

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**

September 12, 2023

AMENDED 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 August 8, 2023
- b. Consider Approval of Special Called Meeting Minutes of August 21, 2023
- c. Consider Approval of Special Called Meeting Minutes of August 24, 2023
- d. Consider Approval of Budget Amendment 2023-16

- e. Consider Approval of Budget Amendment 2024-1
- f. Consider Approval of Budget Amendment 2024-2
- g. Consider Approval of Contract for Public Services Between the City of Durant and Durant Main Street, Inc. (C-2023-65)
- h. Consider Approval of Agreement Between Durant Historical Society and City of Durant (C-2023-67)

2. Consider Items Removed from Consent

3. Information Items

- a. July 2023 Financial Reports and August 2023 Sales Tax Reports

4. Administration

- a. Consider Approval of Contract with Retail Strategies in the Amount of \$40,000 for Retail Recruitment Services
- b. Consider Approval of Resolution R-2023-18 City of Durant Emergency Operations Plan Update for 2023-2024
- c. Discussion, Consideration, and Possible Action to Modify Contract C-2021-19 GEN LIBRARY with Native Energy Source, LLC to Extend the Contract Completion Date for the Generator Project at the Donald W. Reynolds Library from September 30 to December 31, 2023
- d. Update of University Boulevard Project by Wall Engineering
- e. Discussion, Consideration and Possible Action on Accepting Change Order #8 From Schiralli Construction on University Project in the Amount of \$304,184.06
- f. Consider Approval of Resolution Concerning Bridge Inspection Responsibility by Local Government for Compliance with National Bridge Inspection Standards - Bridge Inspection Contracts for April 1, 2024 - March 31, 2026 (R-2023-19)
- g. 4.g.1. Consider Award of Bid for Bow Hunting Deer Lease
4.g.2. Consider Approval of Bow Hunting Deer Lease (C-2023-64)
- h. Consider Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and Durant City Utilities Authority for Durant Services (C-2023-15)
- i. Discussion, Consideration and Possible Action on a Sketch Plat Request for Property Located Near Peppernut Lane and Red Bud Lane (PC2023-19)

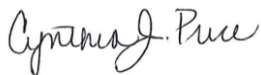
- j. Discussion, Consideration and Possible Action on a Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road (PC2023-21)
- k. Discussion, Consideration and Possible Action on a Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive (PC2023-22)
- l. Discussion, Consideration and Possible Action on Ordinance O-2023-17 a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential for Property Located near Larkspur Lane and Overland Drive (PC2023-15)
 - 1) Ordinance O-2023-17. Section 1;
 - 2) Ordinance O-2023-17. Section 2. Emergency Clause.
- m. Discussion, Consideration and Possible Action on a Final Plat Request for Vithi Nguyen for Property Located near Larkspur Lane and Overland Drive (PC2023-23)
- n. Discussion, Consideration and Possible Action on a Planned Unit Development (PUD) Request for Property Located Near Wilson Street and North 1st Avenue (PC2023-25)
- o. Discussion, Consideration and Possible Action on a Preliminary Plat Extension for Property Located near Larkspur Lane and Prairie Crossing (PC2023-26)
- p. Discussion, Consideration and Possible Action on Allowing Allen Hobbs to Connect 30 Lots to the City Sewer System and 90 Lots to City 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 5:20 p.m. on the 7th day of September, 2023. An amended agenda of said meeting was posted at the place of such meeting at 2:30 p.m. on the 10th day of September, 2023.



Cynthia J. Price, City of Durant



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of August 8, 2023

Council Information / Action Requested

Approval of Regular Meeting Minutes of August 8, 2023

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

ATTACHMENTS:

1. Durant City Council Minutes 08082023 cjp

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



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
August 8, 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 6:01 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
City Clerk Cynthia J. Price

Absent:

Interim City Manager Rick Rumsey

CITIZEN COMMENTS

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

There were no citizen comments.

ORDER OF BUSINESS

1. Consent Items

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

- a. Consider Approval of 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)

Motion To: Approve Consent Items 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

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)

Motion To: Approve Resolution Supporting Continued Participation in Main Street Programs (R-2023-16)

Motion By: Humphrey Miller

Seconded By: Danny Sherrer

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- 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).

Motion To: Approve a Planned Unit Development (PUD) and Preliminary Plat Request for Property Located Near Lindenwoods Drive and Thomas Circle (PC2023-16) Contingent Upon Recommendations for Contingencies by the Planning Commission as follows:

- Lindenwoods to become public street as long as fixed before the City of Durant takes it over;
- Thomas Circle will be private street;
- There will be private water and sewer lines with master meters;
- Drainage to be fixed before final plat;
- There is easement running down Lindenwoods Drive covering existing utilities.

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on a Final Plat Request for Property Located Near North 1st Avenue and Gerlach Drive (PC2023-18).

Motion To: Approve Final Plat Request for Property Located Near North 1st Avenue and Gerlach Drive (PC-2023-18) Contingent Upon Easement Being Removed Prior

Motion By: Humphrey Miller

Seconded By: Lauran Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on a Sketch Plat Request for Property Located Near Peppernut Lane and Red Bud Lane (PC2023-19)

No action. This item will be moved to the September 12, 2023 agenda.

- e. Discussion, Consideration and Possible Action on a Re-Plat Request for Property Located Near Maxey Drive and Wilson Street (PC2023-20).

Motion To: Approve Re-Plat Request for Property Located Near Maxey Drive and Wilson Street (PC2023-20)

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- f. Discussion, Consideration and Possible Action on Accepting the Drainage infrastructure on Mockingbird Lane into the City of Durant's Storm Water System

Motion To: Accept Drainage Infrastructure on Mockingbird Lane into the City of Durant Storm Water System

Motion By: Humphrey Miller

Seconded By: Michael Simulescu

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Humphrey Miller

Seconded By: Lauren Fuller

Ayes: Fuller, Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of August 21, 2023

Council Information / Action Requested

Approval of Special Called Meeting Minutes of August 21, 2023

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

ATTACHMENTS:

1. Special Called Durant City Council Meeting Minutes 08212023 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 10th day of August, 2023 and that an agenda of said meeting was posted at the place of such meeting at 9:30 a.m. on the 17th day of August, 2023.



Cynthia J. Price, City of Durant

**MINUTES OF THE SPECIAL MEETING OF DURANT CITY COUNCIL
August 21, 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 6:00 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

ORDER OF BUSINESS

1. Administration

- a. Consideration of Proposals Received in Response to City Manager Executive Search and Take Possible Action

Motion To: Accept the Bid from Oklahoma Municipal Management Services (OMMS) for an Executive Search for City Manager for the City of Durant

Motion By: Martin Tucker

Seconded By: Humphrey Miller

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: 9/12/2023
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of August 24, 2023

Council Information / Action Requested

Approval of Special Called Meeting Minutes of August 24, 2023

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

ATTACHMENTS:

1. Special Called Durant City Council Minutes 08242023 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 21st day of August, 2023 and that an agenda of said meeting was posted at the place of such meeting at 2:10 p.m. on the 22nd day of August, 2023.



Cynthia J. Price, City of Durant

MINUTES OF THE MEETING OF DURANT CITY COUNCIL

August 24, 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 6:00 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 Mike Simulescu

Council Member Martin Tucker

City Attorney Tom Marcum

Interim City Manager Rick Rumsey

City Clerk Cynthia J. Price

Absent:

Council Member Danny Sherrer

ORDER OF BUSINESS

1. Administration

- a. Consider Approval of Contract for Professional Services Between City of Durant and Oklahoma Municipal Management Services for Executive Search Services for City Manager (C-2023-60)

Motion To: Approve Contract for Professional Services Between City of Durant and Oklahoma Municipal Management Services for Executive Search Services for City Manager (C-2023-60)

Motion By: Lauran Fuller

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Simulescu, Tucker

Nays: None

Abstain: None

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Fuller, Miller, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Amendment 2023-16

Consider Approval of Budget Amendment BA 23-16
#174 TO #178 APPROPRIATE FUNDS FOR THE YEAR-END OPERATION EXPENSES ADJUSTMENT
#191 APPROPRIATE FUND FOR ADJUST CDBG CONSTRUCTION EXPENSES MATCH THE GRANT REQUIREMENT

Council Information / Action Requested

Approval of BA 23-16

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

ATTACHMENTS:

1. BA 23-16 103-108 Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04776 - BA 23-16 103-107

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000174	FY 22/23 ORIGINAL BUDGET	BA23-16 103-107 GF YE OPERATION ADJ	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-003-530-3032	POSTAGE	BA23-16 103-107 GF YE OPERATION ADJ	4,360.00	-60.00	4,300.00
June: -60.00					
001-003-530-3056	CREDIT CARD PROCESSING FEES	BA23-16 103-107 GF YE OPERATION ADJ	1,500.00	60.00	1,560.00
June: 60.00					
001-005-550-5658	BUILDING MAINTENANCE	BA23-16 103-107 GF YE OPERATION ADJ	10,550.00	-2,000.00	8,550.00
June: -2,000.00					
001-005-550-5852	FUEL	BA23-16 103-107 GF YE OPERATION ADJ	136,637.00	2,000.00	138,637.00
June: 2,000.00					
001-013-510-1600	LIFE & HEALTH INSURANCE	BA23-16 103-107 GF YE OPERATION ADJ	7,334.93	700.00	8,034.93
June: 700.00					
001-013-530-3056	CREDIT CARD PROCESSING FEES	BA23-16 103-107 GF YE OPERATION ADJ	9,000.00	1,000.00	10,000.00
June: 1,000.00					
001-013-530-3079	DIGITICKET SERVICE AGREEME...	BA23-16 103-107 GF YE OPERATION ADJ	43,520.00	-1,700.00	41,820.00
June: -1,700.00					
001-023-530-3031	PHONE & TELECOMMUNICATI...	BA23-16 103-107 GF YE OPERATION ADJ	1,400.00	50.00	1,450.00
June: 50.00					
001-023-530-3033	UTILITIES	BA23-16 103-107 GF YE OPERATION ADJ	35,000.00	-50.00	34,950.00
June: -50.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000175	FY 22/23 ORIGINAL BUDGET	BA 23-16 104 IT YE OPERATION ADJ	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
010-020-530-8730	COPIER LEASE & USE FEES	BA 23-16 104 IT YE OPERATION ADJ	33,147.00	200.00	33,347.00
June: 200.00					
010-020-550-5051	OFFICE SUPPLIES	BA 23-16 104 IT YE OPERATION ADJ	400.00	-200.00	200.00
June: -200.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000176	FY 22/23 ORIGINAL BUDGET	BA 23-16 105 AIRPORT YE OPERATION ADJ	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-000-361-1400	AIRPORT JET FUEL SALES	BA 23-16 105 AIRPORT YE OPERATION ADJ	-965,609.00	-65,000.00	-1,030,609.00
June: -65,000.00					
206-065-550-5887	AVIATION GASOLINE PURCHAS...	BA 23-16 105 AIRPORT YE OPERATION ADJ	256,297.00	20,000.00	276,297.00
June: 20,000.00					
206-065-560-2204	JET FUEL PURCHASES	BA 23-16 105 AIRPORT YE OPERATION ADJ	725,109.00	45,000.00	770,109.00
June: 45,000.00					

Adjustment Number	Budget Code	Description	Adjustment Date
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Budget Adjustment Register

Packet: GLPKT04776 - BA 23-16 103-107

BA0000177 FY 22/23 ORIGINAL BUDGET BA 23-16 106 DCFA YE OPERATION ADJ

6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
215-078-580-8515	2007 STRN PRINCIPAL PAYMEN...	BA 23-16 106 DCFA YE OPERATION ADJ	98,138.00	161.00	98,299.00
June:	161.00				
215-078-580-8615	2007 STRN INTEREST EXPENSE	BA 23-16 106 DCFA YE OPERATION ADJ	11,049.00	-161.00	10,888.00
June:	-161.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000178	FY 22/23 ORIGINAL BUDGET	BA 23-16 107 DCUA YE OPERATION ADJ	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-030-530-3010	RURAL WATER COLLECTION FEE	BA 23-16 107 DCUA YE OPERATION ADJ	6,500.00	500.00	7,000.00
June:	500.00				
405-030-530-3171	OKLA SOLID WASTE DISPOSAL ...	BA 23-16 107 DCUA YE OPERATION ADJ	68,450.00	-500.00	67,950.00
June:	-500.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000191	FY 22/23 ORIGINAL BUDGET	BA 23-16 108 CDBG ADJ	6/30/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
250-000-301-1000	BEGINNING UNENCUMBERED	BA 23-16 108 CDBG ADJ CDBG EXPENSE	-421,119.00	150,000.00	-271,119.00
June:	150,000.00				
250-138-560-6803	WTP SCADA CONSTRUCTION	BA 23-16 108 CDBG ADJ CDBG CONST PROTION	405,000.00	-150,000.00	255,000.00
June:	-150,000.00				

Budget Adjustment Register

Packet: GLPKT04776 - BA 23-16 103-107

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
23	FY 22/23 ORIGINAL BUDGET	001-003-530-3032	POSTAGE	4,360.00	-60.00	4,300.00
		001-003-530-3056	CREDIT CARD PROCESSING FEES	1,500.00	60.00	1,560.00
		001-005-550-5658	BUILDING MAINTENANCE	10,550.00	-2,000.00	8,550.00
		001-005-550-5852	FUEL	136,637.00	2,000.00	138,637.00
		001-013-510-1600	LIFE & HEALTH INSURANCE	7,334.93	700.00	8,034.93
		001-013-530-3056	CREDIT CARD PROCESSING FEES	9,000.00	1,000.00	10,000.00
		001-013-530-3079	DIGITICKET SERVICE AGREEMENT	43,520.00	-1,700.00	41,820.00
		001-023-530-3031	PHONE & TELECOMMUNICATION	1,400.00	50.00	1,450.00
		001-023-530-3033	UTILITIES	35,000.00	-50.00	34,950.00
		010-020-530-8730	COPIER LEASE & USE FEES	33,147.00	200.00	33,347.00
		010-020-550-5051	OFFICE SUPPLIES	400.00	-200.00	200.00
		206-000-361-1400	AIRPORT JET FUEL SALES	-965,609.00	-65,000.00	-1,030,609.00
		206-065-550-5887	AVIATION GASOLINE PURCHASES	256,297.00	20,000.00	276,297.00
		206-065-560-2204	JET FUEL PURCHASES	725,109.00	45,000.00	770,109.00
		215-078-580-8515	2007 STRN PRINCIPAL PAYMENTS	98,138.00	161.00	98,299.00
		215-078-580-8615	2007 STRN INTEREST EXPENSE	11,049.00	-161.00	10,888.00
		250-000-301-1000	BEGINNING UNENCUMBERED	-421,119.00	150,000.00	-271,119.00
		250-138-560-6803	WTP SCADA CONSTRUCTION	405,000.00	-150,000.00	255,000.00
		405-030-530-3010	RURAL WATER COLLECTION FEE	6,500.00	500.00	7,000.00
		405-030-530-3171	OKLA SOLID WASTE DISPOSAL FEE	68,450.00	-500.00	67,950.00
23 Total:				466,663.93	0.00	466,663.93
Grand Total:				466,663.93	0.00	466,663.93

Fund Summary

Fund	Before	Adjustment	After
Budget Code:23 - FY 22/23 ORIGINAL BUDGET Fiscal: 2022-2023			
001	249,301.93	0.00	249,301.93
010	33,547.00	0.00	33,547.00
206	15,797.00	0.00	15,797.00
215	109,187.00	0.00	109,187.00
250	-16,119.00	0.00	-16,119.00
405	74,950.00	0.00	74,950.00
Budget Code 23 Total:	466,663.93	0.00	466,663.93
Grand Total:	466,663.93	0.00	466,663.93



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Amendment 2024-1

Consider Approval of Budget Amendment BA 24-1

#179 Appropriate Funds for Prior Year Capital Improvements Budget Rollover

#180 Appropriate Fund for Prior Year CDBG Ending Balance to Continue the Projects

#181 Appropriate Funds for Prior Year Drug Enforcement Ending Balance Rollover

#182 Appropriate Funds for DWRF Com Ctr & Library Prior Year Ending Balance Rollover

Council Information / Action Requested

Approval BA 24-1

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

ATTACHMENTS:

1. BA 24-1 01-04 Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000179	FY 23/24 ORIGINAL BUDGET	BA 24-1 01-04	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-301-1000	BEGINNING UNENCUMBERED	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	-4,194,833.00	-4,194,833.00
July: -4,194,833.00					
015-000-361-6000	ODOT STREETScape V GRANT	BA 24-1 01-04 01-04 FY22-23 CI ROLLOVER	0.00	-399,968.00	-399,968.00
July: -399,968.00					
015-000-362-1007	OPJ-BVP BULLET PROOF VEST	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	-6,000.00	-6,000.00
July: -6,000.00					
015-000-362-1015	OWRB LOAN PROCEEDS	BA 24-1 01-04 01-04 FY22-23 CI ROLLOVER	0.00	-2,146,003.00	-2,146,003.00
July: -2,146,003.00					
015-000-362-6401	EDA 08-01-05284 WWTP IMP	BA 24-1 01-04 01-04 FY22-23 CI ROLLOVER	0.00	-189,678.00	-189,678.00
July: -189,678.00					
015-000-362-7716	FAA GRANT	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	-161,858.00	-161,858.00
July: -161,858.00					
015-000-364-3300	EQUIPMENT FINANCING	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	-1,559,000.00	-1,559,000.00
July: -1,559,000.00					
015-000-364-4053	TRSF FR UA 2020 STRN 210-052	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	-9,901,608.00	-9,901,608.00
July: -9,901,608.00					
015-000-364-4054	TRSF FM 2020 CWSRF 210-053	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	-12,670,800.00	-12,670,800.00
July: -12,670,800.00					
015-005-550-5904	BODY ARMOR VESTS	BA 24-1 01-04 FY22-23 ROLLOVER	20,000.00	7,505.00	27,505.00
July: 7,505.00					
015-005-560-5654	CAD FLEX SYSTEM	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	33,653.00	33,653.00
July: 33,653.00					
015-005-560-6306	VEHICLE(S)	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	216,015.00	216,015.00
July: 216,015.00					
015-006-530-3406	ANIMAL CONTROL FACILITY	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	104,028.00	104,028.00
July: 104,028.00					
015-007-550-5804	911 SOFTWARE & ACC UPGR	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	37,500.00	37,500.00
July: 37,500.00					
015-008-560-5670	REFURBISH TOWER	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	30,000.00	30,000.00
July: 30,000.00					
015-008-560-6305	TRUCK & EQUIPMENT	BA 24-1 01-04 FY22-23 ROLLOVER	233,675.00	678,779.00	912,454.00
July: 678,779.00					
015-008-570-7812	ROOF REPAIRS MAIN STATION	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	37,577.00	37,577.00
July: 37,577.00					
015-009-560-5657	GENERAL PARK IMPROVEMENTS	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	105,000.00	105,000.00
July: 105,000.00					
015-009-560-5662	PARK PLAYGROUND EQUIPME...	BA 24-1 01-04 FY22-23 ROLLOVER	50,000.00	111,420.00	161,420.00
July: 111,420.00					
015-009-560-6315	1-TON TRUCK W/ DUMP BED	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	38,000.00	38,000.00
July: 38,000.00					
015-009-560-6402	BILLY MILLER PARK IMPROVEM...	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	48,044.00	48,044.00
July: 48,044.00					
015-009-560-6405	DIXON PARK IMPROVEMENT	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	50,000.00	50,000.00

Budget Adjustment Register
Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER

July:	50,000.00					
015-009-560-6421		RAILS/TRAILS-ODOT CONSTRU	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	221,650.00	221,650.00
July:	221,650.00					
015-014-560-6310		3/4 TON FULL SIZE PICKUP	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	25,000.00	25,000.00
July:	25,000.00					
015-016-520-2134		CITY-WIDE SAFE STREETS PLAN	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	51,030.00	51,030.00
July:	51,030.00					
015-016-560-5668		STREET SWEEPER	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	36,802.00	36,802.00
July:	36,802.00					
015-016-560-6026		TRACKHOE EXCAVATOR-NEW	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	20,000.00	20,000.00
July:	20,000.00					
015-016-560-6205		PAVING & MAINTENANCE	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	1,775,425.00	1,775,425.00
July:	1,775,425.00					
015-016-560-6212		STREET PROJECTS	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	180,470.00	180,470.00
July:	180,470.00					
015-016-560-6324		VEHICLES & EQUIPMENT	BA 24-1 01-04 FY22-23 ROLLOVER	57,000.00	37,003.00	94,003.00
July:	37,003.00					
015-018-520-2133		EM DISTRIBUTION WAREHOUSE..	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	101,128.00	101,128.00
July:	101,128.00					
015-018-550-5832		EM EQUIPMENT & MISC.	BA 24-1 01-04 FY22-23 ROLLOVER	15,000.00	33,751.00	48,751.00
July:	33,751.00					
015-018-560-6016		EOC BUILDING PROJECT COMP...	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	126,139.00	126,139.00
July:	126,139.00					
015-018-570-7009		DURANT WEATHER RADAR SP. ...	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	612,202.00	612,202.00
July:	612,202.00					
015-019-560-6102		CITY HALL RENOVATION	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	131,500.00	131,500.00
July:	131,500.00					
015-019-560-6424		SPECIAL PROJECTS	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	29,349.00	29,349.00
July:	29,349.00					
015-019-560-6427		STREETSCAPE V GRANT EXPEN...	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	485,215.00	485,215.00
July:	485,215.00					
015-019-560-8083		2021 ARPA PROJECTS	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	1,630,669.00	1,630,669.00
July:	1,630,669.00					
015-019-570-7800		FUND RESERVE	BA 24-1 01-04 FY22-23 ROLLOVER	319,000.00	530,079.00	849,079.00
July:	530,079.00					
015-020-550-5501		SECURITY DOOR LOCKS	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	18,700.00	18,700.00
July:	18,700.00					
015-020-550-5805		SOCIAL MEDIA EQUIP & SOFT...	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	27,850.00	27,850.00
July:	27,850.00					
015-020-560-6596		IT-CARGO VAN	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	30,000.00	30,000.00
July:	30,000.00					
015-020-580-8052		FY17 FIBER OPTIC UPGRADE	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	135,500.00	135,500.00
July:	135,500.00					
015-021-550-5861		MINOR TOOLS AND EQUIPMENT	BA 24-1 01-04 FY22-23 ROLLOVER	0.00	99,212.00	99,212.00
July:	99,212.00					
015-024-560-6321		VEHICLE	BA 24-1 0BA 24-1 01-04 FY22-23 ROLLOVER1-04	0.00	18,192.00	18,192.00
July:	18,192.00					
015-026-560-6007		2018 BOR-SWEP	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	39,234.00	39,234.00
July:	39,234.00					
015-026-560-6322		VEHICLE/TRUCK	BA 24-1 01-04 FY22-23 CI ROLLOVER	575,000.00	3,404.00	578,404.00
July:	3,404.00					
015-026-560-6597		AMR / AMI METER REPLACEM...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	1,988,973.00	1,988,973.00
July:	1,988,973.00					

Budget Adjustment Register
Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER

015-026-560-9490	NEW SEWER LINE EXTENSIONS	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	997,107.00	997,107.00
July:	997,107.00				
015-026-570-7041	PROPERTY PURCHASES	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	23,862.00	23,862.00
July:	23,862.00				
015-027-560-5657	GENERATOR	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	16,053.00	16,053.00
July:	16,053.00				
015-027-560-6018	FILTER UPGRADE/REPLACEME...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	48,128.00	48,128.00
July:	48,128.00				
015-027-560-6429	VFD's ON #1 & #2 RAW PUMPS	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	136,247.00	136,247.00
July:	136,247.00				
015-027-560-6804	WTP UPGRADE-2021	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	12,680.00	12,680.00
July:	12,680.00				
015-028-550-5809	PICKUP	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	43,000.00	43,000.00
July:	43,000.00				
015-028-560-6805	WWTP IMPROVEMENTS	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	144,646.00	144,646.00
July:	144,646.00				
015-028-560-6806	WWTP IMPROVMNT CHOCTAW..	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	92,161.00	92,161.00
July:	92,161.00				
015-028-560-6807	WWTP IMPRV GRAND ADM UA...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	465.00	465.00
July:	465.00				
015-028-560-9575	RIDING MOWER	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	3,933.00	3,933.00
July:	3,933.00				
015-029-550-5870	SAFETY EQUIPMENT	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	50,000.00	50,000.00
July:	50,000.00				
015-029-560-6308	NEW SWC PACKER TRUCK	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	750,000.00	750,000.00
July:	750,000.00				
015-049-520-2165	ENGINEERING STUDY - LANDFIL...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	28,075.00	28,075.00
July:	28,075.00				
015-049-560-5665	REFUSE TRANSFER TRAILERS	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	270,240.00	270,240.00
July:	270,240.00				
015-049-560-6324	VEHICLES & EQUIPMENT	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	299,127.00	299,127.00
July:	299,127.00				
015-049-560-6413	LANDFILL CELL PREPARATION	BA 24-1 01-04 FY22-23 CI ROLLOVER	275,000.00	100,000.00	375,000.00
July:	100,000.00				
015-065-520-2136	PROFESSIONAL SERVICES	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	112,868.00	112,868.00
July:	112,868.00				
015-065-550-5805	EQUIPMENT	BA 24-1 01-04 FY22-23 CI ROLLOVER	50,000.00	41,842.00	91,842.00
July:	41,842.00				
015-065-560-6014	EMERGENCY BACK UP GENERA...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	40,000.00	40,000.00
July:	40,000.00				
015-065-560-6400	AIRPORT IMPROVEMENTS	BA 24-1 01-04 FY22-23 CI ROLLOVER	25,000.00	8,744.00	33,744.00
July:	8,744.00				
015-065-560-8067	UPGRADE AWOS IMPROVMEN...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	27,248.00	27,248.00
July:	27,248.00				
015-805-520-2103	2020 STREET PROFESSIONAL S...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	358,711.00	358,711.00
July:	358,711.00				
015-805-520-2130	2020 WTP PRJ PROFESSIONAL ...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	40,793.00	40,793.00
July:	40,793.00				
015-805-530-3903	STREETS STRIPING	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	65,000.00	65,000.00
July:	65,000.00				
015-805-550-5800	CAMERAS MAIN & WASHINGT...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	65,000.00	65,000.00
July:	65,000.00				
015-805-560-6200	2020 STREETS PROJECT	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	4,948,403.00	4,948,403.00

Budget Adjustment Register
Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER

July:	4,948,403.00					
015-805-560-6204		CITY WIDE TRAFFIC SIGNAL PRJ.	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	443,070.00	443,070.00
July:	443,070.00					
015-805-560-6802		WTP PRJ CONSTRUCTION	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	105,975.00	105,975.00
July:	105,975.00					
015-905-560-6005		2020 WWTP CONTINGENCY	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	228,380.00	228,380.00
July:	228,380.00					
015-905-560-6006		2020 WWTP CONSTRUCTION	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	11,194,820.00	11,194,820.00
July:	11,194,820.00					
015-905-560-6007		2020 WWTP ADM/PERMIT	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	957.00	957.00
July:	957.00					
015-905-560-6008		2020 WWTP PROJECT-PROFAL. ...	BA 24-1 01-04 FY22-23 CI ROLLOVER	0.00	646,215.00	646,215.00
July:	646,215.00					

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000180	FY 23/24 ORIGINAL BUDGET	BA24-1-02 FY22-23 ROLLOVER	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
250-000-362-4018	20 CDBG 17980 WTP SCADA	BA24-1-02 FY22-23 ROLLOVER	0.00	-152,222.00	-152,222.00
July:	-152,222.00				
250-000-362-4019	20 CDBG-CR 18114 UT. ASST.	BA24-1-02 FY22-23 ROLLOVER	0.00	-525,063.00	-525,063.00
July:	-525,063.00				
250-138-520-2111	WTP SCADA PROFESSIONAL SE...	BA24-1-02 FY22-23 ROLLOVER	0.00	14,831.00	14,831.00
July:	14,831.00				
250-138-560-6803	WTP SCADA CONSTRUCTION	BA24-1-02 FY22-23 ROLLOVER	0.00	59,000.00	59,000.00
July:	59,000.00				
250-139-530-3484	REIMB TO GF- PERSONNEL EXP.	BA24-1-02 FY22-23 ROLLOVER	0.00	36,720.00	36,720.00
July:	36,720.00				
250-139-530-3486	REIMB TO UA - UTILITY ASSIST.	BA24-1-02 FY22-23 ROLLOVER	0.00	484,155.00	484,155.00
July:	484,155.00				
250-139-570-7010	UTILITY ASST. MISC. EXPENSES	BA24-1-02 FY22-23 ROLLOVER	0.00	1,578.00	1,578.00
July:	1,578.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000181	FY 23/24 ORIGINAL BUDGET	BA24-1-3 FY22-23 ROLLOVER	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
305-000-301-1000	BEGINNING BALANCE	BA24-1-3 FY22-23 ROLLOVER	0.00	-28,200.00	-28,200.00
July:	-28,200.00				
305-005-570-1701	CONTINGENCY RESERVE	BA24-1-3 FY22-23 ROLLOVER	0.00	13,183.00	13,183.00
July:	13,183.00				
305-005-570-7010	MISCELLANEOUS EXPENDITUR...	BA24-1-3 FY22-23 ROLLOVER	0.00	15,017.00	15,017.00
July:	15,017.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000182	FY 23/24 ORIGINAL BUDGET	BA24-1 04 FY 22-23 ROLLOVER	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-000-301-1000	BEGINNING UNENCUMBERED	BA24-1 04 FY 22-23 ROLLOVER	-915,037.00	-921,576.00	-1,836,613.00
July:	-921,576.00				
350-015-550-5605	PENDLETON TRUST MAINT/PR...	BA24-1 04 FY 22-23 ROLLOVER	270,850.00	286,226.00	557,076.00

Budget Adjustment Register**Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER**

July: 286,226.00

[350-015-550-5606](#)

PENDLETON GRAVESITES MAIN... BA24-1 04 FY 22-23 ROLLOVER

35,140.00

34,695.00

69,835.00

July: 34,695.00

[350-015-560-6408](#)

IMPROVEMENTS

BA24-1 04 FY 22-23 ROLLOVER

700.00

13,212.00

13,912.00

July: 13,212.00

[350-015-570-7400](#)

CONTINGENCY RESERVE

BA24-1 04 FY 22-23 ROLLOVER

609,047.00

587,443.00

1,196,490.00

July: 587,443.00

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
24	FY 23/24 ORIGINAL BUDGET	015-000-301-1000	BEGINNING UNENCUMBERED	0.00	-4,194,833.00	-4,194,833.00
		015-000-361-6000	ODOT STREETSCAPE V GRANT	0.00	-399,968.00	-399,968.00
		015-000-362-1007	OPJ-BVP BULLET PROOF VEST	0.00	-6,000.00	-6,000.00
		015-000-362-1015	OWRB LOAN PROCEEDS	0.00	-2,146,003.00	-2,146,003.00
		015-000-362-6401	EDA 08-01-05284 WWTP IMP	0.00	-189,678.00	-189,678.00
		015-000-362-7716	FAA GRANT	0.00	-161,858.00	-161,858.00
		015-000-364-3300	EQUIPMENT FINANCING	0.00	-1,559,000.00	-1,559,000.00
		015-000-364-4053	TRSF FR UA 2020 STRN 210-052	0.00	-9,901,608.00	-9,901,608.00
		015-000-364-4054	TRSF FM 2020 CWSRF 210-053	0.00	-12,670,800.00	-12,670,800.00
		015-005-550-5904	BODY ARMOR VESTS	20,000.00	7,505.00	27,505.00
		015-005-560-5654	CAD FLEX SYSTEM	0.00	33,653.00	33,653.00
		015-005-560-6306	VEHICLE(S)	0.00	216,015.00	216,015.00
		015-006-530-3406	ANIMAL CONTROL FACILITY	0.00	104,028.00	104,028.00
		015-007-550-5804	911 SOFTWARE & ACC UPGR	0.00	37,500.00	37,500.00
		015-008-560-5670	REFURBISH TOWER	0.00	30,000.00	30,000.00
		015-008-560-6305	TRUCK & EQUIPMENT	233,675.00	678,779.00	912,454.00
		015-008-570-7812	ROOF REPAIRS MAIN STATION	0.00	37,577.00	37,577.00
		015-009-560-5657	GENERAL PARK IMPROVEMENTS	0.00	105,000.00	105,000.00
		015-009-560-5662	PARK PLAYGROUND EQUIPMENT	50,000.00	111,420.00	161,420.00
		015-009-560-6315	1-TON TRUCK W/ DUMP BED	0.00	38,000.00	38,000.00
		015-009-560-6402	BILLY MILLER PARK IMPROVEMEN...	0.00	48,044.00	48,044.00
		015-009-560-6405	DIXON PARK IMPROVEMENT	0.00	50,000.00	50,000.00
		015-009-560-6421	RAILS/TRAILS-ODOT CONSTRU	0.00	221,650.00	221,650.00
		015-014-560-6310	3/4 TON FULL SIZE PICKUP	0.00	25,000.00	25,000.00
		015-016-520-2134	CITY-WIDE SAFE STREETS PLAN	0.00	51,030.00	51,030.00
		015-016-560-5668	STREET SWEEPER	0.00	36,802.00	36,802.00
		015-016-560-6026	TRACKHOE EXCAVATOR-NEW	0.00	20,000.00	20,000.00
		015-016-560-6205	PAVING & MAINTENANCE	0.00	1,775,425.00	1,775,425.00
		015-016-560-6212	STREET PROJECTS	0.00	180,470.00	180,470.00
		015-016-560-6324	VEHICLES & EQUIPMENT	57,000.00	37,003.00	94,003.00
		015-018-520-2133	EM DISTRIBUTION WAREHOUSE I...	0.00	101,128.00	101,128.00
		015-018-550-5832	EM EQUIPMENT & MISC.	15,000.00	33,751.00	48,751.00
		015-018-560-6016	EOC BUILDING PROJECT COMPLETE	0.00	126,139.00	126,139.00
		015-018-570-7009	DURANT WEATHER RADAR SP. PRJ	0.00	612,202.00	612,202.00
		015-019-560-6102	CITY HALL RENOVATION	0.00	131,500.00	131,500.00
		015-019-560-6424	SPECIAL PROJECTS	0.00	29,349.00	29,349.00
		015-019-560-6427	STREETSCAPE V GRANT EXPENSE	0.00	485,215.00	485,215.00
		015-019-560-8083	2021 ARPA PROJECTS	0.00	1,630,669.00	1,630,669.00
		015-019-570-7800	FUND RESERVE	319,000.00	530,079.00	849,079.00
		015-020-550-5501	SECURITY DOOR LOCKS	0.00	18,700.00	18,700.00
		015-020-550-5805	SOCIAL MEDIA EQUIP & SOFTWARE	0.00	27,850.00	27,850.00
		015-020-560-6596	IT-CARGO VAN	0.00	30,000.00	30,000.00
		015-020-580-8052	FY17 FIBER OPTIC UPGRADE	0.00	135,500.00	135,500.00
		015-021-550-5861	MINOR TOOLS AND EQUIPMENT	0.00	99,212.00	99,212.00
		015-024-560-6321	VEHICLE	0.00	18,192.00	18,192.00
		015-026-560-6007	2018 BOR-SWEP	0.00	39,234.00	39,234.00
		015-026-560-6322	VEHICLE/TRUCK	575,000.00	3,404.00	578,404.00
		015-026-560-6597	AMR / AMI METER REPLACEMENT	0.00	1,988,973.00	1,988,973.00
		015-026-560-9490	NEW SEWER LINE EXTENSIONS	0.00	997,107.00	997,107.00
		015-026-570-7041	PROPERTY PURCHASES	0.00	23,862.00	23,862.00
		015-027-560-5657	GENERATOR	0.00	16,053.00	16,053.00
		015-027-560-6018	FILTER UPGRADE/REPLACEMENT	0.00	48,128.00	48,128.00
		015-027-560-6429	VFD's ON #1 & #2 RAW PUMPS	0.00	136,247.00	136,247.00
		015-027-560-6804	WTP UPGRADE-2021	0.00	12,680.00	12,680.00
		015-028-550-5809	PICKUP	0.00	43,000.00	43,000.00
		015-028-560-6805	WWTP IMPROVEMENTS	0.00	144,646.00	144,646.00
		015-028-560-6806	WWTP IMPROVMNT CHOCTAW M...	0.00	92,161.00	92,161.00
		015-028-560-6807	WWTP IMPRV GRAND ADM UA M...	0.00	465.00	465.00

Budget Adjustment Register

Packet: GLPKT04815 - BA 24-1 01-04 FY22-23 ROLLOVER

015-028-560-9575	RIDING MOWER	0.00	3,933.00	3,933.00
015-029-550-5870	SAFETY EQUIPMENT	0.00	50,000.00	50,000.00
015-029-560-6308	NEW SWC PACKER TRUCK	0.00	750,000.00	750,000.00
015-049-520-2165	ENGINEERING STUDY - LANDFILL *	0.00	28,075.00	28,075.00
015-049-560-5665	REFUSE TRANSFER TRAILERS	0.00	270,240.00	270,240.00
015-049-560-6324	VEHICLES & EQUIPMENT	0.00	299,127.00	299,127.00
015-049-560-6413	LANDFILL CELL PREPARATION	275,000.00	100,000.00	375,000.00
015-065-520-2136	PROFESSIONAL SERVICES	0.00	112,868.00	112,868.00
015-065-550-5805	EQUIPMENT	50,000.00	41,842.00	91,842.00
015-065-560-6014	EMERGENCY BACK UP GENERATOR	0.00	40,000.00	40,000.00
015-065-560-6400	AIRPORT IMPROVEMENTS	25,000.00	8,744.00	33,744.00
015-065-560-8067	UPGRADE AWOS IMPROVEMENTS	0.00	27,248.00	27,248.00
015-805-520-2103	2020 STREET PROFESSIONAL SERVICE	0.00	358,711.00	358,711.00
015-805-520-2130	2020 WTP PRJ PROFESSIONAL SERVICE	0.00	40,793.00	40,793.00
015-805-530-3903	STREETS STRIPING	0.00	65,000.00	65,000.00
015-805-550-5800	CAMERAS MAIN & WASHINGTON	0.00	65,000.00	65,000.00
015-805-560-6200	2020 STREETS PROJECT	0.00	4,948,403.00	4,948,403.00
015-805-560-6204	CITY WIDE TRAFFIC SIGNAL PRJ.	0.00	443,070.00	443,070.00
015-805-560-6802	WTP PRJ CONSTRUCTION	0.00	105,975.00	105,975.00
015-905-560-6005	2020 WWTP CONTINGENCY	0.00	228,380.00	228,380.00
015-905-560-6006	2020 WWTP CONSTRUCTION	0.00	11,194,820.00	11,194,820.00
015-905-560-6007	2020 WWTP ADM/PERMIT	0.00	957.00	957.00
015-905-560-6008	2020 WWTP PROJECT-PROFAL. SV...	0.00	646,215.00	646,215.00
250-000-362-4018	20 CDBG 17980 WTP SCADA	0.00	-152,222.00	-152,222.00
250-000-362-4019	20 CDBG-CR 18114 UT. ASST.	0.00	-525,063.00	-525,063.00
250-138-520-2111	WTP SCADA PROFESSIONAL SERVICE...	0.00	14,831.00	14,831.00
250-138-560-6803	WTP SCADA CONSTRUCTION	0.00	59,000.00	59,000.00
250-139-530-3484	REIMB TO GF- PERSONNEL EXP.	0.00	36,720.00	36,720.00
250-139-530-3486	REIMB TO UA - UTILITY ASSIST.	0.00	484,155.00	484,155.00
250-139-570-7010	UTILITY ASST. MISC. EXPENSES	0.00	1,578.00	1,578.00
305-000-301-1000	BEGINNING BALANCE	0.00	-28,200.00	-28,200.00
305-005-570-1701	CONTINGENCY RESERVE	0.00	13,183.00	13,183.00
305-005-570-7010	MISCELLANEOUS EXPENDITURES	0.00	15,017.00	15,017.00
350-000-301-1000	BEGINNING UNENCUMBERED	-915,037.00	-921,576.00	-1,836,613.00
350-015-550-5605	PENDLETON TRUST MAINT/PROJ.	270,850.00	286,226.00	557,076.00
350-015-550-5606	PENDLETON GRAVESITES MAINT.	35,140.00	34,695.00	69,835.00
350-015-560-6408	IMPROVEMENTS	700.00	13,212.00	13,912.00
350-015-570-7400	CONTINGENCY RESERVE	609,047.00	587,443.00	1,196,490.00
24 Total:		1,620,375.00	-81,001.00	1,539,374.00
Grand Total:		1,620,375.00	-81,001.00	1,539,374.00

Fund Summary

Fund	Before	Adjustment	After
Budget Code:24 - FY 23/24 ORIGINAL BUDGET Fiscal: 2023-2024			
015	1,619,675.00	0.00	1,619,675.00
250	0.00	-81,001.00	-81,001.00
305	0.00	0.00	0.00
350	700.00	0.00	700.00
Budget Code 24 Total:	1,620,375.00	-81,001.00	1,539,374.00
Grand Total:	1,620,375.00	-81,001.00	1,539,374.00



