Property: <u>Owner</u>		

SURVEYOR INFORMATION

Name: <u>Page Surveying</u>	Email: <u>david@pagesurveying.net</u>	Phone #1: <u>580-920-9101</u>
Mailing Address: <u>319 N 3rd</u>	Phone #2:	
City: <u>Durant</u> State: <u>OK</u> Zip: <u>74701</u>	Fax #:	
Surveyor Oklahoma License Number: <u>1566</u>		

ENGINEER INFORMATION

Name: <u>N/A</u>	Email:	Phone #1:
Mailing Address:		Phone #2:
City:	State:	Zip:
Engineer Oklahoma License Number:		Fax #:

LAND INFORMATION

Legal Description: <u>Lot 4+5 Block 1 Chuckwa Hills 2</u>	Parcel Number: <u>Lot 4-A056-00-001-004-0-000-00</u> <u>Acct # 070020186</u>
	<u>Lot 5-A056-00-001-005-0-000-00</u> <u>Acct # 070020187</u>
Proposed Subdivision Name: <u>No Change to Subdivision Name</u>	Current Zone: <u>R1</u>
Proposed Use: <u>Residential</u>	Proposed Zone: <u>R1</u>
Current Property Owner's Name:	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

X Applicant: Stephen Maxey Sills Date: 06/23/23

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:

The proposed use is R1. This application proposes a replat of two lots in order to build one single family residence.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Ample off street parking will be provided.

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

Screening will meet or exceed the ordinance requirements.

3. Traffic Impacts:

Minimal Traffic - This project will add one single family residence.

4. Protection of Neighborhoods:

There will be no change to the neighborhood other than adding one single family residence.

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

Residential building permits are required as well as the licensed trades.

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

The reason for the replat is to plat these lots where lot 4 is completely out of the flood plain, so it can be improved, and lot 5 will contain the flood plain portion. This satisfies requirements regarding floodplain, City of Durant, Financing and Insurance.

RETURN TO:

John Sills
822 N. 3rd
Durant, OK 74701

217542
3-1-00
953, 1123, 412
BGR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOHN LESLIE SILLS, JR. a/k/a JOHN L. SILLS and FRANCES ELOISE SILLS a/k/a ELOISE MAXEY SILLS, husband and wife, of the State of Oklahoma, parties of the first part, in consideration of the sum of Ten and More (\$10.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto JOHN L. SILLS, JR. AND ELOISE MAXEY SILLS, and successors, TRUSTEES OF THE SILLS FAMILY TRUST under written agreement dated the 8th day of October, 1999, of Bryan County, State of Oklahoma, parties of the second part, the following described real property and premises situated in the County of Bryan, State of Oklahoma, to-wit:

CHUCKWA HILLS II to Durant, Bryan County, Oklahoma, being a part of the SE/4 of the SW/4 of Section 19, Township 6 South, Range 9 East;

(TRANSFER OF BENEFICIAL INTEREST -- NO REVENUE STAMPS REQUIRED)

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs 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, LESS AND EXCEPT easements and rights-of-way of record.

SIGNED AND DELIVERED this 17TH day of January, 2000.

John Leslie Sills, Jr.
JOHN LESLIE SILLS, JR. a/k/a JOHN L. SILLS

Frances Eloise Sills
FRANCES ELOISE SILLS a/k/a ELOISE MAXEY SILLS

STATE OF OKLAHOMA

COUNTY OF BRYAN

SS. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of January, 2000, personally appeared JOHN LESLIE SILLS, JR. a/k/a JOHN L. SILLS and FRANCES ELOISE SILLS a/k/a ELOISE MAXEY SILLS, husband and wife, to me known to be the identical persons 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.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public
NOTARY PUBLIC

(SEAL)
MY COMMISSION EXPIRES: 1/1/2003

2000 SILLS DEED

1123

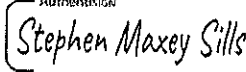
June 22, 2023

City of Durant

To Whom It May Concern:

I am the owner of Lots 4 and 5, Block 1, Chuckwa Hills II. I am selling two lots to Kevin Keener. Kevin has my permission to submit the Subdivision/Plat Application on my behalf.

If you have any questions, please feel free to call me at 917-968-0292.

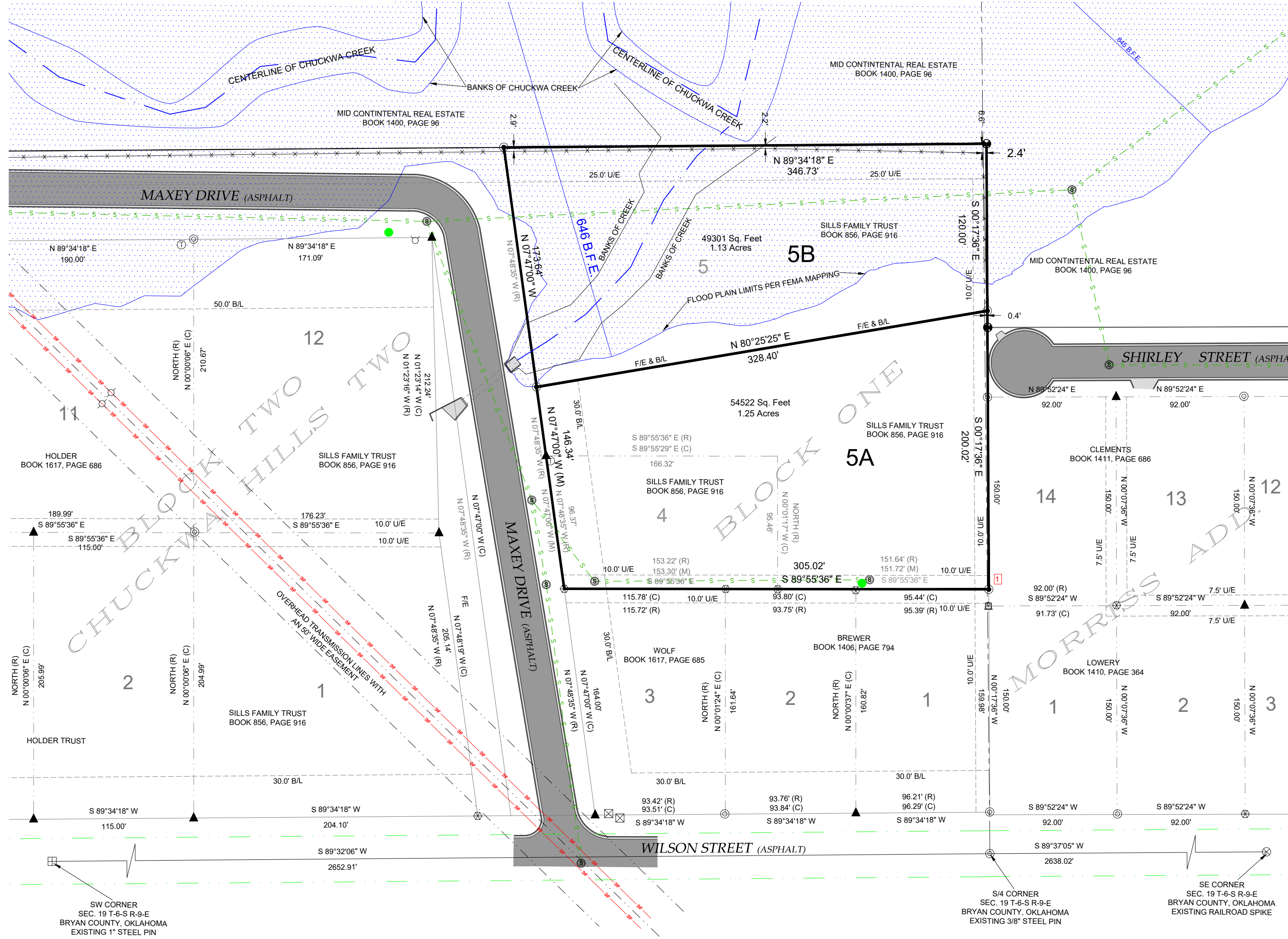
Authentication
 06/23/23

Stephen Stills

Sills Family Trust

REPLAT OF LOTS 4 AND 5 IN BLOCK 1, CHUCKWA HILLS II- PRELIMINARY PLAT

LOT 4 AND 5, BLOCK 1, CHUCKWA HILLS II, CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA.



G.P.S. BASE POINT INFORMATION:

NAD 83 COORDINATE
NORTHING: 250899.196
EASTING: 2454617.586
ELEV: 691.52

WGS 84 DATA
LAT: 34°00'43.73463" N
LONG: 96°22'45.08429" W
HT: 604.564

SURVEYOR'S NOTES:

1. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS, COORDINATE SYSTEM IS WGS 84. ALL BEARING ARE REFERENCED TO BEARING OF N 89°34'18"E ALONG THE NORTH LINE OF CHUCKWA HILLS II ADDITION TO THE ORIGINAL TOWN OF DURANT, OKLAHOMA, AS DETERMINED BY THE ORIGINAL PLAT OF RECORD AS RECORDED IN THE BRYAN COUNTY CLERK'S OFFICE, BRYAN COUNTY, OKLAHOMA.
8. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

1. ORIGINAL PLAT OF CHUCKWA HILLS II, RECORDED SEPTEMBER 9, 1994 IN BOOK 856, PAGE 916, IN BRYAN COUNTY CLERK'S OFFICE.
2. OTHER VARIOUS ADJOINING RECORD DEEDS AS SHOWN ON PLAT.

FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), AS DEFINED BY F.E.M.A. MAP# 40013C0170E. DATED: JUNE 2, 2011.

