

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 necessary accommodation.

DURANT CITY COUNCIL

6:00 PM

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

September 18, 2025

AMENDED AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

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 12, 2025
- b. Consider Approval of Special Called Meeting Minutes of August 15, 2025
- c. Consider Approval of Budget Supplements BA 26-01

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. Discussion, Consideration, and Possible Action on Acceptance of a Proposal for Renewal of Excess Workers Compensation Insurance with Midwest Employers Insurance Company

- b. Consider Approval of Resolution R-2025-13 City of Durant Emergency Operations Plan Update for 2025-2026
- c. 1. Consider Approval of Ordinance O-2025-19, Sections 1-3, Repealing Ordinance Number O-2023-02 and Section 51.42 of the City Code of the City of Durant, Oklahoma;
- 2. Consider Approval of Ordinance O-2025-19, Section 4, Emergency Clause
- d. Consideration and Possible Approval of a Replat for Property Located at East Mulberry Street and Northeast Second Ave and more particularly described as:
The North 100 feet of the West 5 feet of Lot 4 and the North 100 feet of Lots 5 and 6 in Block 69 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.
- e. Consideration and Approval of a Final Plat for property located near Lindenwood Drive.

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

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21; THENCE North 00°19'48" East along the west line of said NW/4 SW/4, a distance of 969.00 feet; THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW /4) of said Section 21, a distance of 485.55 feet to the most westerly Southwest corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk; THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD -PHASE 5, a distance of 60.00 feet to the Northwest corner of said LINDEN WOOD - PHASE 5, for the POINT OF BEGINNING; THENCE continuing North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW /4 SW /4) of said Section, a distance of 11.18 feet; THENCE North 89°50'02" East, a distance of 157.13 feet; THENCE North 00°19'48" East, parallel with the west line of the NW/4 SW/4 of said Section, a distance of 277.23 feet to the north line of the Southwest Quarter (SW/4) of said Section; THENCE North 89°49'49" East along said north line of the Southwest Quarter (SW/4) a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD -PHASE 5, being a northerly corner of said LINDEN WOOD-PHASE 5; THENCE South 00°19'48 West along the west line of said Lot 1, Block 1, being in the West line of said LINDEN WOOD - PHASE 5, a distance 288.43 feet to the north right-

of-way line of said LINDENWOODS DRIVE (a 60' right-of-way) for the southwest corner of said Lot 1, Block 1, and a northerly ell corner of said LINDEN WOOD - PHASE 5; THENCE South 89°49'57" West along said north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way), being in the north line of said LINDEN WOOD - PHASE 5, a distance of 714.25 feet to the POINT OF BEGINNING.

- f. 1) Consideration and Possible Approval of Ordinance O-2025-15, Section 1, for a Rezone to C-3 General Commercial District for Property Located at 101 East Main Street in Durant, and More Particularly Described as; *All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*
- 2) Consider Approval of Ordinance O-2025-15, Section 2 (Emergency Clause)
- g. 1) Consideration and Possible Approval of Ordinance O-2025-16, Section 1, for a Rezone to R-3 General Residential District and Replat for Property Located Near South Third Avenue and More Particularly Described as: *Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma according to the recorded plat thereof;*
- 2) Consider Approval of Ordinance O-2025-16, Section 2 (Emergency Clause)
- h. Consideration and Possible Approval of a Replat for Property Located near Washington Ave and Fishermans Lane and More Particularly Described as: *Being in Block 1, part of Lot 3 of Indian Acres Addition, located in Section 18, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 1033, Page 1051, and part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 957, Page 667, and being described by metes and bounds as follows: Commencing at a found ½" steel rod to the Southwest corner of said Lot 3, and on the northerly right-of-way line of Fishermans Lane; Thence North 89 degrees 04 minutes 38 seconds East, with the Southerly line of said Lot 3, and with the Northerly right-of-way line of said Fishermans Lane, a distance of 244.55 feet to a set ½" steel rod for the True Point-of-Beginning, and the southwest corner of the herein described tract of land; Thence North 00 degrees 50 minutes 00 seconds West, crossing said Lot 3, a distance of 142.14 feet to a set ½" steel rod; Thence North 46 degrees 23 minutes 25 seconds West, continuing across said Lot 3, a distance of 94.77 feet to a set ½" steel rod for the northwest corner of the herein described tract of land and on the northerly line of said Lot 3, and on the Southerly line of Lot 2 in aforesaid Block 1, and from which a found ½" steel rod for the northwest corner of said Lot 3 bears South 89 degrees 04 minutes*