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Amendment 2024-2

Approval of Budget Amendment BA 24-2

#183 APPROPRIATE FUNDS FOR THE GENERAL FUND OPERATIONAL ADJUSTMENT

#184 APPROPRIATE FUNDS FOR EMPLOYEE INS. TRANSFER TO DCUA

#185 APPROPRIATE FUNDS FOR CI WTP PROJECT CHANGE ORDER

#186 APPROPRIATE FUNDS FOR TIF#3 TUBACEX TAX REVENUE & REIMBURSE AMONT

#187 APPROPRIATE FUNDS FOR 1/4% ECONOMIC DEV. TRANSFER ADJUSTMENT

#188 APPROPRIATE FUNDS FOR AIRPORT REPAIR & ENGINEERING CONTRACT

#189 APPROPRIATE FUNDS FOR DWRF LIBRARY PENDLETON TRUST REV

#190 APPROPRIATE FUNDS FOR DCUA CONTRACT & AC REPAIR & LF CLOSURE/POST EXPENSES

Council Information / Action Requested

APPROVAL OF BA 24-2

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

ATTACHMENTS:

1. BA 24-2 05-12 Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04862 - BA 24-2 05-12

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000183	FY 23/24 ORIGINAL BUDGET	BA24-2 05 GF CELL, PR, JANITRL , DIGIT CNTRCT	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-000-301-1000	BEGINNING UNENCUMBERED	BA24-2 05 GF CELL, PR, JANITRL , DIGIT CNTRCT	-2,499,401.56	-124,661.00	-2,624,062.56
July:	-124,661.00				
001-000-361-4000	MISC. REVENUE	BA24-2 05 GF OMAG VEHICLE REIMB	0.00	-822.00	-822.00
July:	-822.00				
001-005-530-3048	JANITORIAL SERVICES CONTRA...	BA24-2 05 GF PD JANITORIAL SVC	0.00	34,560.00	34,560.00
July:	34,560.00				
001-005-530-3048	JANITORIAL SERVICES CONTRA...	BA24-2 05 GF PD JANITORIAL SVC	0.00	4,500.00	4,500.00
July:	4,500.00				
001-005-550-5663	VEHICLE MAINTENANCE	BA24-2 05 GF PD OMAG REIMB FOR VEHICLE R...	55,000.00	822.00	55,822.00
July:	822.00				
001-013-530-3079	DIGITICKET SERVICE AGREEME...	BA24-2 05 GF digiticket service	41,500.00	2,000.00	43,500.00
July:	2,000.00				
001-018-510-1204	VEHICLE & CELL PHONE ALLO...	BA24-2 05 GF CELL SAFETY DIRECTOR	0.00	3,600.00	3,600.00
July:	3,600.00				
001-019-520-2130	PRORATED AUDIT FEES	BA24-2 05 GF SINGLE AUDIT	43,280.00	2,000.00	45,280.00
July:	2,000.00				
001-019-520-2130	PRORATED AUDIT FEES	BA24-2 05 GF FOR PR	43,280.00	15,000.00	58,280.00
July:	15,000.00				
001-019-530-3048	JANITORIAL SERVICES CONTRA...	BA24-2 05 GF JANITORIAL SVCS.	0.00	32,202.00	32,202.00
July:	32,202.00				
001-022-530-3051	CONTRACT LABOR	BA24-2 05 GF ROCKY POWERS CNTRCT	0.00	10,000.00	10,000.00
July:	10,000.00				
001-023-530-3048	JANITORIAL SERVICES CONTRA...	BA24-2 05 GF CELL, PR, JANITRL , DIGIT CNTRCT	0.00	20,799.00	20,799.00
July:	20,799.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000184	FY 23/24 ORIGINAL BUDGET	BA 24-2 06 EMPLOYEE INS TRANSFER	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
005-000-301-1000	BEGINNING UNENCUMBERED	BA 24-2 06 EMPLOYEE INS TRANSFER	-100,000.00	-99,000.00	-199,000.00
July:	-99,000.00				
005-066-599-4050	PREMIUM REBATES TO DCUA	BA 24-2 06 EMPLOYEE INS TRANSFER	0.00	99,000.00	99,000.00
July:	99,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000185	FY 23/24 ORIGINAL BUDGET	BA 24-2 07 CI WTP CHANGE ORDER	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-805-560-6200	2020 STREETS PROJECT	BA 24-2 07 CI WTP CHANGE ORDER	0.00	-17,232.00	-17,232.00
July:	-17,232.00				
015-805-560-6200	2020 STREETS PROJECT	BA 24-2 07 CI WTP CHANGE ORDER	0.00	-20,471.00	-20,471.00
July:	-20,471.00				

Budget Adjustment Register
Packet: GLPKT04862 - BA 24-2 05-12

015-805-560-6802	WTP PRJ CONSTRUCTION	BA 24-2 07 CI WTP CHANGE ORDER	0.00	17,232.00	17,232.00
July:	17,232.00				
015-805-560-6802	WTP PRJ CONSTRUCTION	BA 24-2 07 CI WTP CHANGE ORDER	0.00	20,471.00	20,471.00
July:	20,471.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000186	FY 23/24 ORIGINAL BUDGET	BA 24-2 08 TIF#3 TUBACEX	9/12/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
020-000-364-2800	TRANSFER FROM ECONOMIC-D...	BA 24-2 08 DEBT SERV TRSF	-36,665.10	6,250.00	-30,415.10
July:	6,250.00				
020-000-375-0602	TIF#3-19 TUBACEX TAX REFND ...	BA 24-2 08 TIF#3 TUBACEX	0.00	-530,675.00	-530,675.00
July:	-530,675.00				
020-000-375-0605	TIF#3-DIA 1% TAX REFND REV	BA 24-2 08 TIF#3 TUBACEX	0.00	-5,360.00	-5,360.00
July:	-5,360.00				
020-067-530-3502	TIF#3 19 TUBACEX REIMB PYM...	BA 24-2 08 TIF#3 TUBACEX	0.00	530,675.00	530,675.00
July:	530,675.00				
020-067-570-7400	CONTINGENCY RESERVE	BA 24-2 08 TIF#3 TUBACEX	1,215,151.00	5,360.00	1,220,511.00
July:	5,360.00				
020-067-580-8633	CMP - CDBG LOAN PMT. EXP.	BA 24-2 08 DEBT SERV TRSFR	6,250.00	-6,250.00	0.00
July:	-6,250.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000187	FY 23/24 ORIGINAL BUDGET	BA 24-02 09 FUND 110 TRANSFER ADJ	9/12/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
110-000-301-1000	BEGINNING BALANCE	BA 24-02 09 FUND 110 FUND BAL. & TRANSFE...	-3,243,900.00	629,900.00	-2,614,000.00
July:	629,900.00				
110-017-560-6021	FUTURE PROJECTS	BA 24-02 09 FUND 110 TRANSFER ADJ	4,315,912.13	-629,900.00	3,686,012.13
July:	-629,900.00				
110-017-570-7800	FUND RESERVE	BA 24-02 09 FUND 110 TRANSFER ADJ	41,778.18	6,250.00	48,028.18
July:	6,250.00				
110-017-599-0201	TRANSFER TO DIA - DEBT PMTS	BA 24-02 09 FUND 110 TRANSFER ADJ	36,665.10	-6,250.00	30,415.10
July:	-6,250.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000188	FY 23/24 ORIGINAL BUDGET	BA 24-2 10 AIRP REPAIR & CONTRACT	9/12/2023		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-000-301-1000	BEGINNING UNENCUMBERED	BA 24-2 10 AIRP REPAIR & CONTRACT	-87,642.96	-29,860.00	-117,502.96
July:	-29,860.00				
206-000-361-4000	MISC. REVENUE	BA 24-2 10 AIRP REPAIR OMAG	-12,000.00	-2,920.00	-14,920.00
July:	-2,920.00				
206-065-520-2141	ENGINEERING SERVICES	BA 24-2 10 AIRP REPAIR & CONTRACT	59,650.00	15,000.00	74,650.00
July:	15,000.00				
206-065-530-3055	AWOS TELECOM & MAINT CO...	BA 24-2 10 AIRP JANITORIAL SV	0.00	13,860.00	13,860.00
July:	13,860.00				
206-065-530-3055	AWOS TELECOM & MAINT CO...	BA 24-2 10 AIRP DEBT FEES	0.00	1,000.00	1,000.00
July:	1,000.00				
206-065-550-5659	HANGARS BLDG. MAINTENANCE	BA 24-2 10 AIRP REPAIR HANGAR DOOR OMAG	20,000.00	2,920.00	22,920.00
July:	2,920.00				

Budget Adjustment Register

Packet: GLPKT04862 - BA 24-2 05-12

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000189	FY 23/24 ORIGINAL BUDGET	BA 24-2 11 DWRF LIBRY PENDLETON TRUST REV	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-000-363-1000	PENDLETON TRUST	BA 24-2 11 DWRF LIBRY PENDLETON TRUST RE...	0.00	-60.00	-60.00
July:	-60.00				
350-000-363-1000	PENDLETON TRUST	BA 24-2 11 DWRF LIBRY PENDLETON TRUST RE...	0.00	-673.00	-673.00
July:	-673.00				
350-000-363-1000	PENDLETON TRUST	BA 24-2 11 DWRF LIBRY PENDLETON TRUST RE...	0.00	-10,041.00	-10,041.00
July:	-10,041.00				
350-015-550-5605	PENDLETON TRUST MAINT/PR...	BA 24-2 11 DWRF LIBRY PENDLETON TRUST	270,850.00	10,774.00	281,624.00
July:	10,774.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000190	FY 23/24 ORIGINAL BUDGET	BA 24-2 12 DCUA CONTRACT, AC REPLACE LF EXP	9/12/2023

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-000-301-1000	BEGINNING UNENCUMBERED	BA 24-2 12 DCUA CONTRACT, AC REPLACE LF E...	0.00	-24,890.00	-24,890.00
July:	-24,890.00				
405-026-550-5570	LIFT STATIONS MAINT. & REPAIR	BA 24-2 12 DCUA , A/C REPLACED	50,000.00	-5,600.00	44,400.00
July:	-5,600.00				
405-026-550-5658	BUILDING AND MAINTENANCE	BA 24-2 12 DCUA , A/C REPLACED	5,500.00	5,600.00	11,100.00
July:	5,600.00				
405-026-550-5849	COMPUTER SOFTWARE & ACCE...	BA 24-2 12 DCUA INFOSENSE SPBSCRIP	0.00	1,000.00	1,000.00
July:	1,000.00				
405-030-520-2130	PRORATED AUDIT FEES	BA 24-2 12 DCUA PR PROCESS	61,858.00	15,000.00	76,858.00
July:	15,000.00				
405-030-520-2130	PRORATED AUDIT FEES	BA 24-2 12 DCUA LF CLOSURE/ POST CLUS	61,858.00	2,500.00	64,358.00
July:	2,500.00				
405-030-530-3048	JANITORIAL SERVICES CONTRA...	BA 24-2 12 DCUA CONTRACT JANITORIAL	0.00	6,390.00	6,390.00
July:	6,390.00				

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
24	FY 23/24 ORIGINAL BUDGET	001-000-301-1000	BEGINNING UNENCUMBERED	-2,499,401.56	-124,661.00	-2,624,062.56
		001-000-361-4000	MISC. REVENUE	0.00	-822.00	-822.00
		001-005-530-3048	JANITORIAL SERVICES CONTRACT	0.00	39,060.00	39,060.00
		001-005-550-5663	VEHICLE MAINTENANCE	55,000.00	822.00	55,822.00
		001-013-530-3079	DIGITICKET SERVICE AGREEMENT	41,500.00	2,000.00	43,500.00
		001-018-510-1204	VEHICLE & CELL PHONE ALLOWAN...	0.00	3,600.00	3,600.00
		001-019-520-2130	PRORATED AUDIT FEES	43,280.00	17,000.00	60,280.00
		001-019-530-3048	JANITORIAL SERVICES CONTRACT	0.00	32,202.00	32,202.00
		001-022-530-3051	CONTRACT LABOR	0.00	10,000.00	10,000.00
		001-023-530-3048	JANITORIAL SERVICES CONTRACT	0.00	20,799.00	20,799.00
		005-000-301-1000	BEGINNING UNENCUMBERED	-100,000.00	-99,000.00	-199,000.00
		005-066-599-4050	PREMIUM REBATES TO DCUA	0.00	99,000.00	99,000.00
		015-805-560-6200	2020 STREETS PROJECT	0.00	-37,703.00	-37,703.00
		015-805-560-6802	WTP PRJ CONSTRUCTION	0.00	37,703.00	37,703.00
		020-000-364-2800	TRANSFER FROM ECONOMIC-DEBT	-36,665.10	6,250.00	-30,415.10
		020-000-375-0602	TIF#3-19 TUBACEX TAX REFND REV	0.00	-530,675.00	-530,675.00
		020-000-375-0605	TIF#3-DIA 1% TAX REFND REV	0.00	-5,360.00	-5,360.00
		020-067-530-3502	TIF#3 19 TUBACEX REIMB PYMNT	0.00	530,675.00	530,675.00
		020-067-570-7400	CONTINGENCY RESERVE	1,215,151.00	5,360.00	1,220,511.00
		020-067-580-8633	CMP - CDBG LOAN PMT. EXP.	6,250.00	-6,250.00	0.00
		110-000-301-1000	BEGINNING BALANCE	-3,243,900.00	629,900.00	-2,614,000.00
		110-017-560-6021	FUTURE PROJECTS	4,315,912.13	-629,900.00	3,686,012.13
		110-017-570-7800	FUND RESERVE	41,778.18	6,250.00	48,028.18
		110-017-599-0201	TRANSFER TO DIA - DEBT PMTS	36,665.10	-6,250.00	30,415.10
		206-000-301-1000	BEGINNING UNENCUMBERED	-87,642.96	-29,860.00	-117,502.96
		206-000-361-4000	MISC. REVENUE	-12,000.00	-2,920.00	-14,920.00
		206-065-520-2141	ENGINEERING SERVICES	59,650.00	15,000.00	74,650.00
		206-065-530-3055	AWOS TELECOM & MAINT CONTR...	0.00	14,860.00	14,860.00
		206-065-550-5659	HANGARS BLDG. MAINTENANCE	20,000.00	2,920.00	22,920.00
		350-000-363-1000	PENDLETON TRUST	0.00	-10,774.00	-10,774.00
		350-015-550-5605	PENDLETON TRUST MAINT/PROJ.	270,850.00	10,774.00	281,624.00
		405-000-301-1000	BEGINNING UNENCUMBERED	0.00	-24,890.00	-24,890.00
		405-026-550-5570	LIFT STATIONS MAINT. & REPAIR	50,000.00	-5,600.00	44,400.00
		405-026-550-5658	BUILDING AND MAINTENANCE	5,500.00	5,600.00	11,100.00
		405-026-550-5849	COMPUTER SOFTWARE & ACCES.	0.00	1,000.00	1,000.00
		405-030-520-2130	PRORATED AUDIT FEES	61,858.00	17,500.00	79,358.00
		405-030-530-3048	JANITORIAL SERVICES CONTRACT	0.00	6,390.00	6,390.00
24 Total:				243,784.79	0.00	243,784.79
Grand Total:				243,784.79	0.00	243,784.79

Fund Summary

Fund	Before	Adjustment	After
Budget Code:24 - FY 23/24 ORIGINAL BUDGET Fiscal: 2023-2024			
001	-2,359,621.56	0.00	-2,359,621.56
005	-100,000.00	0.00	-100,000.00
015	0.00	0.00	0.00
020	1,184,735.90	0.00	1,184,735.90
110	1,150,455.41	0.00	1,150,455.41
206	-19,992.96	0.00	-19,992.96
350	270,850.00	0.00	270,850.00
405	117,358.00	0.00	117,358.00
Budget Code 24 Total:	243,784.79	0.00	243,784.79
Grand Total:	243,784.79	0.00	243,784.79



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Rick Rumsey, Interim City Manager
Re: Consider Approval of Contract for Public Services Between the City of Durant and Durant Main Street, Inc. (C-2023-65)

Council Information / Action Requested

Approval of Contract for Public Services Between the City of Durant and Durant Main Street, Inc. (C-2023-65)

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

ATTACHMENTS:

1. C-2023-65 Contract for Public Services Between City and Durant Main Street UNSIGNED

**CONTRACT FOR PUBLIC SERVICES
BETWEEN THE CITY OF DURANT AND
DURANT MAIN STREET, INC.**

THIS CONTRACT is made and entered into by and between the City of Durant, Oklahoma, an Oklahoma Municipal Corporation, hereinafter called "City," and Durant Main Street, Inc., an Oklahoma Non-Profit Corporation, hereinafter called "Main Street."

WHEREAS, Durant Main Street was established in 1997 with the mission of promoting the quality of life in Durant by strengthening downtown as the center of the community; and,

WHEREAS, Main Street has the specific goal of revitalizing the central business district using the Main Street 4-Point Approach. Main Street seeks to improve the economic appeal of downtown by strengthening existing assets and encouraging the redevelopment of vacant and underutilized space for retail, profession , entertainment and cultural uses; and,

WHEREAS, the Mayor and Council Members of the City of Durant, Oklahoma, find that Main Street serves a proper public purpose.

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions herein stated and in consideration of the mutual benefits, which will accrue to the parties, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. Engagement of Main Street. The City hereby engages Main Street for Main Street to perform certain public services for the benefit of the residents of the City of Durant. Main Street accepts such engagement pursuant to the terms and conditions set forth herein.
2. Scope of Engagement. The purpose of this contract is for Main Street to coordinate and/or provide community services to the residents of the City of Durant. Main Street shall use its good faith and best efforts to fulfill the following work, goals, and priorities. Such scope of work shall include the following:
 - a. Continue using the Main Street 4-Point Approach to promote the quality of life in Durant. Main Street's activities will include:
 - 1) Promotion. Main Street will continue:
 - o The promotion of the downtown area by creating a positive image to attract shoppers, investors and visitors to downtown and by developing well- planned promotional and special events to create community excitement and involvement ;
 - o To enhance the image of downtown Durant;
 - o To encourage consumers and investors to shop, live, work, and invest in downtown Durant through advertising, retail promotion s, special events, and marketing campaigns; and
 - o Maintain and disperse an updated website and calendar of events for downtown Durant.

- 2) Design. Main Street will continue to:
 - Capitalize on downtown's historic buildings and street walkability to create an inviting atmosphere through attractive storefronts, window displays and streetscapes;
 - Promote good maintenance practices, rehabilitation of historic buildings, and appropriate new construction;
 - Facilitate a Facade Grant Program for downtown building improvements or renovations;
 - Coordinate monthly beautification/clean up events such as Great American Cleanup, Paint Oklahoma Beautiful or other such events;
 - Coordinate and provide all season and holiday decor for Downtown Durant.
- 3) Economic Restructuring. Main Street will seek to:
 - Strengthen downtown Durant's economic assets while expanding and diversifying its economic base;
 - Recruit compatible new businesses and economic uses to make downtown more responsive to today's consumers;
 - Assist with the expansion of existing public or private businesses through professional development resources;
 - Conduct and update building inventories to encourage the conversion of underutilized commercial space into economically productive property;
 - Assist the City in obtaining federal, state, and private grants for community development related projects;
 - Direct downtown businesses to the proper authorities in relation to building codes, zoning districts, safety codes, business licensing requirements, tax requirements, financial incentives, etc.; and
 - Encourage business owners to participate in small business education opportunities.
- 4) Organization. Main Street will continue to:
 - Employ a full-time (40 hours weekly), professional director to manage daily operations;
 - Conduct an annual community self-assessment, per Main Street America accreditation standards;
 - Keep the board, committees, staff, and program-of-work in good shape by attracting people and money to the organization;

- Create a well-connected community of downtown businesses;
 - Develop a variety of methods to secure the financial resources necessary for continued revitalization of Downtown Durant;
 - The Board of Directors of Main Street shall submit quarterly financial statements to the City. These statements shall accurately depict the revenues and expenditures incurred in the operation of the Main Street Program.
 - Main Street shall secure a compilation report of Main Street Program income and expenses under this Contract and shall furnish same to the City not later than June 30, 2024. This compilation report shall be performed by a certified public accountant.
- b. Host at least four annual family-friendly events in downtown Durant.
- c. Promote downtown Durant by continuing to host the monthly "After Hours Events" events to draw people downtown to shop, dine and be entertained during the evening hours.
- d. Maintain Main Street designation by the Oklahoma Main Street Center.
3. Term. This contract shall be effective from the 1st day of July, 2023, through the 30th day of June, 2024.
4. Compensation. The City and Main Street agree that Main Street will be compensated in the amount of Thirty Thousand Dollars (\$30,000.00) to provide services as described in Paragraph 2.
5. Payment to Main Street. Main Street shall present an invoice quarterly to the City of Durant in the amount of seven thousand five hundred dollars (\$7,500.00).
6. Facade Program Matching Funds: In addition to the City's contribution of \$30,000.00, the City of Durant shall match the facade renovation program up to \$5,000.00 (FY 2023-24) Furthermore, any facade funding furnished by the City, which is unexpended during the FY 2023- 2024 contract period, shall not be carried forward by Main Street to the next fiscal year and thus forfeited . Reimbursements granted by the City during the 2023-2024 fiscal year will be made for facade renovations completed between July 1, 2023 and June 30, 2024. All reimbursement requests must be submitted to the City with itemized receipts before June 30, 2024.
7. Non-Discrimination. The parties covenant that no person shall be excluded from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms of this contract on the ground of race, color, age, sex, handicap, or national origin; and that, in carrying out the terms and conditions of this contract, no person shall be subjected to discrimination on the grounds of race, color, age, sex, handicap, or national origin.
8. Default. Under this contract, default occurs when either party fails to keep, observe, or perform any material agreement, term, or provision of this contract to be kept,

observed, or performed by it and such conduct continues for a period of thirty days after written notice thereof by the other party.

9. Termination, Remedies upon Default.

- a. Upon default and in addition to any other remedies available to it on account of such event of default, either party may terminate this contract without further notice.
- b. A default by Main Street shall result in the requirement to return funds to the City and/or disqualification from future funding.

IN WITNESS WHEREOF, parties have caused this agreement to be executed this ____ day of September, 2023.

ATTEST:

CITY OF DURANT

BY: _____
Cynthia J. Price, City Clerk Date

BY: _____
Rick Rumsey, Interim City Manager Date

ATTEST:

DURANT MAIN STREET, INC.

BY: _____
Secretary Date

BY: _____
President Date



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Rick Rumsey, Interim City Manager
Re: Consider Approval of Agreement Between Durant Historical Society and City of Durant (C-2023-67)

Council Information / Action Requested

Approval of Agreement Between Durant Historical Society and City of Durant (C-2023-67)

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

ATTACHMENTS:

1. C-2023-67 Durant Historical Society Three Valley Museum Annual Contract FY 2023-2024 Unsigned

Agreement
Durant Historical Society
and
City of Durant
FY 2023-2024

WHEREAS, the City of Durant desires to contract with the Durant Historical Society to operate a museum to exhibit artifacts and enhance local cultural displays for the enjoyment of the citizens of our community.

NOW THEREFORE, the City of Durant and the Durant Historical Society do hereby agree as follows:

1. The Durant Historical Society agrees to operate a museum inside the city limits of Durant which shall be open on Mondays, Tuesdays, Thursdays and Fridays from 1:00 p.m. to 5:00 p.m. and on two (2) Saturdays per month from 10:00 a.m. to 1:00 p.m., for display of historical items and artifacts of the City of Durant and the Bryan County area.
2. The Durant Historical Society agrees to provide sufficient staffing to maintain the museum and public displays as stated in Item #1 above.
3. The City of Durant agrees to pay the Durant Historical Society \$8,500 which shall be paid in four quarterly payments to the Society as a partial reimbursement for its expenses in operating the museum for the cultural betterment and historical preservation of historical artifacts of our community.
4. As a result of receiving municipal funding, Durant Historical Society agrees and understands that it must follow the Oklahoma Open Meeting Act.
5. This agreement shall become effective on the 1st day of July, 2023.

Approved by the Durant Historical Society and the City of Durant on the 12th day of September, 2023.

Durant Historical Society

City of Durant

DHS President _____ Date _____

Rick Rumsey, Interim City Manager Date

DHS Secretary _____ Date _____

Cynthia J. Price, City Clerk Date



The City of Durant

Memorandum

Date: 9/12/2023
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: 9/12/2023
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: July 2023 Financial Reports and August 2023 Sales Tax Reports

Attached are the following statements:

July 2023

General Fund (001)

Capital Improvements Fund (015)

DCUA Fund (405)

AND

August 2023

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

City of Durant, Oklahoma
General Fund - UNAUDITED

Monthly Revenue and Expense Report
JULY 2023 - 8.33% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY23/24 Budget	% of Budget Y-T-D
Sales Tax (2%)	856,666	856,666	9,107,643	9.41%
Use Tax	247,059	247,059	2,036,880	12.13%
Alcoholic Beverage Tax	17,200	17,200	220,000	7.82%
Tobacco Excise Tax	12,588	12,588	170,000	7.40%
Telephone Franchise Tax	61	61	75,000	0.08%
Electric Service Franchise Tax	130,335	130,335	1,945,000	6.70%
Natural Gas Franchise Tax	3,901	3,901	512,000	0.76%
Cable TV Service Franchise Tax	13,229	13,229	150,000	8.82%
Vehicle Tax	14,614	14,614	135,000	10.83%
Gasoline Excise Tax	3,044	3,044	50,000	6.09%
Licenses - All Types	3,200	3,200	17,000	18.82%
Permits - All Types	26,497	26,497	346,000	7.66%
Swimming Pool Revenues	30,983	30,983	65,500	47.30%
Library Café Revenues	367	367	3,000	12.22%
Parks & Rec. Facility Rent Rev	-	-	-	0.00%
Charges For Services	34,035	34,035	34,000	100.10%
Police Bonds & Fines	43,933	43,933	581,400	7.56%
Interest Earnings	3,592	3,592	35,000	10.26%
Proceeds From Sale of Assets	-	-	-	
Grant Revenues	172	172	85,153	0.20%
Miscellaneous Revenues	9,461	9,460	69,350	13.64%
Sub-Total Revenues	1,450,936	1,450,935	15,637,926	9.28%
Transfer from Emp Insurance	-	-	- %	
Transfer from Utility Authority	191,667	191,667	2,300,000	8.33%
	191,667	191,667	2,300,000	8.33%
USE OF FUND BALANCE		0	2,499,402	
Total Revenues & Other Financing Sources	1,642,603	1,642,602	20,437,328	8.04%
Department:	This Period	Year-To-Date	Current FY23/24 Budget	% of Budget Y-T-D
City Administration	72,736	72,736	752,426	9.67%
City Clerk	4,494	4,494	106,086	4.24%
City Treasurer	29,702	29,702	403,007	7.37%
Legal Services - Attorney	19,723	19,723	100,000	19.72%
Law Enforcement - Police Dept	371,597	371,597	5,938,744	6.26%
Neighborhood Services	33,434	33,434	559,238	5.98%
Fire Dept	288,072	288,072	4,220,829	6.83%
Parks, Rec & General Services	72,348	72,348	955,983	7.57%
Swimming Pool	27,066	27,066	221,619	12.21%
Municipal Court	52,425	52,425	188,523	27.81%
Community Development	28,278	28,278	525,068	5.39%
Public Library	55,041	55,041	811,566	6.78%
Street Department	70,998	70,998	1,756,826	4.04%
Economic Development	5,028	5,028	182,897	2.75%
Civil Emergency Management	22,428	22,428	557,287	4.02%
General Government	38,940	38,940	962,820	4.04%
City Garage	26,028	26,028	335,336	7.76%
Senior Citizens Center	4,523	4,523	137,193	3.30%
Sub-Total Operating Expenditures	1,222,860	1,222,860	18,715,449	6.53%
Other Financing Uses:				
P. TRSF to I.T. service Fund	-	-	-	
Transfer to Insurance Cash Fund	131,879	131,879	131,879	100.00%
Transfer to Airport Authority	-	-	300,000	0.00%
Transfer to 911 Tax Fund	33,333	33,333	400,000	8.33%
Transfer to DMSC Fund	-	-	200,000	
Transfer to Capital Impr. Fund	-	-	-	0.00%
Transfer to Cemetery Operations Fund	7,500	7,500	90,000	8.33%
Transfer to DCUA Fund	600,000	600,000	600,000	
Sub-Total Transfers Out	772,712	772,712	1,721,879	44.88%
Total Expenditures & Other Financing Sources	1,995,572	1,995,572	20,437,328	9.76%
Net Gain / (Loss) - Excluding Balance Forward	(352,969)	(352,970)	0	

City of Durant, Oklahoma
Capital Improvements Fund - UNAUDITED

Monthly Revenue and Expense Report
JULY 31, 2023

Revenue Type:	This Period	Year-To-Date	Current FY23/24 Budget
Interest Earnings	1,818	1,818	-
Miscellaneous	-	-	-
CCPF Donation	-	-	300,000
FAA Grant	-	-	-
ODOT Streetscape V Grant	-	-	-
Homeland Security Grant	-	-	-
OPJ-BVP Bullet Proof Vest	-	-	-
2021 ARPA Grant	-	-	-
OWBR Loan Proceeds	-	-	-
Grant-2019 BOR-WEEG	-	-	-
Grant-2018 BOR-SWEP	-	-	-
FEDERAL & STATE GRANT REIMB	-	-	-
FY17 Land and Water Grant CA Park	-	-	-
OEM/911 MNGMNT AUTH GRANT	-	-	-
DOT REIMB. 78S UTILITY RE	-	-	-
EDA 08-01-05284 WWTP IMP 69%	-	-	-
County Fire Tax Fund	-	-	-
Sub-Total Revenues	1,818	1,818	300,000
TRSF From General Fund	-	-	-
TRSF From 1% S.T. Rev. Fun	225,036	225,036	2,000,000
TRSF From Airport Authority	-	-	-
Transfer from DCFA Fund-MISC	166,667	166,667	-
Transfer from Utility Authority	125,000	125,000	1,500,000
TRSF FROM DCFA- TRAILS MATCH	-	-	-
REIMB FROM CDBG	-	-	-
TRSF FR DCUASF 12-STRN 210	-	-	-
Transfer from UA 2020 STRN 210-052	-	-	-
Transfer from 2020 CWSRF 210-053	-	-	-
Equipment Financing	-	-	-
TRSF From DCFA Fund-Misc	-	-	-
Sub-Total Transfers In	516,703	516,703	3,500,000
Balance Forward from FY20 (Unaudited)			-
Total Revenue & Other Financing Sources	518,521	518,521	3,800,000

Expenditure Type:	This Period	Year-To-Date	Current FY23/24 Budget
Law Enforcement - Police Dept	-	-	20,000
Neighborhood Services	-	-	8,950
Communication Ctr.	-	-	63,000
Fire Dept	6,175	6,175	233,675
Parks, Rec, & Gen Services	-	-	380,000
Pool	-	-	150,000
Community Development	-	-	-
Street	-	-	257,000
Economic Development	-	-	-
Civil Emergency Management	19,032	19,032	15,000
General Government	77,116	77,116	1,042,375
Information Technology	-	-	-
City Garage	-	-	5,000
Senior Citizens Center	-	-	-
Public Works Administration	-	-	-
Water / Sewer Line Maintenance	575,000	575,000	575,000
Water Treatment Plant	-	-	315,000
Wastewater Treatment Plant	-	-	-
Collection-Solid Waste	258,000	258,000	300,000
Lake Durant	14,662	14,662	35,000
Disposal- Solid Waste	13,255	13,255	275,000
Eaker Field Airport	-	-	125,000
Sub-Total Expenditures	963,239	963,239	3,800,000
Sub-total of Transfer Expenses	-	-	-
Total Expenses	963,239	963,239	3,800,000
2020U.S.S.T.R.N. Exp.	5,094	5,094	-
2020 CWSRF Exp.	-	-	-
Total Fund Expenditures	968,334	968,334	3,800,000
Net Gain / (Loss) - Excluding Balance Forward	(449,812)	(449,812)	-

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

Monthly Revenue and Expense Report
JULY 2023 - 8.33% of Fiscal Year Lapsed

Revenue Type:	This Period	Year-To-Date	Current FY 23/24 Budget
Licenses and Permits	-	-	9,000
Laboratory Test Performed	980	980	20,000
Water Service - City-Wide	348,996	348,996	4,000,000
Water Sales - RW Dist. #2	3,034	3,034	37,000
Water Sales - RW Dist. #5	88,769	88,769	1,250,000
Sewer Service Fees	267,456	267,456	2,800,000
Sewer Excessive Strength Fees	3,177	3,177	-
Sanitation Service Fees	295,233	295,233	3,700,000
Sanitation - Roll off Bins Revenue	61,416	61,416	700,000
Sanitation - Compactor Revenue	37,392	37,392	500,000
Landfill Gate Fees (excluding Xfer ST.)	538	538	300,000
Transfer Station Fees Revenue	12,857	12,857	250,000
Interest Earnings	2,304	2,304	20,000
Agri. Lease Revenue	-	-	4,500
Late Payment Penalties	9,230	9,230	110,000
Non Payment Fee	6,646	6,646	155,000
Bad Debt Collect Fees Revenue	641	641	4,200
Water Tower Lease	9,593	9,593	120,000
DCUA Service Initiation Fee	2,855	2,855	27,000
Tap Fees: Water & Sewer	40,197	40,197	110,000
Recyclable Products SW Dis.	2,372	2,372	7,000
Interest Earnings in 2007 USSTRN Proj. Acct.	308	308	450
Miscellaneous Revenues	(18)	(18)	5,000
2020 Airport Tank Principal Pymt	21,357	21,357	21,357
2020 Airport Tank Interest Pymt	722	722	722
2020 LED Proj. Principal FM GF	51,747	51,747	51,747
2020 LED Proj. Interest FM GF	200	200	200
Trans from emp insurance 005	99,000	99,000	99,000
Trans from General Fund	600,000	600,000	600,000
Sub-Total Operating Revenues	1,967,000	1,967,000	14,902,176
USE OF FUND BALANCE			-
Total Revenues & Other Financing Sources	1,967,000	1,967,000	14,902,176

Expense Type:	This Period	Year-To-Date	Current FY 23/24 Budget
Public Works Administration	19,736	19,736	256,790
Utility Billing	39,935	39,935	598,025
Water/Sewer Line Maintenance	71,670	71,670	1,192,673
Water Treatment Plant	136,835	136,835	1,933,338
Wastewater Treatment Plant	112,768	112,768	1,412,711
Solid Waste - Collections	88,412	88,412	1,305,924
Utility General Administration	34,602	34,602	1,810,938
Lake Durant	5,733	5,733	68,550
Solid Waste - Disposals	111,475	11,475	2,159,165
Sub-Total Operating Expenses	621,166	521,166	10,738,114
Transfer to Insurance Cash Fund	207,937	207,937	194,562
Transfer to I.T. service Fund 010	-	-	-
Transfer to General Fund	191,667	191,667	2,300,000
Transfer to Risk MGT. Fund	-	-	-
Transfer to Capital Improvement Fund	125,000	125,000	1,500,000
Transfer 2007 USSTRN To CI Fund 015	-	-	-
Transfer to DMSC Fund 500	-	-	-
Transfer to Airport Authority	-	-	160,500
Transfer to DCUA Sinking Fund	750	750	9,000
Sub-Total Transfer Expenses	525,354	525,354	4,164,062
Reserve - Contingency			-
Reserve for Payroll			-
DCUA Fund Expense & Transfer Totals:	525,354	525,354	4,164,062
Total Fund Expenses & Transfers	1,146,520	1,046,520	14,902,176
Net Gain / (Loss) - Excluding Balance Forward	820,479	920,480	-

City of Durant, Oklahoma
4.375% Sales Tax Revenue Breakdown

Current Month Sales Tax Revenue Detail	
1/4% Economic Development (e	\$111,467.45
1/4% Multi-Sports Facilities (eff	\$111,467.45
1/4% SOSU Improvements (effe	\$111,467.45
1% Capital Improvements (effect	\$445,869.79
2% General Operations	\$891,739.59
5/8% DISD Improvements (effect	\$278,668.62
Total Sales Tax Rev. Aug. 2023	\$1,950,680.35

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

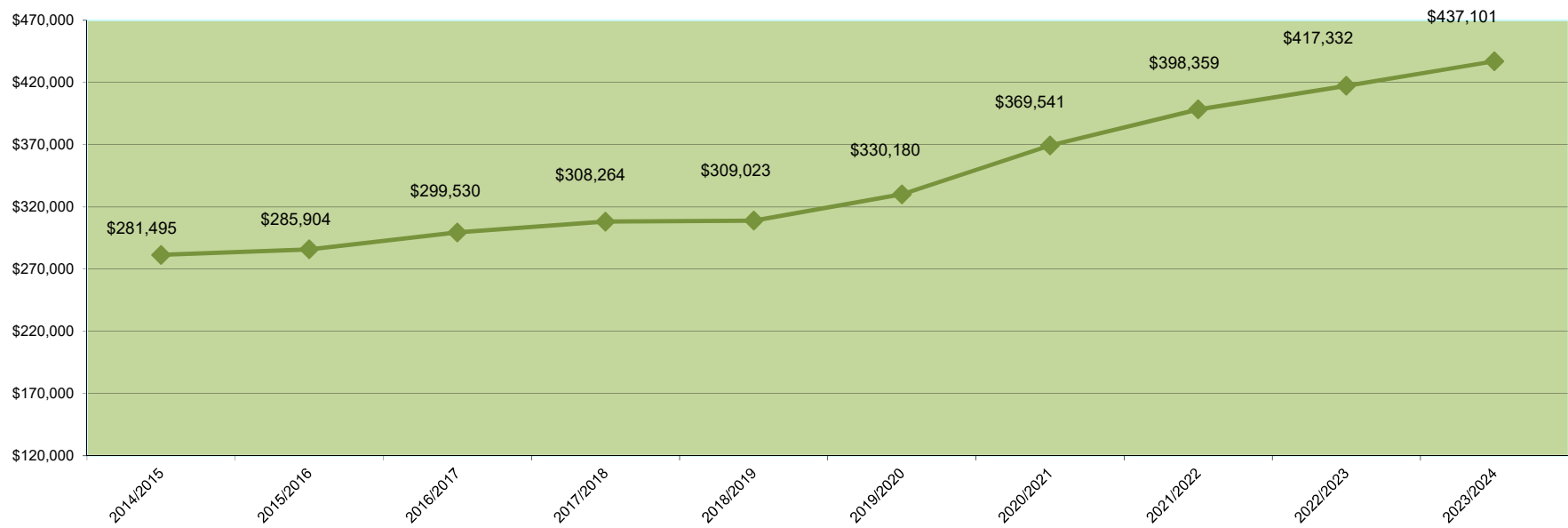
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	% Change	Single Month Period
July	\$274,992	\$285,723	\$282,117	\$313,058	\$329,525	331,058	376,455	411,465	429,866	428,333	-0.36%	June / July
August	\$192,988	\$301,211	\$314,889	\$329,217	\$323,680	343,378	371,268	405,522	436,588	445,870	2.13%	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	\$874,203		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	\$437,101		
% change from prior yr.	4.53%	1.57%	4.77%	2.92%	0.25%	6.85%	11.92%	7.80%	4.76%	3.85%		
\$ change from prior yr.	\$146,449	\$52,906	\$163,515	\$104,802	\$9,109	\$253,889	391,781	345,815	227,683	185,965		

Current Month Sales Tax Revenue Detail			
1/4% Economic Development (effective)		\$111,467.45	
1/4% Multi-Sports Facilities (effective)		\$111,467.45	
1/4% SOSU Improvements (effective)		\$111,467.45	
1% Capital Improvements (effective)		\$445,869.79	
2% General Operations		\$891,739.59	
5/8% DISD Improvements (effective)		\$278,668.62	
Total Sales Tax Rev. Aug. 2023 @		\$1,950,680.35	
* Per Ordinance #1589, Durant City Sales Tax Rate Increased from 3.75% to 4-3/8% (4.375%)			

Use Tax	
\$39,493.19	\$318,161.81

1% Sales Tax - Current Annual Growth		
Previous 12 - Month Period	Current 12 - Month Period	% Change
\$4,829,772	\$5,015,736	3.85%

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





The City of Durant

Memorandum

Date: 9/12/2023
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: 9/12/2023
To: Mayor and City Council
From: Rick Rumsey, Interim City Manager
Re: Consider Approval of Contract with Retail Strategies in the Amount of \$40,000 for Retail Recruitment Services.

Council Information / Action Requested

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

ATTACHMENTS:

1. C-2023-53 Agreement to Provide Consulting Services - Retail Strategies LLC Unsigned

AGREEMENT TO PROVIDE CONSULTING SERVICES

This Agreement to Provide Consulting Services (this “Agreement”) sets forth the mutual understanding of (the “Client”) Durant, OK and Retail Strategies, LLC, an Alabama limited liability company (the “Consultant”) on this _____ day of _____ 2023 (the “Execution Date”), for the provision of professional consulting services as more fully set forth below.

R E C I T A L S:

The Consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment.