LEGEND

- EXISTING 3/8" STEEL PIN
- EXISTING 1/2" STEEL PIN
- EXISTING 1/2" STEEL PIN (CRAIGE)
- EXISTING 1" STEEL PIN
- TRANSMISSION LINE POLE
- SET 1/2" PIN WITH ID CAP (D PAGE JR LS 1566)
- EXISTING RAILROAD SPIKE
- EXISTING 1/2" PIN WITH ID CAP (D PAGE JR LS 1566)
- ELECTRIC PEDESTAL
- SANITARY MANHOLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SEWER CLEANOUT
- CALCULATED CORNER (NOTHING SET)
- OVERHEAD ELECTRIC TRANSMISSION LINE
- BARBED WIRE FENCE
- WATER LINE
- SANITARY SEWER
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- INDICATES A LINE NOT TO SCALE
- 16.5 STATUTORY RIGHT OF WAY
- CONCRETE
- ASPHALT
- FLOOD ZONE AE

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS That SILL'S FAMILY TRUST, being the sole owner of the parent tract in fee simple of the following described property respectively, to wit:

ORIGINAL PARENT TRACT:
ORIGINAL SUB-DIVISION OF CHUCKWA HILLS II, FILED IN BOOK 856, PAGE 916 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.

I DAVID L. PAGE, JR. HEREBY CERTIFY THAT THIS REPLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING TRACT OF LAND TO WIT:

EXISTING LEGAL DESCRIPTION:

BOOK 856, PAGE 916, ORIGINAL PLAT OF CHUCKWA HILLS II, LOT 4 AND LOT 5 IN BLOCK 1

BASIS OF BEARINGS: ASSUMED BEARING OF N 89°34'18"E ALONG THE NORTH LINE OF CHUCKWA HILLS II ADDITION TO THE ORIGINAL TOWN OF DURANT, OKLAHOMA, AS DETERMINED BY THE ORIGINAL PLAT OF RECORD AS RECORDED IN THE BRYAN COUNTY CLERK'S OFFICE, BRYAN COUNTY, OKLAHOMA.

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on the replat of **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II** to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commission Approval and Acceptance, but subject to the the restrictive covenants referenced below. For the purpose of providing an orderly development of **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II** to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____ Page _____ of the records in the office of the County Clerk, Bryan County, Oklahoma.

DATE SIGNED _____ OWNER, MEMBER/MANAGER DATE SIGNED _____ OWNER, MEMBER/MANAGER

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, In and for said county and state on this _____ day of _____, 202_____, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

Given under my hand and seal of the day and year last above written, therein set forth.

My commission expires: _____ Notary Public

LICENSED LAND SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this replat of **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II**, an addition to the City of Durant, is based on actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be set with PLS 1566 ID cap unless otherwise shown on plat. This replat is subject to easements and/or rights-of-way, covenants, and other restrictions, either recorded, or implied, thereof.

David L. Page, Jr. P.L.S. 1566 6-26-23
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 9th day of March, 2023, personally appeared David L. Page, Jr. to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.
Notary Public
AUGUST 26, 2026
Commission Expiration

COUNTY TREASURERS CERTIFICATE

I, _____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2022 on the described real property known as **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II**, 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, a Notary Public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public
Commission Expiration

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

Environmental Specialist

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, _____, was filed on the _____ day of _____, 2023, at _____, and duly recorded in book _____ page _____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the replat of **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II**, on this _____ day of _____, 2023.

Chairman
Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this replat of **Replat of Lots 4 and 5 in Block 1, Chuckwa Hills II**, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2023.

Signed _____ Mayor Signed _____ City Clerk

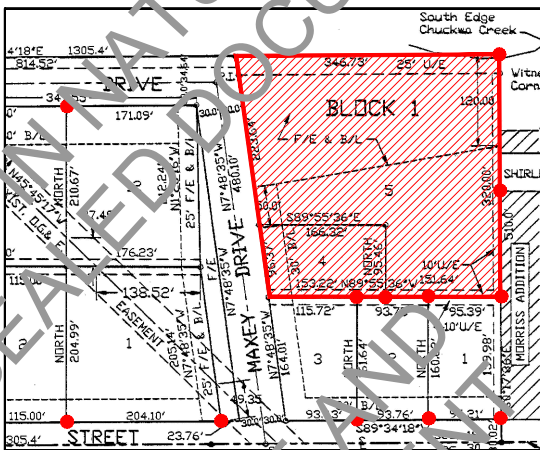


319 N. 3RD AVENUE
DURANT, OKLAHOMA 74017
(580) 250-0101 OFF (580) 259-0176
FAX (580) 250-0121

DAVID L. PAGE JR. © 2023
PROFESSIONAL LAND SURVEYOR #1566
C.A. #1999, EXPIRES 6-30-2025

REPLAT OF LOTS 4 AND 5 IN BLOCK 1, CHUCKWA HILLS II- PRELIMINARY PLAT

LOT 4 AND 5, BLOCK 1, CHUCKWA HILLS II, CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA.



DENOTES CONTROLLING MONUMENT

LOCATION MAP

LOCATION

LOT 4 AND 5, BLOCK 1, CHUCKWA HILLS II, CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

0' 60' 120'



GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT.
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE LOCATION MAP.
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND ORIGINAL SEAL.
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE INVALID AND MAY ALTER ITS MEANING.
THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYORS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BEFORE YOU DIG...
1-800-522-6543
CALL OKIE

REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 6-1-23 TO 6-23-23
DATE OF LAST SITE VISIT: 6-23-23
PLAT COMPLETED: 6-26-23

Project Name and Address
LOT 4 AND 5, CHUCKWA HILLS II
KEVIN KEENER
DURANT, OKLAHOMA

DATE 6-26-23

SCALE 1" = 60'

SHEET NO. 1 OF 1



The City of Durant

Memorandum

Date: 8/8/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Discussion, Consideration and Possible Action on Accepting the Drainage infrastructure on Mockingbird Lane into the City of Durants Storm Water System

Derick Brewer and Clay McCall paid for and installed a drainage system on Mockingbird Lane and John Junction. On completion of the project, the City agreed to take over the drainage system and take care of it and the maintenance of it.

Council Information / Action Requested

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

ATTACHMENTS:

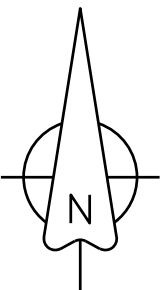
1. Mockingbird Drainage

MOCKINGBIRD STORM LINE IMPROVEMENTS

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C002	COVER
CS100	GENERAL NOTES
CD100	EXISTING SITE PLAN
CD100	DRAINAGE MAP
CI100	PROPOSED SITE PLAN
CG100	GRADING PLAN
CU100	STORM LINE PLAN & PROFILE
CU200	STORM LINE PLAN & PROFILE
CU500	TYPICAL DETAILS
CU501	TYPICAL DETAILS
CU502	TYPICAL DETAILS

DURANT, OKLAHOMA
MAY 2023



ENGINEER:

CITY REVIEW SET

5/11/2023

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

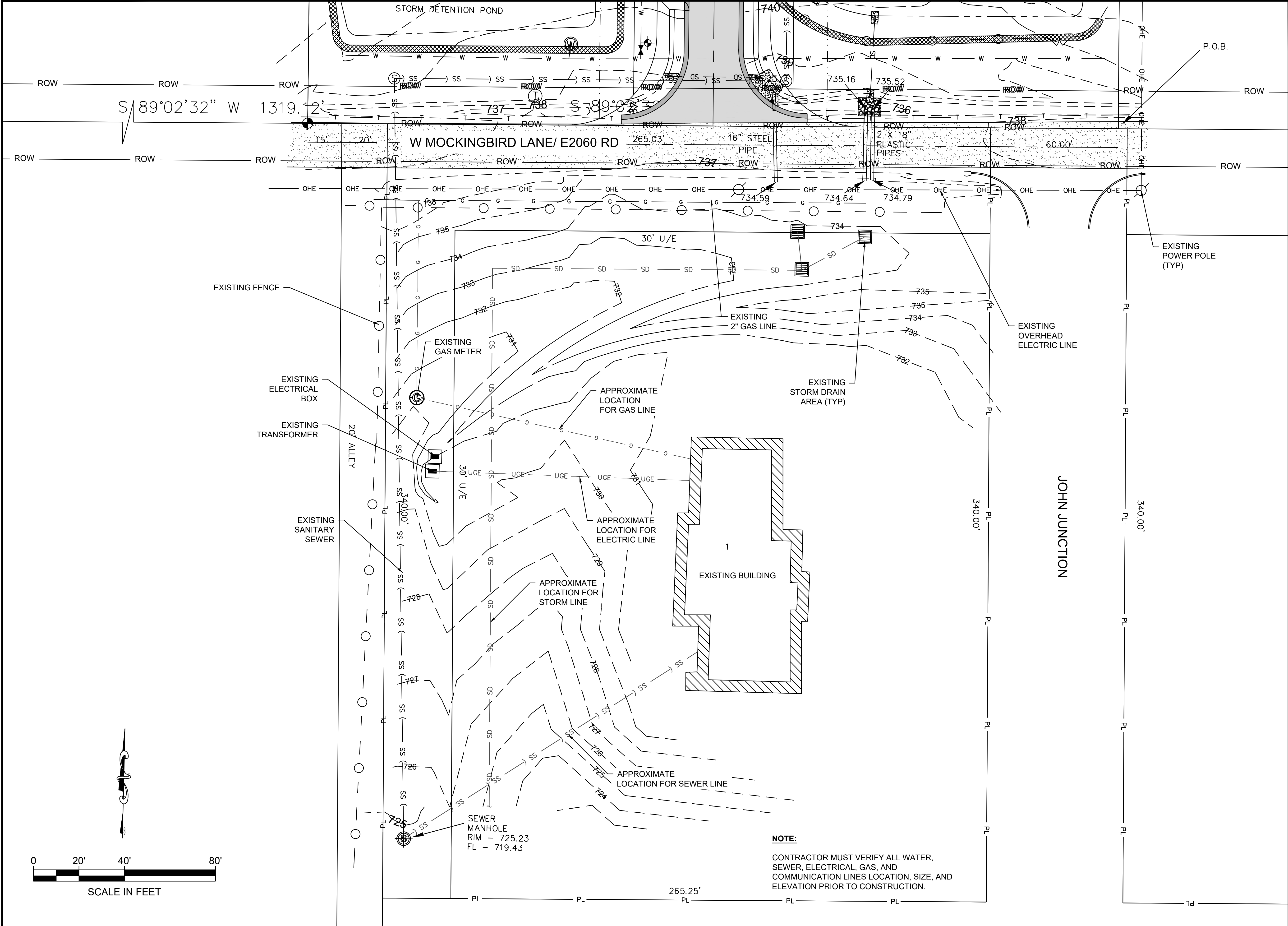
DATE

LOCATION MAP
NOT TO SCALE

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.



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





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3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA: 3998
EXP. 06/30/2024

CHECKED BY: H. WAYNE BARKER, P.E.

PROFESSIONAL SEAL:

**~NOT FOR~
CONSTRUCTION**

**PROPOSED
STORM WATER
IMPROVEMENTS**

McCALL / BREWER

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME

DRAWN BY: I.NAME

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

**EXISTING SITE
PLAN**

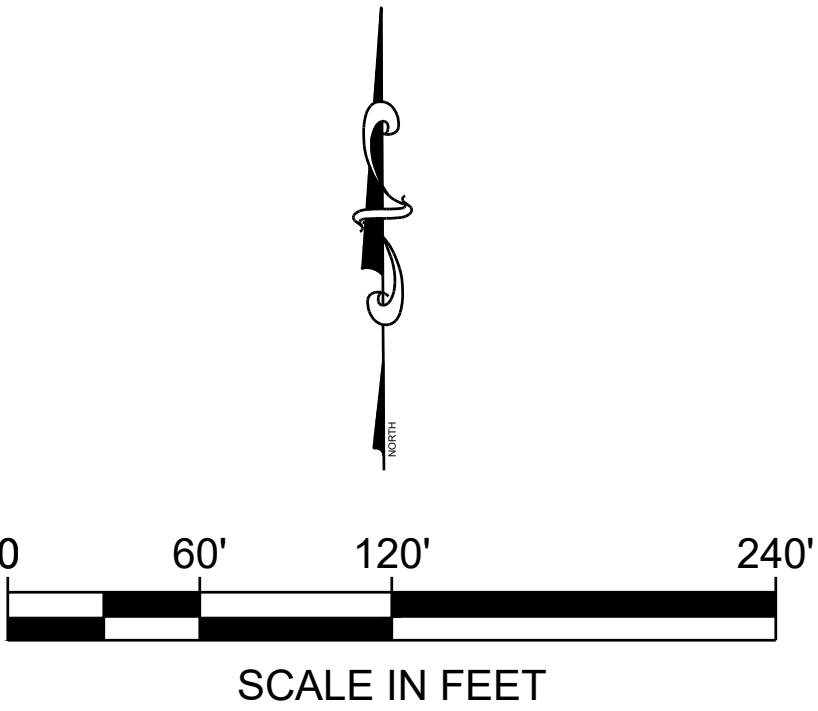
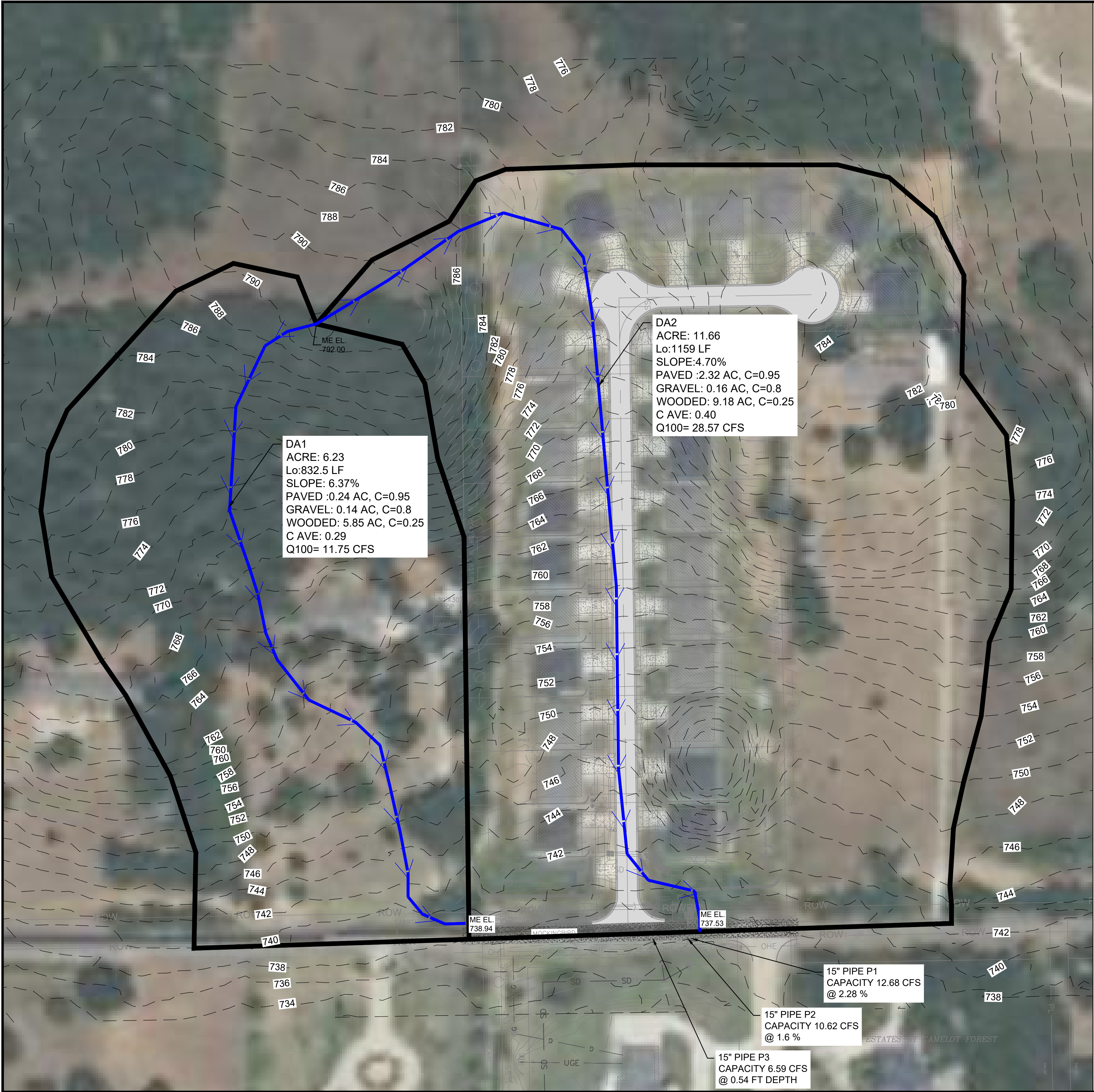
PROJECT NUMBER

10882

STATE	DATE
OKLAHOMA	04-28-2023

SHEET NUMBER

CS100





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**PROPOSED
STORM WATER
IMPROVEMENTS**

McCALL / BREWER

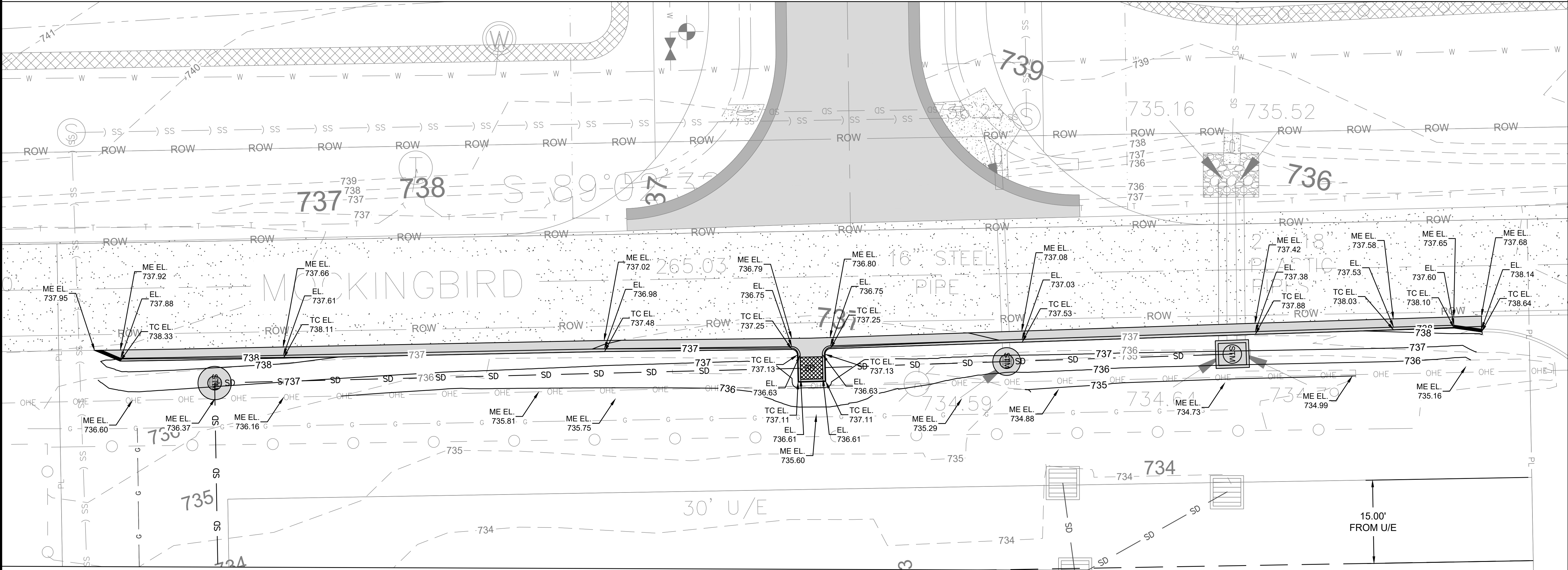
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME		
DRAWN BY: I.NAME		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