38 seconds West, a distance of 176.90 feet; Thence North 89 degrees 04 minutes 38 seconds East, with the Northerly line of said Lot 3, and with the Southerly line of said Lot 2, a distance of 99.81 feet to a set ½" steel rod for the Northeast corner of the herein described tract of land; Thence South 46 degrees 23 minutes 25 seconds East, crossing said Lot 3, a distance of 53.01 feet to a set ½" steel rod; Thence South 00 degrees 50 minutes 00 seconds East, continuing across said Lot 3, a distance of 171.43 feet to a set ½" steel rod for the Southeast corner of the herein described tract of land and on the southerly line of said Lot 3, and on the northerly line of aforesaid Fishermans Lane; Thence South 89 degrees 04 minutes 38 seconds West, with the Southerly line of said Lot 3, and with the Northerly line of said Fishermans Lane, a distance of 70.00 feet to the Point of Beginning.

- i. 1) Consideration and Approval of Ordinance O-2025-17, Section 1, for a Rezone/Replat Request for Property Located Near Country Club Road and Southeast Third Ave and More Particularly Described as:

Parcel A:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet and S00°25'26"W 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence N89°57'34"W 197.16 feet; Thence S02°18'33"W 181.67 feet; Thence S88°29'01"E 203.17 feet to the Highway Right-of-Way; Thence N00°25'26"E along Highway Right-of-Way 186.76 feet to the Point of Beginning. AND Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence N89°43'16"W 397 feet; Thence S00°34'5S"W 1091.41 feet; Thence S89°43'16"E 400.02 feet to Highway Right-of-Way; Thence N00°25'26"E 444.78 feet along Highway Right-of-Way; Thence N88°29'01"W 203.17 feet; Thence N02°18'33"E 181.67 feet; Thence S89°57'34"E 197.16 feet to Highway Right-of-Way; Thence N00°25'26"E 460.06 feet along Highway Right-of-Way to the Point of Beginning.

AND

Parcel B:

Commencing at the NW/C of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian in Bryan County, Oklahoma; Thence N89°30'16"E, along the North Line of said NE/4, a distance of 1032.89 feet to the Point of Beginning; Thence N89°30'16"E, continuing along said North Line, a distance of 1124.67 feet; Thence S00°11'33"11E a distance of 791.25 feet to a point on the State of Oklahoma R/W; Thence along said R/W for the following 4 courses: S70°48'20"W a distance of 221.86 feet; Thence S75°56'SS"W a distance of 531.56 feet; Thence 580°51'37"W a distance of 338.84 feet; Thence N74°07'07"W a distance of 70.25 feet; Thence N00°00'00"W a distance of 1018.11 feet back to the Point of Beginning;

2) Consider Approval of Ordinance O-2025-17 Section 2 (Emergency Clause)

- j. 1) Consideration and Approval of Ordinance O-2025-18, Section 1, for a Rezone/Replat for Property Located Near West Main and Gates Ave and More Particularly Described as:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County,

Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, according to the official plat Thereof AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof;

2) Consider Approval of Ordinance O-2025-18 Section 2 (Emergency Clause)

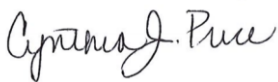
- k. Consider Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and the Durant Airport Authority for Durant Services (R-2025-14)

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 3rd day of September 2025 and that an agenda of said meeting was posted at the place of such meeting at 4:35 p.m. on the 16th day of September 2025. An amended agenda of said meeting was posted at the place of such meeting at 4:40 p.m. on the 17th day of September 2025.