The Client desires to hire the Consultant to provide professional consulting services because of its professional skill and experience.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements set forth in this Agreement, the Client and the Consultant, intending to be legally bound, do hereby agree as follows:

1. **CONSULTING SERVICES.** The Consultant agrees to provide the following professional services to the Client as detailed in Exhibit A (a copy of which is attached hereto and incorporated herein by reference) (the “Services”):

2. **TERM.** The Consultant’s engagement and provision of Services will commence upon the Execution Date as set forth above. The Consultant’s engagement and this Agreement will terminate automatically on the third anniversary of the Execution Date (the “Term”) unless earlier terminated as provided in Section 6 below. At the end of the Term, the Client, acting by and through the Client Representative, may extend the Term at its option for successive one-year periods on such terms and conditions as the Client Representative, acting for and on behalf of the Client, and the Consultant may agree upon in writing.

3. **CONSULTING FEE.**

A. **Consulting Fee.** In consideration for providing the Services, the Client agrees to pay the Consultant a consulting fee (the “Consulting Fee”) in an amount equal to \$120,000. The Consulting Fee will be paid in installments of immediately available funds as follows:

Contract Period	Payment Date	Payment Amount
Year Four	Upon execution of this agreement	\$40,000
Year Five	On or before the 1st anniversary of the Execution Date	\$40,000
Year Six	On or before the 2 nd anniversary of the Execution Date	\$40,000

- B. Payment Default.** If the Client fails to pay any portion of the Consulting Fee on the requisite payment date, the Consultant will immediately cease all Services identified in Exhibit A.

4. CLIENT INFORMATION AND ACCESS.

- A. To the extent permitted by law, the Client will provide the Consultant with access to relevant personnel, facilities, records, reports, and other information (including any information specified in the Consultant's proposal to the Client) accessible by the Client that the Consultant may reasonably request from time-to-time during the Term. The Client acknowledges and agrees that the Consultant's scheduled delivery of the Services is dependent upon the timely access to such personnel, facilities, records, reports and other requested information.
- B. To facilitate such access and Consultant's delivery of the Services, the Client designates the City Manager (the "Client Representative"), currently Lisa Taylor. The Client Representative will serve as the primary liaison between the Consultant and the Client. The Client Representative will have responsibility for regular communications between the Client and the Consultant, including providing updates in a timely manner through Basecamp. The Client Representative's communications to the Consultant will include information regarding retail growth and development, such as actual and prospective business openings and closings, changes in economic drivers (e.g., significant increases or decreases in workforce of major employers, school enrollments, housing or healthcare services) and changes in the ownership of targeted real estate (e.g., transfers of real estate or changes in the finances of ownership). The Client Representative will also be responsible for disseminating updates relative to consultants' activities related to scope of work to members of local stakeholder groups of the Client (e.g. City Council, Economic Development Boards, and Chamber of Commerce etc.).
- C. The Client hereby authorizes the Client Representative (i) to act on behalf of the Client in the day-to-day administration and operation of this Agreement and the arrangements it contemplates and (ii) to execute and deliver on behalf of the Client, such notices, approvals, consents, instruments, amendments or other documents as may be necessary or desirable to facilitate or assist the Consultant with the provision of the Services.

- 5. INTELLECTUAL PROPERTY.** As part of the Services, the Consultant will prepare periodic and final reports including demographic and other research reports that will become the property of the Client upon delivery from the Consultant. Any other reports, memoranda, electronic mail, facsimile transmissions, or other written documents prepared or used by the Consultants in connection with the Services will remain the property of the Consultant. With the Consultant's prior permission, the Client may use other information provided by the Consultant, such as specifics related to retailers, developers, site information or other "confidential information" for internal purposes while taking reasonable steps to so limit the use of such materials and maintain its confidentiality.

6. TERMINATION.

- A. **By the Client At-Will.** The Client may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Consultant. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.
- B. **By the Client Upon the Consultant's Default.** The Client may notify the Consultant within 90 days of the day that the Client knows or should have known that the Consultant breached this Agreement. The Consultant will have 30 days following receipt of such notice to cure any alleged breach. If the Consultant fails to cure any alleged breach within that 30-day period, then the Client may terminate this Agreement. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the contract period during which such termination occurs based upon the number of days remaining in such contract period.
- C. **By the Consultant At-Will.** The Consultant may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Client. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the period during which such termination occurs based upon the number of days remaining in such period.
- D. **By the Consultant Upon the Client's Default.** The Consultant may notify the Client within 90 days of the day that the Consultant knows or should have known that the Client breached this Agreement. The Client will have 30 days following receipt of such notice to cure any alleged breach. If the Client fails to cure any alleged breach within that 30-day period, then the Consultant may terminate this Agreement. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.
7. **NOTICES.** Any notice or communication in connection with this Agreement will be in writing and either delivered personally, sent by certified or registered mail, postage prepaid, delivered by a recognized overnight courier service, or transmitted via facsimile or other electronic transmission, addressed as follows:

Client: City of Durant, OK
 300 West Evergreen
 Durant, OK 74701
 Email: ltaylor@durant.org
 Attention: Lisa Taylor, City Manager

Consultant: Retail Strategies, LLC
 2200 Magnolia Ave. South, Suite 100
 Birmingham, AL 35205
 Email: sleara@retailstrategies.com
 Fax: (205) 313-3677
 Attention: Stephen P. Leara, Esq – EVP | General Counsel

or to such other address as may be furnished in writing by either party in the preceding manner. Notice shall be deemed to have been properly given for all purposes: (i) if sent by a nationally recognized overnight carrier for next business day delivery, on the first business day following

deposit of such notice with such carrier, (ii) if personally delivered, on the actual date of delivery, (iii) if sent by certified U.S. Mail, return receipt requested postage prepaid, on the third business day following the date of mailing, or (iv) if sent by facsimile or email of a PDF document (with confirmation of transmission), then on the actual date of delivery if sent prior to 5 p.m. Central Time, and on the next business day if sent after such time.

8. **INDEPENDENT CONTRACTOR.** The Consultant, in its capacity as a professional consultant to the Client, is and will be at all times an independent contractor. The Consultant does not have the express, implied or apparent authority either (A) to act as the Client's agent or legal representative or (B) to legally bind the Client, its officers, agents or employees.

9. **STANDARD TERMS.**

- A. **Affiliated Services:** Client acknowledges that affiliates of consultant act in the capacity of a real estate brokerage service business and may earn fees for services including brokerage, development, leasing and management fees in the performance of such affiliates services which may encompass a portion of the Project. In no event will the Client be responsible for any such fees, to the extent they are earned pursuant to this paragraph.
- B. **Applicable Laws:** The Consultant will abide by all laws, rules and regulations applicable to the provision of the Services.
- C. **Insurance:** The Consultant will carry all employee insurance necessary to comply with applicable state and federal laws.
- D. **Third Party Beneficiaries:** This Agreement is for the sole benefit of the parties to this Agreement and their permitted successors and assigns. Nothing in this Agreement, whether express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.
- E. **Publicity:** The Client agrees that the Consultant may, from time-to-time, use the Client's name, logo and other identifying information on the Consultant's website and in marketing and sales materials.
- F. **Entire Agreement:** This Agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. Any prior written or oral understandings and agreements between the parties are merged into this Agreement, which alone fully and completely expresses their understanding. No representation, warranty, or covenant made by any party which is not contained in this Agreement or expressly referred to herein has been relied on by any party in entering into this Agreement.
- G. **Further Assurances:** Each party hereby agrees to perform any further acts and to execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.
- H. **Force Majeure:** Neither party to this Agreement will hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other

circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.

- I. **Limitation on Liability; Sole Remedy:** Each party's liability to the other party arising out of or related to this Agreement or the Services will not exceed the amount of the Consulting Fee. The Client's sole remedy in the event of any alleged breach of this Agreement by the Consultant will be the notice, cure, and refund provisions of Section 6(B) of this Agreement.
- J. **Amendment in Writing:** This Agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by a duly authorized officer of the Consultant and the Client Representative, acting for and on behalf of the Client.
- K. **Binding Effect:** This Agreement will bind the parties and their respective successors and assigns. If any provision in this Agreement will be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.
- L. **Captions:** The captions of this Agreement are for convenience and reference only, are not a part of this Agreement and in no way define, describe, extend, or limit the scope or intent of this Agreement.
- M. **Construction:** This Agreement will be construed in its entirety according to its plain meaning and will not be construed against the party who provided or drafted it.
- N. **Prohibition on Assignment:** No party to this Agreement may assign its interests or obligations hereunder without the written consent of the other party obtained in advance of any such assignment. No such assignment will in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning party will in all respects remain liable hereunder irrespective of such assignment.
- O. **Waiver:** Non-enforcement of any provision of this Agreement by either party will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remaining terms and conditions of this Agreement.
- P. **Survival:** Section 5 and Section 9(H) will survive termination of this Agreement.
- Q. **Counterparts; Electronic Transmission:** This Agreement may be executed in counterparts, each of which will be deemed to be an original, and such counterparts will, together, constitute and be one and the same instrument. A signed copy of this Agreement delivered by telecopy, electronic transmission or other similar means will be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Client and the Consultant have caused this Agreement to be executed by their duly authorized officers to be effective as of the Executed Date.

CLIENT:

City of Durant, OK

By: _____

Name:

Title:

Date:

CONSULTANT:

RETAIL STRATEGIES, LLC

By: _____

Name:

Title:

Date:

EXHIBIT A**I. CONSULTANT AGREEMENT**

This section outlines what Retail Strategies (the "consultant") will provide to the City of Durant, OK (the "client").

A. Research

1. Update Retail trade area using political boundaries, drive times, and radii and custom boundary geographies as needed.
2. Update GAP analysis for trade area (i.e. leakage and surplus) as needed.
3. Update Retail peer market analysis as needed.
4. Update Tapestry lifestyles – psychographic profile of trade area/market segmentation analysis as needed.
5. Update Aerial imagery by trade area.
6. Continued identification of retail prospects to be targeted for recruitment.
7. Monthly updates provided on retail industry trends.
8. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Real Estate Analysis

1. Continued monitoring of priority commercial properties for development, re-development, and highest and best use opportunities.
2. Continued identification of priority business categories for recruitment and/or local expansion.
3. Monitor existing shopping centers and retail corridors
4. Active outreach to local brokers and landowners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new activity will be provided to the Client's designated primary point of contact (Sec. II-A) via Basecamp, telephone, or email on a monthly and/or as-needed basis
4. One market visit per calendar year included in the agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC conference representation- updates provided according to the yearly conference schedule

EXHIBIT A (Continued)

II. CLIENT AGREEMENT

This section outlines what the City of Durant, OK (the "Client") will provide for Retail Strategies (the "Consultant").

A. Point of Contact

1. One individual shall be specifically designated by Client and identified to Consultant as the primary point of contact ("POC")
2. POC will be responsible for regular communications between Client and Consultant
3. POC will be responsible for communicating all of Consultants updates and activities to Client as necessary
4. POC will be the primary facilitator of communication as it relates to concerns from board members, city council and/or other decision making community leaders
5. POC will be competent to aid Consultant in navigation of local political landscape
6. POC will have access to Basecamp and will post messages and on –going local updates in a timely manner

B. Information and Material Requested by Consultant:

1. Consultant will provide POC with no less than 3 business days' notice before materials and other information are needed
2. Client/ POC understands that Consultant's ability to stay on schedule will depend on receiving requested information by the requested deadline
3. Client/ POC will provide consultant with ongoing updates related to retail growth and development, including but not limited to: (i) businesses that open, close, or rumors associated, as such; (ii) changes in economic drivers (i.e. significant increase or decrease in employees for major employment, school enrollments, housing or medical); (iii) new ownership of real estate or changes in the owner's personal situation that may affect willingness to sell property
4. Client/ POC will inform Consultant of plans to attend ICSC conferences providing ample time to assist in planning

C. Information and Material Requested by Client:

1. POC will provide Consultant with no less than 3 business days' notice before a full update is needed
2. Client/ POC understand the confidentiality of communication containing retailer specific information and will notify Consultant before sharing such information publicly



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Richard Ezell, Director
Re: Consider Approval of Resolution R-2023-18 City of Durant Emergency Operations Plan Update for 2023-2024

Consider Approval of Resolution R-2023-18 City of Durant Emergency Operations Plan Update for 2023-2024

Council Information / Action Requested

Approval and signature by the Mayor

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

Signature and Notary of City Clerk

ATTACHMENTS:

1. 2023-2024 Emergency Operations Plan (EOP) Resolution
2. Agenda Insert

RESOLUTION NO. 2023 –18

RE: City of Durant Emergency Operations Plan

WHEREAS, The City of Durant is located in an area subject to danger and damage from a wide range of natural and man-made hazards;

WHEREAS, the parties have strong and abiding interest in reducing losses for potential disasters, and strive to create a sustainable community that is resistant to the human and economic cost of disasters, and

WHEREAS, The City of Durant believes that pre-emptive planning for safety and loss-reduction is of significant value to the community and is in the interest of public safety and economic security, and

WHEREAS, The City of Durant have responsibility for disaster preparedness for all persons in the Durant community, and

WHEREAS, The City of Durant is interdependent for support, assistance, and training in mitigating potential hazards to the common geographical space occupied by the City of Durant, and

WHEREAS, The City of Durant recognizes the need for ongoing Emergency Management planning by all jurisdictions of government in order to provide a framework in which the departments of the City of Durant can plan and perform their respective emergency functions during a disaster or national emergency.

NOW, THEREFORE, the City of Durant endorses the current proposed Emergency Operations Plan being submitted to the Oklahoma Department of Emergency Management (ODEM) for approval.

Witness our hands, this 12th day of September, 2023.

The City of Durant, Oklahoma
A Municipal Corporation

Martin Tucker, Mayor

Richard Ezell, Emergency Management Director

Cynthia Price, City Clerk

R-2023-18
Consider Approval of Resolution
City of Durant's Emergency Operations Plan Update for 2023-2024

The City of Durant's Emergency Operations Plan is 228 pages in length. The past practice has been NOT to include it in the agenda packet due to its size.

I will have a paper copy on hand at the City Council Meeting for you to review, if you wish. I will also have digital copies available.

Richard Ezell

Richard Ezell
Emergency Management Director
City of Durant



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Rebecca Payne, Grants Coordinator
Re: Discussion, Consideration, and Possible Action to Modify Contract C-2021-19 GEN LIBRARY with Native Energy Source, LLC to Extend the Contract Completion Date for the Generator Project at the Donald W. Reynolds Library from September 30 to December 31, 2023.

At the July 27, 2023 Special Council meeting, the Council approved the attached contract in the amount of \$266,384 for this project. At that time, the generator manufacturer had scheduled delivery to the site by the end of August. Unfortunately, due to a backordered part, the generator's expected delivery date is now forecasted for late September. This time frame does not allow enough leadway to complete the project by current contract end date of September 30, 2023.

The site prep began August 2. Electrical work is underway and planned to be complete by September 17. The project completion date will be determined based on delivery of the generator. Once received, the contractor has confirmed the installation can be completed within an 8-hour timeframe. With the available information from the manufacturer, as well as the contractor, it would be in the City's best interest to extend the construction contract completion date to December 31, to avoid any additional extension requests. As a reminder, this project is 100% funded by the 18114 CDBG grant.

Council Information / Action Requested

Approve to Modify Contract C-2021-19 GEN LIBRARY with Native Energy Source, LLC to Extend Contract Completion Date for the Generator Project at the Donald W. Reynolds Library from September 30 to December 31, 2023.

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

The Grants Department will coordinate the successful project completion.

ATTACHMENTS:

1. Durant Library Generator Contract C-2021-19 GEN LIBRARY

CONTRACT
C-2021-19 GEN LIBRARY CC
18114 CDBG-CR

This contract, made and entered into by and between **Native Energy Source, LLC.**, as Party of the First Part, hereinafter designated as Contractor, and **City of Durant, Oklahoma** as Party of the Second Part, hereinafter designated as the Owner, to-wit:

WHEREAS the Contractor is the lowest and best bidder for the total bid price, as accepted, of Two Hundred and Sixty-Six Thousand and Three Hundred Eighty Four Dollars, (\$ 266,384);

NOW, THEREFORE, the Contractor, for the consideration herein named, hereby agrees to do, and complete the work above mentioned in accordance with the plans adopted and approved by the Owner and on file in the office of the Durant City Clerk, which plans and specifications are made a part of this contract by reference as if attached hereto or written in details herein.

It is further agreed that the Contractor will commence said work within 15 days from the date of the Notice to Proceed and perform same vigorously and continuously and complete the same on or before September 30, 2023.

It is further agreed that payment for the aforesaid work or material will be made under the terms of the Contractor's bid, as accepted, as provided in the specifications and that, upon final completion of this contract work, the Contractor will receive the full compensation payment according to the schedule of prices as contained in his bid, as accepted, and that, upon receipt by the Contractor of final claim, the same shall be paid in full for all claims of every kind and description the Contractor may have arising out of this contract.

The Notice to Bidders, the Instructions to Bidders, the Special and General Provisions of specification and the Contractor's Bid Proposal, each of said instruments on file in the office of the Durant City Clerk, are hereby referred to and, by reference thereto, are made a part of this contract as if fully written in detail or attached hereto.

IN WITNESS WHEREOF, the Parties of the First and Second Parts have hereunto set their hands and seals the 31st day of JULY, 2023.

NATIVE ENERGY SOURCE, LLC.

Company Name

101 W. main St. Tecumseh OK 74873

Company Address

David Thomasson, CEO

Contractor Representative

DAVID THOMASSON, CEO

Printed Name & Title

SEAL ATTEST:

By:

Jacqueline Thomasson, Sec.
Jacqueline J. Thomasson 7-31-2023
Printed Name & Title



Martin Tucker

City of Durant, OK

MARTIN TUCKER, MAYOR

Printed Name & Title

SEAL ATTEST:

By:

Cynthia J Price

Printed Name & Title

Cynthia J. Price, City Clerk

C-2021-19 GEN LIBRARY

City of Durant – 18114 CDBG CR



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Rick Rumsey, Interim City Manager
Re: Update of University Boulevard Project by Wall Engineering

Council Information / Action Requested

Information only.

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

ATTACHMENTS:



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Discussion, Consideration and Possible Action on Accepting Change Order #8 From Schiralli Construction on University Project in the Amount of \$304,184.06

Change Order #8 from Schiralli Construction On The University Blvd. Project.

Council Information / Action Requested

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

ATTACHMENTS:

1. Schiralli Durant Change Order 8

Date of Issuance:
September 7, 2023

Effective Date:
September 12, 2023

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

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

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

Description: Additional work, modifications, quantity overruns, cost increases, and re-mobilization fees.

Total- \$304,184.06 Total Delay Days Requested- 54 Days

Attachments: Exhibits, proposal breakdowns, Summary of Quantity Changes, Summary of Requested Delay Days

CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]	
Original Contract Price: \$ 3,096,505.16	Original Contract Times: Substantial Completion: <u>210 Days</u> Ready for Final Payment: <u>240 Days</u> days or dates
[Increase] from previously approved Change Orders No. <u>1</u> to No. <u>7</u> : \$770,214.91	[Increase] from previously approved Change Orders and Modifications: Substantial Completion: <u>September 4, 2023</u> Ready for Final Payment: <u>October 4, 2023</u> days
Contract Price prior to this Change Order: \$ 3,866,720.07	Contract Times prior to this Change Order: Substantial Completion: <u>September 4, 2023</u> Ready for Final Payment: <u>October 4, 2023</u> dates
[Increase] of this Change Order: \$ 304,184.06	[Increase] of this Change Order: Substantial Completion: <u>54 Days</u> Ready for Final Payment: <u>54 Days</u> days or dates
Contract Price incorporating this Change Order: \$ 4,170,904.13	Contract Times with all approved Change Orders: Substantial Completion: <u>October 29, 2023</u> Ready for Final Payment: <u>November 27, 2023</u> dates

RECOMMENDED:
By: BRANDON
Engineer (if required)
Title: 21108
Date: 09/07/23

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

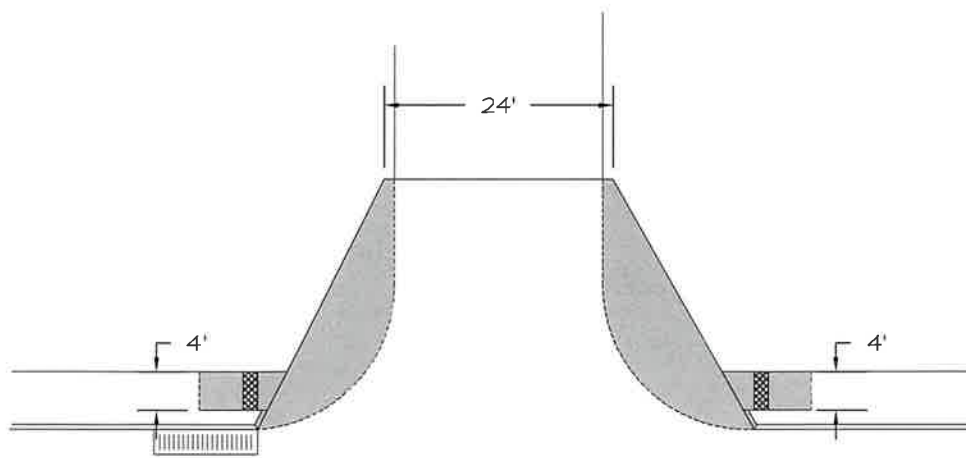
Title: _____
Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

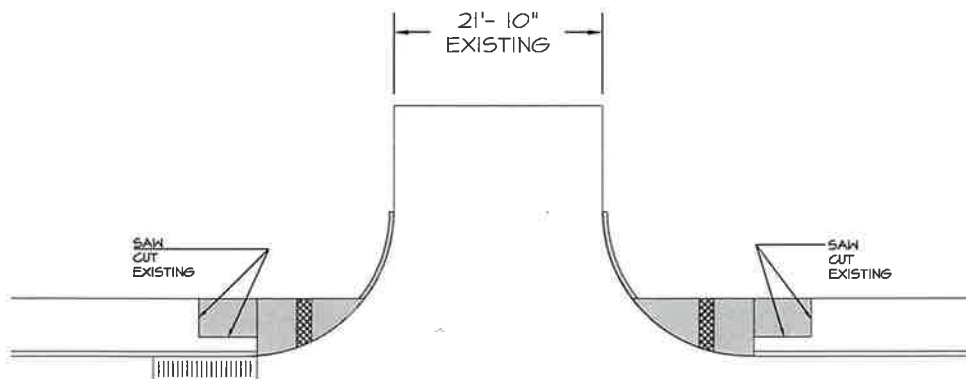
Title: PRESIDENT
Date: 9/7/2023

Description of Changes		DECREASE in Contract Price	INCREASE in Contract Price
Muck Excavation 250 CY @ \$40.21	STA 7+15 to STA 16+92		\$10,052.50
Agg Base Type A 250 cy @ \$89.23	STA 7+15 to STA 16+92		\$22,307.50
Geogrid Reinforcement 750 SY @ \$7.70	STA 7+15 to STA 16+92		\$5,775.00
Geotextile Fabric 750 SY @ \$3.25	STA 7+15 to STA 16+92		\$2,437.50
Bid Item 23- 4" Sidewalk Additional footage Phase 1 667.93 SY @ \$67.08			\$44,804.74
Bid Item 50- Removal of Asphalt Additional Footage due to Thickness- STA 18+00 to 21+49 Phase 1-1569 SY @ \$14.04			\$22,028.76
Remove Handicap Ramp Damaged by Traffic 8.6 SY @ \$18.10			\$155.66
Replace Handicap Ramp Damaged by Traffic 8.6 SY @ \$67.08			\$576.89
Add Driveway at Mini Storage 15.5' x 24' = 372 SF 41.33 SY @ \$102.60			\$4,240.46
Remove and Replace Concrete Sidewalk, Ramps and Replace as per exhibit (Larkspur)			\$8,940.00
Remove & Replace Concrete Sidewalk, Curb, Ramp, Paving and Drainage (New Office East of New Car Wash) See Exhibit			\$15,120.00
Remove asphalt in affected areas, add 100lf Curb & Gutter, 42lf Valley Gutter, Asphalt transition to concrete areas(Estelle)			\$16,160.00
Additional Costs on WCD 1 to Rework Affected Area to Add Curb Inlets, Structure and piping at Mini Storage			\$4,350.00
W Brown Remobilization Fees (Agreed on in CO #4)			\$50,077.00
Action Traffic Control-Additional (Agreed on in CO #4)			\$9,320.00
Schiralli Cost Increases to Date (Agreed on in CO #4)			\$68,250.01
Midstate Traffic Control Costs Increase (Agreed on in CO #4)			\$45,822.00
Additional Costs for Sewer Line Overages (See attached)			\$16,475.00
Deduct work at Bobby Story Car Wash		(\$22,477.40)	
Deduct for Overpayment on Pay App #4		(\$10,000.00)	
Deduct for Concrete Removal on CO #3		(\$10,231.56)	
Totals		(\$42,708.96)	\$346,893.02
Net Change in Contract Price		\$304,184.06	



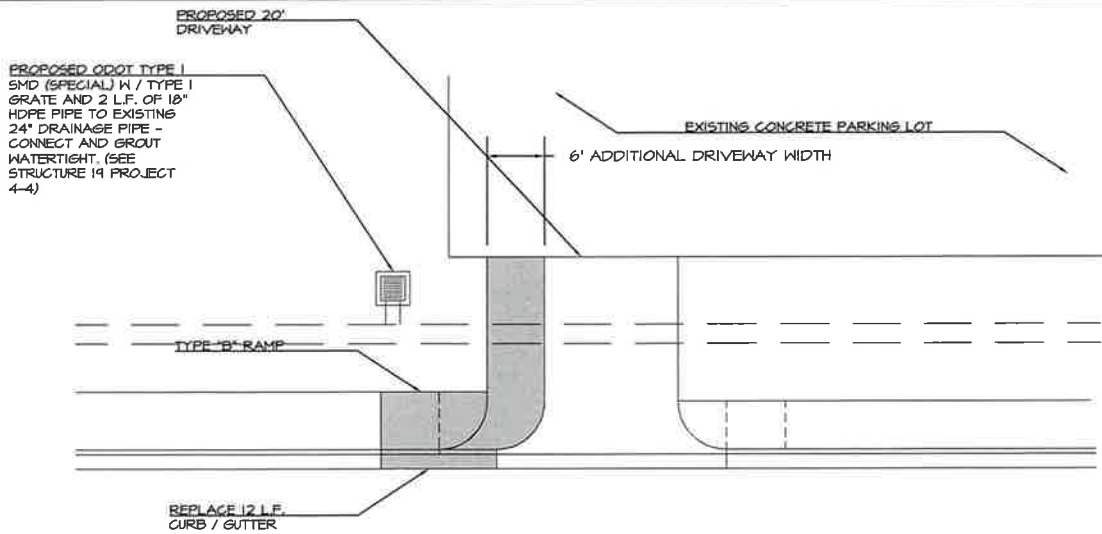
PROPOSED

(64 SQ. FT. SIDEWALK - 4 L.F. CURB. - 2 H/C TACTILE SURFACES -
318 SQ. FT ROAD SURFACE)

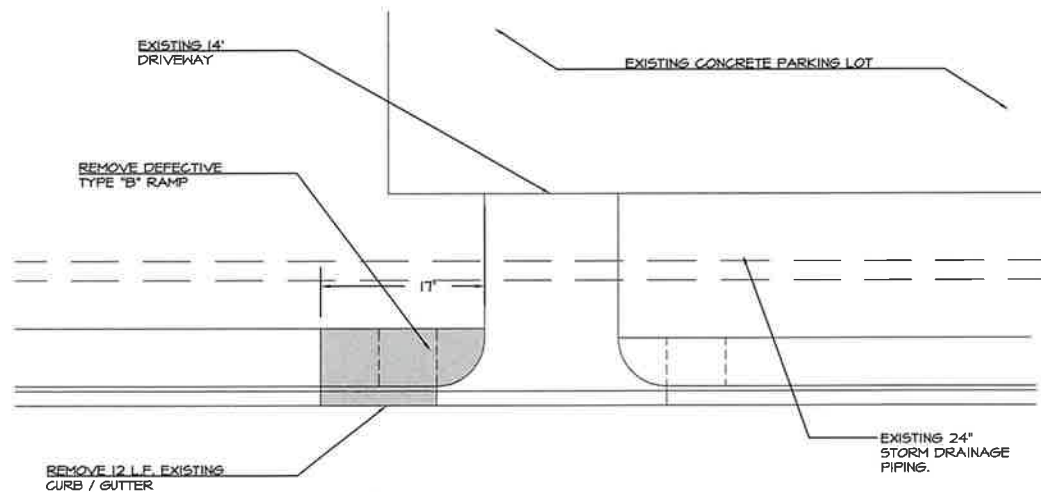


EXISTING / DEMO PLAN

(150 SQ. FT. SIDEWALK - 20 L.F. CURB. - 2 H/C TACTILE SURFACES)



PROPOSED
(60 SQ. FT. SIDEWALK - 12 L.F. CURB/GUTTER - 120 SQ. FT. 6" THICK DRIVEWAY)



EXISTING / DEMO PLAN
(97 SQ. FT. SIDEWALK - 12 L.F. CURB/GUTTER)

randy@wallengineering.com

From: Tony Schiralli <tony@scc-ok.com>
Sent: Friday, August 11, 2023 11:35 AM
To: Randy Debo
Subject: Re: Durant

Option 1

Saw cut Asphalt, Remove asphalt strip, 100 lf Curb and Gutter, 42 lf Valley Gutter, Asphalt transition to Curb 16" wide

Estelle

Total \$16,160.00

Option 2

100lf Curb and Guter, Asphalt Removal , Concrete Road 22x42, 42 lf Valley Gutter

Tony Schiralli

President

Schiralli Construction Corp.

766 US Hwy 70A
Wilson, OK 73463
580-668-2511 Ph
580-668-2553 Fax
tony@scc-ok.com



From: Randy Debo <randy@wallengineering.com>
Sent: Friday, August 11, 2023 11:30 AM
To: Tony Schiralli <tony@scc-ok.com>
Subject: Re: Durant

Can you send we hat is B included in each option?

Thanks,
Randy Debo
WE Mobile

CONTRACT CONDITIONS INCLUDED WITH CHANGE ORDER #4

1. By execution of Change Order #4, Owner, City of Durant ("City") agree to:

- a) Rescind termination of Contract and reinstate Contract as executed except for items listed herein
- b) Increase Contract Time to substantial / final completion by 270 days

(i) Substantial Completion	07/19/2023
(ii) Final Completion	08/18/2023

- c) Adjust any milestone dates subject to adjustment for weather days and other delays requested and approved by the City.
- d) Waive liquidated damages accrued to date
- e) Pay actual remobilization costs of subcontractors W. Brown Enterprises, Inc., and Action Safety Supply Co. Costs will include detailed invoicing of equipment, employees, mileage, and other costs actually incurred and associated with remobilization only. Remobilization costs not to exceed \$60,000.00 combined. Agreed remobilization costs shall be divided into four equal installments and shall be paid to Contractor contingent upon the milestone completion deadlines set forth herein below. For each milestone deadline successfully completed, the City will distribute an installment of the agreed remobilization costs. Failure by Contractor to successfully complete work contemplated by any milestone deadline will result in the forfeiture of all unpaid remobilization installments and retention of installments by the City.

2. By execution of Change Order #4, Contractor, Schiralli Construction Corp. ("Contractor") agree to:

- a) Mobilize and continue the project in accordance with original Contract except for items listed herein
- b) Provide the increased costs, which are as follows: Schiralli's increased costs are \$103,973.45 (i.e., concrete, labor, extended traffic control, etc.); and, Midstate Traffic Control's costs are \$45,822. City agrees to pay actual increased costs incurred by Contractor up to the amount set forth herein and supported by sufficient evidence to document increased costs. With respect to the increased costs specifically related to Schiralli, Schiralli is willing to have these costs paid by installments over several pay applications.
- c) Provide a revised pay application for materials on site. Please see Pay Application No. 6, reflecting the amounts for on site materials for W. Brown and Midstate Traffic Control.
- d) Contractor and Wall Engineering to consult and agree on an action plan for compaction of the portion of the project between Gates Avenue and University Place.
- e) Provide an overall staffing plan for the project by January 16, 2023, and additional weekly staffing plans for each week's planned work. Schiralli's key staffing will include the following individuals:
 - i. JT Talamentez – Superintendent
 - ii. Austin Schiralli – Project Manager
 - iii. Kasey Kuykendall – Grading Superintendent
 - iv. Ron Brawdy – Concrete Superintendent
- f) Provide a comprehensive traffic control plan through Action Safety corresponding with project schedule updated weekly to reflect any modifications.

- g) Meet weekly with the City and/or its designee and provide updates as to work completed and work planned for the upcoming week.
- h) Complete the project for the funds remaining in the existing contract except as specifically set forth herein.
- i) Midstate Traffic Control has been engaged to install the traffic signal at University Boulevard and Radio Road. The timing of the installation and the availability of the subcontractor to perform the installation will be in accordance with dates outlined in the revised and approved project schedule.
- j) Meet the following milestone completion deadlines consistent with the schedule provided to the City by Contractor:

i) Gates to University Place	02/25/2023
ii) University Place to Radio Road	04/14/2023
iii) Radio Road to Westside, West Bound	06/07/2023
iv) Radio Road to Westside, East Bound	07/17/2023
- k) Pay Liquidated damages for failure to meet milestone deadlines outlined here in the amount of Two Thousand Dollars (\$2,000) per day.
- l) Provide a weekly schedule to the City in a format agreed upon by the parties and consistent with the revised project schedule. The schedule should outline anticipated delays, if known, and the course of action to return to the project to stated milestone completion dates.
- m) Contractor will pay its own remobilization costs.

DURANT UNIVERSITY BLVD
ADDITIONAL COSTS

	BID PRICE	CURRENT PRICE	DIFFERENCE	QTY	UNITS	TOTAL
CONCRETE		116	128 \$	12.00	1968 CY	\$ 23,616.00
AGG BASE		9.15	10.8 \$	1.65	850.19 TN	\$ 1,402.81
LABOR		20	24	4	6195.3 HR	\$ 24,781.20
TRUCKING		95	125	30	615 HR	\$ 18,450.00
						\$ -
						\$ -
						\$ -
Action Safety Traffic Control						\$ 9,320.00
W. Brown Mob						\$ 50,077.00
Additional Charges as of 5/9/2023						\$ 127,647.01

ACTION SAFETY SUPPLY CO., L.L.C.
6804 MELROSE LANE
P.O. BOX 270238
OKLAHOMA CITY, OK. 73137-0238
(405) 787-2244

BRANCH OFFICE
TULSA (918) 234-8222
FAX (405) 789-1474
sales@actionsafetysupply.com

TRAFFIC CONTROL PROPOSAL
SCHIRALLI CONSTRUCTION
UNIVERSITY BLVD.
DURANT, OK

CHANGE ORDER #2 - Remob and Rest Work Zone

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
	CONSTRUCTION SIGNS AND BARRICADES	LSUM	1.000	\$4,175.00	\$4,175.00
	CONSTRUCTION TRAFFIC STRIPE (PAINT) AND REMOVAL)	LSUM	1.000	\$5,145.00	\$5,145.00
				TOTAL	\$9,320.00

Traffic Control Notes:

Quote includes temporary paint and removal, completed in 1 mobilization. Should additional mobilizations be required, please add \$1,875.00 each.

Traffic control plans are NOT included in the rates bid for construction traffic control, they are available for \$275.00 per traffic control plan.

The lump sum amount bid for traffic control is payable on a percentage of completion basis as you do the contract.

Movement of the devices and signs on a daily basis as may be required for materials and construction access is not included in the rates bid. Please call with your specific requirements.

Traffic Control is bid based on 100 days. Should the work take longer, then you will be billed at a prorated amount for any days over 100.

If you experience delays due to utility problems, weather or any other cause that the CITY will compensate you for by allowing extra days for the completion of the work, we reserve the right to ask CITY for additional compensation for traffic control. You agree to assist us in presenting this request to them.

Insurance included in our bid is based upon the requirements for this job as defined by ODOT in the Standard Construction Specifications. Should you require additional insurance coverage above those limits from us it may be obtainable at additional cost. Please discuss your specific needs with us.

Bond is not included in the rates bid but is available at the additional cost.

Please call if you have questions.

BY: Courtlan T. Harris, Customer Care Manager

Mobilization Cost

Item	Service/Inspection	Delivery Cost	Mobilization From Ranch To Site	Demobilization	Total Cost
Komatsu PC 238	\$500.00	\$6,938.64	\$1,000.00	\$1,000.00	\$9,438.64
Cat Loader 930M	\$500.00	\$6,938.64	\$1,000.00	\$1,000.00	\$9,438.64
Kubota 97 Skid Steer	\$500.00	\$3,419.61	\$1,000.00	\$1,000.00	\$5,919.61
Komatsu PC 228 Trackhoe	\$500.00	\$6,938.64	\$1,000.00	\$1,000.00	\$9,438.64
Cat 289D Skid Steer	\$500.00	\$3,419.61	\$1,000.00	\$1,000.00	\$5,919.61
Hotel	-	-	-	-	\$990.08
Administration Fee	-	-	-	-	\$2,400.00
Subtotal:					\$43,545.22
15% Markup:					\$6,531.78
Total:					\$50,077.00

ROCKIN M LOGISTICS LLC

INVOICE

#100036

03-28-23

580-740-0817
RockinMLogistics@yahoo.com

232 summit circle
Durant, OK 74701

Load #			Total
Marshall, AR-Caddo, OK 414 mi Cat 289D skid steer	\$6.50/mi		\$2,691.00
.88/mi fuel surcharge (828mi)			\$728.64
		Total	\$3,419.61

Thank you for your business

ROCKIN M LOGISTICS LLC

INVOICE

#100035

03-27-23

.580-740-0817

RockinMLogistics@yahoo.com

232 summit circle

Durant, OK 74701

Load #			Total
Marshall, AR-Caddo, OK 414 mi Komatsu PC228 trackhoe	\$15/mi		\$6,210.00
.88/mi fuel surcharge (828mi)			\$728.64
		Total	\$6,938.64

Thank you for your business

ROCKIN M LOGISTICS LLC

INVOICE

#100030

02-15-23

580-740-0817
RockinMLogistics@yahoo.com

232 summit circle
Durant, OK 74701

W Brown

Load #			Total
Marshall, AR-Caddo, OK 414 mi- Kubota 97 skid steer	\$6.50/mi		\$2,691.00
.88/mi fuel surcharge (828mi)			\$728.64
		Total	\$3,419.61

Thank you for your business

ROCKIN M LOGISTICS LLC

INVOICE

#100029

02-14-23

580-740-0817

RockinMLogistics@yahoo.com

232 summit circle

Durant, OK 74701

W Brown

Load #			Total
Marshall, AR-Caddo, OK 414 mi- Cat loader 930m	\$15/mi		\$6,210.00
.88/mi fuel surcharge (828mi)			\$728.64
		Total	\$6,938.64

Thank you for your business

ROCKIN M LOGISTICS LLC

INVOICE

#100028

02-13-23

580-740-0817
RockinMLogistics@yahoo.com

232 summit circle
Durant, OK 74701

W Brown

Load #			Total
Marshall, AR-Caddo, OK 414 mi- Komatsu PC 238	\$15/mi		\$6,210.00
.88/mi fuel surcharge (828mi)			\$728.64
		Total	\$6,938.64

Thank you for your business

MIDSTATE TRAFFIC CONTROL, INC.

Office
405.751.6227

12501 N. Santa Fe Ave.
Oklahoma City, Oklahoma 72114

mail@midstatetraffic.com
Fax: 405.751.8338

December 9, 2022

Mr. Anthony Schiralli
Schiralli Construction Corp.
766 US Hwy 70A
Wilson, OK 73463

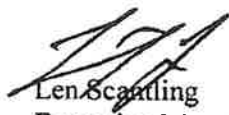
RE: DU-20-03 University Blvd – Gates Avenue to Radio Road, Durant, OK.

Mr. Schiralli,

I have enclosed an invoice and cost breakdown for material we have purchased on the above project in 2021 and early 2022. We demand payment on this immediately.

We are also requesting the total contract be increased by \$45,822.00 inflationary cost out of our control since this project was bid in April of 2021. The increase is for material items that will need to be purchased at time of installation on site and increases in insurance, labor, fuel, taxes, motels, equipment rental etc.

Sincerely,


Len Scatling
Executive Vice President

MTCI Job 1503



W. Brown Enterprises Inc.

Utility Construction Division ♦ ♦ ♦

CONSTRUCTION CHANGE ORDER PROPOSAL #7

June 20, 2023

GC/Owner: **Schiralli Construction Corp.**
 Tony Schiralli 580-668-2511
 tony@scc-ok.com

Contractor: **W. Brown Enterprises, Inc.**
 2905 N. First Ave.
 Durant, OK 74701
 Mark Rollins 405-620-2348

For the Project: **Durant University Blvd Street Improvements: Sewer Line Overages –**
 Durant, OK

W. Brown Enterprises, Inc. propose to furnish all **labor, material, and services** as listed below for the above-mentioned project to install utilities according to plans and specifications.