DRAINAGE MAP

PROJECT NUMBER	
10882	
STATE	DATE
OKLAHOMA	04-28-2023
SHEET NUMBER	
CD100	





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STORM WATER
IMPROVEMENTS**

McCALL / BREWER

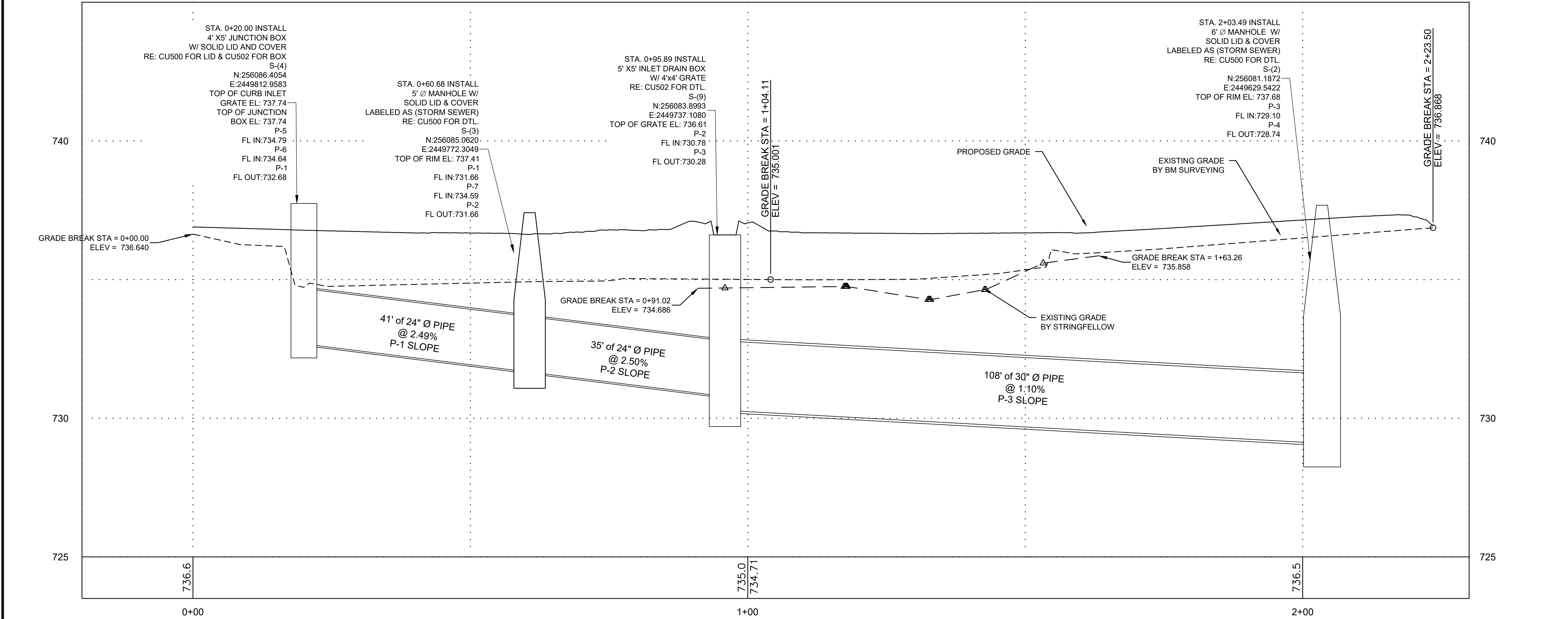
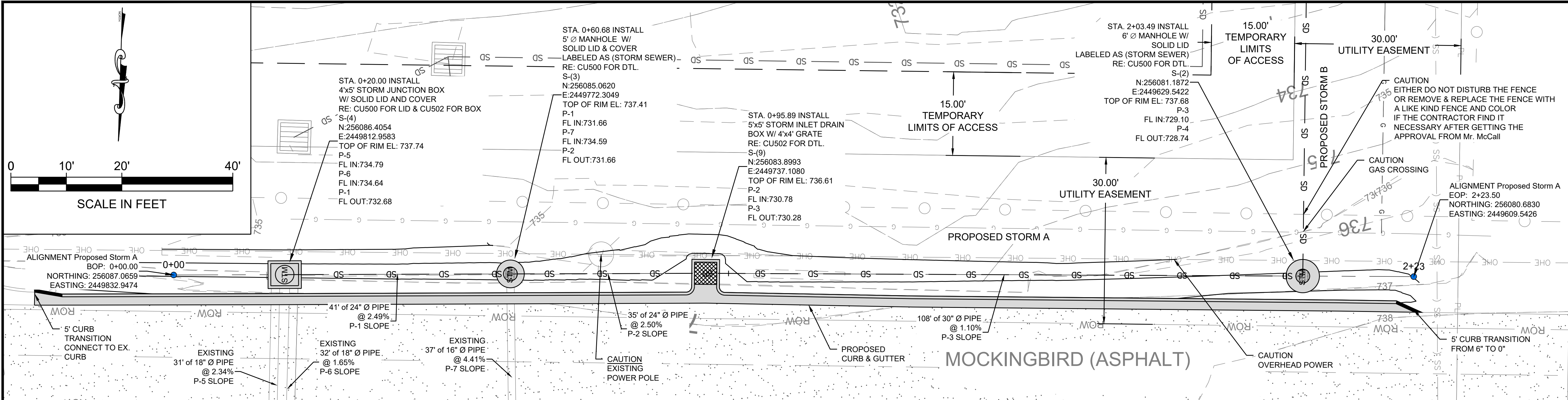
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME		
DRAWN BY: I.NAME		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

GRADING PLAN

PROJECT NUMBER	
10882	
STATE	DATE
OKLAHOMA	04-28-2023
SHEET NUMBER	
CG100	



Proposed Storm A (STA -0+20 TO 2+30)



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PROPOSED
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IMPROVEMENTS