Cynthia J. Price, City of Durant



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of August 12, 2025

Council Information / Action Requested

Approval of Regular Meeting Minutes of August 12, 2025

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

ATTACHMENTS:

1. Durant City Council Minutes 08122025 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 11th day of November, 2024 and that an agenda of said meeting was posted at the place of such meeting at 3:30 p.m. on the 8th day of August 2025.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
August 12, 2025 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 Humphrey Miller
Council Member Danny Sherrer
Vice Mayor Mike Simulescu
Mayor Martin Tucker
City Attorney Tom Marcum
City Manager Pam Polk
City Clerk Cynthia J. Price

Absent:
Council Member Lauran Fuller

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 8, 2025
- b. Consider Approval of Budget Supplements BA 25-12
- c. Consider Approval of Mayoral Recommendation for Marion Hill and Jane Hicks to Each Serve an Additional Three Year Term on the Durant Library Board
- d. Consider Approval of Mayoral Recommendation for Nomination of Daniel Tarkington for Oklahoma Municipal Retirement Fund (OkMRF) District 2 Trustee Position

Motion To: Approve Consent Items as Presented

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. Consider Approval of Economic Development Agreement Between the City of Durant and Albertson's LLC (C-2025-61)

Motion To: Approval of Economic Development Agreement Between the City of Durant and Albertson's LLC (C-2025-61)

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- b. Consider and Take Action with Respect to a Resolution R-2025-10 Approving the Incurrence of Indebtedness by The Durant City Utilities Authority (the "Authority") Issuing Its Utility System and Sales Tax Revenue Note, Series 2025A (the "Note"); Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture Authorizing the Issuance of said Note; Waiving

Competitive Bidding with Respect to the Sale of said Note and Approving the Proceedings of the Authority Pertaining to the Sale of said Note; Ratifying and Confirming the Sales Tax Agreement by and between the City of Durant, Oklahoma (the "City") and the Authority Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; Ratifying and Confirming the Lease, as Amended, Pertaining to the City's Utility Systems; and Containing Other Provisions Relating Thereto. [Series 2025A Note – Main Street Project]

Motion To: Approve Resolution R-2025-10 - Approving the Incurrence of Indebtedness by The Durant City Utilities Authority (the "Authority") Issuing Its Utility System and Sales Tax Revenue Note, Series 2025A (the "Note"); Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture Authorizing the Issuance of said Note; Waiving Competitive Bidding with Respect to the Sale of said Note and Approving the Proceedings of the Authority Pertaining to the Sale of said Note; Ratifying and Confirming the Sales Tax Agreement by and between the City of Durant, Oklahoma (the "City") and the Authority Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; Ratifying and Confirming the Lease, as Amended, Pertaining to the City's Utility Systems; and Containing Other Provisions Relating Thereto. [Series 2025A Note – Main Street Project]

Motion By: Mike Simulescu

Seconded By: Martin Tucker

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- c. Consider and Take Action with Respect to a Resolution R-2025-11 of the City of Durant, Oklahoma (the "City") Approving Action Taken by The Durant City Utilities Authority (the "Authority") Authorizing Issuance, Sale and Delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; Ratifying and Confirming a Lease, as Amended, By and Between the City and the Authority Pertaining to Certain Water, Sanitary Sewer, and Garbage Systems; Ratifying and Confirming a Sales Tax Agreement By and Between the Authority and the City Pertaining to a Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Related Thereto. [Series 2025B FAP Note Drainage Project]

Motion To: Approve Resolution R-2025-11 - Approving Action Taken by The Durant City Utilities Authority (the "Authority") Authorizing Issuance, Sale and Delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; Ratifying and Confirming a Lease, as Amended, By and Between the City and the Authority Pertaining to Certain Water, Sanitary Sewer, and Garbage Systems; Ratifying and Confirming a Sales Tax Agreement By and Between the Authority and the City Pertaining to a Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Related Thereto. [Series 2025B FAP Note Drainage Project]