QTY	UNIT COST	DESCRIBE WORK
4.25	\$300.00	Extra Depth Manhole Wall (VF)
40	\$50.00	6" Force Main (LF)
40	\$80.00	8" Gravity Sanitary Sewer Line (LF)
1	\$10,000.00	Additional Staking and Surveying (LS)
		Total Change Order Amount: \$16,475.00
		Previous Contract Amount: \$1,241,754.00
		Revised Contract Amount: \$1,258,229.00
		Total: \$16,475.00

Note: (1) This contract does not include any City fees, permits, soil testing, sodding or seeding, haul off, erosion control, SWPPP or any other utilities not listed in schedule of bid. If conditions are encountered at the construction site which are subsurface or otherwise concealed physical conditions or unknown physical conditions of an unusual nature, which differ naturally from those ordinarily found to exist and generally recognized as inherent in construction activities, the Owner will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor's cost of, and/or time required for, performance of any part of the work, will negotiate with the Contractor an equitable adjustment in the contract sum, contract time or both.



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Consider Approval of Resolution Concerning Bridge Inspection Responsibility by Local Government for Compliance with National Bridge Inspection Standards - Bridge Inspection Contracts for April 1, 2024 - March 31, 2026 (R-2023-19)

Staff recommends Option 4 to allow the Oklahoma Department of Transportation to make the selection.

Council Information / Action Requested

Approval of Resolution Concerning Bridge Inspection Responsibility by Local Government for Compliance with National Bridge Inspection Standards - Bridge Inspection Contracts for April 1, 2024 - March 31, 2026 (R-2023-19)

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

ATTACHMENTS:

1. R-2023-19 Concerning Bridge Inspection Responsibility by Local Government for Compliance with National Bridge Inspection Standards UNSIGNED

ODOT RESOLUTION CI-2458
CITY OF DURANT RESOLUTION NO. R-2023-19
CONCERNING BRIDGE INSPECTION RESPONSIBILITY
BY LOCAL GOVERNMENT FOR COMPLIANCE WITH
NATIONAL BRIDGE INSPECTION STANDARDS
Bridge Inspection Contracts for April 1, 2024 to March 31, 2026

WHEREAS, the City of Durant has the responsibility of bridge maintenance and safety inspections, '

WHEREAS, the City of Durant has the following options:

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

Therefore, BE IT RESOLVED, by the City of Durant that it is their desire to selection Option #4 and choose

Name _____

Address _____

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

ADOPTED by the City Council of the City of Durant on this 12th day of September, 2023.

BY: _____
Martin Tucker, Mayor

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Ryan Brewer, Parks and Recreation Manager
Re: 4.g.1. Consider Award of Bid for Bow Hunting Deer Lease
4.g.2. Consider Approval of Bow Hunting Deer Lease (C-2023-64)

4.g.1. This bid was advertised on the city website continuously from August 4, 2023 through August 25, 2023. There was one email received from an interested party who requested and was sent a bid packet. Two bid packets were handed out to parties who requested them in-person. There was a total of four bids. The highest bidder and staff recommendation is Patrick Morgan. Bid sheets and bid tab sheet are attached.

4.g.2. The proposed lease is attached for your consideration. The Parks Department will provide car decals and identification cards for each person named under the lease. These identification cards must be made available for inspection at all times that lease holders are on the premises.

Council Information / Action Requested

- 4.g.1. Award Bid for Bow Hunting Deer Lease
- 4.g.2. Approve Bow Hunting Deer Lease (C-2023-64)

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

ATTACHMENTS:

- 1. Bow Hunting Deer Lease Bid Tab Sheet
- 2. Bow Hunting Deer Lease Bid Sheets
- 3. C-2023-64 Bow Hunting Deer Lease Contract - Blank

**City of Durant
Bid Tabulation Sheet**

Bow Deer Hunting Lease

Bid Deadline: August 25, 2023 @ 2:30pm

BIDDER	Amount	Conditions
Keith McCullough 190 Lakeshore Durant, OK 74701	\$2,727.00	None
Patrick S. Morgan 3368 Eastridge Circle NE Piedmont, OK 73078	\$5,800.00	None
Jason Brewer 602 N. 1st Durant, OK 74701	\$2,289.00	None
Robert A. Barnett No Address Given	\$2,550.00	None

IN ATTENDANCE:

**Ryan Brewer, Parks and Recreation Manager
Phillip Hightower, Public Works Director
Cynthia J. Price, City Clerk**

STAFF RECOMMENDATION:

Patrick S. Morgan

BIDDER'S RETURN SHEET
Bid: 'Bow Deer Hunting Lease'
Bids Due by August 25, 2023 @ 2:30pm

Amount of bid per specifications dated August 4, 2023

Total Bid Amount FOB Durant, OK \$ \$2727⁰⁰

Total Bid Amount in Words: Twenty Seven Hundred And Twenty
Seven dollars And ⁰⁰/₁₀₀

List Any Deviations to Specifications: _____

Keith McCullough Date: Aug 7, 2023
Name of Bidder

AFFIDAVIT: I, the undersigned, of lawful age, being first duly sworn on oath, say that I am the agent authorized by the bidder to submit the above bid. Affiant further states that the bidder had not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any City official or employee as to quantity or price in the prospective contract or any other terms of said prospective contract; or in any discussion between bidders and any City official concerning exchange or money or other thing to any officer or employee of the Durant City Utilities Authority any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

Signed: Keith McCullough
Printed Name: Keith McCullough

Address: 190 LAKESHORE
DURANT OK 74701

Telephone: 580 740 5611

Email: _____

State of Oklahoma, County of Bryan

Subscribed and sworn before me this 25th day of August, 2023.

My commission expires July 13, 2026

James Collins
Notary Public



Mark Outside Envelope 'Bow Deer Hunting Lease'

BIDDER'S RETURN SHEET
Bid: 'Bow Deer Hunting Lease'
Bids Due by August 25, 2023 @ 2:30pm

Amount of bid per specifications dated August 4, 2023

Total Bid Amount FOB Durant, OK \$ 5,800.⁰⁰

Total Bid Amount in Words: five thousand eight hundred dollars and
00 cents

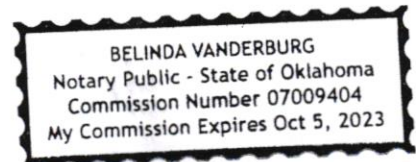
List Any Deviations to Specifications: \$25.55 per acre @ 227 acres
(Approx acres)

Patrick S. Morgan
Name of Bidder

Date: 08/08/23

AFFIDAVIT: I, the undersigned, of lawful age, being first duly sworn on oath, say that I am the agent authorized by the bidder to submit the above bid. Affiant further states that the bidder had not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any City official or employee as to quantity or price in the prospective contract or any other terms of said prospective contract; or in any discussion between bidders and any City official concerning exchange or money or other thing to any officer or employee of the Durant City Utilities Authority any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

Belinda Vanderburg
Commission #
07009404
8-9-23



STATE OF OKLAHOMA
COUNTY OF _____
NOTARY PUBLIC

My Commission Expires _____

I, _____, do hereby certify that _____

is the true and correct owner of the _____

BELEND VANDERBURG
Notary Public - State of Oklahoma
Commission Number 0300414
My Commission Expires Oct 2, 2023

Signed: [Signature]
Printed Name: Patrick Morgan

Address: 3368 Eastridge Cir. N.E.
Piedmont, OK 73078

Telephone: 405-684-0396

Email: pmorgan405@gmail.com

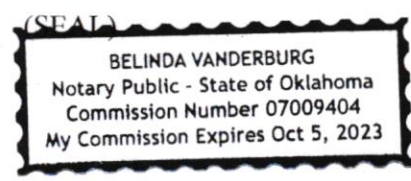
State of Oklahoma, County of Oklahoma County

Subscribed and sworn before me this 9 day of August, 2023.

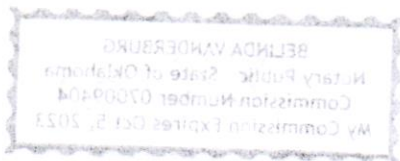
My commission expires Oct 5, 2023

Belinda Vanderburg

Notary Public



Mark Outside Envelope 'Bow Deer Hunting Lease'



BIDDER'S RETURN SHEET
Bid: 'Bow Deer Hunting Lease'
Bids Due by August 25, 2023 @ 2:30pm

Amount of bid per specifications dated August 4, 2023

Total Bid Amount FOB Durant, OK \$ 2,289

Total Bid Amount in Words: Two Thousand Two hundred
Eighty Nine.

List Any Deviations to Specifications: N.A.

JASON Brewer
Name of Bidder

Date: 8-21-2023

AFFIDAVIT: I, the undersigned, of lawful age, being first duly sworn on oath, say that I am the agent authorized by the bidder to submit the above bid. Affiant further states that the bidder had not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any City official or employee as to quantity or price in the prospective contract or any other terms of said prospective contract; or in any discussion between bidders and any City official concerning exchange or money or other thing to any officer or employee of the Durant City Utilities Authority any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

Signed: Jason Brewer
Printed Name: JASON Brewer

Address: 602 N
1st DUNNOK OK
Telephone: 580-920-3532
Email: JASON PARKER@
YAHOO.COM

State of OK, County of LOGAN

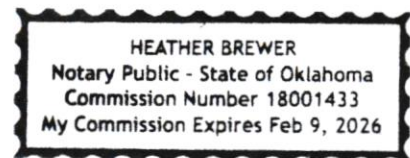
Subscribed and sworn before me this 22 day of AUG, 2023.

(SEAL)

My commission expires _____

Notary Public Heather Brewer

Mark Outside Envelope 'Bow Deer Hunting Lease'



BIDDER'S RETURN SHEET
Bid: 'Bow Deer Hunting Lease'
Bids Due by August 25, 2023 @ 2:30pm

Amount of bid per specifications dated August 4, 2023

Total Bid Amount FOB Durant, OK \$ 2550⁰⁰/_{xx}

Total Bid Amount in Words: two thousand five hundred & fifty dollars.

List Any Deviations to Specifications: _____

Robert A Barnett

Name of Bidder

Date: 8-22-23

AFFIDAVIT: I, the undersigned, of lawful age, being first duly sworn on oath, say that I am the agent authorized by the bidder to submit the above bid. Affiant further states that the bidder had not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any City official or employee as to quantity or price in the prospective contract or any other terms of said prospective contract; or in any discussion between bidders and any City official concerning exchange or money or other thing to any officer or employee of the Durant City Utilities Authority any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

Signed: Robert A. Barnett
Printed Name: Robert A. Barnett

Address: _____

Telephone: _____

Email: _____

State of _____, County of _____

Subscribed and sworn before me this ____ day of _____, 2023.

(SEAL)

My commission expires _____

Notary Public

Mark Outside Envelope '**Bow Deer Hunting Lease**'

City of DurantLake DurantLease Agreement**(Bow Hunting Only)**

1. Effective Date: As of September 12, 2023, irrespective of the various dates of execution by the signatory parties hereto.
2. Determination of Lessees: Prior to start of term of lease interested parties may file with the City Clerk a bid. A “bid opening” will be held from the pool of eligible applicants to determine the lease party. Highest bid will receive lease.
3. Addresses for Notification:
 - a) City of Durant
P.O. Box 578
Durant, OK, 74702-0578
 - b) The remaining signatory parties hereto (collectively, or individually, as applicable, the “Lessee”). When given notice under this Lease, the City of Durant is authorized to forward any and all notices to the following address:
4. Lease Purpose/Property: Subject to the terms, condition, rules and regulations herein set forth, the City leases to Lessee for hunting purposes, a portion of Lake Durant property, which is generally described as follows:

Approximately 227 acres depicted on the attached map.
5. Term:
 - a. The term of this Lease is from September 13, 2023 through January 15, 2024 with an option to renew for two additional lease terms from September 1, 2024 through January 15, 2025 and from September 1, 2025 through January 15, 2026, respectively. Renewal of this lease is at the option of the Lessees and the City of Durant.
 - b. If Lessees do not wish to renew this Lease at any time after the first term, Lessees shall notify the City of Durant in writing at the address noted in paragraph 3.A. above no later than June 1, 2024 for lease term beginning September 1, 2024 or June 1, 2025 for lease term beginning September 1, 2025.

- c. Should the City of Durant determine that Lessees have not complied with the terms of this agreement, the City of Durant may exercise its option to not renew the lease for the next term. If the City of Durant does not wish to renew the Lease at any time after the first term, the City of Durant shall notify the Lessees in writing at the address noted in Paragraph 3.B. no later than June 1, 2024 for lease term beginning September 1, 2024 or June 1, 2025 for lease term beginning September 1, 2025.
- 6. Rent: Lessee who has the highest bid to the City of Durant, the receipt of which is hereby acknowledged by the City, shall be awarded the lease. Lessee agrees to pay \$5,800.00 per lease term. Said lease payment is nonforfeitable and nontransferable in all events.
- 7. Rules and Regulations: Enjoyment by Lessee of the privileges authorized hereby shall at all time be subject to Lessee's compliance with the rules and regulations hereinafter set forth in this paragraph. Any violations of same will subject this Lease to immediate cancellation by the City of Durant. The rules and regulations are as follows:
 - a. Lessee is required to fill in proper information on the activity online with the Oklahoma wildlife department at www.hunterstoolbox.gooutdoorsoklahoma.com. The Lessee is responsible to log in and fill out the form on their own time within 24 hours of harvesting the animal.
 - b. Each Lessee must abide by all state and federal laws and regulations, including without limitations, those concerning Legal Game species, hunting season, bag limits and legal methods of harvest. Everyone connected with this Lease should cooperate with law enforcement and state wildlife department personnel.
 - c. White-tailed deer lease harvest limits will go by state law on deer harvest. Immediately following harvest, all white-tailed deer should be checked in online.
 - d. Absolutely no shooting or trespassing onto private property across the boundaries of this Lease is permitted. If wounded game leaves the Lease property, a Lessee should contact a person responsible for the property where the animal has moved before pursuit.
 - e. No littering is allowed. All trash must be immediately removed.
 - f. Lessee is responsible for and will pay for all damaged caused by any Lessee and hold the City of Durant harmless for any damage claim, including attorneys' fees and cost of litigation.
 - g. Motorized vehicles shall not be driven off main roads except to provide help in an emergency situation or, **UNDER DRY CONDITIONS ONLY**, to retrieve harvested deer or

move hunting stands. This rule does apply to all-terrain vehicles (ATV's). All gates shall be left in the condition found, i.e., if closed leave closed, if open leave open.

- h. All fires, trespassers or poachers encountered shall be reported to the Lake Attendant immediately.
- i. This lease may not be assigned, either in whole or in part, without first obtaining the prior written approval of the City of Durant.
- j. Lessees are allowed to bring onto the lease hunting blinds and deer feeders. However anything (including buildings, blinds, feeders, construction materials, vehicles, etc.) left on the property of a nonrenewed Lease becomes the property of the City after June 11, 2017. If contract is not renewed any items left after June 1, 2024 will be sold in the City Auction.
- k. A Lessee may not bring guests onto the property. A maximum of 5 lessees may be present at any time.
- l. The City of Durant will provide vehicle identification (ID) cards for each Lessee. Lessees are required to carry ID cards on their person and display a vehicle ID card on their vehicles whenever they are present on the Lease property.
- m. Each Lessee agrees to (i) indemnify and hold the City harmless for any and all accidents, injuries, damages, losses or expenses which may occur on the property, and (ii) reimburse to the City of Durant all costs and expenses incurred by the City, including reasonable attorney fees, in enforcing the terms and provisions of this Lease or pursuing any remedy hereunder or authorized by law. Therefore, each lessee agrees not to hold the city of Durant Liable for any and all injures, damages, losses or expenses, which might occur. It is understood that the Lessee(s) accept the land in **"AS IS"** condition and further the Lessees) understand that hunting and other recreational activities can be dangerous activities and that there may be hidden hazards such as cliffs, holes, fence wire, livestock, snakes, spiders, insects, ponds streams, harmful plants, unauthorized careless persons on the premises, or other risks that may injure a person or property or cause death, and each lessee assumes all risks.

We, the undersigned, have read and understand the information contained in this document and agree to its terms.

CITYOF DURANT, OKLAHOMA

By_____

Signature of City Representative

Date

Name (Print)

Title

LESSEES

Signature of Lessee (1)

Date

Name of Lessee (1) (print)

Address of Lessee

Signature of Lessee (2)

Date

Name of Lessee (2) (print)

Address of Lessee

Signature of Lessee (3)

Date

Lake Durant Bow hunting Lease

Name of Lessee (3) (print)

Address of Lessee

Signature of Lessee (4)

Date

Name of Lessee (4) (print)

Address of Lessee

Signature of Lessee (5)

Date

Name of Lessee (5) (print)

Address of Lessee



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Ryan Brewer, Parks and Recreation Manager
Re: Consider Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and Durant City Utilities Authority for Durant Services (C-2023-15)

Council Information / Action Requested

Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and Durant City Utilities Authority for Durant Services (C-2023-15)

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

ATTACHMENTS:

1. R-2023-15 Establishing Fee Schedule Unsigned

RESOLUTION NO. R-2023-15

**A RESOLUTION ESTABLISHING FEES AND COSTS CHARGED BY THE CITY OF DURANT,
AND DURANT CITY UTILITY AUTHORITY FOR DURANT SERVICES.**

WHEREAS, the City Council of the City of Durant and the Trustees for the Durant City Utility Authority have reviewed various fees charged for utility services, fishing guides, and other services provided by Durant as set forth on the Exhibit A attached hereto; and,

WHEREAS, the costs charged for various fees are in need of adjustment to ensure the City of Durant and the Durant City Utility Authority will recover its expenses involved in providing certain services.

NOW, THEREFORE, be it resolved by the City Council of the City of Durant, Oklahoma, and the Trustees for the Durant City Utility Authority, that the attached Exhibit A, with various services and fees set forth therein, are hereby established as fees to be charged by the City of Durant and the Durant City Utility Authority for the specific services enumerated.

PASSED AND APPROVED by the Durant City Council and the Durant City Utility Authority on this 12th day of September, 2023, all rates will become effective January 1, 2024.

Mayor

DCUA Chairman

ATTEST:

Cynthia Price, City Clerk

EXHIBIT A

FEES AND OTHER CHARGES

FEE SCHEDULE

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

Lavatory Charges	Relocation of Aircraft	\$25.00 - \$100.00 based on size and type
	Airport Facility Fee/Conference Room Fee	\$100.00 per day
	Lavatory Service Fee (new service)	\$150 per service
Animal Control		
Impound Fees and Costs	Impound Fee	First/ \$10.00 Second-\$20 Third-\$40
	Redemption Fee	\$10.00
	Boarding Fee	Regular Size- \$10 Large (40lb up) \$25
	Publication of Notice and Animal Care (including veterinary)	Actual Cost
	Pet Adoption Fees	\$50 Includes Neuter/Spay
License Fees	Dangerous Animals – additional license surcharge	\$10.00
	Kennels, Catteries, and Pet Shops – Annual	\$100.00
	Exotic Animal Owner Permit	\$2,400.00
Buildings and Building Regulations (All permits are subject to an additional \$4.00 State Fee)		
Residential Permit Fees	New Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$250.00 minimum)
	Remodel Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$100.00 minimum)
Commercial Permit Fees	New Commercial, Industrial, Warehouse Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$250.00 minimum)
	Remodel Commercial, Industrial, Warehouse Construction (Does not include Floodplain permit or MEP's; pulled separate)	\$0.35 per square foot (\$100.00 minimum)
Other Charges and Fees	Certificate of Occupancy	\$150.00
	Fencing	\$50.00
	Accessory Buildings	\$75.00
	Swimming Pools	\$150.00
	Roofing Residential	\$75.00
	Roofing Commercial	\$150.00
	Demolition	\$100.00
	Building/Structure Relocation Fee	\$50.00
	Electrical Permit	\$0.05 per square foot
	Plumbing Permit	\$0.05 per square foot
	Mechanical Permit	\$0.05 per square foot
	Fire, Health/Safety Code Compliance Certification Fee	\$50.00
	Zoning Code Compliance Certification Fee	\$50.00
	Antenna & Antenna Support Permit Fee	\$500.00
	Roll Off Permit Fee (Annual)	\$100.00 annually
	Non-Permanent Structure	N/A
	Permanent Structure	\$300.00
	Residential Building Inspection Fee	\$50.00/trade per inspection
	Commercial Inspection Fee	\$50.00/trade per inspection
	Re-inspection Fee	\$50/Trade per Inspect
	Electrical Inspection Fee	\$50.00/trade per inspection
	Plumbing or Mechanical Inspection Fee	\$50.00/trade per inspection
	Red Tag Fee	\$100.00 per visit
	Onsite Consultations	\$50.00 per labor hour (2 hour minimum)
	Night, Weekend, Holiday Inspections	\$75.00 per hour (2 hour minimum)
	Contractor License—Electrical, Mechanical, Plumbing, Roofing	\$100.00 annually (expires June 30 each year)
Signs	New Sign Construction Permit	\$200.00
	Sign Modification Permit	\$75.00
	Temporary Sign Permit	\$40.00
	Billboard Sign Permit	\$500.00
Floodplain Development		
	Floodplain Development Review	\$300.00

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

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

	11 x 17 Prints with Aerial Background	\$24.00
	Plots	\$25.00 plus 3.00/linear foot
	Plots with Aerial Background	\$50.00 plus 3.00/linear foot
	Digital Aerial Photos	\$75.00 per section
	Customer Map & Data Research and Preparation	\$50.00 per hour (2 hour minimum)
	Mapping & Electronic Fees	\$25.00
	911 Information and Shape Files	\$1,000.00 per shape file
Oil/Gas and Associated Facilities		
	Oil/Gas Drilling Permit	\$1,000.00/Well
	Oil/Gas Well Drilling Inspection	\$100.00/Site
	Oil/Gas Construction (Tank Batteries, Booster Pumps, Compressor, Pipeline)	\$1,000.00/Site
	Oil/Gas Injection Well and Secondary Recovery Program Permit	\$1,000.00/Site
	Oil/Gas License – Initial	\$7,500.00 applicable structure
	Oil/Gas License – Annual Renewal	\$1,000.00 applicable structure
	Oil/Gas Well Operation Inspection Fee	\$250.00/Site
Parks		
Facility Rental	Field Rental All Day Field Rental Hourly w/ Lights Pavilion rental Average within 50 miles Disc Golf Tournament Fee Parks Special Permit	\$50.00 \$30.00/Hour \$10.00/Hour \$50.00/Day \$25.00
Sponsorships	1 Field Banner 4 Field Banner 9 Field Banner Individual Movie Movie Package Entire Package 9 Banners and all special event sponsorship	\$400.00 \$1200.00 \$3000.00 \$100.00 \$500.00 \$3400.00
Lake		
	Lake Durant RV Camping Fees – Daily (28 day max.)	\$25.00/Day
	Lake Durant RV Camping Fees – Weekly (4 week max.)	\$150.00/Week
	Lake Durant RV Camping Monthly Fee (1 Month Max)	\$500.00/Month
	Lake Durant RV Camping Cancellation Fee	\$10.00
	Lake Durant RV Domestic Sewage Disposal Fee	\$25.00 per disposal
	Lake Durant Tent Camping	\$10.00/ Day
	Lake Durant Pavillon Réservation Fee	\$10.00 per hour (5 Hour minimum)
Facility Rental	Disc Golf Course Tournament Fee	\$50.00/Day
Fish Regulations	Durant Lake Fish Regulations should coincide with the Oklahoma Department of Wildlifes Regulations.	
Boating	Boat Launch Fee Annual Permit Fishing Guide Annual Permit	\$25.00 \$50.00
Recreation	Tournement Individual Fee Tournement Team Fee	\$25.00 \$50.00
Multi-Sports Complex		
Field Rentals	Field Deposit (Refundable upon satisfactory inspection) Field Rental Fee with lights Tournament Rental Use Fee Tournament Rental Deposit Youth League Use Fee (Regular Season Only)	\$25.00/hour \$30.00/hour \$250.00 per field \$100.00 per day \$12.00 / kid
Recreation	Adult Recreation League Fee (Large Teams of 10 or more) Adult Recreation League Fee (Small Teams between 5 and 9 players) Adult Recreation League Fee Individual Camp Fee Tournament Large Team Entry Fee (more than 10 players on a team) Tournament Small Team Entry Fee (teams that have between 3 and 9 players) Tournament Individual or pairs entry fee	\$300.00/ Team \$150.00/ Team \$50.00/ Person \$50.00/ Patron \$400.00 \$200.00 \$50.00

Gate Fee	Gate Fee Students (5-15) Gate Fee Adult (16-64) Gate Fee Senior 65 + Gate Fee Weekend pass	\$5.00 \$10.00 \$4.00 \$25.00
Sponsorships	1 Field Banner 4 Field Banner 9 Field Banner Individual Movie Movie Package Entire Package 9 Banners and all Special Event Sponsorship	\$400.00 \$1,200.00 \$3,000.00 \$100.00 \$500.00 \$3,400.00
Pool		
Daily Admission	Children (0 – 3 years)	\$0.00
	Students (4– 15 years)	\$4.00
	Adults (16 – 64 years)	\$5.00
	Seniors (65+ years)	\$4.00
Season Pass	Individual Pass Family (up to 3 members) Family Additional members	\$100.00 \$250.00 \$50.00 additional person after 3
Swim Lessons	Group Lessons (4 lessons Monday-Thursday) Private Lessons (4 lessons Monday-Thursday) Private Lesson (1 lesson)	\$100.00 \$150.00 \$50.00
Pool Party	Pool Party non- refundable deposit 2 hour pool party (up to 60 guests) Additional 30 guest	\$100.00 deposit (non-refundable) \$200.00 \$50.00
Petitions to the Board of Adjustments (does not include legal publication and engineering review fees)		
	Variances	\$300.00
	Appeals	\$500.00
	Expedited Hearing Fee	\$500.00
Petitions to the Planning Commission (does not include legal publication and engineering review fees)		
	Zoning Amendments	\$300.00
	Conditional Use Permits	\$300.00
	Planned Unit Developments	\$500.00
	Expedited Hearing Fee	\$500.00
Platting/Development (does not include legal publication and engineering review fees)		
	Platting/Subdivision Fee	\$300.00
	Airport Zone Permit	\$50.00
	Zoning Verification Letter	\$50.00
	Zoning Clearance	\$500.00 plus actual cost of inspection
	Street Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Water Line Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Sanitary Sewer Improvement Inspection Fee	\$500.00 plus actual cost of inspection
	Storm Drainage Improvement Inspection Fee	\$500.00 plus actual cost of inspection
Permits		
Special Event Permit	Special Event Permit	\$50.00
Beverage Garden Permit	Beverage Garden Permit	\$10.00
Food Truck	Food Truck Permit (1 Day)	\$50.00
	Food Truck Permit (90 Days)	\$100.00
	Food Truck Permit (1 Year)	\$25.00
Firework Stand	Firework Stand Permit	\$25.00
Farmer's Market	Farmer's Market Permit	\$25.00
Mobile Boutique	Mobile Boutique Permit (3 Day)	\$70.00

	Mobile Boutique Permit (1 Month)	\$250.00
		.00
	Mobile Boutique Permit (Annual)	
	Mobile Boutique Permit when associated with a permitted special event for which the Mobile Boutique has been included and identified.	\$25.00
Produce	Produce Permit	\$25.00
Street Cut/Excavation Permit		
Street Cut/Excavation Permit	Minimum Application Deposit	\$70.00
	Inspection Fee	\$2.00 per square foot
Type of Surface	Asphalt	\$2.00 per square foot
	Concrete	\$0.25 per square foot
	Earth	\$1.00 per linear foot
	Directional Boring	50% upcharge
	Work conducted without a permit additional 50% of cost of the permit	50% upcharge
Sanitation		
Residential Poly Cart (once per week)	Inside City Limits	\$11.79 each
	Additional Cart	\$30.18
	Outside City Limits	\$14.11 each
		\$26.58
	Additional Cart Extra Dump Poly Cart	\$25.60
Commercial Poly Cart (once per week)	Inside City Limits	\$11.79 each
	Additional Cart	\$30.80
	Outside City Limits	\$14.11 each
	Additional Cart	\$150.00
	Poly Cart Replacement (if missing)	\$26.58
	Extra Dump Poly Cart	\$15.00 each, 16" and below \$20.00 each, 17" and up
City Waste Collection Rates	Tires	\$49.90 per trip
	One Ton Flat-Bed Load	\$27.70 per piece
	Furniture requiring 1-2 workers to collect	\$27.70 per unit
	Appliances requiring 1-2 workers to collect	\$30.40 per unit
	Freon laden appliances (refrigerators, freezers, AC units, etc.)	\$15.00
		Free
Landfill – Durant City Residents	Residential Customer C&D Landfill (min charge)	\$30.00
	Once per month City Residential customers may dump up to 1,500 lbs with the presentation of a current residential City Utility bill and Valid ID	
	Residential Customer C&D Landfill Charge per Ton (including DEQ fee)	\$25.00
Landfill – Commercial and Non-Durant City Residents	Commercial and Out of City Customer C&D Landfill (min charge)	\$45.00
	Commercial and Out of City Customer C&D Landfill Charge per Ton (including DEQ fee)	\$19.30 minimum charge
Landfill – Other Charges and Fees	Transfer Station MSW	\$75.00 per ton
	Transfer Station MSW	\$16.00 per ton
	Concrete Disposal	\$31.45

	Appliance w/ Freon	\$15.75
	Appliance w/o Freon	\$4.90
	Tires 16" and below	\$9.80
	Tires 17" and above	\$10.80
	Clean Dirt	50% upcharge
	Unsecured Loads additional 50% of the cost of the load	\$30.00 per container dumped
Roll Off Charge	Roll Off (container)	\$307.05
Roll Off \$25 one time delivery fee per container	20 yd. per dump on demand (you call)	\$208.40
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$631.85
	20 yd. 1x per week scheduled	\$1,263.75
	20 yd. 2x per week scheduled	\$1,895.60
	20 yd. 3x per week scheduled	\$2,527.45
	20 yd. 4x per week scheduled	\$3,159.35
	20 yd. 5x per week scheduled	\$460.00
Roll Off \$25 one time delivery fee per container	30 yd. per dump on demand (you call)	\$312.40
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$947.80
	30 yd. 1x per week scheduled	\$1,895.60
	30 yd. 2x per week scheduled	\$2,843.40
	30 yd. 3x per week scheduled	\$3,791.20
	30 yd. 4x per week scheduled	\$4,739.00
	30 yd. 5x per week scheduled	\$615.25
Roll Off \$25 one time delivery fee per container	40 yd. per dump on demand (you call)	\$372.85
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$1,263.75
	40 yd. 1x per week scheduled	\$2,527.45
	40 yd. 2x per week scheduled	\$3,791.20
	40 yd. 3x per week scheduled	\$5,054.95
	40 yd. 4x per week scheduled	\$6,318.65
	40 yd. 5x per week scheduled	\$69.00
	Relocating Roll Off Container fee	\$456.50
Commercial Rate Compactor per collection – City Owned	20 yd. self-contained	\$684.65
	30 yd. self-contained	\$912.90
	40 yd. self-contained	\$345.60
Commercial Rate Compactor per collection – Privately Owned	20 yd. compactor	\$518.40
	30 yd. compactor	\$691.05
	40 yd. compactor	\$69.10
Scheduled Collection Monthly Dumpster Rates	2 yd. dumpster (1 Collection per week)	\$138.25
	2 yd. dumpster (2 Collection per week)	\$207.35
	2 yd. dumpster (3 Collection per week)	\$276.50
	2 yd. dumpster (4 Collection per week)	\$345.60
	2 yd. dumpster (5 Collection per week)	\$84.60
	Additional pick up of 2 yd. dumpster	\$103.65
	3 yd. dumpster (1 Collection per week)	\$207.30
	3 yd. dumpster (2 Collection per week)	\$310.95
	3 yd. dumpster (3 Collection per week)	\$414.60
	3 yd. dumpster (4 Collection per week)	\$518.25
	3 yd. dumpster (5 Collection per week)	\$126.90
	Additional pick up of 3 yd. dumpster	\$126.90
Utilities		
Residential Water Inside City Limits	First 2000 gallons	\$3.71

	Next 1000 gallons	\$3.91
	Next 1000 gallons	\$4.02
	Next 1000 gallons	\$3.91
	Over 5000 gallons, rate per 1000 gallons	\$12.82
Residential Sewer Inside City Limits	First 2000 gallons	\$3.71
	Next 1000 gallons	\$3.91
	Next 1000 gallons	\$4.02
	Next 1000 gallons	\$3.91
	Over 5000 gallons, rate per 1000 gallons	\$18.49
Commercial Water and Sewer Inside City Limits	First 2000 gallons	\$4.38
	Next 1000 gallons	\$4.64
	Next 1000 gallons	\$4.84
	Next 1000 gallons	\$4.64
	Over 5000 gallons, rate per 1000 gallons	\$18.49
Residential and Commercial Water and Sewer Outside City Limits	First 2000 gallons	\$4.38
	Next 1000 gallons	\$4.64
	Next 1000 gallons	\$4.84
	Next 1000 gallons	\$4.64
	Over 5000 gallons, rate per 1000 gallons	
Summer Residential Sewer Rates	Residential sewer customers whose sewer bill is based on water consumption, sewer charges shall be based on a maximum water usage of 10,000 gallons for the months of May, June, July, & August	
Sanitary Sewer Rates for customers not connected to City water service	Customers shall be charged based on RWD reported water usage	\$0.50 per lb.
Surcharges for Industrial Wastewater	Surcharge for BOD (Biochemical Oxygen Demand)	\$0.40 per lb.
	Surcharge for TSS (Total Suspended Solids)	\$0.65 per lb.
	Surcharge for FOG (Fats, Oil, Grease)	N/A
	Surcharge for Nitrogen, Ammonia	Monitored
	Table II & III Metals plus Molly	\$1,150.00
Water and Sewer Distribution System Rates	Water Tap ¾-inch Fee	\$1500.00
	Water Tap 1-inch Fee	
		\$2,500.00
	Water Tap 2-inch Fee ALL WATER TAP FEES ARE IN ADDITION TO THE CURRENT COST OF THE METER. LESS \$75.00 CHARGE FOR ANY NEW WATERLINE WITH AN OPEN DITCH NEW SUBDIVISION WITH PRIOR APPROVAL ONLY). STREET CUT FOR ROAD BORE FEES SHALL BE IN ADDITION TO WATER AND TAP FEES AND EQUAL TO \$6.00 PER INCH/FOOT FOR 2" THROUGH 10" DIAMETER PLUS CURRENT COST OF ENCASEMENT. FEES FOR WATER TAPS OVER 2" AND METER COSTS WILL BE SET BY THE M&O SUPERINTENDENT.	\$3,000
	Sewer Tap 4-inch Fee	\$4,000
	Sewer Tap 6-inch Fee	\$5,000
	Sewer Tap 8-inch Fee PLUS, A MAINTENANCE FEE OF \$13.00 \$25.00 PER FOOT (FROM TAP TO SERVICE LINE EXCESSIVE DEPTH FEE \$13.00 \$25.00 PER LINEAR FOOT FOR EACH 5 FEET OR PORTION THEREOF	\$188.00 per tap

	LESS \$75.00 CHARGE FOR ANY NEW SEWER LINE WITH AN OPEN DITCH ALL USERS CONNECTED TO A SEWER LINE EXTENSION WHICH IS FUNDED IN PART BY THE CITY OF DURANT, EITHER BY CASH EXPENDITURE OR THE FURNISHING OF LABOR IN CONSTRUCTING SAID EXTENSION, SHALL PAY A CONNECTION FEE OF \$1061.00 \$2000.00 FOR CONNECTING TO SAID SEWER LINE EXTENSION	
	Subdivision Development Water/Sewer Connection Inspection	\$100.00
	Water Main and Sub Main Installation Permit Fee	\$50.00 per hour
	Water Main and Sub Main Installation Plan Review	\$50.00 per hour
	Water Main and Sub Main Installation Testing	\$50.00 per hour
	Water Main and Sub Main Installation Inspection	\$125.00 per hour
	Collection Line Cleaning (Excessive Grease)	\$100.00
	Meter On/Off After Hours	\$38.00
	Pop Off Valve Installation & Inspection	\$100.00
Deposits	Residential Water/Sewer and Garbage	\$85.00
	Residential Garbage (only)	\$300.00
	Commercial Accounts	10%
Miscellaneous Fees	Penalty if not paid by the due date (10% of the balance)	\$50.00
	Nonpayment fee & Past Due must be paid before services	\$30.00
	Transfer Service Fee	\$25.00 \$30.00
	Clean Up Fee (5 business day clean-up for property owner/landlord)	\$1,350.00 deposit
	Hydrant Meter	\$75.00
	Hydrant Meter Monthly Fee	\$100.00
	Tampering with Meter Fee	\$36.00
	Bacteriological Total Coliform Water Testing - 1 sample	\$36.00
	Bacteriological Total Coliform Water Testing - 2 samples or more	\$36.00 \$40.00 \$90.00 \$29.65 \$50.00 \$30.00 per test \$312.50
	Bacteriological Total Coliform Water Testing – 2 or more samples Accurate Labs Friday Test Date ODEQ ERT ERT- 2 or more Industrial Pretreatment Wastewater Discharge Permit Application Fee	\$125.00
	Annual Industrial Pretreatment Permit Fee	\$31.25
	Industrial Pretreatment Permit Modification Fee	\$31.25 per plan
	Accidental Discharge Procedure/Construction Plan Review	\$31.25
	Industrial Pretreatment Appeal Filing Fee	\$93.75
	Routine Pretreatment Facility Inspection	\$125.00
	Requested Pretreatment Facility Inspection	\$50.00
	Industrial Pretreatment Onsite Consultations	\$93.75
	Night, Weekend, Holiday Pretreatment Inspection Fee	\$62.50
	After Hours Industrial Visit	\$31.25
	Industrial Pretreatment Grab Sample Collection	\$31.25
	Industrial Pretreatment 24-hour Composite Sample Collection	Actual Cost
	Industrial Pretreatment Analytical Testing/Shipping	\$250.00
	Industrial Pretreatment Code Enforcement Administrative Fee	\$0.65 per lb.
	Excessive Strength FOG Surcharge	\$0.50 per lb.
	Excessive Strength BOD Surcharge	\$0.40 per lb.
	Excessive Strength TSS Surcharge	\$312.50
	Commercial Septic Disposal Permit	\$125.00 flat rate or \$0.05/gallon (whichever is greater)
	Commercial Septic Waste Disposal Discharge	



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Kari Speers, Community Development Admin
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

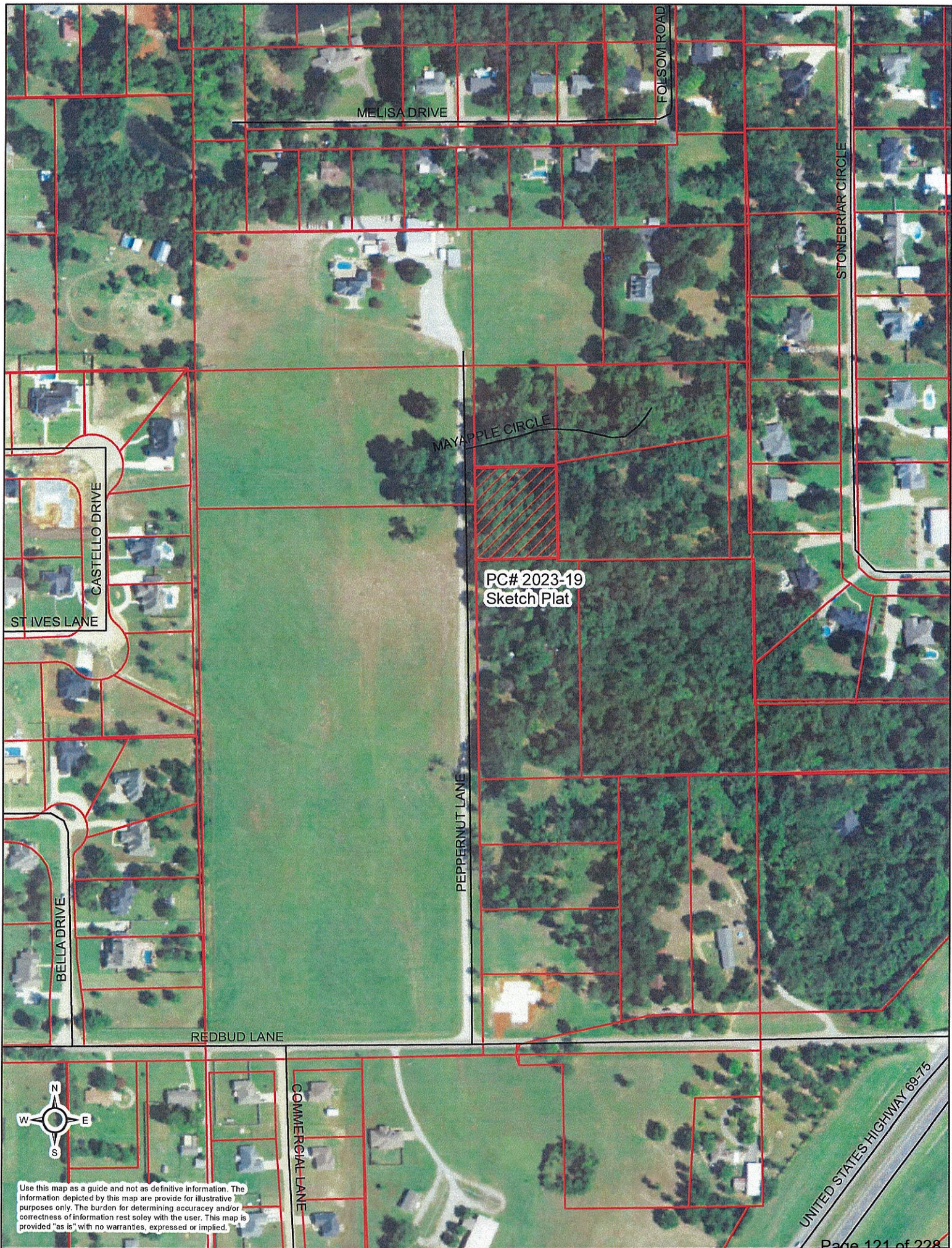
Planning Commission and Staff recommend denial of this request. Planning Commission recommended denial so that the applicant would have the ability to talk with City Council.