McCALL / BREWER

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME

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No.	DATE	DESCRIPTION

STORM A PLAN &
PROFILE

PROJECT NUMBER

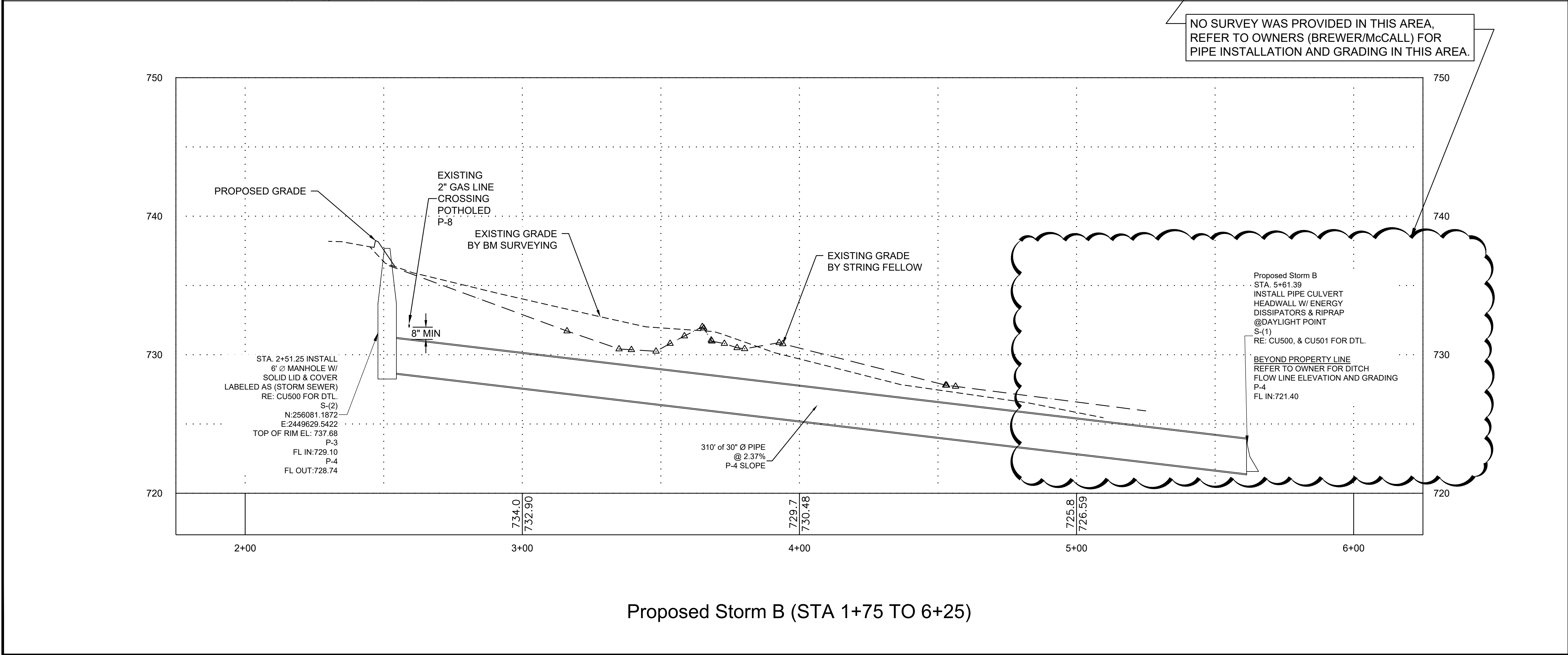
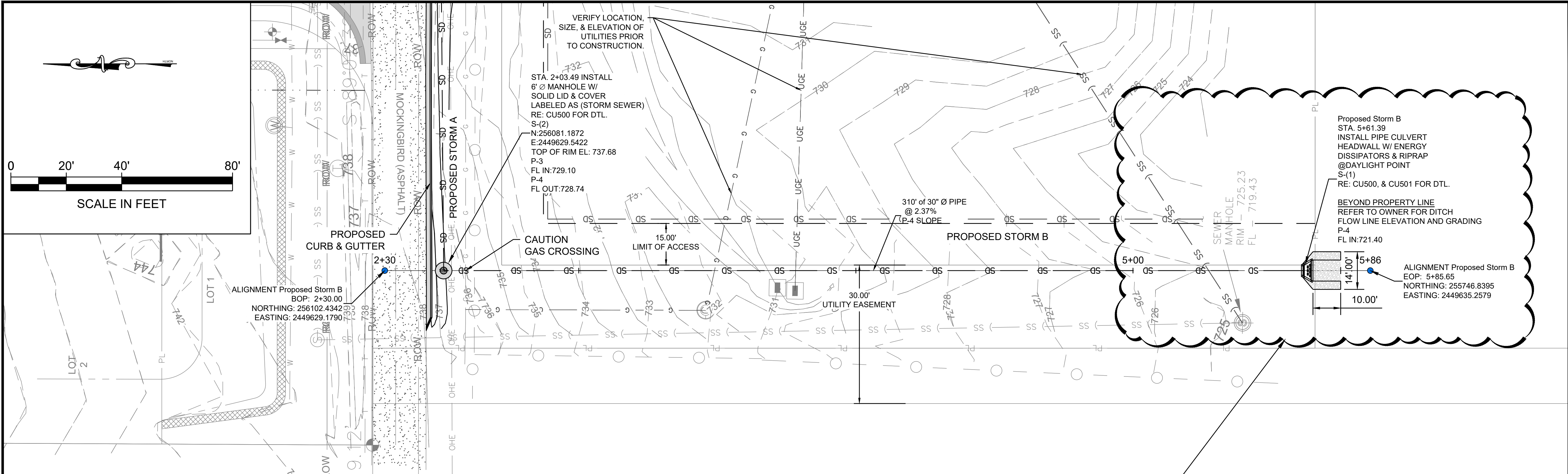
10882

STATE DATE

OKLAHOMA 04-28-2023

SHEET NUMBER

CU100



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PROFESSIONAL SEAL:

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**PROPOSED
STORM WATER
IMPROVEMENTS**