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- d. Consider and Take Action with Respect to a Resolution R-2025-12 of the City of Durant, Oklahoma (the "City") Approving Action Taken by The Durant City Utilities Authority (the "Authority") Authorizing Issuance, Sale and Delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; Ratifying and Confirming a Lease, as Amended, By and Between the City and the Authority Pertaining to Certain Water, Sanitary Sewer, and Garbage Systems; Ratifying and Confirming a Sales Tax Agreement By and Between the Authority and the City Pertaining to a Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Related Thereto. [Series 2025C FAP Note – Water Line Project]

Motion To: Approve Resolution R-2025-12 - Approving Action Taken by The Durant City Utilities Authority (the "Authority") Authorizing Issuance, Sale and Delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; Ratifying and Confirming a Lease, as Amended, By and Between the City and the Authority Pertaining to Certain Water, Sanitary Sewer, and Garbage Systems; Ratifying and Confirming a Sales Tax Agreement By and Between the Authority and the City Pertaining to a Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Related Thereto. [Series 2025C FAP Note – Water Line Project]

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- e. Consider Approval of Proposal for a Comprehensive Water and Wastewater Cost of Service and Rate Design Study, Stormwater Utility Rate Study and Solid Waste Utility Rate Study (C-2025-56)

Motion To: Approve Proposal for a Comprehensive Water and Wastewater Cost of Service and Rate Design Study, Stormwater Utility Rate Study and Solid Waste Utility Rate Study (C-2025-56)

Motion By: Martin Tucker

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- f. Consider Approval of Emergency Purchase of Custom Dell Server for City of Durant Infrastructure in the Amount of \$63,870.00

TABLED

- g. Consider Acceptance of FY 2023-2024 Annual Financial Statements and Auditor's Reports

Motion To: Accept FY 2023-2024 Annual Financial Statements and Auditor's Reports

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- h. Consider Approval of Professional Services Agreement with Crawford and Associates (C-2025-58)

Motion To: Approve Professional Services Agreement with Crawford and Associates (C-2025-58)

Motion By: Danny Sherrer

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- i. Consider Approval of Professional Services Agreement with HBC CPAs & Advisors for the Fiscal Year Ending June 30, 2025 (C-2025-62)

Motion To: Approve Professional Service Agreement with HBC CPAs & Advisors for the Fiscal Year Ending June 30, 2025 (C-2025-62)

Motion By: Martin Tucker

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- j. Consider Approval of Mutual Aid Agreement between the City of Durant and Durant Independent School District C-2025-57

Motion To: Approve Mutual Aid Agreement Between the City of Durant and Durant Independent School District (C-2025-57)

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- k. Consider Approval of Resolution Supporting Continued Participation in Main Street Programs (R-2025-05)

Motion To: Approve Resolution Supporting Continued Participation in Main Street Program (R-2025-05)

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Martin Tucker

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of August 15, 2025

Council Information / Action Requested

Approval of Special Called Meeting Minutes of August 15, 2025

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

ATTACHMENTS:

1. Special Called Durant City Council Minutes 08152025 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 12th day of August 2025 and that a notice of this meeting was posted at the place of said meeting on the 13th day of August 2025 and an agenda of said meeting was posted at the place of such meeting at 4:20 p.m. on the 14th day of August 2025.



Cynthia J. Price, City of Durant

**MINUTES OF THE SPECIAL CALLED MEETING OF DURANT CITY COUNCIL
August 15, 2025 AT 5:00 PM
Roscoe J. Hatfield Council Chambers
300 West Evergreen
Durant, Oklahoma**

CALL TO ORDER

Mayor Tucker called the meeting to order at 5:00 p.m.

INVOCATION/FLAG SALUTE

Mayor Tucker provided the invocation and led the flag salute.