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



MELISA DRIVE

FOLSOM ROAD

STONEBRIAR CIRCLE

MAYAPPLE CIRCLE

PC# 2023-19
Sketch Plat

PEPPERNUIT LANE

REDBUD LANE

COMMERCIAL LANE

CASTELLO DRIVE

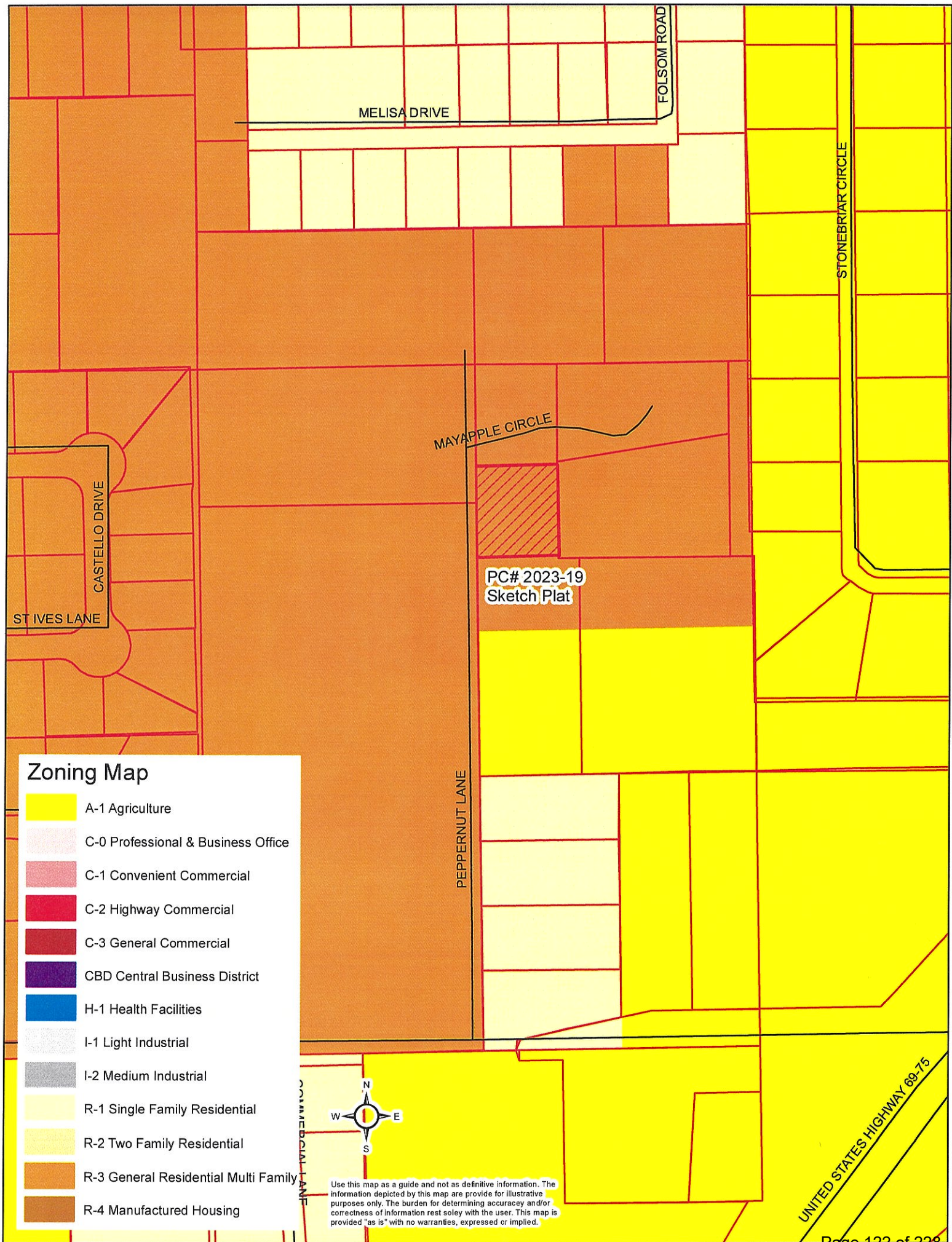
ST IVES LANE

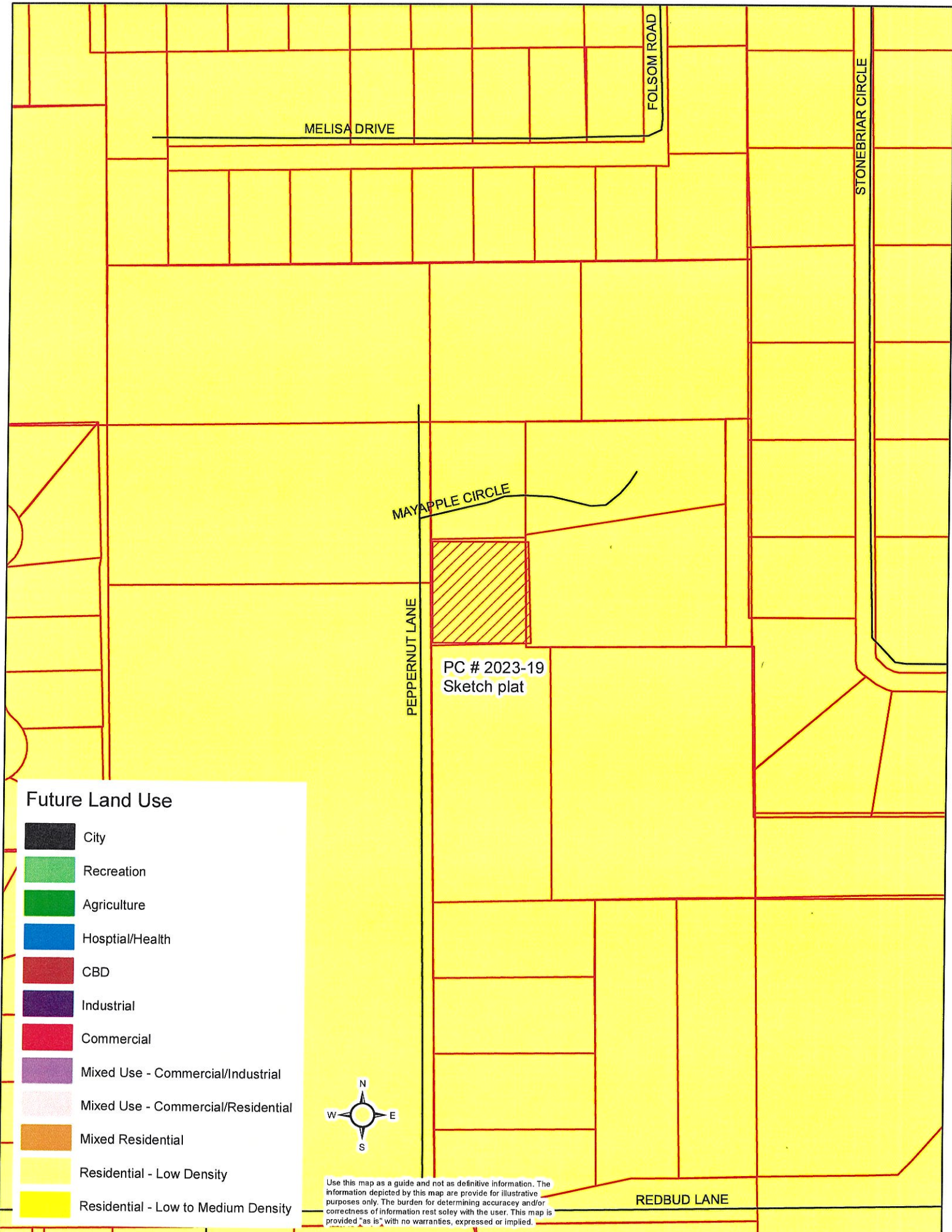
BELLA DRIVE



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.

UNITED STATES HIGHWAY 69-75





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 # PC2023-19
 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 #
---	--	--	-------------

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

**WARRANTY DEED
STATUTORY INDIVIDUAL**



That **Tim C. Attaway A/K/A Timothy C. Attaway, a single person, (the “Grantor”)**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto **Scott T. Goad, a single person, (the “Grantee”)**, the following described real property and premises situate in **Bryan County, State of Oklahoma**, to wit:

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 67.50

the day and year last above written.

DEAN J. GUSTIS
NOTARY
07009509
EXP. 10-01-2023
PUBLIC
STATE OF OKLAHOMA

21090028

2021090028
American Eagle Title Insurance Company

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: rwd2@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

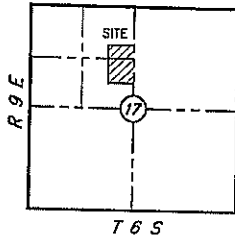
FOR: TIM ATTAWAY
 SHOWING 6 TRACTS
 PART OF THE E/2 NW/4
 OF SECTION 17 T6S-R9E, I.B.M.
 BRYAN COUNTY, OKLAHOMA

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:

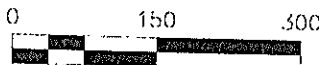
MORTGAGE COVER PAGE
 BOOK 1574 PAGE 546

WARRANTY DEED
 BOOK 1042 PAGE 540

PREVIOUS BOUNDARY SURVEY
 BY BILLY PETTEIT

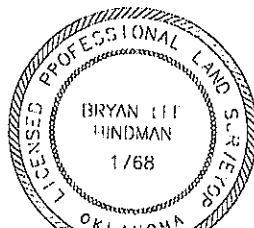
MORTGAGE INSPECTION REPORT
 BY DAVID PAGE JR.
 DATED: 12-12-06

~ 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

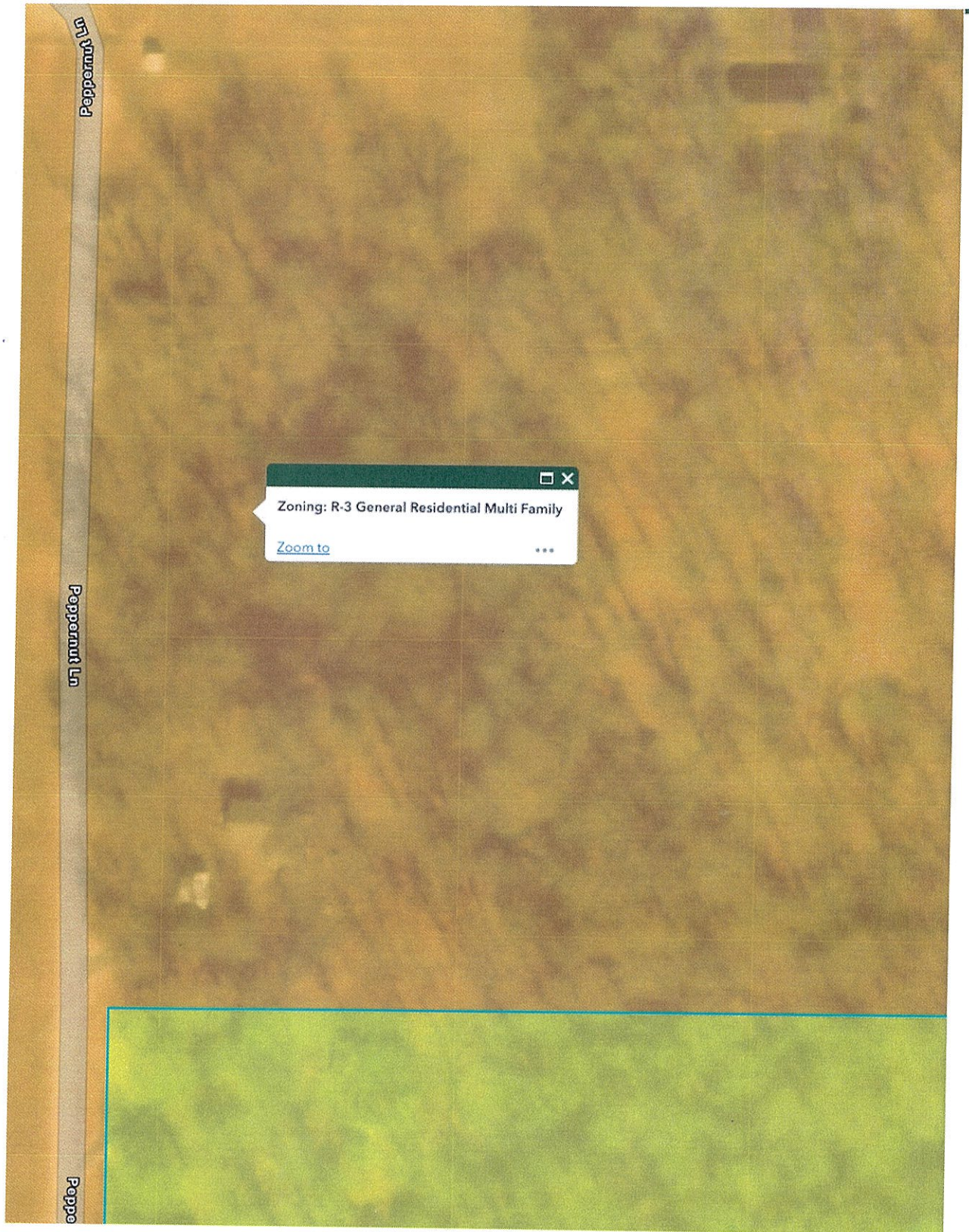
BRYAN L. HINDMAN
PROFESSIONAL LAND SURVEYOR
186841 NORTH 4180 ROAD
ANTLERS, OKLAHOMA 74523
PH: 580-271-0033 FAX: 1-866-937-3602

OKLAHOMA PLS 1768
HINDMANSURVEYING@LIVE.COM

SURVEY NAME: TRACT THREE SHEET 4 REVISED

DRAWN BY: BLH

DATE: 12-2-2021





THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-21
From:
Re: Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road.

Request: Consider a request from Sunstar, LLC for a Final Plat Request for property located near South 9th Avenue and Rodeo Road.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
North	A-1	A-1 Vacant Property / Railroad
West	A-1	Large Single Family Lots / Vacant Property
South	R-1/A-1	Single Family Homes
East	A-1	Railroad

Applicant: Sunstar, LLC

Background: Applicants approached staff regarding filing for a final plat for a housing development that contains approximately 80 lots. The applicant stated that this development would be made up of single-family homes with their own driveways.

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 24 acres in total, with 80 lots being shown on the final plat. Each of the lots do meet the requirements for the zoning district. The preliminary plat originally showed 85 lots; however, five lots were removed for drainage and because of the sewer line that runs through the property. The applicant stated they are intending each lot will have a single family home with a driveway. The final plat does have covenants listed on the plat. Staff has reviewed this plat and signed off indicating that they have no issues with this plat.

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

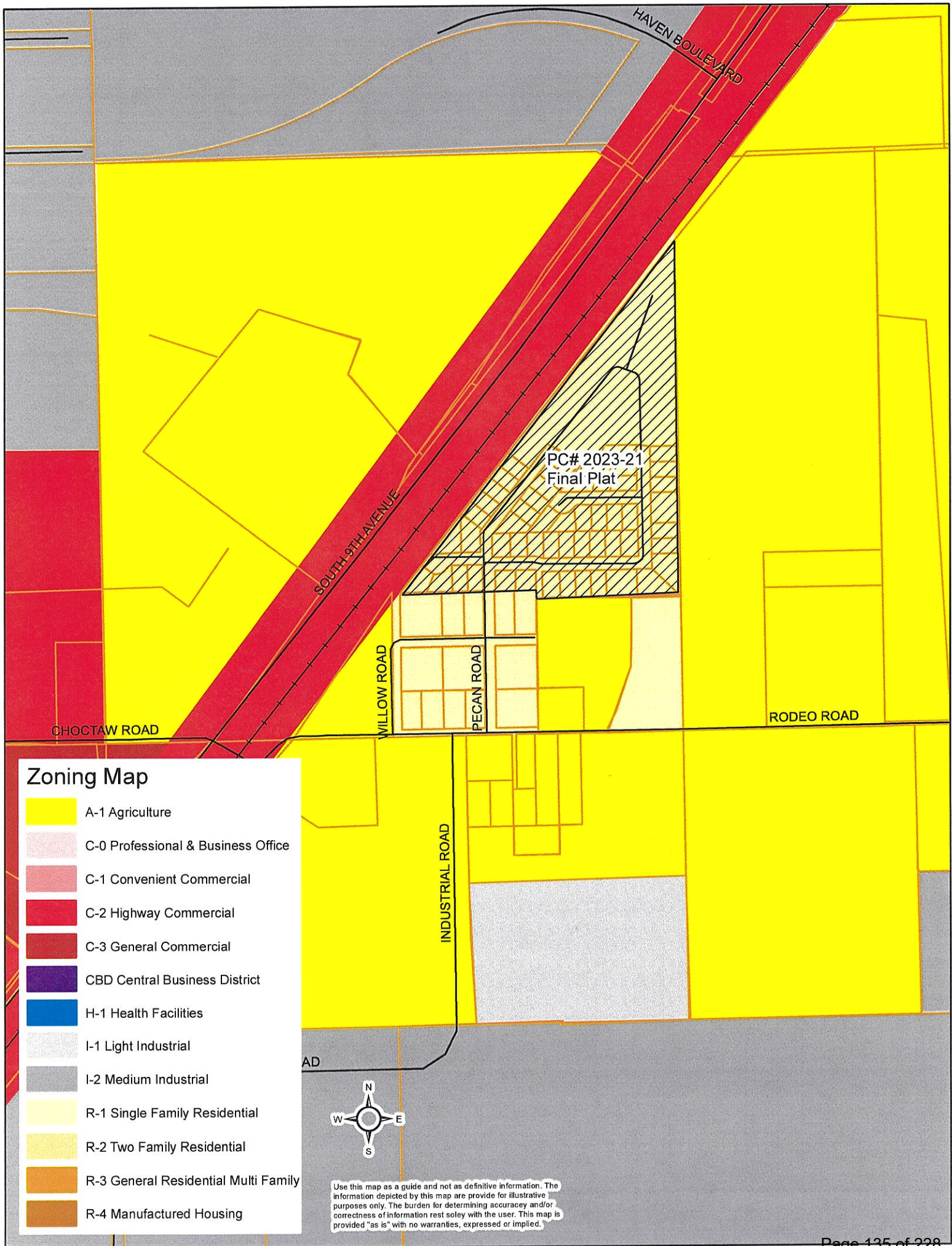
Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

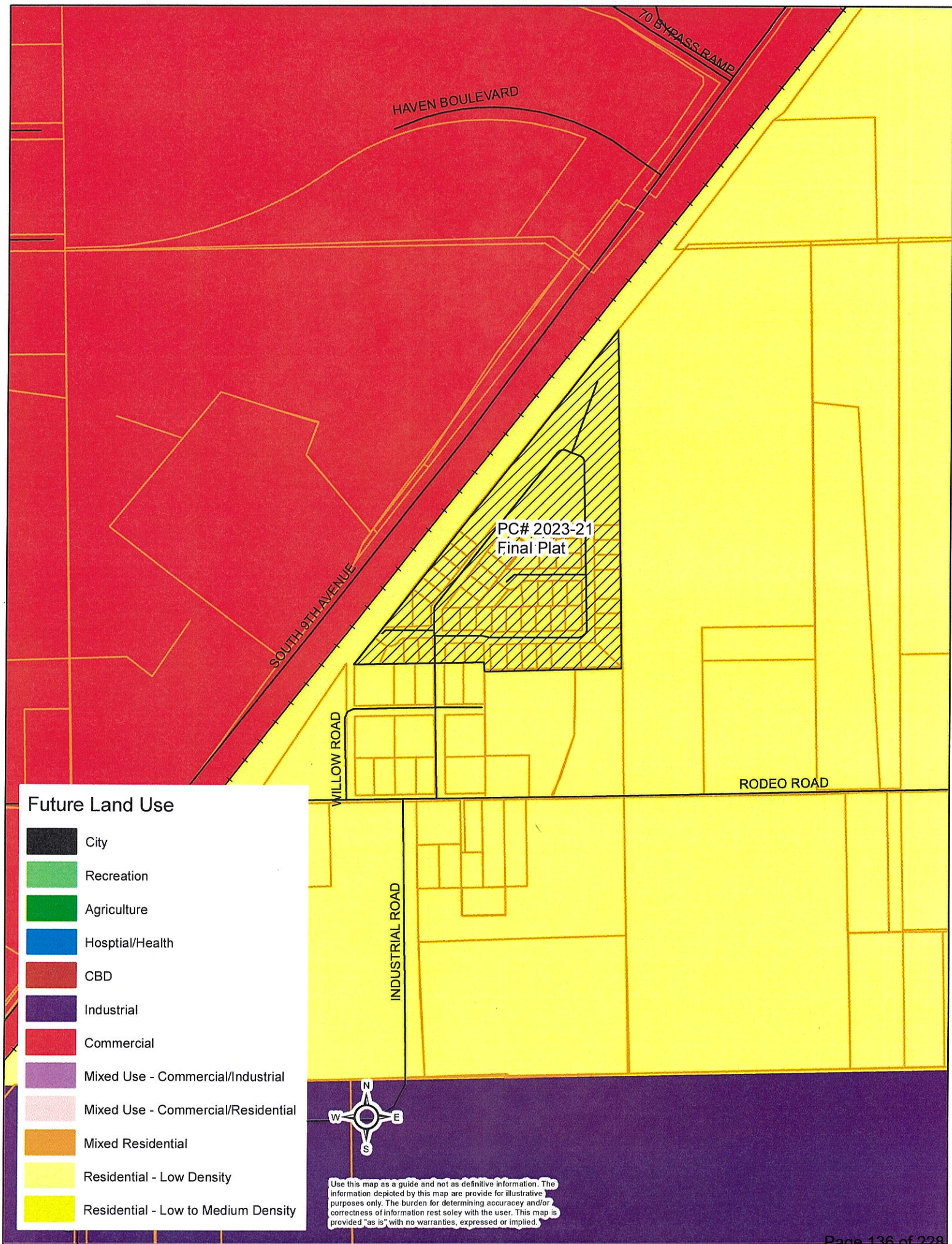
Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Sunstar, LLC, property located near South 9th Avenue and Rodeo Road. Any specific conditions imposed by the Commission should be read into any approval motion.

***Planning Commission recommended approval of the Final Plat**



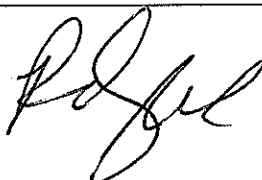
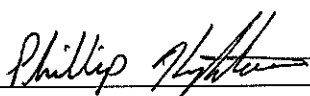
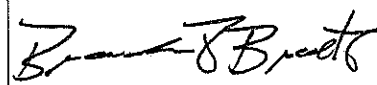
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.





COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

JAY MAUCK PC2023-21 (Rodeo Hills 2)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	Private Sewer
Streets Carl Meade		8-7-23	
Public Works Director			
Phillip Hightower		8-7-23	
Fire Marshal			
Brandon Brooks		8-7-23	
Building Official		8-7-23	
Engineer Brandon Wall		See Attached	



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

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: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

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

Petition # PL 2023-21
 Fee \$ 300.00 *(paid)*
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Sunstar, LLC	Email: lela@sunviewhomes.com	Phone #1 (580)564-2680
Mailing Address: P.O. Box 1766		Phone #2
City: Kingston	State: OK	Zip: 73439
Applicant's Interest in Property: Owner		Fax # (580)498-0099

SURVEYOR INFORMATION

Name: Chad Fox	Email: chad@cdfassociates.com	Phone #1 (918)649-3303
Mailing Address: 208 Dewey Ave.		Phone #2
City: Poteau	State: Ok	Zip: 74953
Surveyor Oklahoma License Number: 1758		Fax # (918)894-6730

ENGINEER INFORMATION

Name: Ashley Bice	Email: ashley@biceconsulting.us	Phone #1 (501)593-1298
Mailing Address: P.O. Box 26634		Phone #2
City: Little Rock	State: AR	Zip: 72221
Engineer Oklahoma License Number: 31018		Fax #

LAND INFORMATION

Legal Description: See Attached	Parcel Number:
Proposed Subdivision Name: Rodeo Hills Addition Phase II	Current Zone: R3
Proposed Use: Single Family Residential	Proposed Zone:
Current Property Owner's Name: Sunstar, LLC	

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

Applicant: [Signature] Date: 7/31/2023

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received		Property Posting Verified	Comprehensive Plan Recommendations
Date	Initial	Date	Initial

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

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

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

Fully designed Single Family addition.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Each home will have a concrete approach and garage parking.

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

The decision of the design will keep the intensive areas to a minimum.

3. Traffic Impacts:

The streets will be designed to handle long term wear and tear, and the curb and gutter allow drainage to exit property.

4. Protection of Neighborhoods:

City limits of Durant gives homeowners the protection of the Durant P.D.

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

Surveyors, Abstractors, Engineers, Architects, DEQ, Plumber, Electricians, and HVAC.

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

The Location of the property and all utilities in close proximity.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording return to:
Sunstar, LLC
P. O. Box 1766
Kingston, OK 73439

I-2021-731279 Book 1553 Pg: 1,148
03/15/2021 1:28 pm Pg 1148-1148
Fee: \$ 18.00 Doc: \$ 522.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



**WARRANTY DEED
STATUTORY INDIVIDUAL**

Doc Stamps: **\$522.00**

That **Kent Daniel and Brenda Daniel, husband and wife, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto **Sunstar, LLC, a Limited Liability Company, (the "Grantee")**, the following described real property and premises situate in **Bryan County, State of Oklahoma**, to wit:

**A part of the SW/4 of Section 7, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southeast Corner of the SW/4 of Section 7; Thence North 01 degrees 00 minutes 38 seconds West 614.11 feet along the East line of the SW/4 to the Point of Beginning; Thence North 01 degrees 00 minutes 38 seconds West 1604.72 feet along said East line to the Easterly Right of Way of the Union Pacific Railroad; Thence South 38 degrees 35 minutes 20 seconds West 2020.88 feet along said Right of Way to a 1/2" iron pin at the Northwest Corner of Glenwood Subdivision to Bryan County, Oklahoma; Thence North 89 degrees 02 minutes 37 seconds East 628.48 feet along the North line of said Glenwood Subdivision to the Northeast corner thereof; Thence South 01 degrees 01 minutes 03 seconds East 39.95 feet along the East line of Glenwood Subdivision; Thence North 89 degrees 36 minutes 05 seconds East 659.70 feet to the Point of Beginning.**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this date this **12th** day of **March, 2021**.

Kent Daniel

Brenda Daniel

ACKNOWLEDGMENT - OKLAHOMA FORM

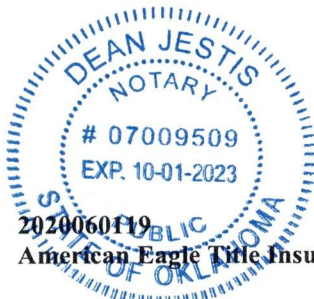
STATE OF OKLAHOMA
Bryan County

Documentary Stamps \$ 522.00

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

Before me, the undersigned, a Notary Public, in and for said County and State, on this **12th** day of **March, 2021** personally appeared **Kent Daniel and Brenda Daniel, husband and wife** to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that **they** executed the same as **their** free and voluntary act and deed for the uses and purposes therein set forth

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


Notary Public

My Commission Expires:

File No.:

Name of Title Insurer:

2020060119
American Eagle Title Insurance Company

CERTIFICATE AND DEDICATION

That the undersigned, SUNSTAR, LLC and CHOCTAW NATION OF OKLAHOMA hereby certify that they are the owners of, and the only persons, firms or corporations having any right, title, or interest in and to the land shown on the FINAL PLAT of RODEO HILLS ADDITION PHASE 2, an addition to the City of Durant, Oklahoma. That it has caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat, which said Final Plat represents a careful survey of all property included therein under the FINAL PLAT of RODEO HILLS ADDITION PHASE 2, an addition to the City of Durant, Bryan County, Oklahoma.

That the undersigned, further certifies that they are the owners of and the only persons, firms, or corporations who have any right, title or interest to the land included in the above mentioned Final Plat, and do hereby provide restrictive covenants filed in Book _____ Page _____ of the records in the Office of the County Clerk, Bryan County, Oklahoma, and it does hereby dedicate public streets and all easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this _____ day of _____ 2023.

- All lots within this subdivision shall be used for single family purposes only and no lot shall contain more than one (1) residential structure. No business, commercial or manufacturing enterprise shall be conducted on the property.
- No animals, livestock, swine, or poultry of any kind shall be raised, bred or kept on any lot. However dogs, cats, or other household pets, but not exceeding three (3) over four (4) months old may be kept provided that they are not kept, bred or maintained for commercial purposes and provided they are not permitted to run at large.
- No lot shall be used or maintained as a dumping ground or rubbish. Trash, garbage, or other waste shall not be kept in sanitary containers which shall be disposed of promptly. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
- The outside finishing of all buildings must be completed within one (1) year after construction begins and no asphalt shingles, imitation brick building paper, insulation board or sheathing, or similar non-exterior material shall be used for the exterior finish of any such building. The exterior finish of the building shall be of wood, exterior siding, logs, brick, stone, or concrete.
- No old houses may be moved in or used as residential structure.
- No flat roof houses shall be constructed except as a part of a mansard roof design.
- All residential structures shall have modern sanitary facilities and there will be no outside toilet facilities. All sewage disposal systems and sanitary facilities shall comply with the public health regulations of the City of Durant, the County of Bryan, and the State of Oklahoma.
- All requirements for setback, side yard, and lot minimum square footage will be the same as provided for in the ordinances of the City of Durant. For purposes of this covenant, eaves, steps, and open porches shall not be porches shall not be constructed to permit any portion of the building to encroach an adjoining property.
- The streets, alleys, and easements shown on plat are created for the installation and maintenance of roads and public utilities.
- All drives located on the property shall be constructed of concrete.
- These covenants shall remain in effect for a period of twenty-five (25) years from the date set forth below, and may be renewed for successive ten (10) year periods by the vote of a majority of the property owners.

Signed this _____ Day, of _____ 2023.

SUNSTAR, LLC
Preston Holder, Member
Jason Mauck, Member

SUNSTAR, LLC
Terry Holder, Member
Elberg Holder, Member

CHOCTAW NATION
OF OKLAHOMA
GARY BATTON
CHIEF Gary Batton

NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on the _____ day of _____, 2023, personally appeared Preston Holder, Terry Holder, Elberg Holder and Jason Mauck, to me known to be the identical persons who the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that they executed the same as their free and voluntary act and deed of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

Notary Public

SURVEYOR CERTIFICATE

I, Chad Fox, a Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a careful survey of the foregoing described property designated as the FINAL PLAT of RODEO HILLS ADDITION PHASE 2, an addition to the City of Durant, Bryan County, Oklahoma, the foregoing plat represents said survey and that steel rods, as described on this plat, have been located or placed at all lot corners unless noted. This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witnessed my hand and seal this 19th day of May 2023.

Chad Fox, P.L.S. No. 1758
License Expires 31JAN24

NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF LEFLORE

Before me, the undersigned, a notary public in and for said county and state on the _____ day of _____, 2023, personally appeared Chad Fox to me known to be the identical person who the name of the maker thereof to the foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

Notary Public

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

Environmental Specialist
Department of Environmental Quality

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am duly elected, qualified, and acting County Treasurer of Bryan County, State of Oklahoma, that the tax records of said county, show all taxes are paid for the year _____ and prior years on the land shown as the FINAL PLAT of RODEO HILLS ADDITION PHASE 2, an addition to the City of Durant, Bryan County, Oklahoma, that the required statutory security has been deposited in the Office of the County Treasurer guaranteeing payment of the taxes for the current year.

In witness whereof, said County Treasurer has caused the instrument to be executed at Durant, Oklahoma, this _____ day of _____, 2023.

County Treasurer

CERTIFICATE OF CITY PLANNING COMMISSION

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of the FINAL PLAT of RODEO HILLS ADDITION PHASE 2 on this _____ day of _____, 2023.

Chairman _____ Secretary _____

CERTIFICATE OF CITY COUNCIL

Pursuant to Durant subdivision regulations, this document was given approval by the Durant City Council at a meeting held on the _____ day of _____, 2023. All of the conditions for approval having been completed, this document is hereby accepted and this certificate executed under authority of such regulations.

Date of execution _____ 2023

Attest, City Clerk _____ Mayor _____

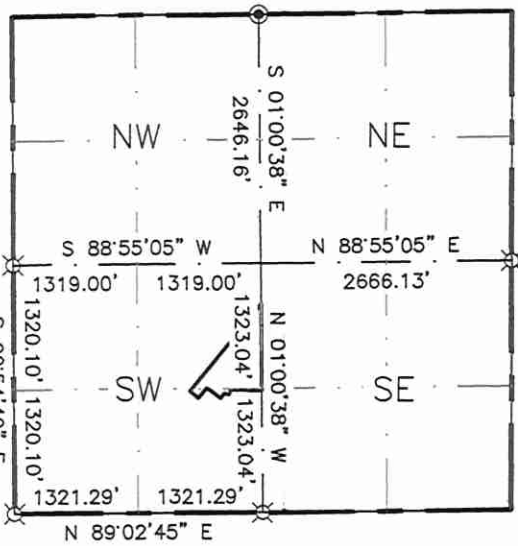
CERTIFICATE OF RECORDING

This document, number _____, filed for record _____ day of _____, 2023, at _____ in Plat Book _____

County Clerk

NOTES

- This survey was performed without the benefit of a current title policy. The record information which is referenced herein is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
- a. Ownership of the tract of land.
- b. Compatibility of this description with those of adjacers.
- c. Rights of way, easements and encumbrances of record affecting this tract of land.
3. BEARINGS are based on the Oklahoma State Plane Coordinate System NAD 83, OK South Zone and are designated on a line as shown on this drawing as the East line of the Southwest Quarter of Section 7, Township 7 South, Range 9 East, Bryan County, Oklahoma, which is considered to bear N 01°00'38" W.
4. The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.
5. Property surveyed is not in published flood zone(s) at date of survey per flood map No.40013C0310E of the Federal Emergency Management Agency, National Flood Insurance Program.



SEC. 7-T7S-R9E
VICINITY MAP
N.T.S.

UTILITIES

- The sanitary sewer system will be designed by a licensed civil engineer and approved by the Oklahoma Department of Environmental Quality prior to construction.
- The water system will be designed by a licensed civil engineer and approved by the Oklahoma Department of Environmental Quality prior to construction.
- Electrical system will be designed by an REA licensed electrical engineer.

STREETS

- Streets will be designed by a licensed civil engineer and approved by the City of Durant prior to construction.

STORM WATER DRAINAGE AND DETENTION

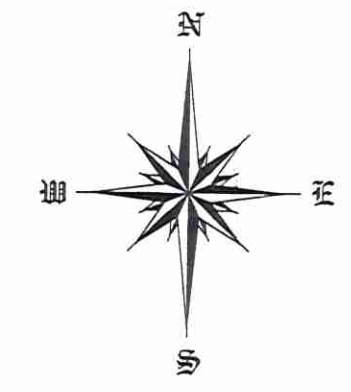
- The storm water system will be designed by a licensed civil engineer. The capture, movement, detention and discharge will comply with local floodplain requirements.

NOTICE

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

BUILDING LIMITS

Front yard 30 ft.
Rear yard 20 ft.
Side yard, interior 5 ft.
Side yard, exterior 15 ft.



FINAL PLAT of RODEO HILLS
ADDITION PHASE 2
TO THE CITY OF DURANT
in Section 7, Township 7 South, Range 9 East
of the Indian Base and Meridian, Bryan
County, Oklahoma.

OWNERS

SUNSTAR, LLC
721 US Highway 70
Kingston, OK 73439

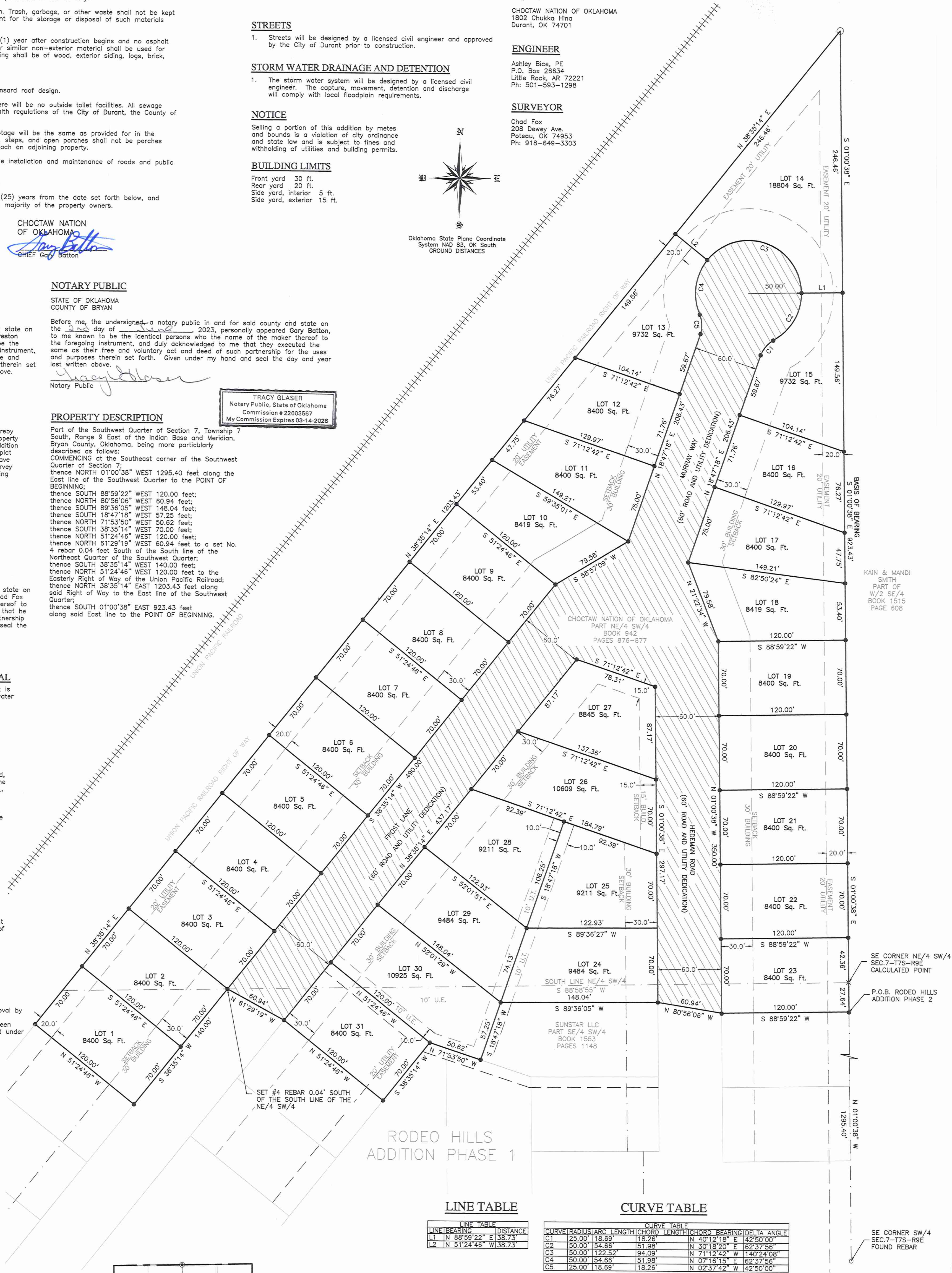
CHOCTAW NATION OF OKLAHOMA
1802 Chukka Hina
Durant, OK 74701

ENGINEER

Ashley Bice, PE
P.O. Box 28634
Little Rock, AR 72221
Ph: 501-593-1298

SURVEYOR

Chad Fox
208 Dewey Ave.
Poteau, OK 74953
Ph: 918-649-3303



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°59'22" E	38.73'
L2	N 51°24'46" W	38.73'

CURVE TABLE

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING		DELTA ANGLE
C1	25.00'	18.69'	18.26'	N 40°12'18"	E	42°50'00"
C2	50.00'	54.66'	51.98'	N 30°18'20"	E	62°37'56"
C3	50.00'	122.52'	94.09'	N 71°12'42"	W	140°24'08"
C4	50.00'	54.66'	51.98'	N 07°18'15"	E	62°37'56"
C5	25.00'	18.69'	18.26'	N 02°37'42"	W	42°50'00"

Legend

- FOUND REBAR
- ELECTRIC TRANSFORMER
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- REBAR & CAP L.S. 1758
- LOT LINE
- STATUTORY R.O.W.
- EXISTING ROAD
- ROAD DEDICATION
- UTILITY EASEMENT
- BUILDING SETBACK



Reference Material

REFERENCE 1-ORIGINAL SURVEY PLAT OF Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.
REFERENCE 2-Book 1019, Page(s) 851-852 as recorded in Bryan County records.
REFERENCE 3-Book 1484, Page(s) 263 as recorded in Bryan County records.
REFERENCE 4-Book 1492, Page(s) 1147 as recorded in Bryan County records.
REFERENCE 5-Book 1515, Page(s) 608 as recorded in Bryan County records.