McCALL / BREWER

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME

DRAWN BY: I.NAME

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

**STORM B PLAN &
PROFILE**

PROJECT NUMBER

10882

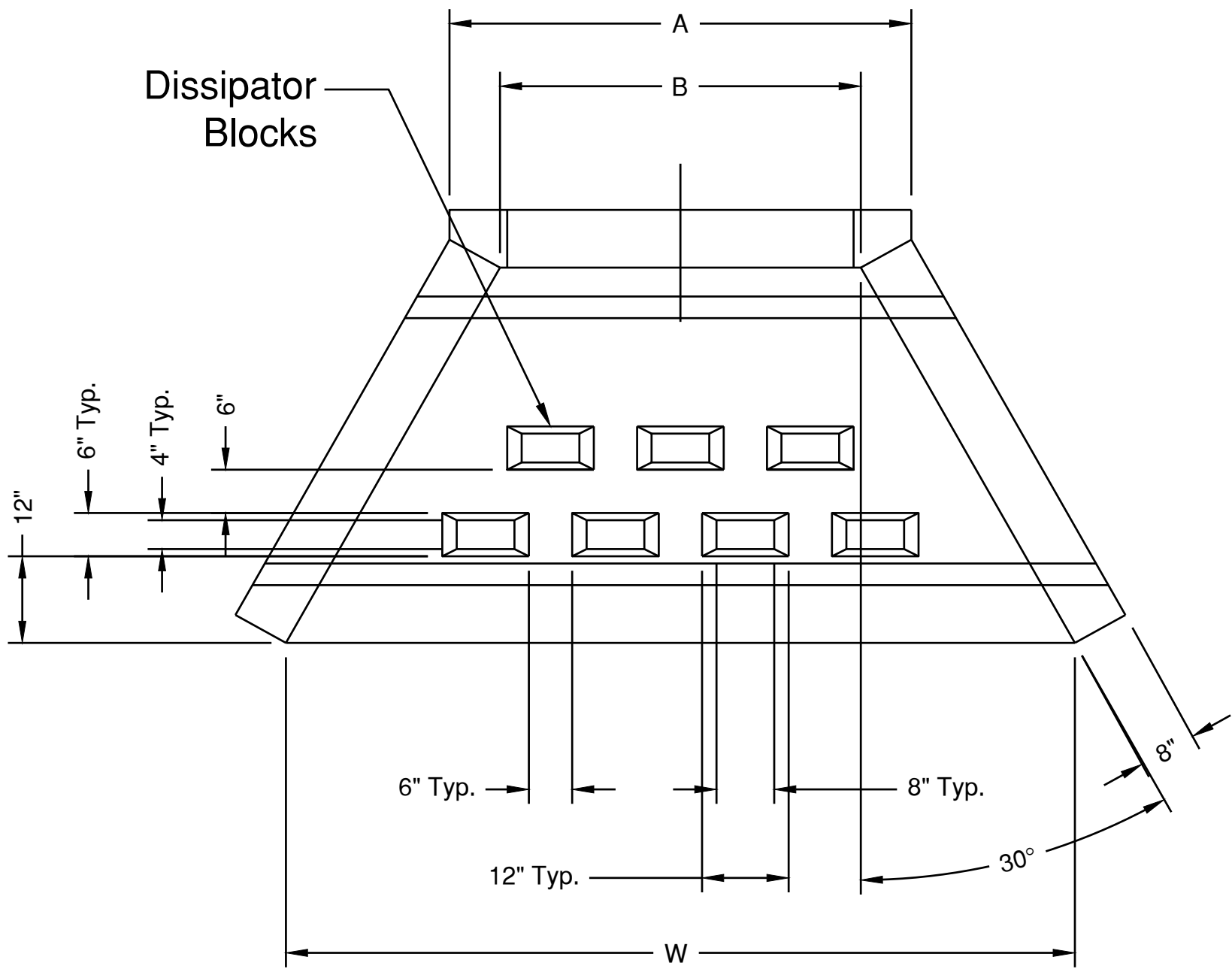
STATE	DATE
OKLAHOMA	04-28-2023

SHEET NUMBER

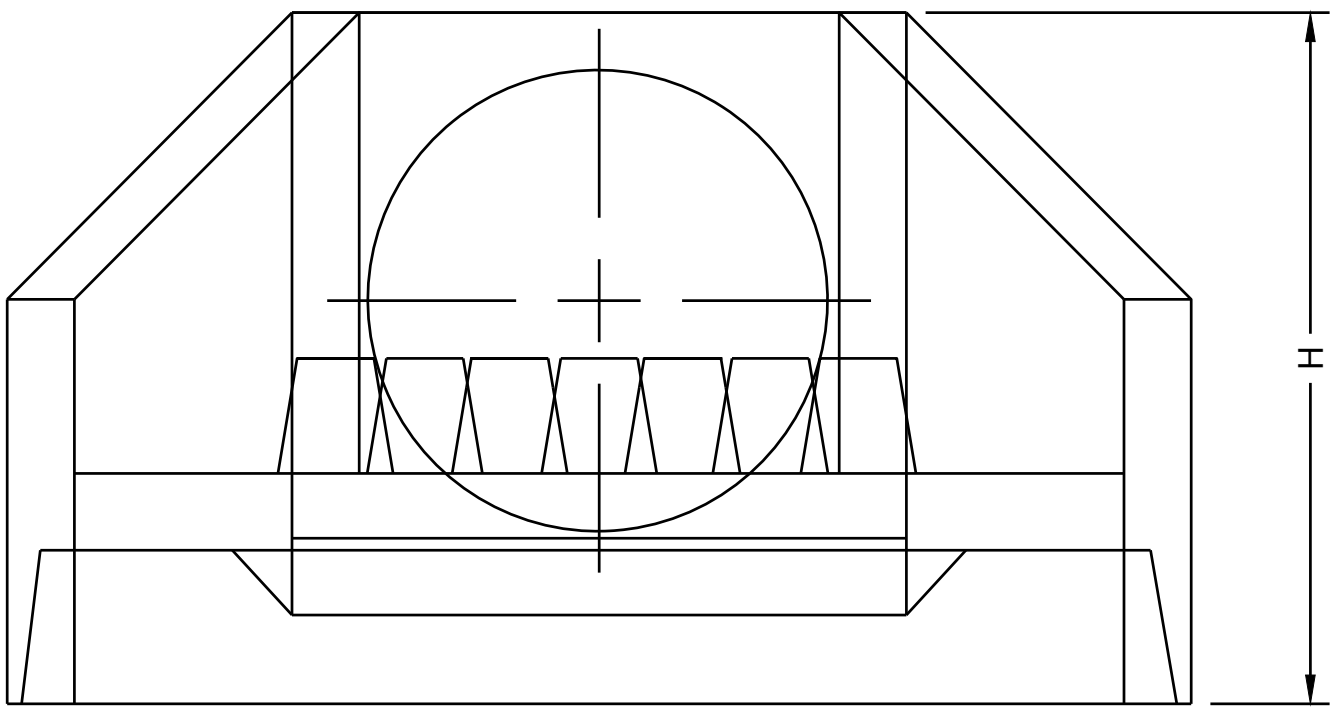
CU101

Pipe Size	Hole Size	"W"	"L"	"H"	"A"	"B"	"C"	"D"	"E"	"F"	"G"	Qty Of Dissipators	Weight
30" RCP	40"	110"	60"	72"	64"	50"	48"	18"	13"	14 1/2"	5"	7	9,979 Lbs.
36" RCP	48"								6"	8"	6"	(2 Rows)	
42" RCP	54"	146"	74"	87"	80"	70"	63"	27"	16"	16 1/2"	6"	11	15,637 Lbs.
48" RCP	62"								8"	8"	7"	(2 Rows)	
54" RCP	70"											24	21,676 Lbs.
60" RCP	76"	172"	88"	98"	89"	80"	74"	33"	6"	9"	8"	(3 Rows)	

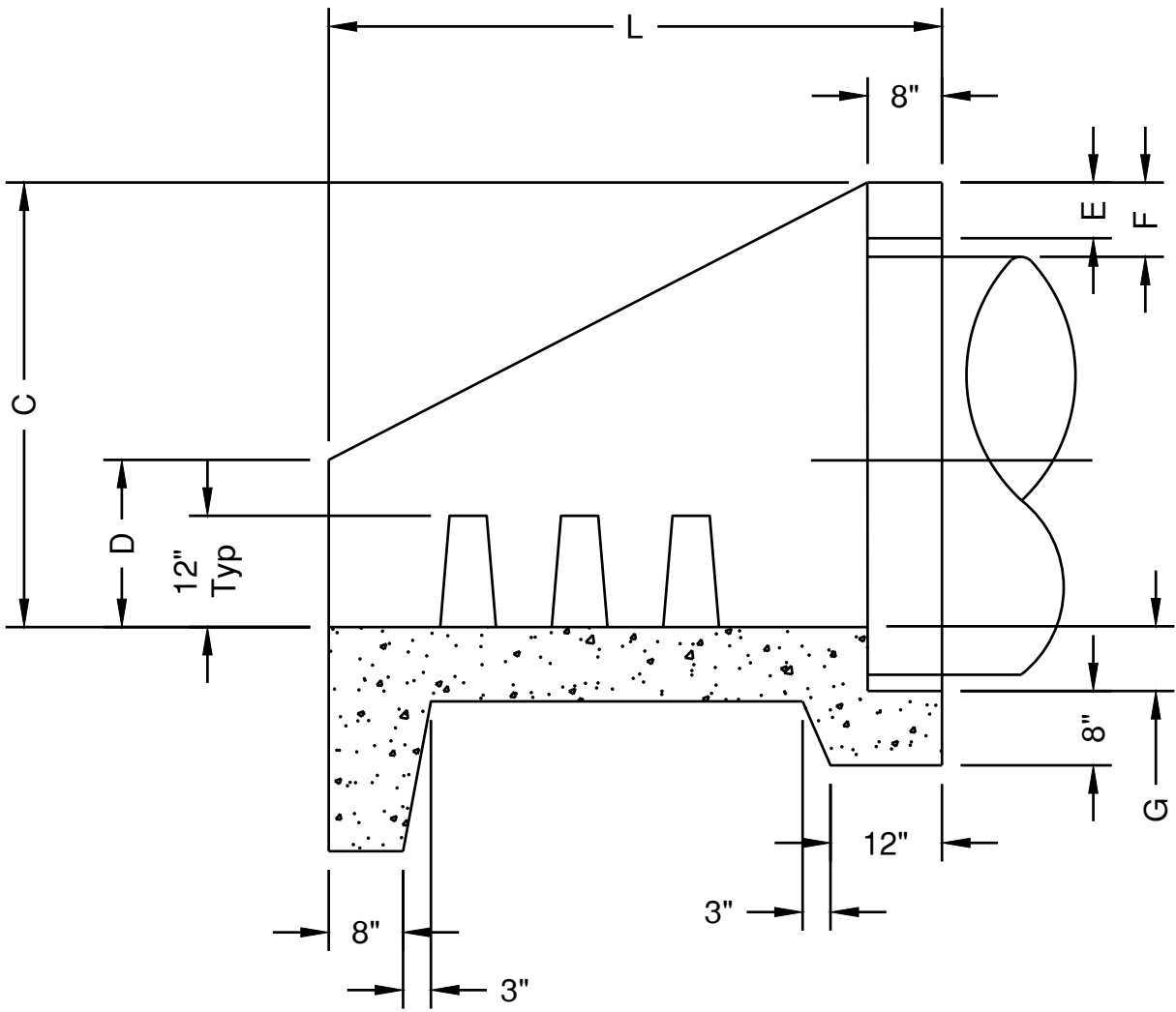
Hole Size For All Other Pipe Types Will Be Pipe O.D.+ 2"-4"



PLAN VIEW



FRONT VIEW



SECTION A-A



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**PROPOSED
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IMPROVEMENTS**