ROLL CALL

Present:

Council Member Humphrey Miller
Council Member Danny Sherrer
Vice Mayor Mike Simulescu
Mayor Martin Tucker
City Attorney Tom Marcum
City Manager Pam Polk
City Clerk Cynthia J. Price

Absent:

Council Member Lauran Fuller

ORDER OF BUSINESS

1. Administration

- a. Consider Approval of Purchase of Dell Servers as Described Below for City of Durant Infrastructure

A. Dell Server (custom for City of Durant)/Dell Power Edge R760xs 2.5 Chassis with up to 16 Drive Support in the Amount of \$31,930.00;

B. Dell Server (custom for City of Durant)/Dell Power Edge R760xs 2.5 Chassis with up to 16 Drive Support in the Amount of \$31,930.00;

Agenda Item 1.a.A.

Motion To: Approve Purchase of Dell Server City of Durant Infrastructure Dell Server (custom for City of Durant)/Dell Power Edge R760xs 2.5 Chassis with up to 16 Drive Support in the Amount of \$31,930.00

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

Agenda Item 1.a.B.

Motion To: Approve Purchase of Dell Server City of Durant Infrastructure Dell Server (custom for City of Durant)/Dell Power Edge R760xs 2.5 Chassis with up to 16 Drive Support in the Amount of \$31,930.00;

Motion By: Humphrey Miller

Seconded By: Danny Sherrer

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Supplements BA 26-01

Council Information / Action Requested

- #429 Appropriate funds for Prior Year Capital Improvements Budget Rollover
- #430 Appropriate funds for Prior Year IT Service Fund Capital Improvement Budget Rollover
- #431 Appropriate funds for Prior Year DIA Contract Remaining unfinished Budget Rollover
- #432 Appropriate funds for Prior Year Airport Project Budget Rollover
- #433 Appropriate funds for Prior Year CDBG Fund Project Rollover
- #434 Appropriate funds for Prior Year DMSC Fund Project Rollover
- #435 Appropriate funds for GF Operation Budget adjustment, OMAG checks, Donation
- #436 Appropriate funds for CI PD security system, WWTP Professional Service adjustment
- #437 Appropriate funds for Infrastructure Fund adjust Fund Reserve
- #438 Appropriate funds for DIA TIF#3 check from the County
- #439 Appropriate funds for 1/4% Economic Development Fund Transfer Adjustment
- #440 Appropriate funds for Airport Fund Operation Adjustment
- #441 Appropriate funds for Pendleton Trust Monthly Revenue and expense
- #442 Appropriate funds for DCUA fund for refund and MMO repair Storm Damage
- #443 Appropriate funds for Cemetery Operation Fund for. Stone Damage.

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

Approval of Budget Supplements BA 26-01

ATTACHMENTS:

1. BA 26-01 1-15Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT12057 - BA 26-1 1-15 FY 24-25 ROLLOVER & ADJUST

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000429	FY 25/26 ORIGINAL BUDGET	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-301-1000 July: -1,605,558.00	BEGINNING UNENCUMBERED	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	-1,176,205.00	-1,605,558.00	-2,781,763.00
015-000-362-1007 July: -7,154.00	OPJ-BVP BULLET PROOF VEST	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-7,154.00	-7,154.00
015-000-362-1015 July: -1,938,473.00	OWRB LOAN PROCEEDS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-1,938,473.00	-1,938,473.00
015-000-362-7716 July: -469,933.00	FAA GRANT	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-469,933.00	-469,933.00
015-000-364-3300 July: -465,000.00	EQUIPMENT FINANCING	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-465,000.00	-465,000.00
015-000-364-4053 July: -3,902,478.00	TRSF FR UA 2020 STRN 210-052	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-3,902,478.00	-3,902,478.00
015-000-364-4054 July: -12,670,800.00	TRSF FM 2020 CWSRF 210-053	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-12,670,800.00	-12,670,800.00
015-000-364-4055 July: -22,534,500.00	TRS FM 2023 CWSRF 210-058	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	-22,534,500.00	-22,534,500.00
015-005-550-5825 July: 1,130.00	IN-CAR/BODY CAMERAS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	13,000.00	1,130.00	14,130.00
015-005-550-5904 July: 21,061.00	BODY ARMOR VESTS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	21,061.00	21,061.00
015-005-560-6105 July: 80,000.00	RANGE IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	80,000.00	80,000.00
015-005-560-6324 July: 78,264.00	POLICE VEHICLES W/EQUIP	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	450,000.00	78,264.00	528,264.00
015-005-560-6595 July: 900.00	MISC. TOOLS & EQUIPS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	27,000.00	900.00	27,900.00
015-006-530-3406 July: 856,708.00	ANIMAL CONTROL FACILITY	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	300,000.00	856,708.00	1,156,708.00
015-007-560-6595 July: 220,000.00	MISC EQUIPMENT	BA 26-1 1 CI 015 FY 24-25 ROLLO DESK EOC C...	48,000.00	220,000.00	268,000.00
015-008-560-6320 July: 665,000.00	FD TRUCK/VEHICLE PURCHASE	BA 26-1 1 CI 015 FY 24-25 ROLLO COUNTY PD ...	0.00	665,000.00	665,000.00
015-009-560-5657 July: 31,695.00	GENERAL PARK IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	31,695.00	31,695.00
015-009-560-5662 July: 61,347.00	PARK PLAYGROUND EQUIPME...	BA 26-1 1 CI 015 FY 24-25 ROLLO SURFACE SC...	0.00	61,347.00	61,347.00
015-012-560-5663 July: 10,000.00	MISC. EQUIPMENT	BA 26-1 1 CI 015 FY 24-25 ROLLOV WEATHER	0.00	10,000.00	10,000.00
015-012-560-8072 July: 41,800.00	POOL REHABILITATION	BA 26-1 1 CI 015 FY 24-25 ROLLOV GATE	0.00	41,800.00	41,800.00
015-016-520-2134 July: 51,030.00	CITY-WIDE SAFE STREETS PLAN	BA 26-1 1 CI 015 FY 24-25 ROLLO ODOT GRT M...	0.00	51,030.00	51,030.00
015-016-560-6205	PAVING & MAINTENANCE	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	61,850.00	61,850.00