CHAD FOX
LICENSED PROFESSIONAL
LAND SURVEYOR STATE OF
OK, NO. 1758
CERTIFICATE OF AUTHORIZATION
NO. 6186

OF: _____

Sheet: _____

Date: 11/13/2020

Field Date: 6/4/2020

Job No: 2020-0000000000

Owner: T. GRADY

Client: C. FOX

Scale: 1"=50 US Survey Feet

DATE BY REVISIONS

RODEO HILLS ADDITION PHASE 2
TO THE CITY OF DURANT
in Section 7, Township 7 South, Range 9 East
of the Indian Base and Meridian, Bryan
County, Oklahoma.

PREPARED FOR

SUNSTAR, LLC



CDF ASSOCIATES, LLC.

208 Dewey Ave
Poteau, Oklahoma 74953

OFFICE (918) 649-3303
Cell (918) 721-1262



THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-22
From:
Re: Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.

Request: Consider a request from Baptist General Counsel of Oklahoma for a Replat Request for property located near Wilson Street and Montgomery Drive.

Current Zoning: A-1

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agricultural
West	R-3	Multi-Family Residential
South	R-3	Multi-Family Residential
East	A-1	Agricultural

Lot Characteristics (Current Lot):

Width	~240 ft.
Depth	~240 ft.
Total Area	~1.32 acres (~57,600 sq. ft.)

Applicant: Baptist General Counsel of Oklahoma.

Background: The applicant approached staff regarding the platting of this property with the desire of building new religious facility to serve the students of Southeastern Oklahoma State University and surrounding community.

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.

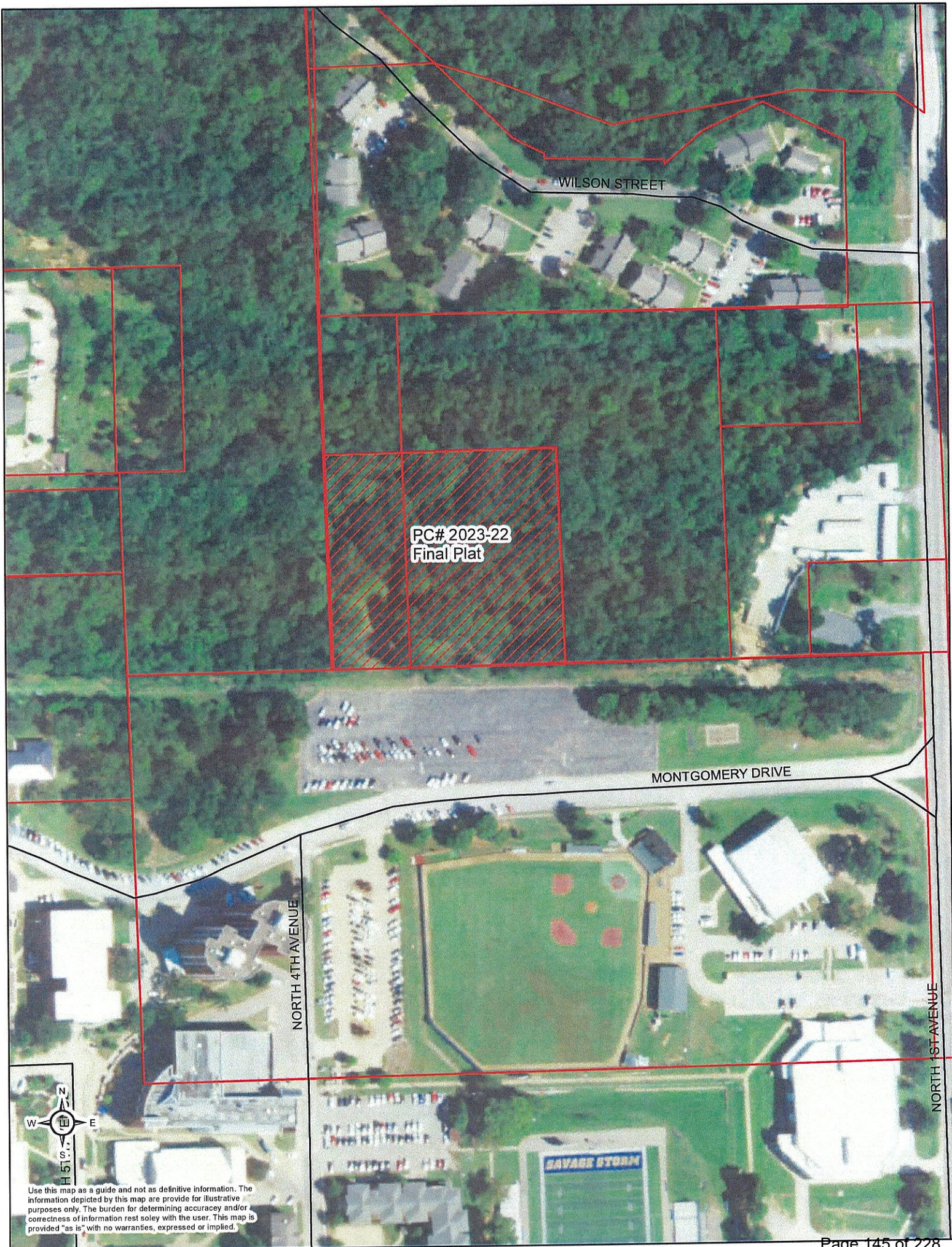
Analysis: The subject property is approximately a total of 1.32 acres as shown on the plat. There is City water nearby and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat.

The current Future Land Use map shows this area as two-family residential; therefore, this request is in line with the Future Land Use Map.

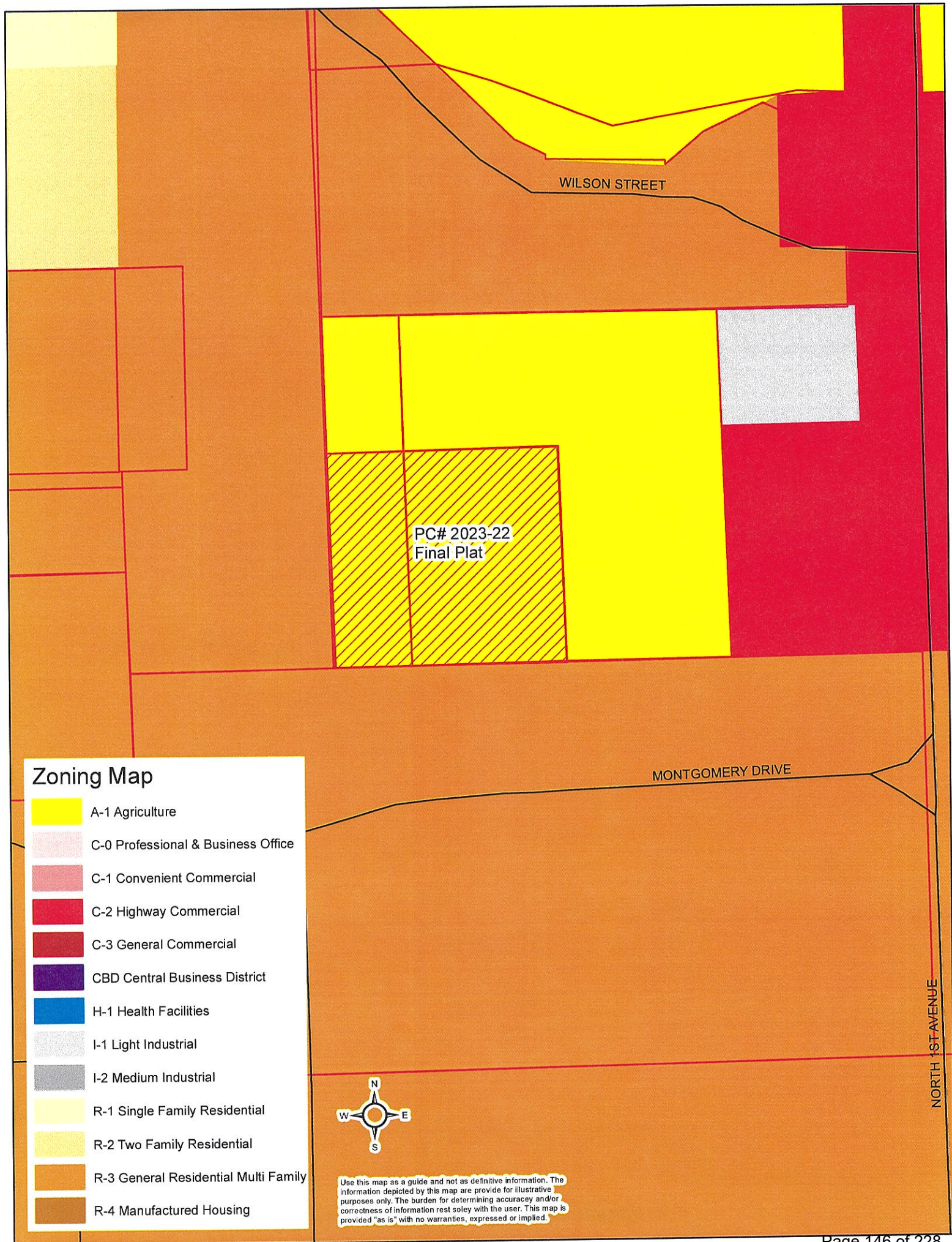
Staff Recommendation: Staff has signed off supporting the approval of the replat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Replat request for Baptist General Counsel of Oklahoma property located near Wilson Street and Montgomery Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

***Planning Commission recommended approval of the Replat.**

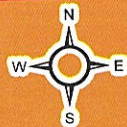


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

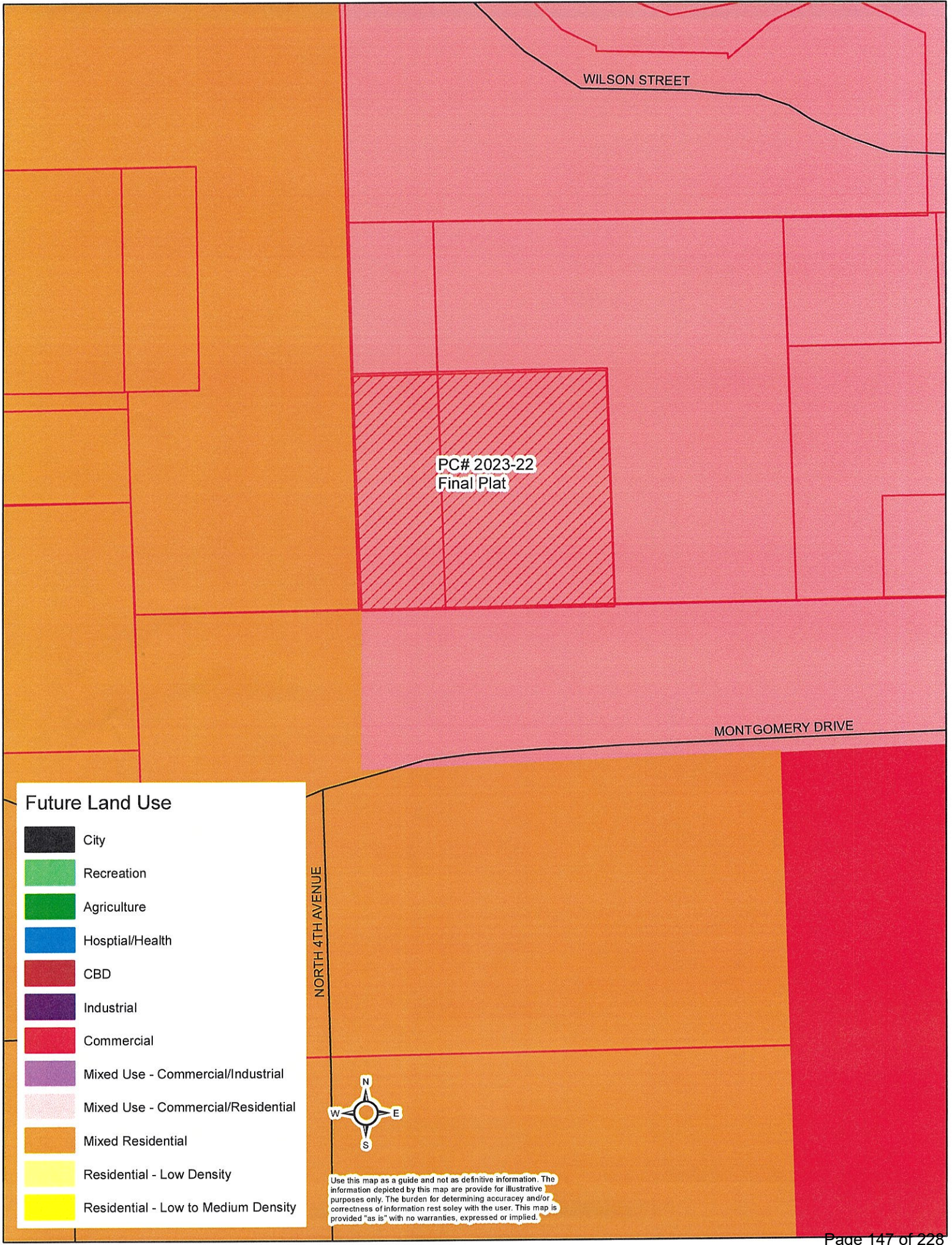


Zoning Map

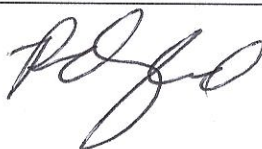
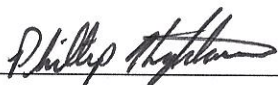
- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3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



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



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
OKLAHOMA BAPTISTS PC 2023-22

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08/10/2023	
Streets Carl Meade		8-10-23	
Public Works Director			
Phillip Hightower Fire Marshal		8-10-23	
Brandon Brooks Building Official		8-10-23	
Engineer			
Brandon Wall	 See Attached 		



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

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: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

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

Petition # PC 2023-22
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Joe Ligon - Oklahoma Baptists	Email: jligon@oklahomabaptists.org	Phone #1 405-942-3800
Mailing Address: 3800 N May Avenue		Phone #2
City: Oklahoma City	State: OK	Zip: 73112
Applicant's Interest in Property: Sr. Associate Executive Director		Fax #

SURVEYOR INFORMATION

Name: Doug Underwood - Underwood Drafting & Surveying	Email: dwu@underwoodsurveying.com	Phone #1 903-465-2151
Mailing Address: 3404 Interurban Road		Phone #2
City: Denison	State: TX	Zip: 75021
Surveyor Oklahoma License Number: OK CA No. 2315		Fax #

ENGINEER INFORMATION

Name: Wayne Barker - Barker & Associates	Email: wbarker@barkerengineers.com	Phone #1 580-931-9045
Mailing Address: 3902 University Blvd		Phone #2
City: Durant	State: OK	Zip: 74701
Engineer Oklahoma License Number: OK 18513		Fax #

LAND INFORMATION

Legal Description: Full legal description provided on attached plat.	Parcel Number: A399-29-06S-09E-1-013-00
Proposed Subdivision Name: The Baptist General Convention Addition	Current Zone: A
Proposed Use: Worship Facility	Proposed Zone: A
Current Property Owner's Name: Baptist General Convention of the State of Oklahoma	

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: 7.31.23

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	

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:

This will be a newly construction religious facility of Baptist Collegiate Ministries (BCM), to serve the students of Southeastern Oklahoma State University (SOSU) and surrounding community.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Newly constructed ADA accessible parking spaces will be provided on site. Additional parking will be provided via the existing parking lot, adjacent to this facility, owned by SOSU. SOSU and Baptist Collegiate Ministries have provided a written Memorandum of Understanding between the two parties to allow full access to this parking lot, roadways and pedestrian pathways.

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

All screenings will be established per requirements of the City of Durant.

3. Traffic Impacts:

The BCM has long been a part of serving SOSU at this location. Their previous facility was demolished due to structural failure.

This new facility is being constructed in the same area and an increase in traffic or traffic impact is not anticipated.

4. Protection of Neighborhoods:

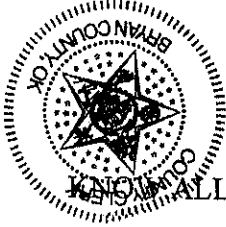
Any required protections per City of Durant ordinances will be provided.

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

Building permits and business licenses as required by the City of Durant and State of Oklahoma.

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

The BCM has long provided service to SOSU students and the surrounding community. They have been able to continue to serve in temporary meeting places over the last several years and look forward to opening the doors of their new facility to the community in 2024.



1-2011-646558 Book 1297 Pg: 516
 12/01/2011 3:35 pm Pg 0516-0516
 Fee: \$ 13.00 Doc: \$ 82.50
 Tammy Reynolds - Bryan County Clerk
 State of Oklahoma

WARRANTY DEED (INDIVIDUAL)

ALL MEN BY THESE PRESENTS:

That, **BARBARA GANTT and SOLOMON GANTT**, wife and husband, 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 **BAPTIST GENERAL CONVENTION OF OKLAHOMA, 3800 N. May Ave., Oklahoma City, OK 73112**, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

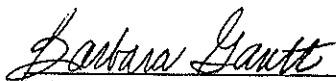
A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows:
 Commencing at the Southwest corner of the E/2 SW/4 NE/4 of said Section 29; Thence North 89 degrees 36 minutes 24 seconds East along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; Thence North 01 degrees 07 minutes 40 seconds West a distance of 348.50 feet; Thence North 89 degrees 36 minutes 24 seconds East a distance of 250.00 feet; Thence South 01 degrees 07 minutes 40 seconds East a distance of 348.50 feet; Thence South 89 degrees 36 minutes 24 seconds West a distance of 250.00 feet to the Point of Beginning.

R. S. \$82.50

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 1st day of December, 2011.


 BARBARA GANTT

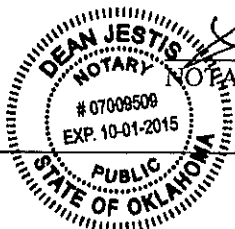

 SOLOMON GANTT

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of December, 2011, personally appeared BARBARA GANTT and SOLOMON GANTT, wife and husband, 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.

My Commission Expires:

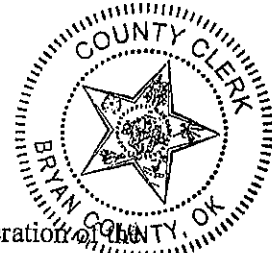


STATE OF OKLAHOMA
 Bryan County
 Documentary Stamps \$ 82.50

Please Mail Recorded Deed to:
Bryan Baptist Association
PO Box 970
Durant, OK 74702

I-2022-749905 Book 1615 Pg: 555
11/07/2022 10:35 am Pg 0555-0556
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Frances J. Mickle, a single person, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the Bryan Baptist Association, party of the Second Part, all of her right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

A part of the E/2 of W/2 of NE/4 of NE/4 described as beginning 348.5 feet North of the SW Corner of E/2 of W/2 of NE/4 of NE/4, Thence North 218.5 feet; Thence East 125 feet; Thence South 218.5 feet; Thence West 125 feet to the point of beginning, all in Section 29, Township 6 South, Range 9 East, of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

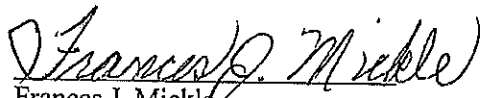
Together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above-described premises unto the said Parties of the Second part, their successors and assigns forever.

No Revenue Stamps, Beneficial Transfer

Signed and delivered this 7th day of November, 2022.


Frances J. Mickle

STATE OF OKLAHOMA

COUNTY OF BRYAN

)
) SS:
)



NOT FOR
CONSTRUCTION

Baptist
Collegiate
Ministries

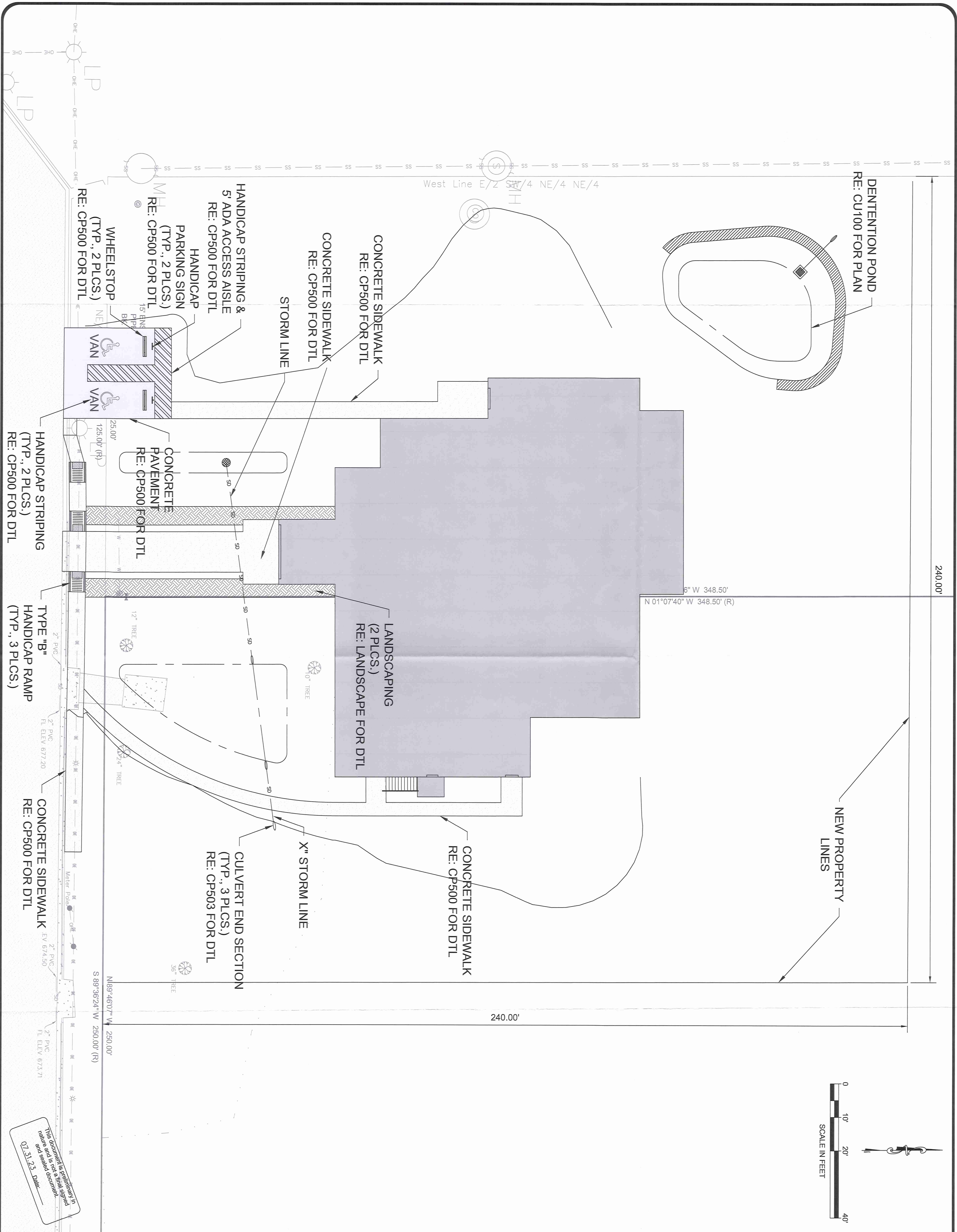
Southeastern
Oklahoma State
University
XXX Montgomery Drive
Durant, OK 74701

Baptist General Convention of Oklahoma 3800 N May Avenue Oklahoma City, OK 73118									
PROJECT NO:	19026								
DATE:	07.31.2023								
DRAWN BY:	DJK								
CHECKED BY:									
COPYRIGHT: 2023 Theorem, LLC									

SHEET TITLE

PROPOSED SITE PLAN

CS200





THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-15
From:
Re: Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.

Request: Consider a request from Vithi Nguyen for a Rezone Request for property located near Larkspur Lane and Overland Drive.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1	Vacant
South	A-1	Vacant
East	R-1	Single Family Uses

Lot Characteristics (Current Lot):

Width	~315 ft.
Depth	~271 ft.
Total Area	~1.96 acres (~85,365 sq. ft.)

Applicant: Vithi Nguyen

Background: The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development.

Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this final plat request.

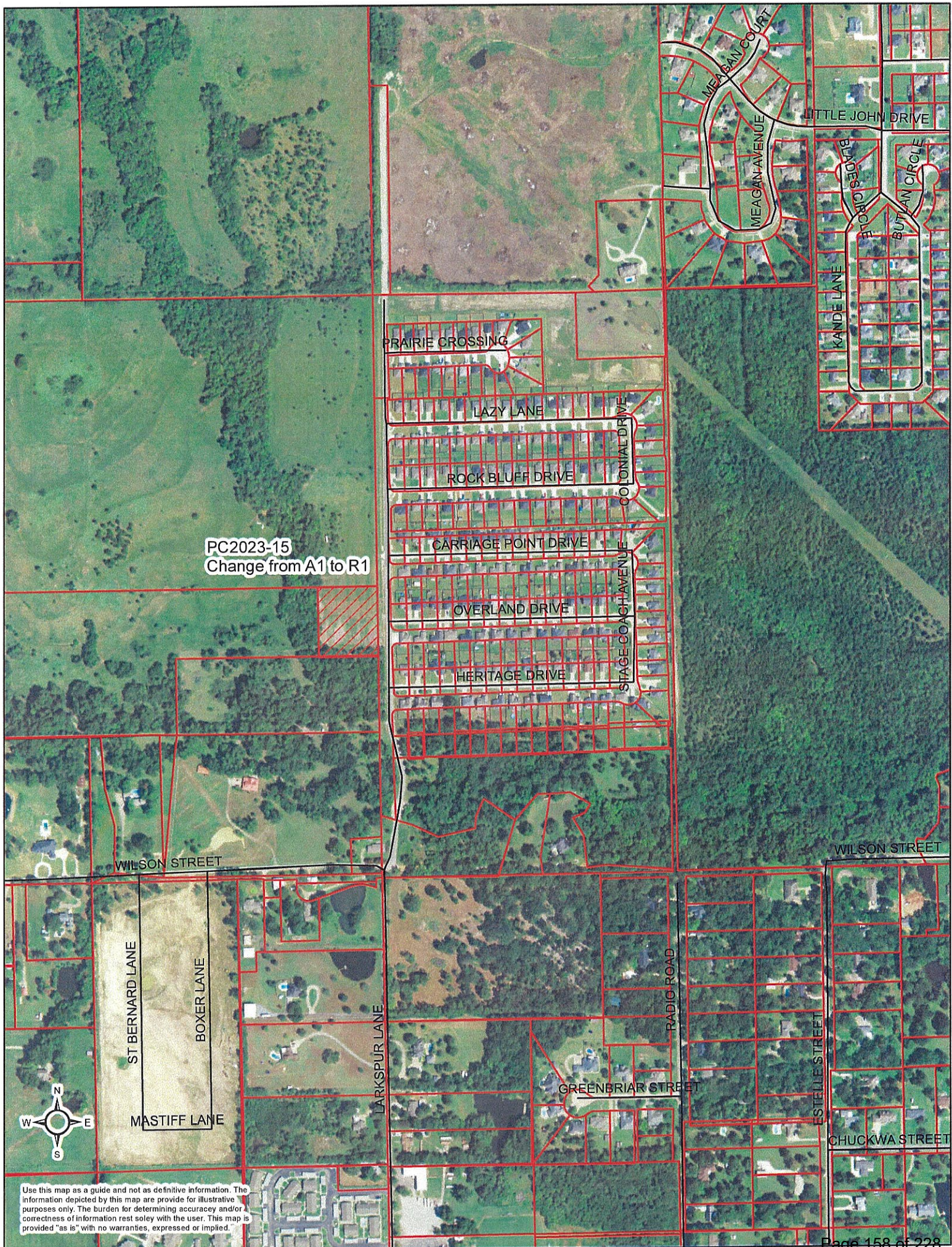
Analysis: The subject property is approximately a total of 1.96 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat.

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

Staff Recommendation: Staff has signed off supporting the approval of the final plat, because the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Vithi Nguyen property located near Larkspur Lane and Overland Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

***Planning Commission recommended approval of the rezone.**



PC2023-15
Change from A1 to R1



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.

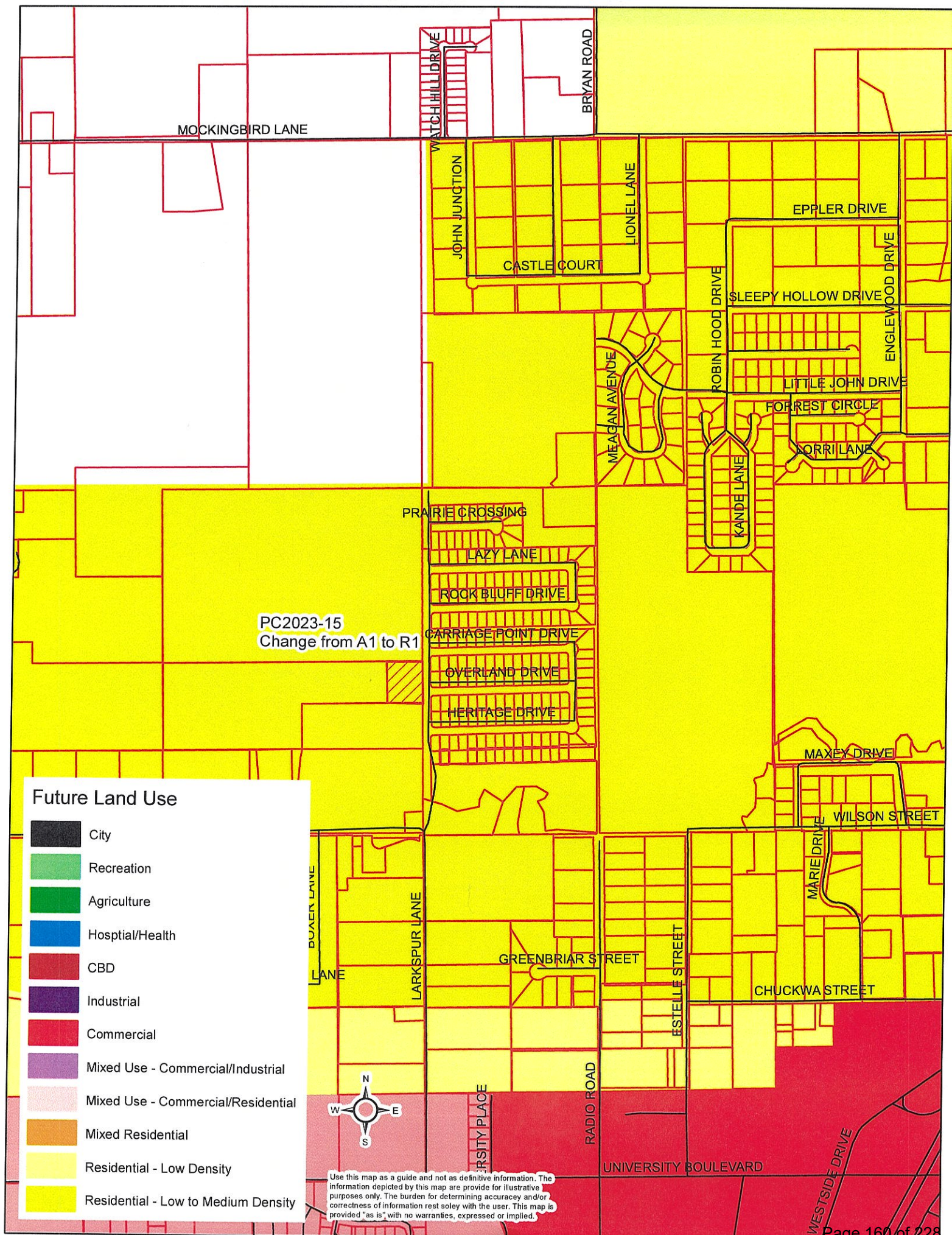
PC2023-15
Change from A1 to R1

Zoning Map

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



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ORDINANCE NO. O-2023-17

**AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY**

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

SECTION 1. That the zoning map is hereby amended as to replace the A-1, General Agriculture District to R-1, Single-Family District for property located near Larkspur Lane and Overland Drive, in Durant, and more particularly described as;

The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 12th day of September, 2023.

Martin Tucker, Mayor

City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PL 2023-15
 Fee \$ 300.00

APPLICANT INFORMATION

Name: Vithi Nguyen	Email:	Phone #1 469-358-7332
Mailing Address: 3600 Overland Dr		Phone #2
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property: Owner		Fax #

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

Physical Address of Rezoning Request:			
☐ Platted ☐ Un-Platted	Subdivision	Lot	Block
Legal Description: The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.			
☒ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: Agricultural	Request Rezoning To:		
Present Use: NONE	Proposed Use:		
Parcel Width: 270.00'	Parcel Length: 315.00'	Acres: 1.95	Street/Road Frontage: Heritage Dr
☒ City Water (If City Water will be extended or improvements will be made, please explain:)			
☒ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
☒ Private Water ☐ Private Sewer			
Is Property in the Floodplain? NO	Is property in the Airport Zone. NO		

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

Signature of Applicant [Signature]

Date 5-11-23

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 #

REZONING SUPPORTING INFORMATION

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

Demand for housing in the Durant and surrounding areas has increased year after year. New employment opportunities in Texoma has spurred growth and migration to this area. Zoning this property for residential will only add value to our community.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Zoning this property to R1 is accordance to the Comprehensive Plan

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

Rezoning this property will add value and help our community grow.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Tuong Vi Thi Nguyen
1617 Primrose Pl
Allen, TX 75002

JOINT TENANCY WARRANTY DEED

Documentary Stamps: \$97.50

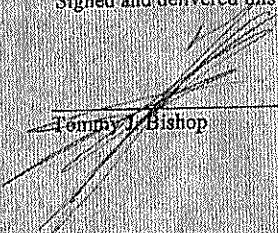
That **Tommy J. Bishop and Alicia Rayann Bishop, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Tuong Vi Thi Nguyen Toan V. Nguyen, wife and husband**, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situate in **Bryan County, Oklahoma**, to wit:

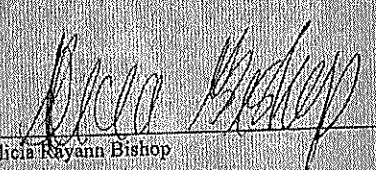
The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **9th** day of **June, 2021**.


Tommy J. Bishop


Alicia Rayann Bishop

ACKNOWLEDGMENT - OKLAHOMA FORM

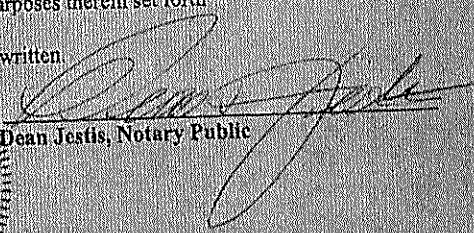
State of: **Oklahoma**

)
)SS.
)

County Of: **Bryan**

Before me, the undersigned, a Notary Public, in and for said County and State, on this **9th** day of **June, 2021** personally appeared **Tommy J. Bishop and Alicia Rayann Bishop, husband and wife** to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

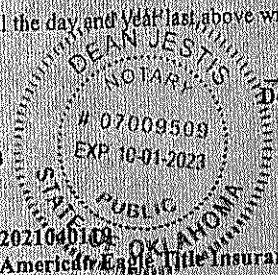
Given under my hand and seal the day and year last above written.


Dean Jestis, Notary Public

My Commission Expires: **10/01/2023**

File No.:

Name of Title Insurer:


2021040109
American Eagle Title Insurance Company

LAND BOUNDARY SURVEY PLAT PART OF SECTION 24 T6S R8E BRYAN COUNTY, OK

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET (PLS 1780)
- ⊙ RAILROAD SPIKE FOUND
- BARS WIRE FENCE
- BOUNDARY LINE
- 16.5' STATUTORY FAN

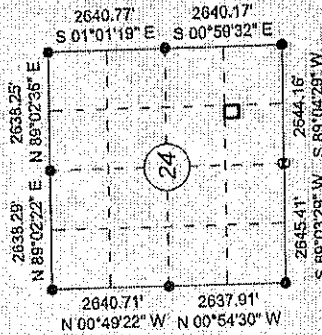
I, COLE CRAIGE, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1780 IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY TO JOHN HANSLIP THAT THIS BOUNDARY SURVEY PLAT PREPARED UNDER MY DIRECT SUPERVISION ACCURATELY REPRESENTS A PARCEL OF LAND DESCRIBED AS BEING

BOOK 153 PAGE 255

THE NORTH 1/4 OF THE EAST 1/4 OF THE EAST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

6/3/21 DATE
Cole Craige
COLE CRAIGE PLS#1780

LOCATION & SURVEY CONTROL MAP
SECTION 24 T6S R8E



SE/4 SE/4
24 T6S R8E
BRYAN COUNTY
1" IRON PIN FOUND



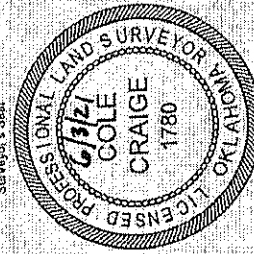
CRAIGE SURVEYING, L.L.C.

P.O. BOX 983 BOKCHITO, OK 74726
(580) 206-2404
CA # 9165, PLS # 1780
craigesurveying@gmail.com
colecraigeps.com

JOHN HANSLIP
LARKSPUR LANE
DURANT, OKLAHOMA

PART OF SW/4 SE/4
SECTION 24 T6S R8E
BRYAN COUNTY, OKLAHOMA

Surveyor's Seal



SURVEY INFO	REVISION/ISSUE
SURVEY ORDERED- 5-5-21	1. REVISION DATE
FIELDWORK DATE(S) 6-2-21	2.
SURVEY PLAT COMPLETE- 6-3-21	3.
DATE OF LAST VISIT 6-2-21	4.
SCALE 1" = 100'	SHEET 1 OF 1
CRD FILE: Z:\ITRS RESECTION 24\AKENWAY 1-4-18.crd DWG FILE: Z:\ITRS RESECTION 24\JOHN HANSLIP 6-2-21.dwg	

APPROXIMATE LOCATION OF CREEK
PER USGS QUAD SHEET

N 89°03'31" E 270.00'

N 00°58'04" W 315.00'

1.95 ACRES

S 00°58'04" E 315.00'

S 00°58'04" E 1004.71'

N 89°04'29" E 1322.05'

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS, EITHER RECORDED, OR IMPLIED, THEREOF.
THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF JOHN HANSLIP ANY OTHER USE OF THIS PLAT IS PROHIBITED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON(S) WITHOUT EXPRESS RE-CERTIFICATION BY SURVEYOR NAMING SAID PERSON(S).
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS HAND WRITTEN SIGNATURE AND DATE.

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

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

-BASIS OF BEARINGS-
SFC (NAD 83) OK ZONE SOUTH
EAST LINE SW/4 SE/4
S 00°58'04" E



Durant.org

Powered by Google

Kari Speers <kspeers@durant.org>

PC2023-15 Concerns and Comments of Opposition

1 message

billy miller <bm66048@gmail.com>

Wed, Jun 14, 2023 at 1:29 PM

To: planning@durant.org

Attention: Ms. Danielle O'Neal, Office of Community Development Director, City of Durant

Reference: Notice of Public Hearing PC2023-15. Please see the attached document for my concerns and comments of opposition.

Please acknowledge receipt of this email.

Respectfully,

Billy & Michelle Miller
3600 Carriage Point Drive
Durant, OK 74701
913-306-33363



Miller_PC2023-15 Concerns and comments of opposition.pdf

129K

Community Development Department
P.O. Box 578
Durant, OK 74702
www.durant.org
planning@durant.org

Attention: Ms. Danielle O'Neal, Office of Community Development Director, City of Durant

Reference: Notice of Public Hearing PC2023-15

We are adamantly opposed to this request for rezoning. We cannot be physically present at the public hearing to be held on June 27, 2023, but wish and deserve to be heard and express our concerns. We would also like our letter to be read in into the minutes of the coming meeting on June 27 and July 11, 2023, and any subsequent meetings.