McCALL / BREWER

DURANT, OKLAHOMA

KEY PLAN

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DRAWN BY: I.NAME

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

**PRECAST
PIPE CULVERT
HEADWALL W/
ENERGY
DISSIPATORS**

PROJECT NUMBER

10882

STATE

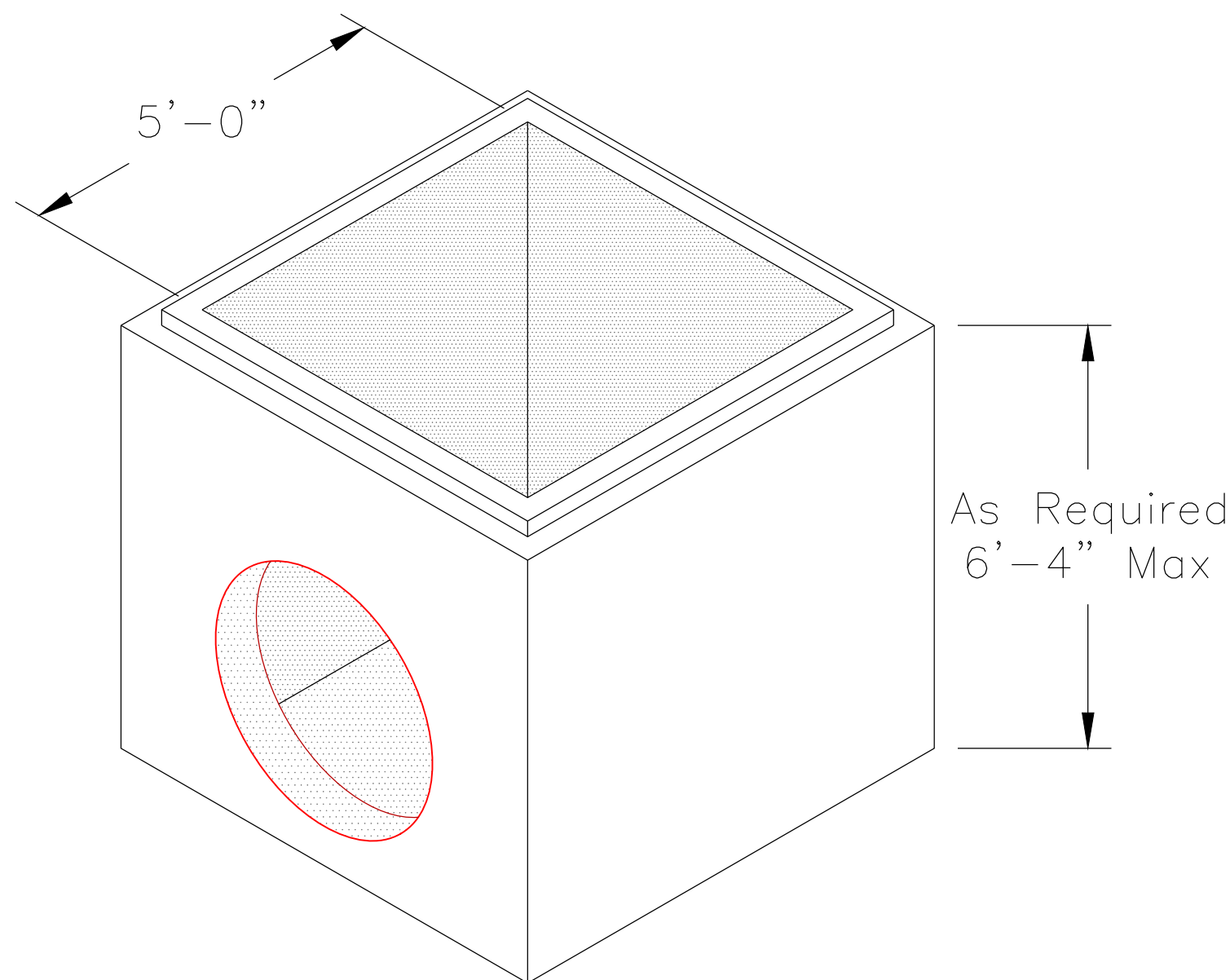
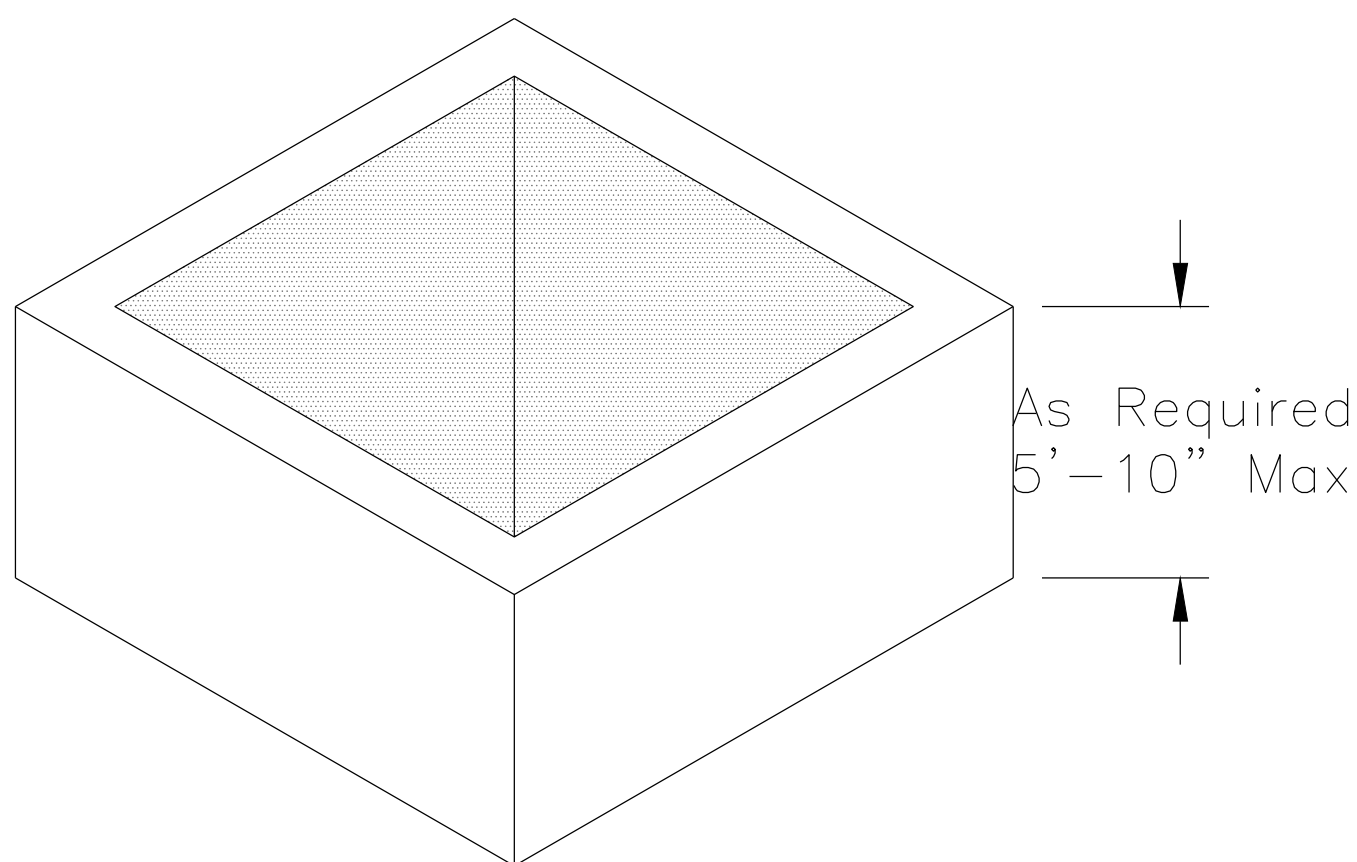
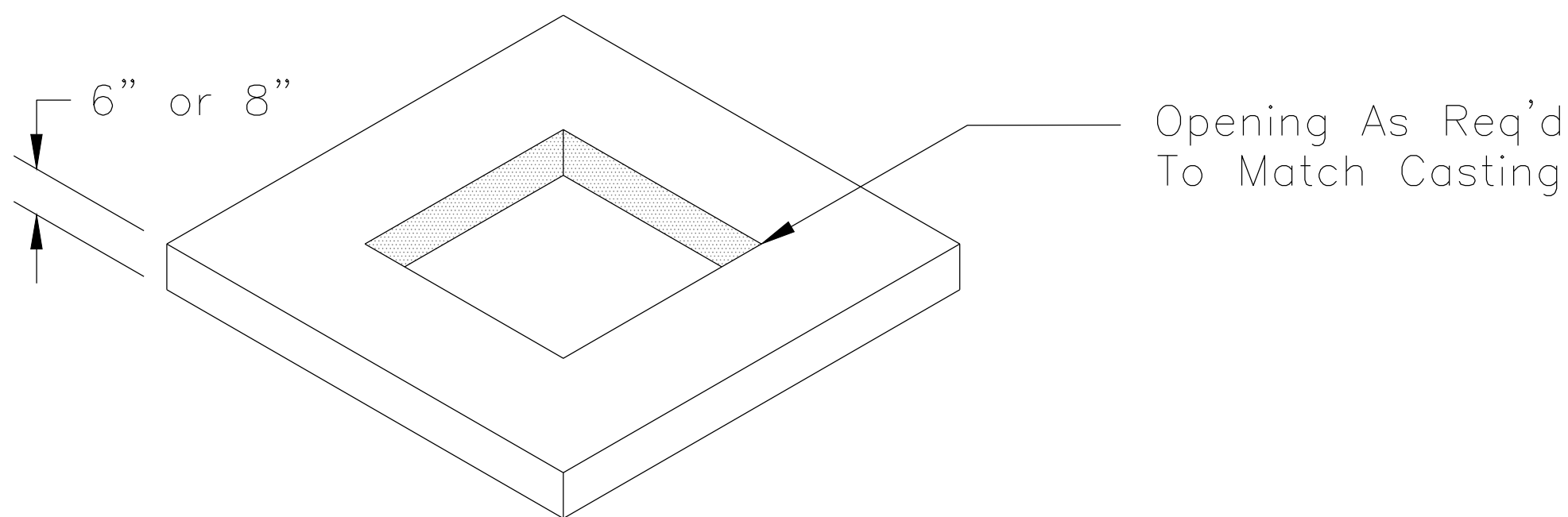
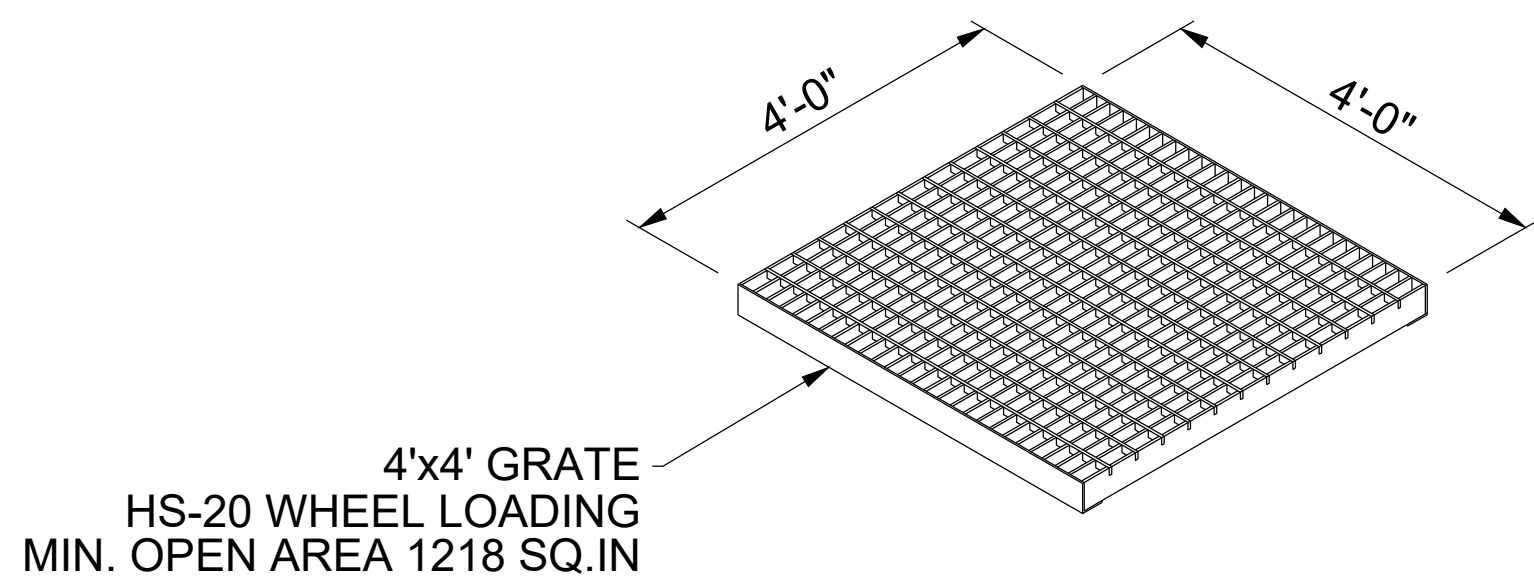
OKLAHOMA