Budget Adjustment Register

Packet: GLPKT12057 - BA 26-1 1-15 FY 24-25 ROLLOVER & ADJUST

July:	61,850.00				
015-016-560-6212		STREET PROJECTS	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	179,400.00
July:	179,400.00				179,400.00
015-016-560-6324		VEHICLES & EQUIPMENT	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	73,500.00	34,000.00
July:	34,000.00				107,500.00
015-018-550-5832		EM EQUIPMENT & MISC.	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	10,901.00
July:	10,901.00				10,901.00
015-018-560-5663		MISC. EQUIPMENT	BA 26-1 1 CI 015 FY 24-25 ROLLOV CID TOWER ...	0.00	12,000.00
July:	12,000.00				12,000.00
015-018-560-6016		EOC BUILDING PROJECT COMP...	BA 26-1 1 CI 015 FY 24-25 ROLLOV PARKING L...	0.00	71,809.00
July:	71,809.00				71,809.00
015-019-560-6102		CITY HALL RENOVATION	BA 26-1 1 CI 015 FY 24-25 ROLLOVE CIHALL FL...	0.00	3,925.00
July:	3,925.00				3,925.00
015-019-570-7010		MISC. EXPENSES	BA 26-1 1 CI 015 FY 24-25 PD LEASE PAYMENT	0.00	6,979.00
July:	6,979.00				6,979.00
015-021-560-5660		UTILITY TRUCK/EQUIPMENT	BA 26-1-1 GF FY 24-25 ROLLOV UT TRCK	0.00	80,000.00
July:	80,000.00				80,000.00
015-021-560-6310		VEHICLE/TRUCK	BA 26-1 1 CI 015 FY 24-25 ROLLOV 1/2TON TR...	0.00	53,000.00
July:	53,000.00				53,000.00
015-023-560-6425		SR CENTER IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOV LIGHTING	19,000.00	15,000.00
July:	15,000.00				34,000.00
015-024-560-6103		PW ADM. BUILDING UPGRADE	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	120,000.00
July:	120,000.00				120,000.00
015-026-520-2103		PROFESSIONAL SERVICES	BA 26-1 1 CI 015 FY 24-25 ROLLOV MANHOLE ...	0.00	107,252.00
July:	107,252.00				107,252.00
015-026-560-6416		LIFT STATIONS UPGRADE	BA 26-1 1 CI 015 FY 24-25 ROLLOV LIFT ST REH...	0.00	132,347.00
July:	132,347.00				132,347.00
015-026-560-9490		MANHOLE/SEWER SYS COLLCT...	BA 26-1 1 CI 015 FY 24-25 ROLLOVMANHOLE	0.00	1,781,917.00
July:	1,781,917.00				1,781,917.00
015-027-520-2103		WTP ENGINEERING	BA 26-1 1 CI 015 FY 24-25 ROLV WATRLINE RE...	0.00	56,353.00
July:	56,353.00				56,353.00
015-027-560-6018		FILTER UPGRADE/REPLACEME...	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	43,172.00
July:	43,172.00				43,172.00
015-027-560-6390		EQUIP/PUMP	BA 26-1 1 CI 015 FY 24-25 ROLLOV#7	0.00	31,280.00
July:	31,280.00				31,280.00
015-027-560-6429		VFD's ON RAW PUMPS	BA 26-1 1 CI 015 FY 24-25 ROLLOV#3	200,000.00	147,831.00
July:	147,831.00				347,831.00
015-027-570-7050		SH78 WATERLINE RELOCATE	BA 26-1 1 CI 015 FY 24-25 ROL WTRLIN REL 1ST...	0.00	724,960.00
July:	724,960.00				724,960.00
015-029-560-6103		BUILDING IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOV WASHBAY	0.00	50,000.00
July:	50,000.00				50,000.00
015-031-560-9334		LAKE DURANT IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOV RV FISH DUCK	0.00	248,860.00
July:	248,860.00				248,860.00
015-031-560-9489		FACILITY IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLOVHOUSE	0.00	37,642.00
July:	37,642.00				37,642.00
015-065-520-2136		PROFESSIONAL SERVICES	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	37,733.00
July:	37,733.00				37,733.00
015-065-560-6400		AIRPORT IMPROVEMENTS	BA 26-1 1 CI 015 FY 24-25 ROLLO AWOS, TAXI...	0.00	212,630.00
July:	212,630.00				212,630.00
015-065-560-8067		UPGRADE AWOS IMPROVMEN...	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	110,968.00
July:	110,968.00				110,968.00
015-805-520-2103		2020 STREET PROFESSIONAL S...	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	245,586.00
July:	245,586.00				245,586.00