While we are sure the Planning Commission makes decisions in the cities' best interest, we are not sure this means that these decisions will benefit the current residents, especially in this case. Here are our concerns:

- Potential property value losses. Bigger is not always better and there will be many homes built in this relatively small area. How will this affect our property values? This proposed project will affect our lives, property and quality of life.
- Run-off and drainage of rainfall. There are already flooding and drainage problems in the housing division (all back yards located on Carriage Pointe Drive flood as well as others). With an increased runoff from another subdivision and the hardscapes and paved areas, drainage will only exacerbate the problem especially in the areas nearest the creek.
- The existing infrastructure is not designed for high density development. What infrastructure improvements, roadways, sewage, electrical, etc. are under consideration pertaining to this project? How will this affect our taxes?
- Who will pay for the infrastructure improvements, roadways, sewage, electrical, etc.? This burden should not fall on us. Again, how will this affect our taxes?
- There are already inadequate roads in and out of the area. Roadways and intersections, specifically those South to Washington Road are already narrow and dangerous, and with the added congestion, these roads will become much worse with the increased traffic. There might be other roads in the planning future, however, we specifically need "quick access" to the hospital for emergencies. The current entrances will not adequately support a larger housing development this would create a dangerous situation for cars and pedestrians and disrupt the quality of life for us, our neighbors, and the other residents. The

proposed development would endanger access to our basic needs and the increased traffic would be extremely dangerous.

- Construction traffic. Traffic in our subdivision is already congested, it will become more so with the scale of the proposed project. This project will increase congestion, decrease public safety, decrease our quality of life, and increase risk to residents.
- Has an environmental impact study been completed? If so, what independent agency conducted the study and when will we have access to these studies?
- Has an "engineering study" been conducted to ensure the current infrastructure will support this proposal? When will an engineering study be made available for review?
- Crime. Construction almost always draws the attention and some of that is undesirable. The spillover of crime/theft/etc. in the proposed area will definitely affect our safety and quality of life.
- How will the proposed subdivision and rezoning the area affect our quality of life; not only short term, but also long term? The parcel of property currently being considered is partially wooded with fields, providing some stream protection, allows for groundwater to recharge, and a wonderful wildlife habitat. If we are to be responsible inhabitants, planners, and citizens then these natural elements must be protected from excessive development.

Progress for the city is good, but not at the expense of citizen's property (our property). Our home is a lifetime investment, and our quality of life and public safety should be considered and not infringed upon. For the concerns listed above, we again adamantly oppose the request to rezone and proposed new subdivision.

Respectfully,

A handwritten signature in black ink, appearing to read "Billy & Michelle Miller". The signature is stylized with a large "B" and a long, sweeping underline.

Billy & Michelle Miller
3600 Carriage Point Drive
Durant, OK 74701



THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-23
From:
Re: Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.

Request: Consider a request from Vithi Nguyen for a Final Plat Request for property located near Larkspur Lane and Overland Drive.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
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Lot Characteristics (Current Lot):

Width	~315 ft.
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Total Area	~1.96 acres (~85,365 sq. ft.)

Applicant: Vithi Nguyen

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Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this final plat request.

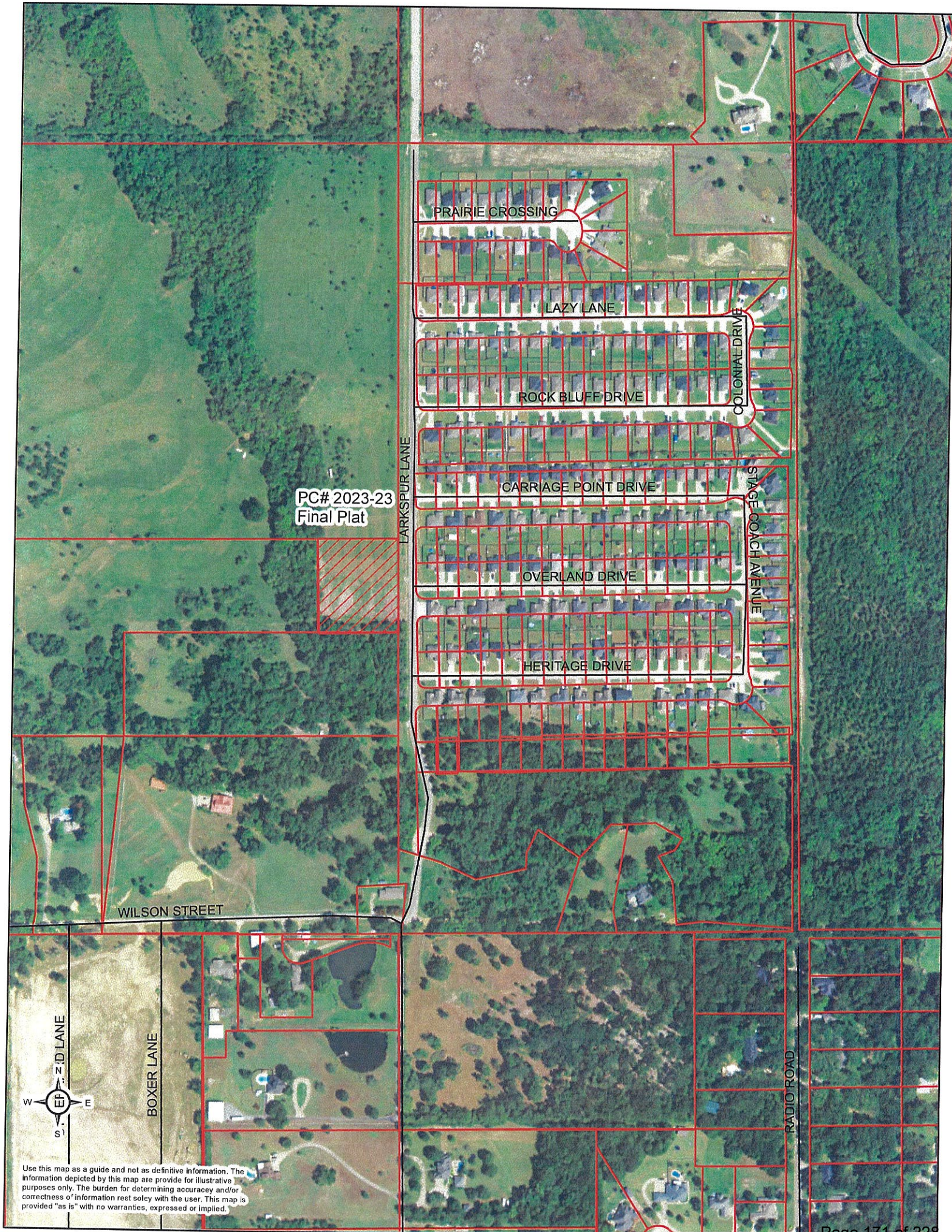
Analysis: The subject property is approximately a total of 1.96 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat.

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

Staff Recommendation: Staff has signed off supporting the approval of the final plat, because the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Vithi Nguyen property located near Larkspur Lane and Overland Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

***Planning Commission recommended denial of the Replat**



PC# 2023-23
Final Plat

PRAIRIE CROSSING

LAZY LANE

ROCK BLUFF DRIVE

CARRIAGE POINT DRIVE

OVERLAND DRIVE

HERITAGE DRIVE

WILSON STREET

BOXER LANE

RADIO ROAD

COLONIAL DRIVE

STAGE COACH AVENUE

LARKSPUR LANE



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PC# 2023-23
Final Plat

LARKSPUR LANE

PRAIRIE CROSSING

LAZY LANE

ROCK BLUFF DRIVE

CARRIAGE POINT DRIVE

OVERLAND DRIVE

HERITAGE DRIVE

COLONIAL DRIVE

STAGE COACH AVENUE

RADIO ROAD

Zoning Map

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



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PC# 2023-23
Final Plat

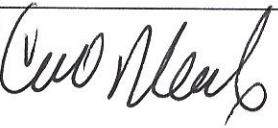
Future Land Use

-  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



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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
LARKSPUR LANE PC 2023-23

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	Need R Sept 12
Streets Carl Meade		8-10-27	
Public Works Director			
Phillip Hightower Fire Marshal		8-10-23	
Brandon Brooks Building Official		8-10-23	
		8-10-13	
Engineer Brandon Wall		See Attached	



Durant.org
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Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

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: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

PC 2023-23

Petition # _____
 Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☐

Expedited Fee \$ _____

Fee \$ _____

APPLICANT INFORMATION

Name: Vi Nguyen	Email: vi.nguyen1891@yahoo.com	Phone # 459-358-7332
Mailing Address: 3600 Overland Dr		Phone #2
City: Durant	State: OK	Zip: 74701
		Fax #
Applicant's Interest in Property: Owner		

SURVEYOR INFORMATION

Name: CDF & Assoc	Email: chad@cdfandassociates.com	Phone #1918-721-1262
Mailing Address: 208 Dewey Ave		Phone #2
City: Poteau	State: OK	Zip: 74953
		Fax #
Surveyor Oklahoma License Number: 1758		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: S24 T06S R08E N2 SW SE Partial	Parcel Number:
Proposed Subdivision Name: Epperson Community	Current Zone: AG
Proposed Use: R1 Residential	Proposed Zone: R1
Current Property Owner's Name: Vi Nguyen	

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: 7/28/2023

Office Use Only

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

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

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

3 .65 acre residential lots.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Parking will be on property and off street.

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

n/a

3. Traffic Impacts:

Minimal impact as there will only be 3 single family lots.

4. Protection of Neighborhoods: In line with area standards

This change aligns with the city's long-term development goals and vision.

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

Standard city building permits

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

The city should support the zoning change for the property because it aligns with the city's long-term development goals and vision. The proposed zoning change presents opportunities for positive economic and community growth, enhances land utilization, and fosters a more vibrant and sustainable urban environment. Supporting the zoning change also demonstrates the city's commitment to accommodating changing needs and ensuring a balanced approach to urban planning and development.

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Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Tuong Vi Thi Nguyen
1617 Primrose Pl
Allen, TX 75002

JOINT TENANCY WARRANTY DEED

Documentary Stamps: \$97.50

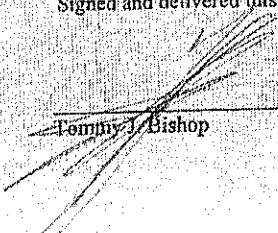
That Tommy J. Bishop and Alicia Rayann Bishop, husband and wife, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Tuong Vi Thi Nguyen Toan V. Nguyen, wife and husband, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situate in Bryan County, Oklahoma, to wit:

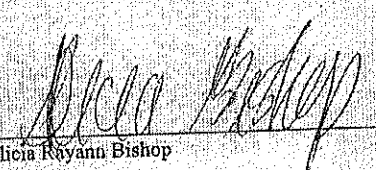
The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 9th day of June, 2021.


Tommy J. Bishop


Alicia Rayann Bishop

ACKNOWLEDGMENT - OKLAHOMA FORM

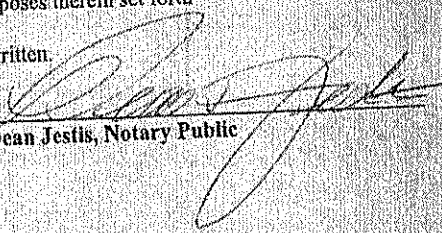
State of: Oklahoma)

)SS:

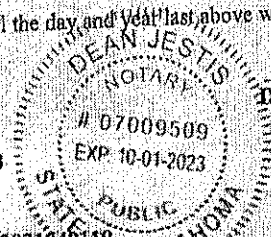
County Of: Bryan)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of June, 2021 personally appeared Tommy J. Bishop and Alicia Rayann Bishop, husband and wife to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth

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


Dean Jestis, Notary Public

My Commission Expires: 10/01/2023



File No.:

Name of Title Insurer:

2021040149
American Eagle Title Insurance Company

FINAL PLAT
of
EPPERSON COMMUNITY
an Addition to the City of Durant
in the Southwest Quarter of the Southeast Quarter of Section 24,
Township 6 South, Range 8 East of the Indian Base and Meridian,
Bryan County, Oklahoma.



CERTIFICATE AND DEDICATION

It is a common mistake to think that the only way to get a good idea of the value of a company is to look at its earnings. While earnings are certainly an important factor, they are not the only one. A company's value is determined by a number of factors, including its growth potential, its competitive advantage, and its management team. Therefore, it is important to consider all of these factors when evaluating a company's value.

[illegible]

ATTEST

CERTIFICATE OF CITY PLANNING COMMISSION

[illegible]

CERTIFICATE OF CITY COUNCIL

Figure 1. The effect of the concentration of the *Agrobacterium* strain on the transformation efficiency of *Agrobacterium* strain 101. The *Agrobacterium* strain 101 was cultured in the YEA medium for 24 h and then the cell concentration was adjusted to 100% (OD₆₀₀ = 0.6). The cell suspension was mixed with the plant protoplast suspension and the mixture was incubated for 2 h. The protoplast suspension was then washed with the YEA medium and the protoplasts were cultured in the YEA medium for 24 h. The transformation efficiency was determined by the number of transformants per protoplast. The data were expressed as the mean ± SD of three independent experiments. The asterisk indicates a significant difference ($p < 0.05$) between the control and the treatment.

DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF CALIFORNIA

THE above is a summary of the results of the investigation of the effect of the temperature of the water on the rate of the reaction of the water with the gas. The results are given in the table below.

Temperature of Water (°C)	Rate of Reaction (g. gas / g. water / hr.)
10	0.0015
20	0.0025
30	0.0040
40	0.0060
50	0.0090
60	0.0120
70	0.0150
80	0.0180
90	0.0210
100	0.0240

It is seen from the above that the rate of the reaction of the water with the gas increases with the temperature of the water.

CERTIFICATE OF RECORDING

[illegible]

NOTARY PUBLIC

the authors are indebted to Dr. J. L. Kice and Dr. R. D. Smith for their assistance in the NMR studies. The authors also wish to thank Dr. J. L. Kice for his helpful discussions during the course of this work. This work was supported by the National Science Foundation, Grant No. CHE-77-02947.

SURVEY OR CERTIFICATE

[illegible]

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Public Hearing: PC2023-23 Vihti Nguyen/ Larkspur & Overland

1 message

Tamera Tignor <ttignor75@gmail.com>
To: planning@durant.org

Thu, Aug 17, 2023 at 9:18 AM

Please be advised that I live in Heritage Crossing sub division. I protest the Plat approval for Mr. Nguyen the following reasons:

There is only one entrance/exit to the Heritage Crossing Sub Division, with a contractor completing the final North phase, there will be added stress to Larkspur that is struggling to support existing homes. This is also a safety concern voiced by many residents over the years. The one and only entrance is awkward to navigate given its "dog leg" stop. People run that stop sign posing a big safety concern.

There are no speed limit signs posted on this portion of Larkspur, people regularly speed and do not obey stop signs on the side streets.

One of my biggest concerns is that Mr. Nguyen is planning on making his property multi family (duplexes/apartments/townhomes)

This is a single family sub division, we do not have adequate infrastructure to accommodate more homes on the West side of Larkspur.

We do not need more vehicles on a crumbling infrastructure, we do not want multi family homes built in this single family sub division, the city needs to address all the issues on Larkspur before they allow more homes to be built in Heritage Crossing and ensure all future requests to build out here follow the city ordinance regarding sewer, street lights, sidewalks and follow all city codes.

I respectfully request this plat be denied.



THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-25
From:
Re: Planned Unit Development Request for property located near Wilson Street and North 1st Avenue.

Request: Consider a request from S & F Development Co., LLC, for a Planned Unit Development for property located near Wilson Street and North 1st Avenue.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	School / Vacant
West	A-1	Single Family & Multi-Family Residential
South	R-3	Single-Family Residential / Vacant
East	R-3	Vacant / Single-Family & Two-Family Residential

Applicant: S & F Development Co., LLC

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include multi-family homes. The concept plan shows 12 multi-family buildings and the applicant stated there would be 360 units. The timing of development hinges upon should the approval occurs, and then they will go out and get the engineering for the project completed.

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

Analysis: The aforementioned property is approximately 20.5481 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance.

Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer be upgraded. The Fire Marshal has asked the applicant to provide a site plan showing compliance with 2018 IFC. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Storm water Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Storm water Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

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

Staff Recommendation: Staff does recommend approval of the above requests since it is in line with ordinances and requirements.

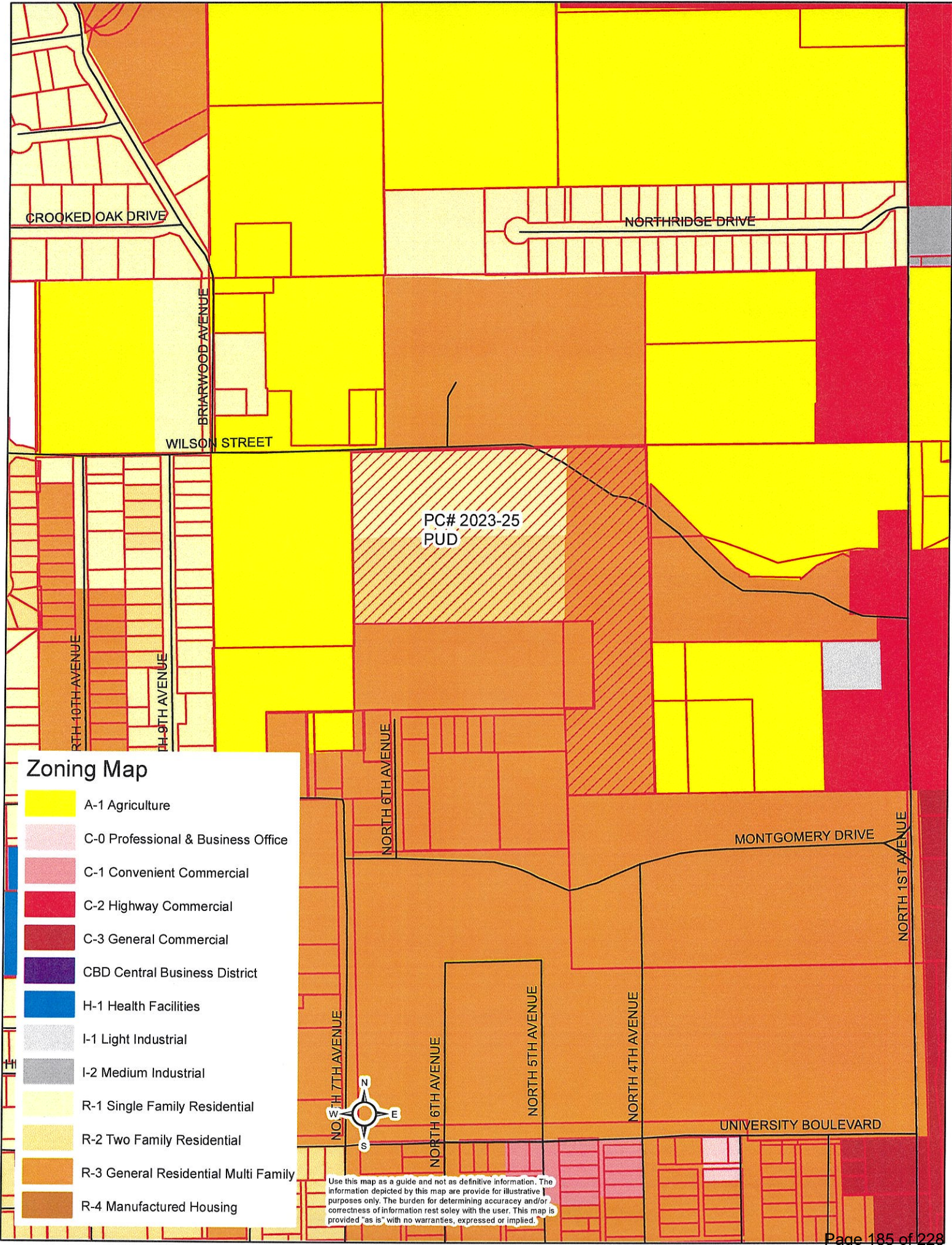
Required Action: Hold a public hearing to recommend approval or denial of the Planned Unit Development request for the property located near the intersection of Wilson Street and North 1st Avenue. Any specific conditions imposed by the Commission should be read into any approval motion.

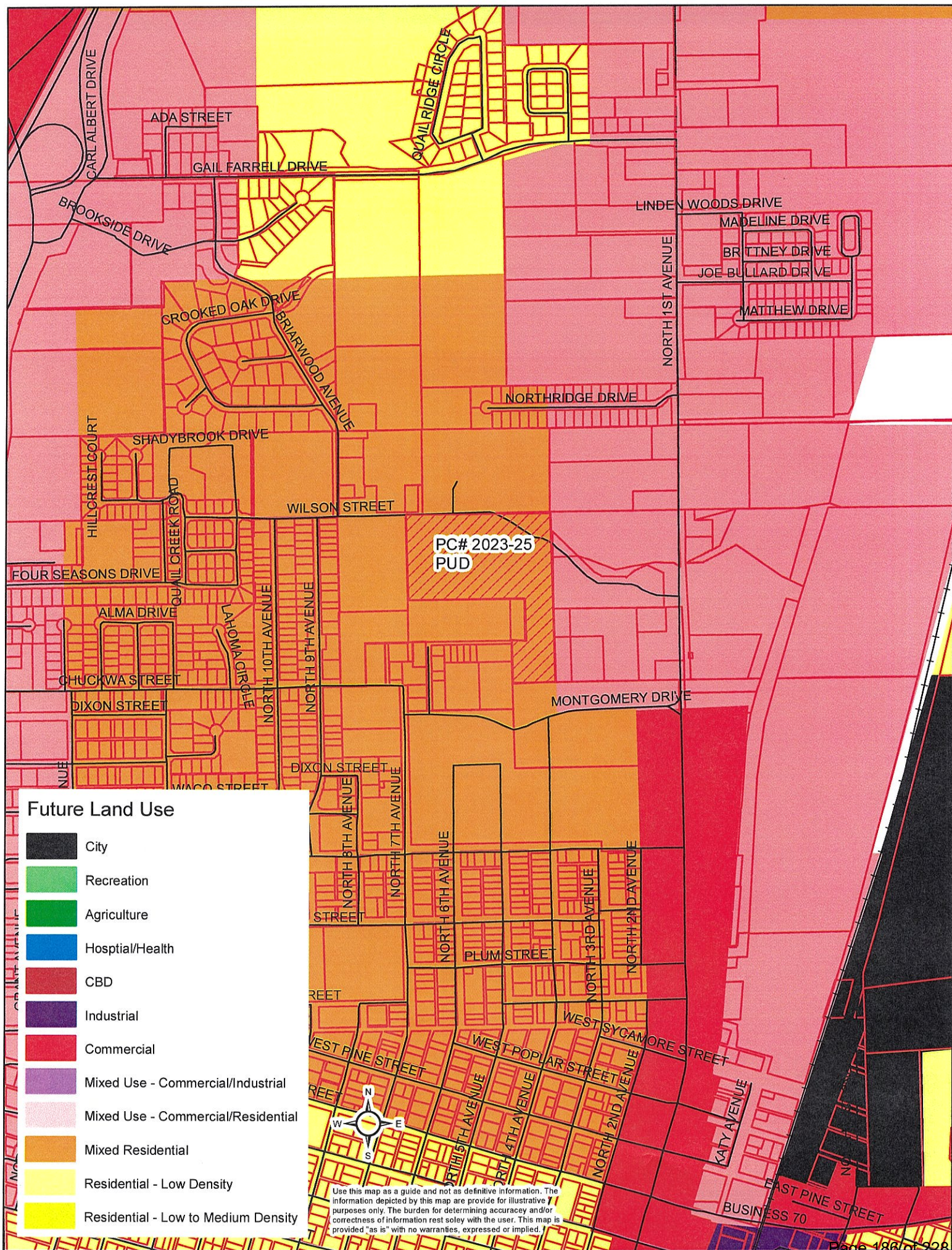
***Planning Commission recommended approval of the PUD**



PC# 2023-25
PUD

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.



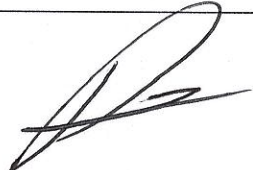


Future Land Use

- 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

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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
HERITAGE MANAGEMENT INC PC2023-25

Department	Signature	Date	Notes
Com Dev Director			
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Streets Carl Meade		8-10-23	
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Fire Marshal Brandon Brooks			Provide site plan showing compliance w/ 2018 IFC
Building Official		8-10-23	
Engineer Brandon Wall		See Attached	



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

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Baptist General Convention Addition – No comments.

Epperson Community – No comments.

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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: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

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Thank you,

PLANNED UNIT DEV. APPLICATION (PUD)

Petition # PC2023-25
 Fee \$ 300.00

APPLICANT INFORMATION

Name: Williams, Box, Forshee & Bullard, P.C.	Email: esilberg@wbflaw.com ktturner@wbflaw.com	Phone #1 405-232-0080
Mailing Address: 522 Colcord Dr.		Phone #2 405-516-6941
City: Oklahoma City	State: OK	Zip: 73102
Applicant's Interest in Property: Multi-family residential development.		Fax # 405-236-5814

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

Physical Address of proposed PUD: South of Wilson St. and west of N. 1 st Ave. (please see attached legal description)		Name of Project: Wilson St. & N. 1 st Ave.	
☐ Platted ☒ Un-Platted	Subdivision N/A	Lot N/A	Block N/A
Legal Description: Please see attached. (If Un-platted)			

Existing Zoning: R-1, R-2, and R-3		Proposed Use: PUD	
Present Use: Undeveloped, vacant		Parking Spaces Required: 2.5 spaces/unit	Parking Spaces Provided:
Parcel Width: 1125 sq. ft. MOL	Parcel Length: 1320 sq. ft. MOL	Acres: 20.5481 acres	Street/Road Frontage: Wilson St.
☒ City Water (If City Water will be extended or improvements will be made, please explain: The existing water main will be extended to the subject property. ☒ City Sewer (If City Sewer will be extended or improvements will be made, please explain: The existing sewer main will be extended to the subject property. ☐ Private Water ☐ Private Sewer			
Explain in your own words why your property should be a Planned Unit Development. The subject property is directly north of Southeastern Oklahoma State University, the College Inn Commons, and the Timber Ridge Apartment. A large portion of the subject property is currently zoned R-3, which would allow a multi-family development by right. Additionally, the surrounding zoning consists of R-3 to the north, east, and south, and A-1 to the west, which is currently the home of a large-scale college building. This proposed development would be beneficial to the surrounding area.			

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: 7/31/23

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 development is a multi-family residential development, which will consist of apartment buildings, that will provide a diverse housing option for the citizens of Durant and the students at Southeastern Oklahoma State University.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Access shall be taken from Wilson St. to access the subject property. The design of all parking spaces shall meet Ordinance requirements and will allow for total on-site parking.

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

The subject property shall be fully fenced. There will be one offensive area, which will consist of the dumpster and shall be completely screened by a fence or masonry wall of sufficient height from public streets and residences. The dumpster shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district or use.

3. Traffic Impacts:

The surrounding public streets that will serve the subject property have enough capacity to carry the traffic generated by the proposed use.

4. Protection of Neighborhoods:

The proposed development will not adversely affect other properties in the vicinity. The use is compatible with the use and zoning of the surrounding area and is consistent with the Comprehensive Plan. Additionally, the subject property will be fenced, and setbacks and landscaping will meet or exceed Ordinance requirements.

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

The proposed development will require building and certificate of occupancy permits prior to development.

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

Due to the subject property's proximity to Southeastern Oklahoma State University, as well as the compatibility with the Comprehensive Plan and surrounding zoning, this PUD will be beneficial to the City of Durant. Additionally, the PUD includes adequate buffers and amenities to protect adjacent properties and to accommodate tenants.

3
SOCS

SPECIAL WARRANTY DEED

I-2010-632482 Book 1260 Pg: 645
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company (herein called the "Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto DURANT AFFORDABLE HOUSING - I, L.P., a Oklahoma limited partnership (herein called "Grantee"), having a mailing address of 3210 Greenbriar, Durant, OK 74701, all of the real property and premises located in Bryan County, Oklahoma, more particularly described on Exhibit A attached hereto, together with any and all improvements thereon and appurtenances thereunto belonging (the "Property"), and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances made or suffered to be made by Grantor during Grantor's ownership of the Property, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

SIGNED AND DELIVERED this 15th day of January, 2010

no r.s.
required

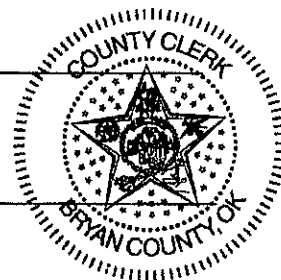
S&F DEVELOPMENT CO., L.L.C.
an Oklahoma limited liability company

By:

Ann L. Francks
Ann L. Francks, Manager

By:

Lewis P. Colbert
Lewis P. Colbert, Manager



STATE OF TEXAS)
COUNTY OF NUECES) ss:

This instrument was acknowledged before me on January 25, 2010, by ANN L. FRANCKS and LEWIS C. COLBERT, Managers of S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company, on behalf of said limited liability company.

Andrea Ford

Notary Public

My Commission Expires: 07-15-2012



Return to: Gary C. Rawlinson
Crowe & Dunlevy
2500 South McGee, Suite 140
Norman, OK 73072-6705

EXHIBIT A

LEGAL DESCRIPTION

**SECTION 29, TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN, COUNTY, STATE OF OKLAHOMA.**

NEW TRACT FOR DETENTION POND

A TRACT OF LAND BEING A PART OF THE NE/4 OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 9 EAST
OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA;
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NE/C OF N/2 SE/4 NW/4 NE/4;
THENCE N 89°19'53" E A DISTANCE OF 110.00 FEET;
THENCE S 01°01'40" E A DISTANCE OF 330.03 FEET;
THENCE S 89°19'29" W A DISTANCE OF 110.00 FEET;
THENCE N 01°01'40" W A DISTANCE OF 330.04 FEET
BACK TO THE POINT OF BEGINNING;
CONTAINING 0.83 ACRES MORE OR LESS.

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
I-2010-632482 Book 1260 Pg. 646
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



WARRANTY DEED (INDIVIDUAL)

-2007-594613 06/19/2007 11:29 am
Book 1155 Page(s) 0009-0010
Fee: \$ 15.00 Doc: \$ 0.00
Patricia L. Brady - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That, **S & F DEVELOPMENT CO., LLC**, an Oklahoma limited liability company, party 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 **DURANT AFFORDABLE HOUSING -1, L.P.**, 3210 Greenbriar, Durant, OK 74701, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

The N/2 SE/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

An Easement for Road and Utility Purposes described as the West 80.0 feet of the East 44 yards of the NW/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 375.00

R.S. \$375.00

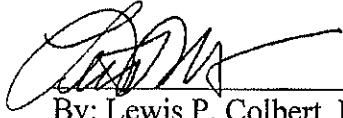
together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its 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.

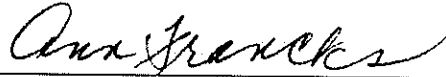
VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
000009

SIGNED AND SEALED this the 14th day of June, 2006.

S & F DEVELOPMENT CO., LLC



By: Lewis P. Colbert, Member/Co-Manager



By: Ann Francks, Member/Co-Manager

STATE OF OKLAHOMA)

)ss.

ACKNOWLEDGMENT

COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of June, 2006, personally appeared Lewis P. Colbert and Ann Francks, to me known to be the identical persons who subscribed the name of the maker thereof to the within and foregoing instrument as its Co-Managers, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company, 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: 4-12-10



VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
000010

INDEXED

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

575706
State of Oklahoma
County of Bryan
Filed 1-24-06
Book 1104 Page 626 Tm 2:40
Patricia L. Brady
County Clerk TR Deputy

That; **RONALD F. ARNETT and CAROLYN K. ARNETT**, husband and wife, parties of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **S & F DEVELOPMENT CO., L. L.C., 2221 Westpark Dr., Norman, OK 73069**, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

25-
\$ 525.00

Tract 2: The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 3: The East 44 yards of the NW/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 and the N/2 SE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the official plat and survey thereof.

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, his 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 Delivered this 20 day of January, 2005.

Ronald F. Arnett
RONALD F. ARNETT

Carolyn K. Arnett
CAROLYN K. ARNETT

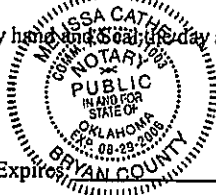
STATE OF OKLAHOMA

COUNTY OF BRYAN

)
) ss. ACKNOWLEDGMENT
)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of January, 2005, personally appeared **RONALD F. ARNETT and CAROLYN K. ARNETT, 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 this day and year last above written.



Missa Catherine
NOTARY PUBLIC

My Commission Expires

000626

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.

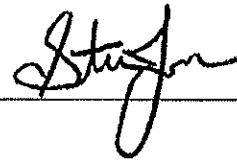
(J) Any person aggrieved may appeal the final action of the Planning Commission on a proposed outline development plan or on a proposed subdivision plat to the district court by filing with the Secretary of the Planning Commission within ten days after the action appealed from a notice of appeal stating 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)

LETTER OF AUTHORIZATION

S &F Development Co., LLC, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____
See attached legal description.

By: _____



Title: owner/managing AGENT

Date: 8-10-23

LEGAL DESCRIPTION

S&F Development Co.

June 16, 2023

All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

AND

The East 44 yards of the NW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma according to the official plat and survey thereof.

AND

The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

LESS & EXCEPT (Special Warranty Deed Bk 1260 Pg 645)

A tract of land being a part of the NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma:

Being more particularly described by metes and bounds as follows:

Commencing at the NE/C of N/2 SE/4 NW/4 NE/4;

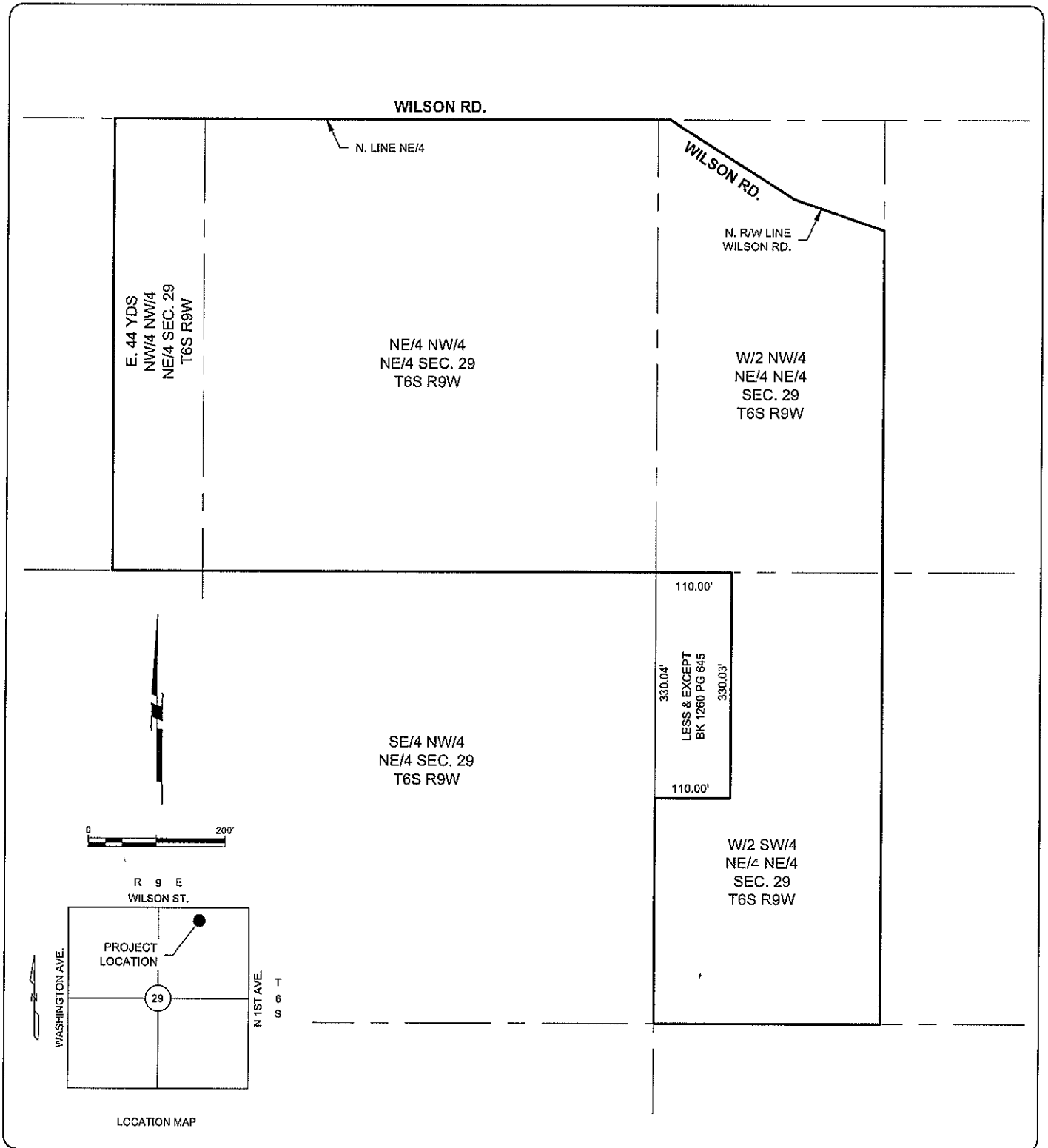
Thence N 89°19'53" E a distance of 110.00 feet;

Thence S 01°01'40" E, a distance of 330.03 feet;

Thence S 89°19'29" W a distance of 110.00 feet;

Thence N 01°01'40" W a distance of 330.04 feet

Back to the point of beginning;



ACAD FILE: S:\Civil 3D proj\5557\5557-EXHIBIT.dwg, 6/19/2023 8:53 AM, Matt Johnson
XREFS LOADED:

Copyright © 2023 Johnson & Associates

Proj. No.: 5557
Date: 6-16-23
Scale: 1"=200'

S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9076 FAX (405) 235-9078 www.joac.com
Certificate of Authorization #1454 Exp. Date 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

THE CITY OF DURANT
PLANNED UNIT DEVELOPMENT DISTRICT
PUD MASTER DESIGN STATEMENT FOR
Wilson St. & N. 1st Ave.

July 28, 2023

PREPARED FOR:

Heritage Management, Inc.
121 NE 50th St.
Oklahoma City, OK 73105

PREPARED BY:

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TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
FENCING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Wilson St. & N. 1st Ave., consisting of 20.5481 acres, is located within the Northeast Quarter (NE/4) of Section 29, Township 6 S, Range 9 E, of the Indian Meridian, Bryan County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is S & F Development Co., LLC. The developer of this property is Heritage Management, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned R-1, R-2, and R-3. Surrounding properties are zoned and used for:

North: R-3 District and is undeveloped.
East: R-3 District and is undeveloped.
South: R-3 District and used for Timber Ridge Apartments and Southeastern Oklahoma State University.
West: A-1 District and Southeastern Oklahoma State University.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a R-3 General Residential Multi Family base zoning that will permit a multifamily residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Wilson St. The nearest street to the east is N. 1st St. The nearest street to the south is Montgomery Dr. The nearest street to the west is N. 9th Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Durant Central Fire Station located at 122 N. 1st Ave. It is approximately 2 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Future Land Use Map projects this parcel to be in the Mixed Residential land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Durant Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Durant Code of Ordinances, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall

prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-3 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-3 District shall be permitted within this PUD. This PUD shall allow a multifamily residential development with a maximum of 360 units. There shall be a maximum of twelve (12) buildings within this PUD.

9.0SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Durant Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with applicable regulations within the Durant Code of Ordinances.

9.4 FENCING REGULATIONS

Fencing may be permitted around the perimeter of the subject property.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the Durant Code of Ordinances.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with the Durant Code of Ordinances.

9.8 ACCESS REGULATIONS

Access shall be taken from Wilson St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the Durant Code of Ordinances.

9.10 SIGNAGE REGULATIONS

Signage regulations shall be in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall be constructed throughout the development within this PUD.

9.13 HEIGHT REGULATIONS

There shall be a maximum of four (4) stories within this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the Durant Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

There shall be a minimum of 55% impervious coverage within this PUD. The Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, dog parks, playgrounds, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

LEGAL DESCRIPTION

S&F Development Co.

June 16, 2023

All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

AND

The East 44 yards of the NW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma according to the official plat and survey thereof.