DATE

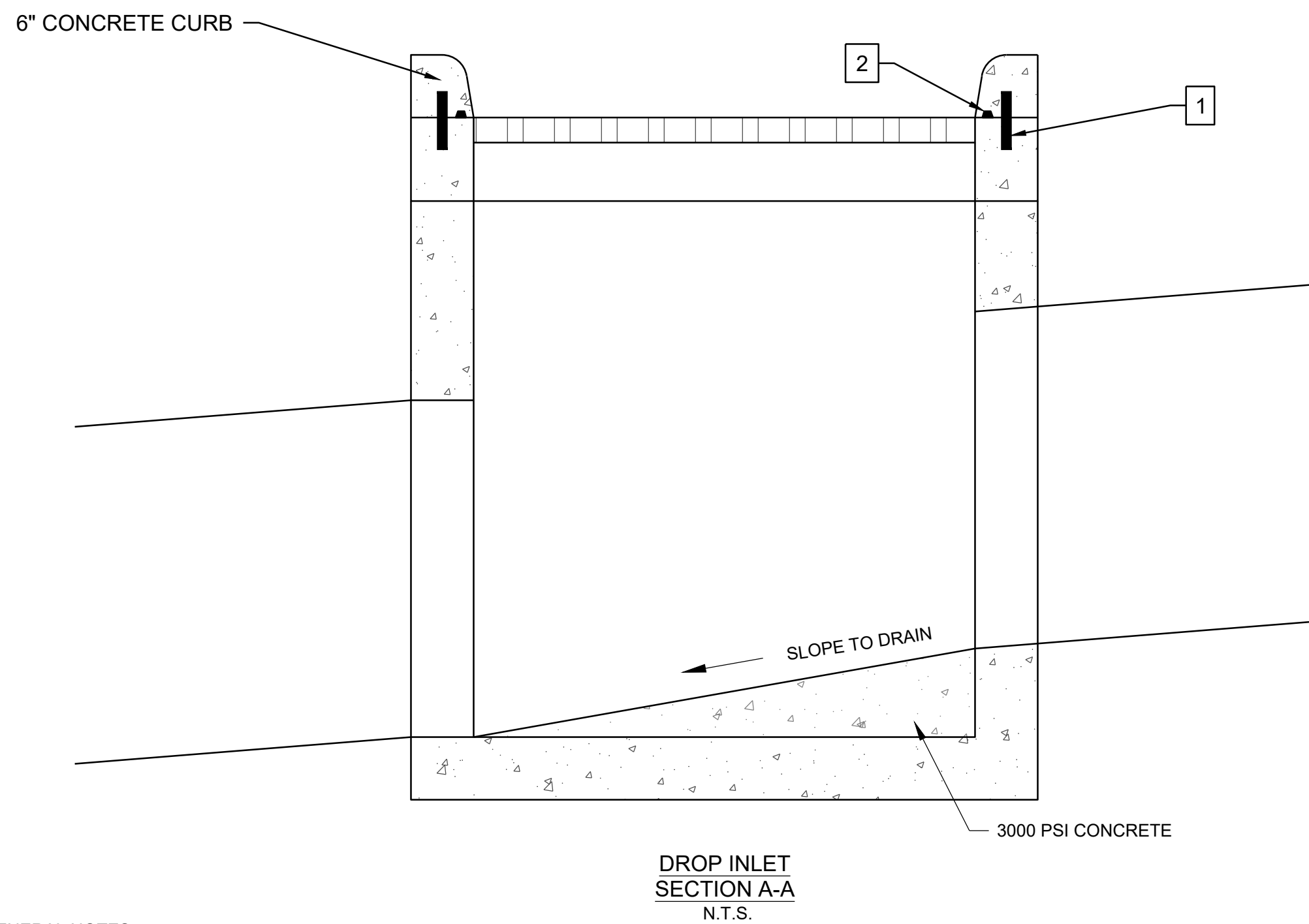
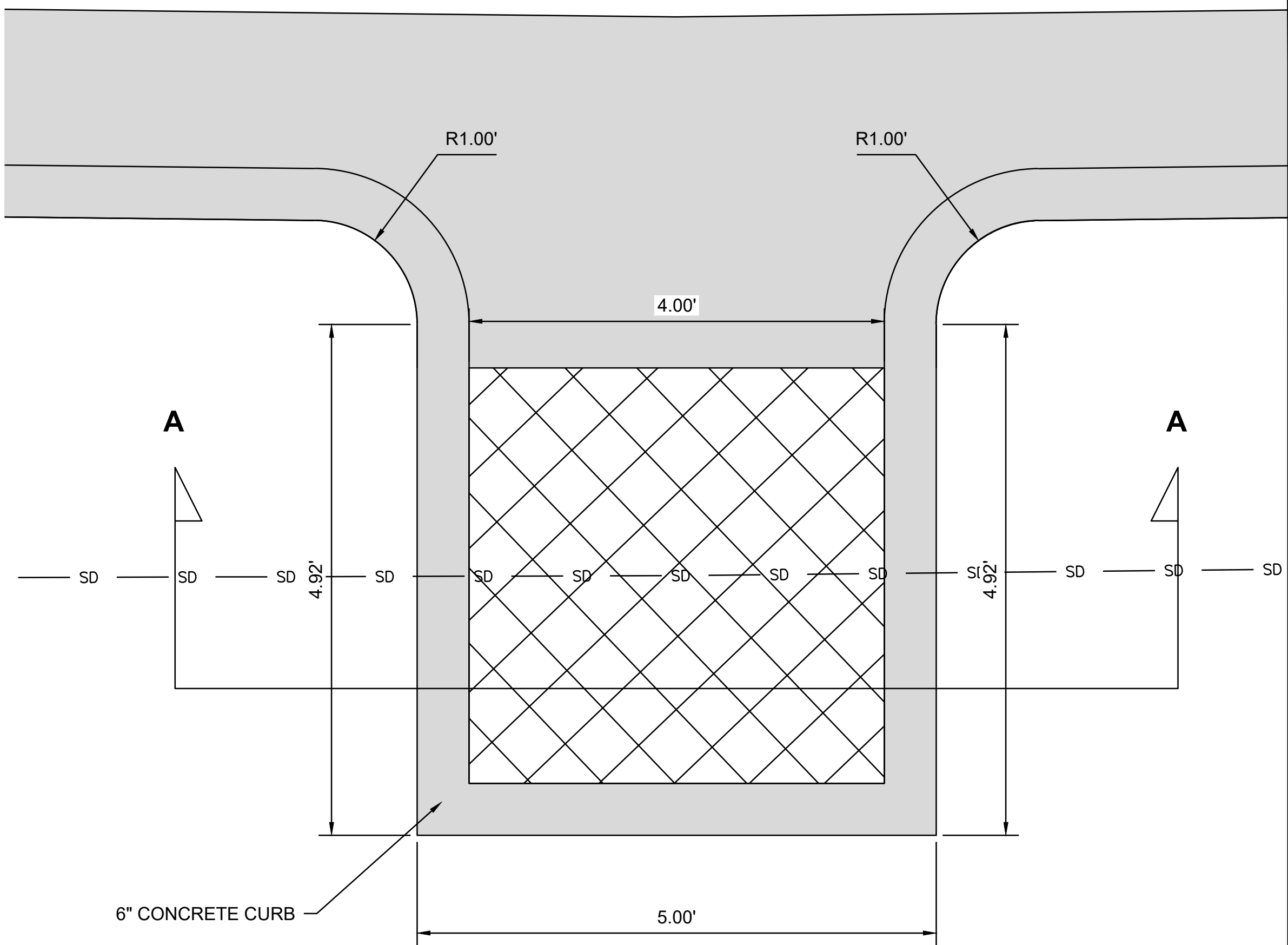
04-28-2023

SHEET NUMBER

CU501



1 DROP INLET DETAIL
N.T.S.



- GENERAL NOTES:
1. DOWELS SHALL BE #4 DEFORMED REINFORCED STEEL BARS, 6.5" LONG. CONTRACTOR SHALL EPOXY BARS IN A $\frac{1}{8}$ " $\varnothing$ DRILLED HOLE WITH 3.5" EMBEDMENT AT 12" CENTERS. DOWELS SHALL BE PLACED PERPENDICULAR TO THE TOP OF STRUCTURE SURFACE WITH SUFFICIENT EPOXY TO COMPLETELY FILL THE VOID BETWEEN THE DOWEL AND THE HOLE.
 2. SIKALOCKSTOP $\frac{3}{4}$ " x 1" WATER TIGHT BOND WITH SWELL STOP PRIMER ADHESIVE.
 3. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST OR APPROVED EQUAL BY THE ENGINEER.
 4. DURING CONSTRUCTION OF ROADWAY/PARKING AREA, THE CONTRACTOR SHALL MAINTAIN DRAINAGE INTO OR AROUND THE DROP INLET AS APPROVED BY THE OWNER.



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PROFESSIONAL SEAL:

~NOT FOR~
CONSTRUCTION

PROPOSED STORM WATER IMPROVEMENTS

McCALL / BREWER

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: I.NAME

DRAWN BY: I.NAME

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

PRE CAST DROP INLET DETAIL

PROJECT NUMBER

10882

STATE

DATE

OKLAHOMA 04-28-2023

SHEET NUMBER

CU502