AND

The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

LESS & EXCEPT (Special Warranty Deed Bk 1260 Pg 645)

A tract of land being a part of the NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma:

Being more particularly described by metes and bounds as follows:

Commencing at the NE/C of N/2 SE/4 NW/4 NE/4;

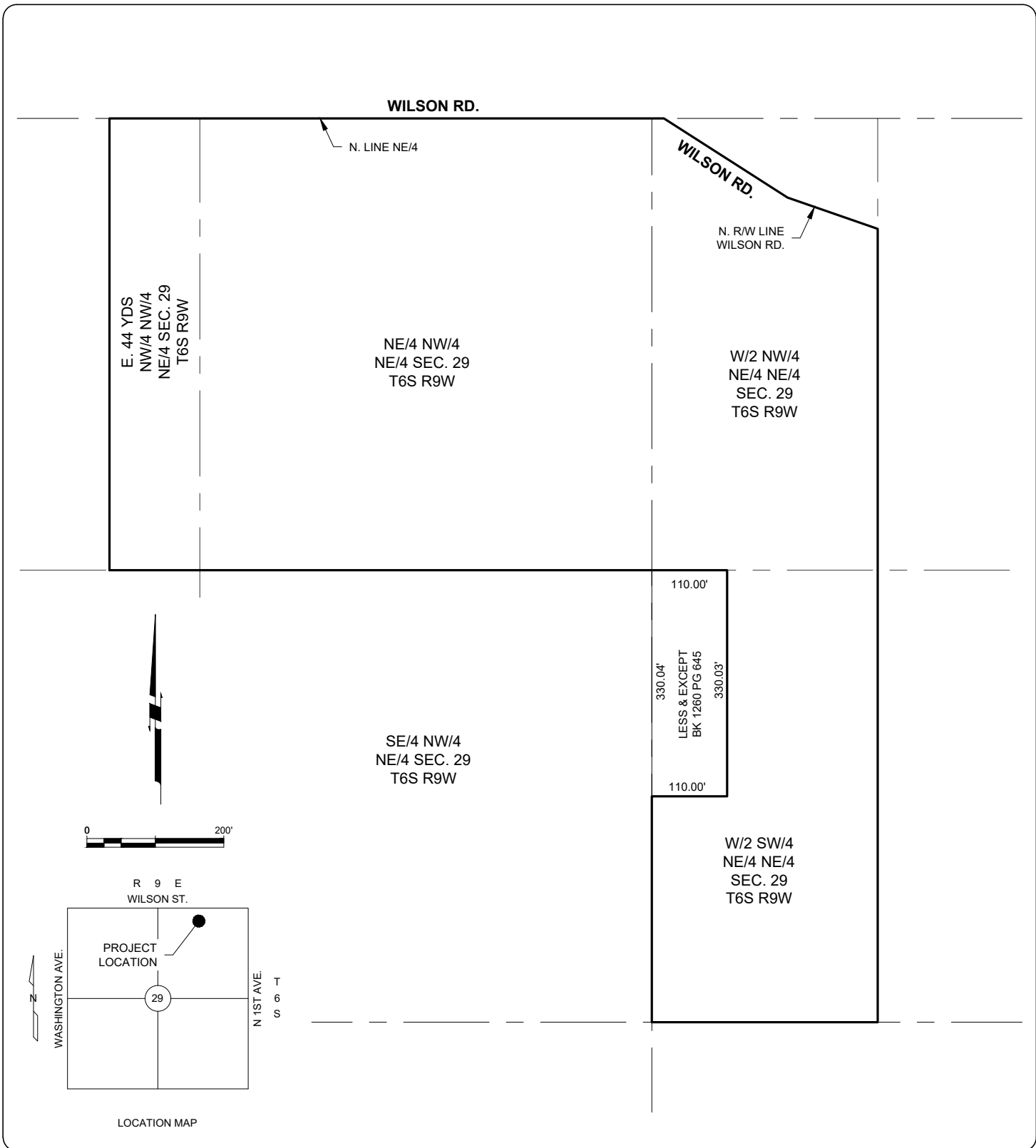
Thence N 89°19'53" E a distance of 110.00 feet;

Thence S 01°01'40" E, a distance of 330.03 feet;

Thence S 89°19'29" W a distance of 110.00 feet;

Thence N 01°01'40" W a distance of 330.04 feet

Back to the point of beginning;



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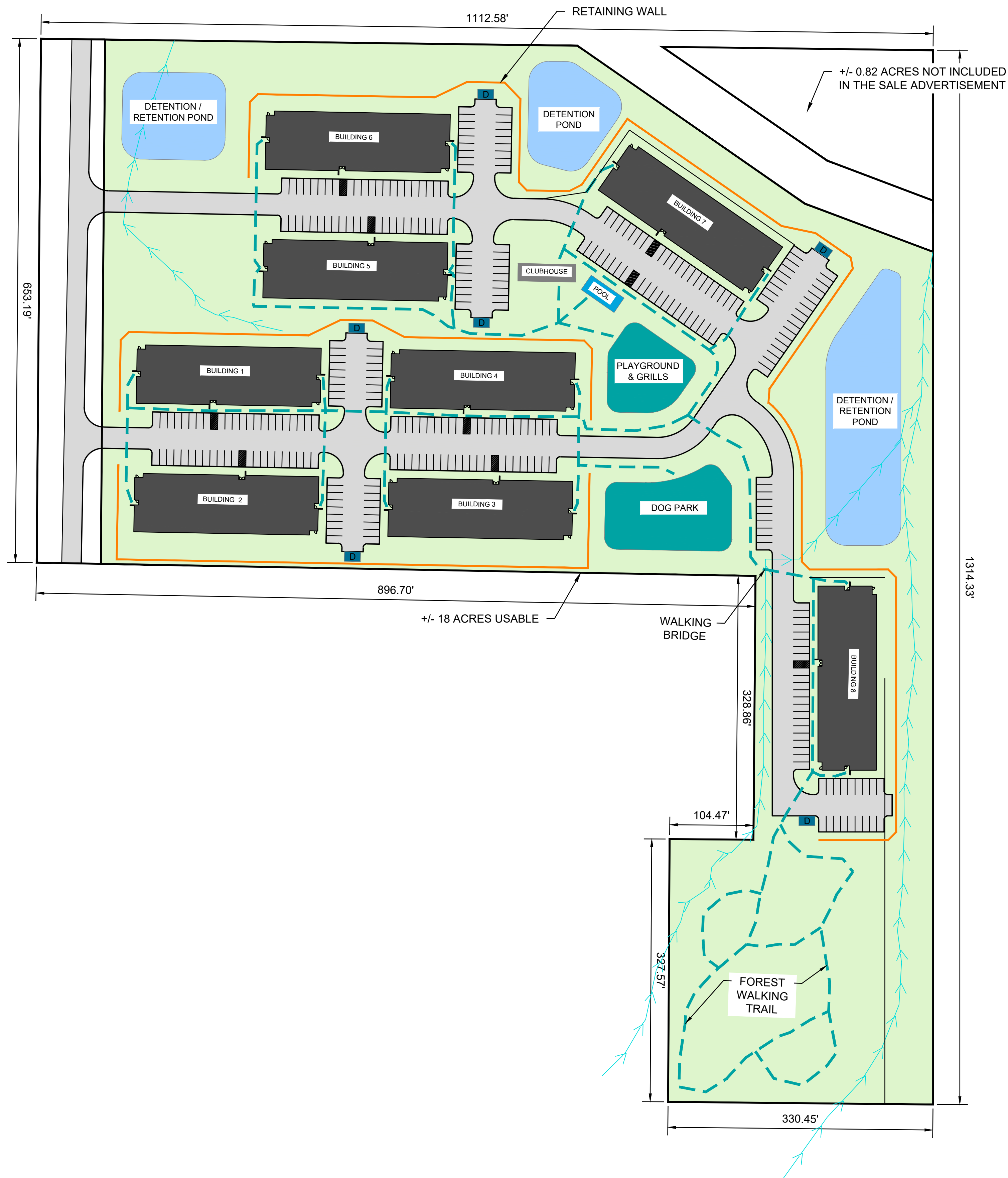
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Proj. No.: 5557
Date: 6-16-23
Scale: 1"=200'

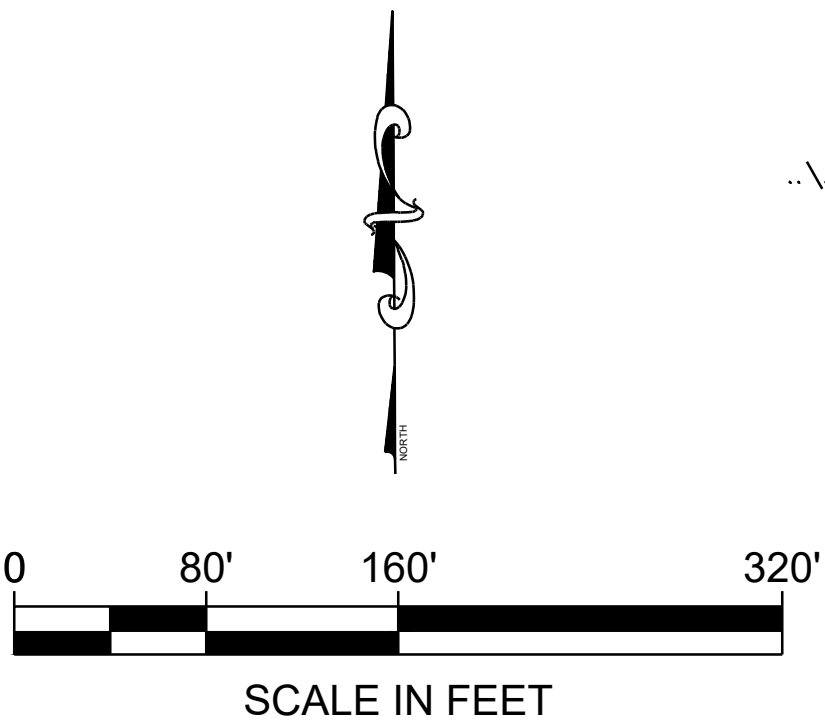
S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •



- NOTES:
- 1- NO SURVEY WAS PROVIDED DURING PREPARING THIS EXHIBIT, THE PROPERTY LINES ARE ALL APPROXIMATE BASED ON A BACKGROUND IMAGE DOWNLOADED FROM WWW.OKMAPS.ORG
 - 2- THE EASEMENTS FOR WILSON STREET CROSSING THE PROPERTY AND THE ROAD ALONG THE WEST SIDE OF THE PROPERTY ARE APPROXIMATE.
 - 3- WE ARE ASSUMING WE CAN USE THE EXISTING ROAD ALONG THE WEST SIDE OF THE PROPERTY TO ACCESS THE LOTS 1 THROUGH 6 TO THE WEST.
 - 4- THERE IS APPROXIMATELY 0.82 ACRES AT THE NORTHEAST CORNER OF THE PROPERTY THAT WAS NOT INCLUDED IN THE ORIGINAL ADVERTISEMENT WE RECEIVED.
 - 5- ALL STORM WATER DENTION PONDS ARE APPROXIMATE SIZE.
 - 6- THIS DESIGN REQUIRES APPROXIMATELY 3,650 LF OF RETAINING WALLS



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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:



**DILLINGHAM
WILSON STREET
SUBDIVISION**

DON DILLINGHAM

DURANT, OKLAHOMA

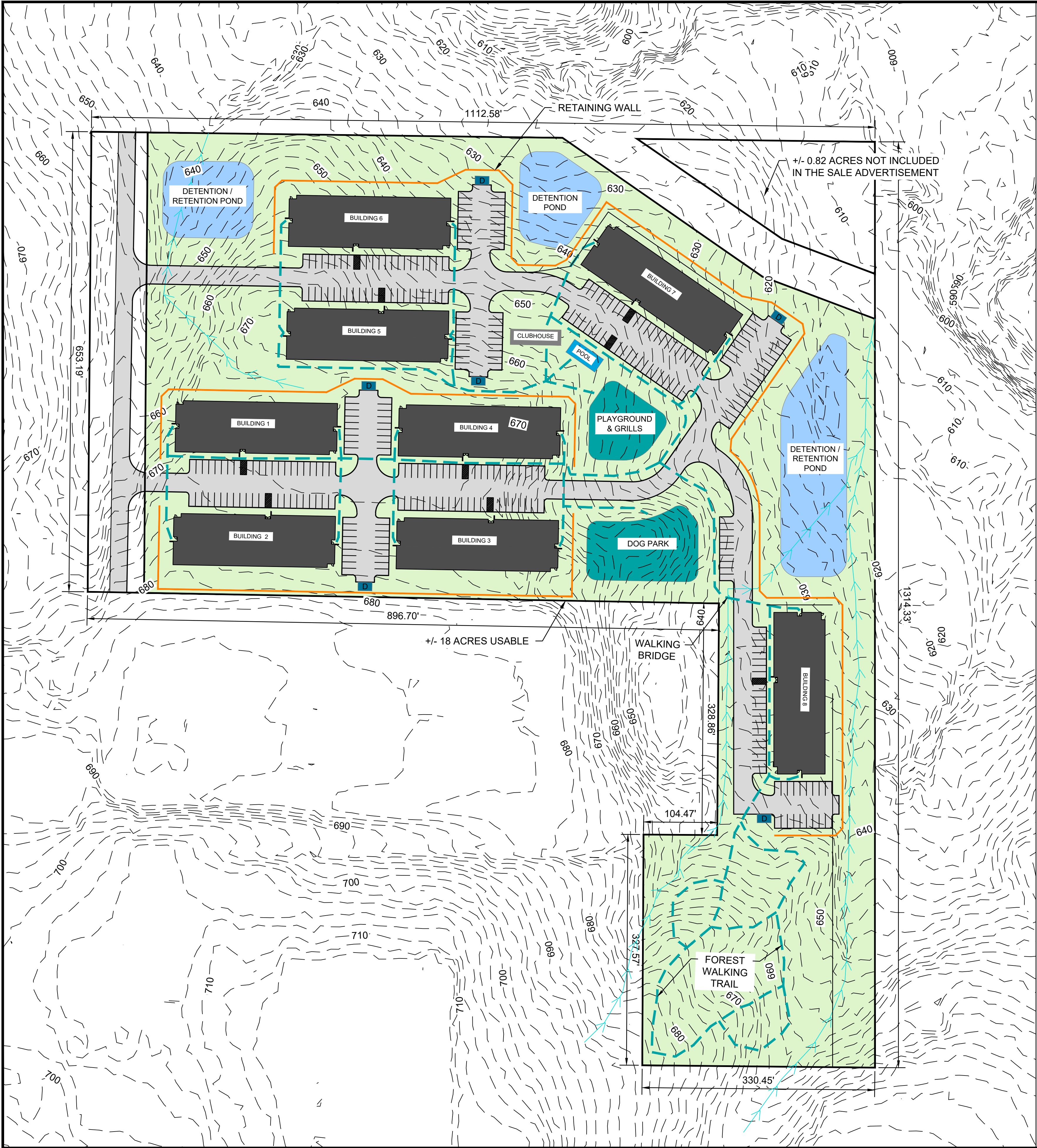
KEY PLAN

DESIGNED BY: DJK
DRAWN BY: DJK

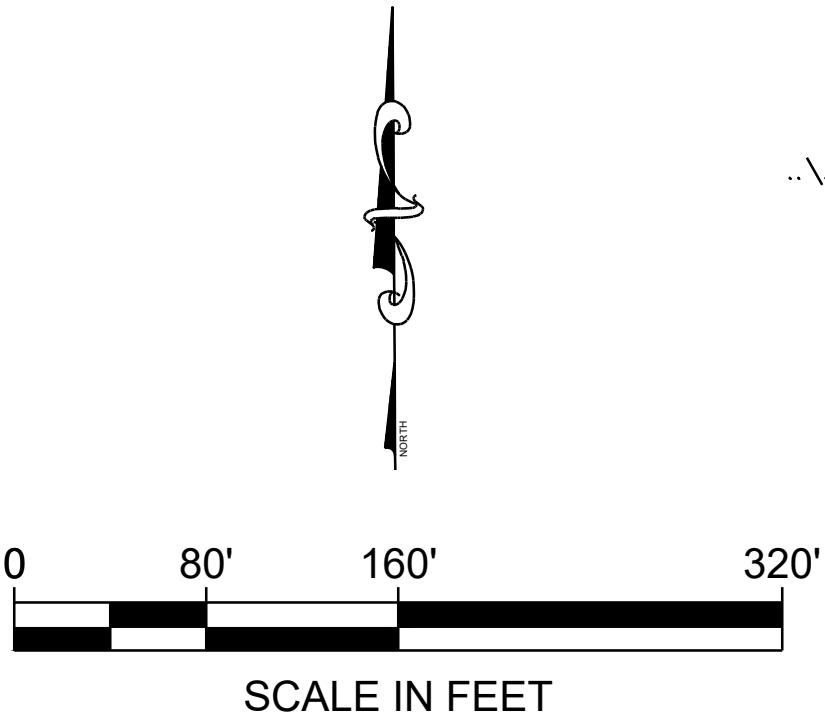
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

SITE EXHIBIT #1

PROJECT NUMBER	
10885	
STATE	DATE
OKLAHOMA	MAY. 2023
SHEET NUMBER	



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PROFESSIONAL SEAL:

NOT FOR
CONSTRUCTION

DILLINGHAM WILSON STREET SUBDIVISION

DON DILLINGHAM

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: DJK

RECORD OF REVISIONS

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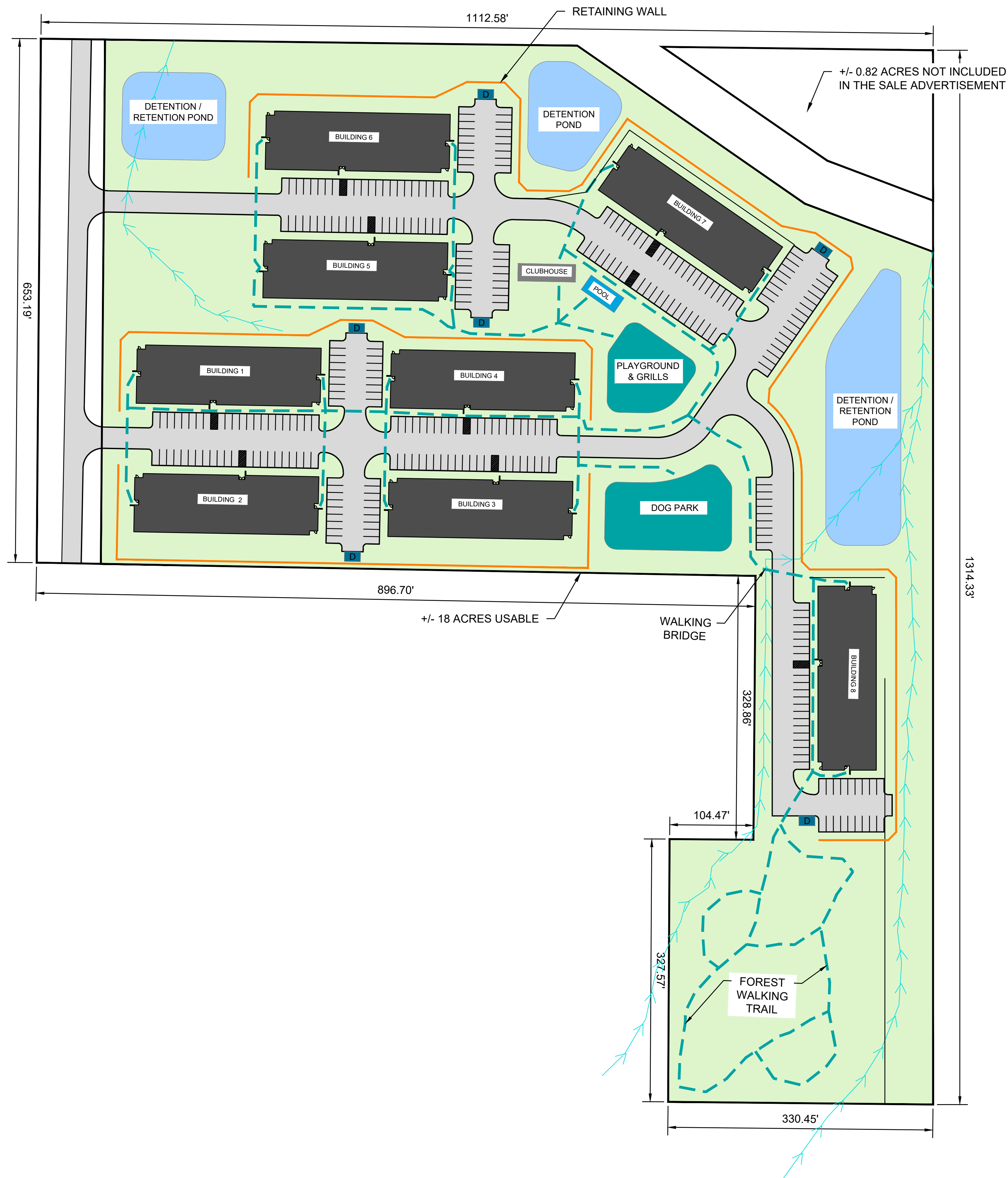
STATE

OKLAHOMA

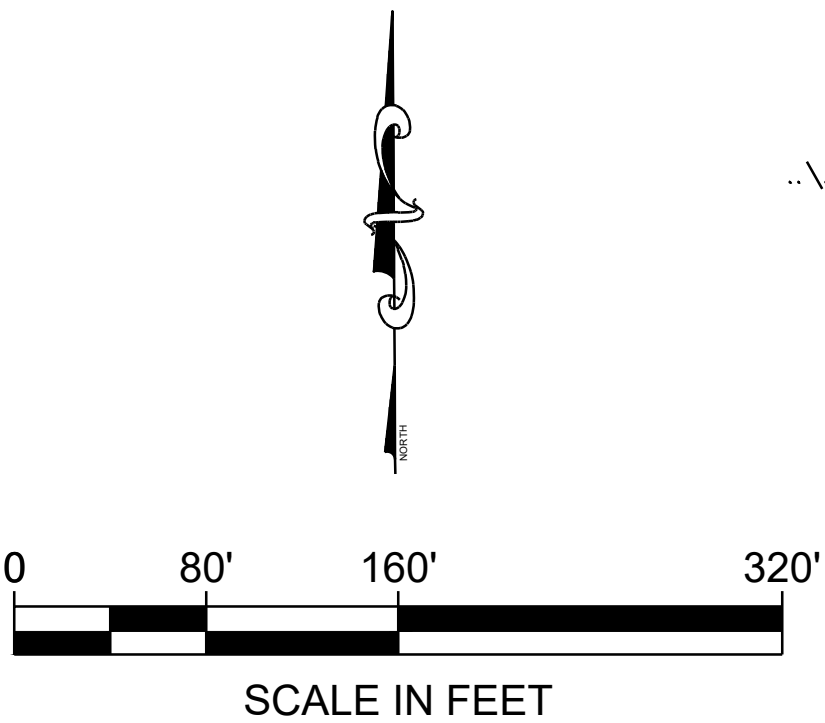
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**DILLINGHAM
WILSON STREET
SUBDIVISION**

DON DILLINGHAM

DURANT, OKLAHOMA

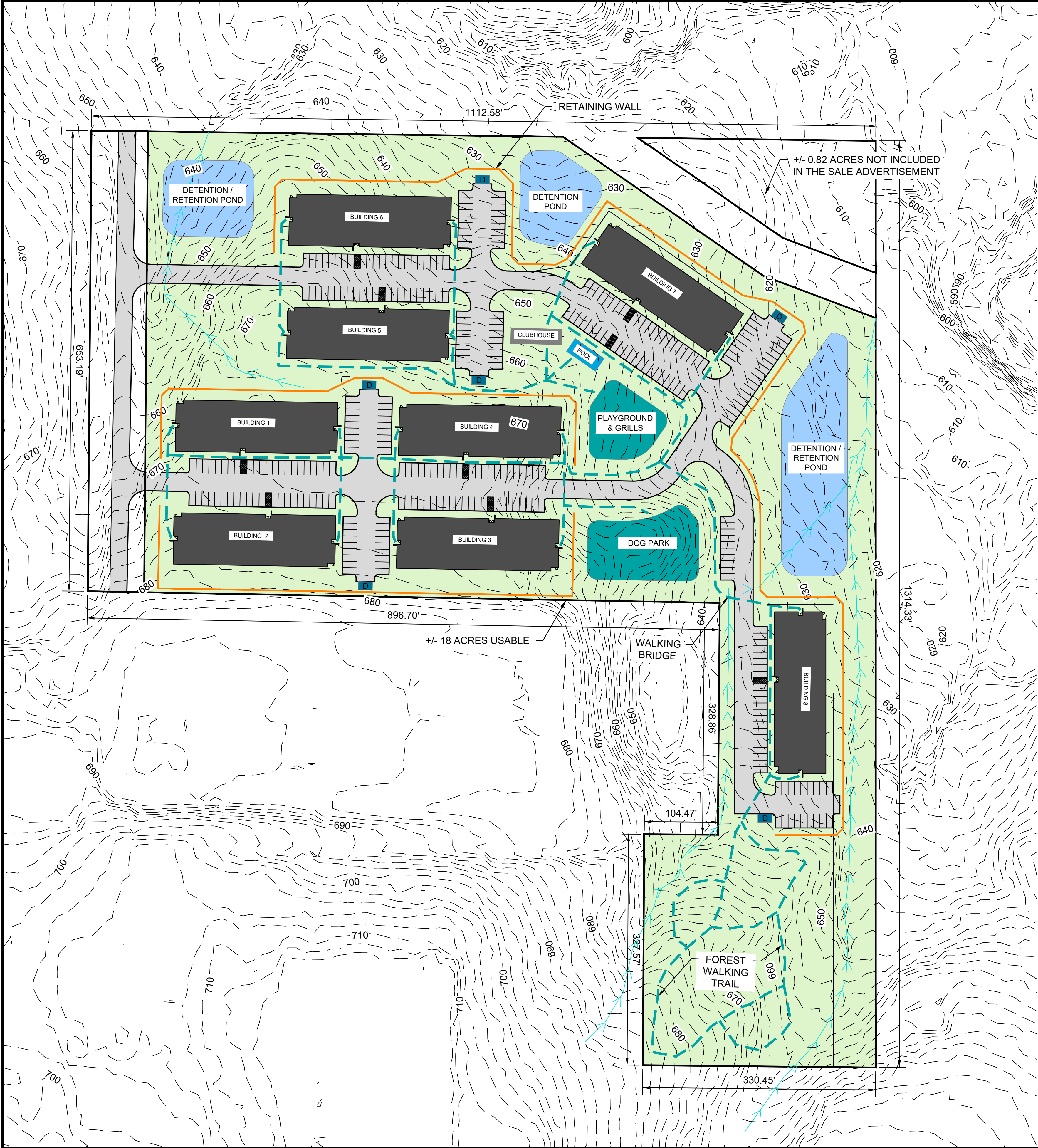
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DESIGNED BY: DJK
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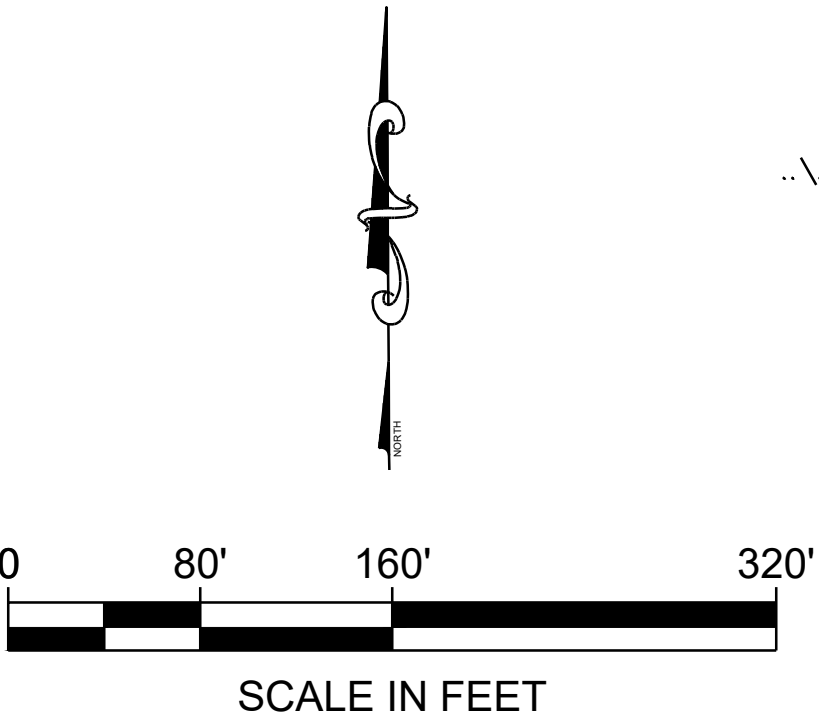
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NOT FOR
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DON DILLINGHAM

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: DJK

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No.	DATE	DESCRIPTION

SITE EXHIBIT #1

PROJECT NUMBER

10885

STATE

OKLAHOMA

DATE

MAY. 2023

SHEET NUMBER



THE CITY OF DURANT

Office of Community Development

Date: 09/12/2023
To: Mayor and City Council
Case: PC 2023-26
From:
Re: Preliminary Plat Extension for property located near Larkspur Lane and Prairie Crossing

Request: Consider a request from Sunstar, LLC for an extension of the preliminary plat located near Larkspur Lane and Prairie Crossing

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Uses
East	R-1	Single Family Uses
South	R-1	Single Family Uses

Applicant: Sunstar, LLC

Background: The applicant approached staff requesting a 180 day (6 month) extension on a preliminary plat. The applicant is requesting an extension in order to complete road construction. The applicant stated that the University Boulevard project hampered the project,

This preliminary plat was originally approved on September 14, 2021. This is the first extension that the applicant has asked for on this project. No changes are being requested to the approved preliminary plat.

Analysis: The subject property is already a part of an approved preliminary plat that is set to expire on September 14, 2023. Per City Ordinance §155.021, if a final plat is not filed for all or

part of the land shown in the preliminary plat within two years upon approval, then all approvals become void.

§155.027 offers the possibility of an extension or reinstatement procedure through a public meeting of the Planning Commission and to be heard by the City Council. This provides the Planning Commission to make a recommendation and City Council to decide on whether to extend or reinstate an existing plat.

Staff Recommendation: Staff does not have any issues with the extension.

Required Action: Hold a public hearing and recommend approval or denial of the preliminary plat extension/reinstatement of 180 days (6 months) for property located near Larkspur Lane and Prairie Crossing. Any specific conditions imposed by the Commission should be read into any approval motion.

***Planning Commission recommended approval of the 6-month extension.**

Re: URGENT Re: Heritage North Engineering for approval to proceed

1 message

Sabrina Kerbo <sabrina@sunviewhomes.com>

Tue, Aug 22, 2023 at 2:39 PM

To: Audrey Hamilton <ahamilton@durant.org>

Cc: Buddy Holder <elberg7767@gmail.com>, Jay Mauck <jay@sunviewhomes.com>, "comdev@durant.org" <comdev@durant.org>, Phillip Hightower <phightower@durant.org>, Rick Rumsey <rumsy@durant.org>, Kari Speers <kspeers@durant.org>

Good Afternoon,

Please accept this email as the official request for an extension of the Heritage North Addition. The cement treated base is scheduled for next week and paving will be completed directly behind that. We are requesting a 6-month extension.

As requested, one of my email feeds with Danielle is attached. We discussed the delays due to the construction on University and waiting for the red light to be completed. It has taken longer than we expected. And we talked about the time frame for us to start mid-August.

From: Audrey Hamilton <ahamilton@durant.org>**Sent:** Monday, August 21, 2023 4:04 PM**To:** Sabrina Kerbo <sabrina@sunviewhomes.com>**Cc:** Buddy Holder <elberg7767@gmail.com>; Jay Mauck <jay@sunviewhomes.com>; comdev@durant.org <comdev@durant.org>; Phillip Hightower <phightower@durant.org>; Rick Rumsey <rumsy@durant.org>; Kari Speers <kspeers@durant.org>**Subject:** Re: URGENT Re: Heritage North Engineering for approval to proceed

Also, as previously stated I'm not finding where we ever received the sewer plans or the stormwater permit from the Oklahoma Department of Environmental Quality (ODEQ).

If these were previously sent I do apologize.

Sincerely,

Audrey Hamilton

Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Mon, Aug 21, 2023 at 3:54 PM Audrey Hamilton <ahamilton@durant.org> wrote:

Hi Sabrin!

I do not have access to Danielle's emails so if you could please forward those to City Staff on this thread that would be great.

The ordinance outlines the extension requirements as well. If something is not formally submitted then the preliminary plat will be null and void. Buddy should be aware of this as well.

You can simply submit a letter or an email outlining the reasons for your extension request and the amount of time needed for the request (i.e. 6 mos, etc). It is ultimately up to the Planning Commission to recommend/deny the request and City Council to approve/deny the extension.

Sincerely,

Audrey Hamilton
Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Mon, Aug 21, 2023 at 3:45 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

Good Afternoon,

I sent an email to Daneille with updates hopefully she shared that information with you all. If not, I can forward the emails if they are needed. As soon as the light is up on university, we will pave our road.

We have not ever had to file an extension. Can you please help me with the process?

From: Audrey Hamilton <ahamilton@durant.org>

Sent: Monday, August 21, 2023 3:00 PM

To: Sabrina Kerbo <sabrina@sunviewhomes.com>; Buddy Holder <elberg7767@gmail.com>; Jay Mauck <jay@sunviewhomes.com>

Cc: comdev@durant.org <comdev@durant.org>; Phillip Hightower <phightower@durant.org>; Rick Rumsey <rrumsey@durant.org>; Kari Speers <kspeers@durant.org>

Subject: URGENT Re: Heritage North Engineering for approval to proceed

Good afternoon Buddy and Jay,

I just wanted to reach out and let you know that the preliminary plat for Heritage North will expire on September 14th. Our office has not received a submission for the final plat and the deadline has passed to be placed on the September agenda. Therefore, you may want to submit a request for an extension of time to file the final plat.

I believe Daneille discussed this with Buddy back toward the end of May and this is what was communicated to City Staff: *"I talked to Buddy about a month or so ago and he was waiting for the University & Larkspur intersection to be completed before he started on North Heritage but he felt he could still meet the deadline"*. As far as I am aware, nothing has been filed or received in our office. Also, you may or may not be aware already that Danielle is no longer with the City of Durant.

*Side note, I am also not certain our office ever received the sewer plans as referenced below. I cannot locate them in our files.

I have attached the ordinance that outlines the time limitations and extension procedure for your review.

Please let our office know how you would like to proceed as soon as possible. The September Planning Commission agenda is currently in the process of being finalized.

Sincerely,

Audrey Hamilton
Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Thu, Mar 10, 2022 at 5:58 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

You're welcome!

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 4:46 PM
To: Sabrina Kerbo <sabrina@sunviewhomes.com>
Cc: Aaron Walkup <awalkup@durant.org>; Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Thank you Sabrina for the update.

Sincerely,

Audrey Hamilton
Permit Technician
Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610



On Thu, Mar 10, 2022 at 4:44 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:
Good Afternoon,

Please disregard my email on reviewing the engineering. Rural Water #2 did not like the plan so we will have to make changes. You will be advised when we have the new drawing.

Thank you

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 9:58 AM
To: Aaron Walkup <awalkup@durant.org>
Cc: Sabrina Kerbo <sabrina@sunviewhomes.com>; Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Aaron,

It was approved by the Planning Commission on September 7, 2021 with the following conditions:

"Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request with the following stipulations: a corrective warranty deed being filed, approval of pending sewer plans, and a stormwater permit to be filed with the Oklahoma Department of Environmental Quality and a copy submitted to city staff."

Sincerely,

Audrey Hamilton
Permit Technician

Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610



On Thu, Mar 10, 2022 at 9:48 AM Aaron Walkup <awalkup@durant.org> wrote:
Danielle,

Did the preliminary plat get tabled at the Planning Commission because of issues needing resolved? I remember something to it because one of the issues being the House at the SE corner needing access to the house itself. I remember talking to the owner and stating her address would have to be redone depending on what Jay and Buddy did on the plat. I think it needs to be determined if the issues were resolved and the preliminary plat was ever approved before the development goes forward.

Sincerely,

Aaron Walkup
GIS Technician
911 Coordinator
City of Durant
(580) 931-6622

On Thu, Mar 10, 2022 at 9:33 AM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:
Thank you!

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 9:23 AM
To: Sabrina Kerbo <sabrina@sunviewhomes.com>
Cc: Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Good morning Sabrina.

The engineered plans have been received.

Danielle will follow up with you when she is able with any additional information.

Sincerely,

Audrey Hamilton
Permit Technician
Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610

On Thu, Mar 10, 2022 at 9:20 AM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

Good Morning,

Attached is our engineering plans for Heritage North. I know you all have to approve for us to proceed. Please let me know if you need anything else. We look forward to hearing from you.

Thanks,
Sabrina Kerbo
Director of Operations
Sunview/Texoma Building Services
Office (580) 564-2680
Cell (580) 916-6998

 **Re Heritage North.msg**
81K

**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: rwd2@totalnet.us

(INSERT DATE HERE)

Durant City Utility,

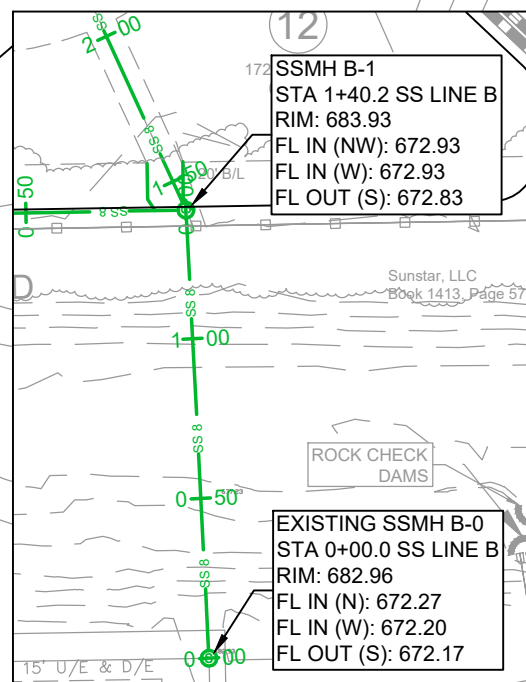
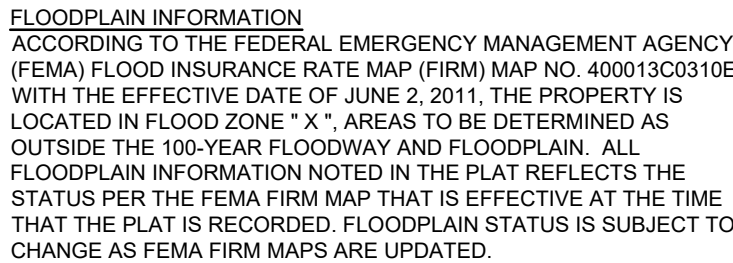
Heritage North Subdivision will be provided water service by Bryan County Rural Water District #2.

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.

1. CONTRACTOR SHALL PROTECT EXISTING UTILITIES NOT DEEMED FOR REMOVAL FROM DAMAGE.
2. ALL UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, AND APPLICABLE REGULATORY AGENCIES.
3. SEE THE DETAILS SHEET FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
4. ALL UTILITIES SHALL TERMINATE 4' FROM THE BUILDING UNLESS OTHERWISE NOTED.
5. ALL UTILITY PIPE BEDDING SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE SPECIFICATIONS.
6. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING MUST BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR WORKING IN ADJACENT CITY UTILITIES.
7. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT AS REQUIRED, PRIOR TO BEGINNING WORK.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY.
9. REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS.
10. ALL SEWER MAIN TO BE 8" SDR 26.
11. ALL SEWER SERVICES TO BE 4" PVC.

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGE TO OR INTERFERENCE WITH EXISTING UTILITIES.
5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1 TON/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER LOCAL PRACTICES.
11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
13. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY EPA PHASE II STORM WATER REGULATION.
14. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
15. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE OKLAHOMA UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE OKLAHOMA UTILITY SYSTEMS AT 1-800-522-4545 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
16. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING ADA STANDARDS. VERIFY.
17. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
18. EXCESS EMPLOYEES SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.



PROJECT NO.	21-070
SHEET NO.	C200

BY: _____

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 28634
LITTLE ROCK, AR 72221
ASHLEY@BICECONSULTING.US
(501) 593-1298

[illegible]

SUNVIEW DEVELOPMENT
Jay Mauck
721 US-70
Kingston, Oklahoma 73439

**Oklahoma Department of Environmental Quality
Authorization to Discharge Under the OPDES Stormwater Construction
General Permit OKR10**

AUTHORIZATION NO. **OKR1033735**

In compliance with the Oklahoma Pollution Discharge Elimination System (OPDES) Act 27A O.S. §2-6-201, the Rules of the Department of Environmental Quality (DEQ), and in reliance on the certified statements and representations heretofore made in its application,

**Sunstar LLC
721 US-70
Kingston, OK 73439**

Is authorized to discharge stormwater from a construction site located in **Bryan** County at

**Heritage North Subdivision
.13 miles E of Larkspur Dr .3 miles S of W Mockingbird Ln
Durant, OK 74701**

The receiving body of water is Chuckwa Creek

The OPDES requires permittees to have a Stormwater Pollution Prevention Plan (SWP3) which includes a description of appropriate sediment control measures. These are applicable to your construction site, which is subject to inspection. Proof of this authorization must be available at the construction site.

The Authorization shall become effective **November 21, 2022** and will expire at midnight October 17, 2027.

All terms and conditions of the modified OPDES Stormwater Construction General Permit OKR10, as published on October 18, 2022, shall apply to the recipient of this authorization.



Matt Pace, Environmental Programs Manager
Environmental Complaints and Local Services Division



The City of Durant

Memorandum

Date: 9/12/2023
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: Discussion, Consideration and Possible Action on Allowing Allen Hobbs to Connect 30 Lots to the City Sewer System and 90 Lots to City Water System.

Mr. Hobbs asked that this be placed upon the agenda. The piece of property he would like the sewer and water is on South McClean Road. This property is on the east side of McClean and is not inside the City Limits. This will be City Water.

Council Information / Action Requested

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

ATTACHMENTS:

1. 202309061428 (1)

Russell St

Parkland Dr

E Cedar St

N McLean Rd

N McLean Rd

Mason St

Mason St

Untitled Placemark