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015-805-560-6200	2020 STREETS PROJECT	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	3,656,892.00	3,656,892.00
July:	3,656,892.00				
015-905-560-6005	2020 WWTP CONTINGENCY	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	77,368.00	77,368.00
July:	77,368.00				
015-905-560-6006	2020 WWTP CONSTRUCTION	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	9,252,330.00	9,252,330.00
July:	9,252,330.00				
015-905-560-6007	2020 WWTP ADM/PERMIT	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	1,101.00	1,101.00
July:	1,101.00				
015-905-560-6008	2020 WWTP PROJECT-PROFAL ...	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	1,243,900.00	1,243,900.00
July:	1,243,900.00				
015-905-560-6009	2020 WWTP EQUIPMENT	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	91,475.00	91,475.00
July:	91,475.00				
015-910-560-6005	2023 WWTP CONTINGENCY	BA 26-1 1 CI 015 FY 24-25 ROLLOVER	0.00	22,534,500.00	22,534,500.00
July:	22,534,500.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000430	FY 25/26 ORIGINAL BUDGET	BA 26-1-02 FY 24-25 IT ROLLOVER & ADDTL SERVERS	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
010-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-02 FY 24-25 IT ROLLOVER & ADDTL SE...	-198,536.00	-159,472.00	-358,008.00
July:	-159,472.00				
010-020-550-5650	SOFTWARE/SERVER MAINT	BA 26-1-02 FY 24-25 IT ROLLOVER & ADDTL SE...	37,400.00	63,870.00	101,270.00
July:	63,870.00				
010-020-570-7801	FUND RESERVE FOR CAP. EXP.	BA 26-1-02 FY 24-25 IT ROLLOVER & ADDTL SE...	0.00	159,472.00	159,472.00
July:	159,472.00				
010-020-570-7801	FUND RESERVE FOR CAP. EXP.	BA 26-1-02 FY 24-25 IT ROLLOVER & ADDTL SE...	0.00	-63,870.00	-63,870.00
July:	-63,870.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000431	FY 25/26 ORIGINAL BUDGET	BA 26-1-03FY 24-25 DIA ROLLOVER	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
020-000-301-1000	BEGINNING BALANCE	BA 26-1-03 24-25 DIA ROLLOV PICKLING PLANT..	-230,126.00	-34,866.00	-264,992.00
July:	-34,866.00				
020-017-530-3051	CONTRACT LABOR	BA 26-1-03FY 24-25 DIA ROLLOVER	75,000.00	34,866.00	109,866.00
July:	34,866.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000432	FY 25/26 ORIGINAL BUDGET	BA 26-1-04 FY 24-25 AIRP ROLLOVER	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-04 FY 24-25 AIRP ROLLOVER C-2021-79	-79,415.00	-7,385.00	-86,800.00
July:	-7,385.00				
206-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-04 FY 24-25 AIRP ROLLOVER	-79,415.00	-75,882.00	-155,297.00
July:	-75,882.00				
206-000-361-1000	INTEREST EARNED	BA 26-1-04 FY 24-25 AIRP ROLLOVER C-2024-09	-8,000.00	-11,662.00	-19,662.00
July:	-11,662.00				
206-065-520-2141	ENGINEERING SERVICES	BA 26-1-04 FY 24-25 AIRP ROLLOVER LAYOUT P...	0.00	42,391.00	42,391.00
July:	42,391.00				
206-065-530-3055	AWOS TELECOM & MAINT CO...	BA 26-1-04 FY 24-25 AIRP ROLLOVER TAIXWAY...	22,200.00	17,000.00	39,200.00
July:	17,000.00				

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206-065-550-5509	EQUIPMENT & GROUNDS MAINTENANCE	BA 26-1-04 FY 24-25 AIRP ROLLOVER TAXIWAY...	60,000.00	35,538.00	95,538.00
July:	35,538.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000433	FY 25/26 ORIGINAL BUDGET	BA 26-1-05 FY 24-25 CDBG ROLLOVER	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
250-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-05 FY 24-25 CDBG ROLLOVER	0.00	-164,947.00	-164,947.00
July:	-164,947.00				
250-000-362-4019	20 CDBG-CR 18114 UT. ASST.	BA 26-1-05 FY 24-25 CDBG ROLLOVER	0.00	-374,142.00	-374,142.00
July:	-374,142.00				
250-000-362-4020	24 CDBG-SC 19496	BA 26-1-05 FY 24-25 CDBG ROLLOVER	0.00	-171,250.00	-171,250.00
July:	-171,250.00				
250-139-530-3486	REIMB TO UA - UTILITY ASSIST.	BA 26-1-05 FY 24-25 CDBG ROLLOVER GENERA...	0.00	226,655.00	226,655.00
July:	226,655.00				
250-140-560-6200	UNIV BLVD INTERSECTION PAV...	BA 26-1-05 FY 24-25 CDBG ROLLOVER	0.00	444,303.00	444,303.00
July:	444,303.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000434	FY 25/26 ORIGINAL BUDGET	BA 26-1-06 FY 24-25 DMSC ROLLOVER	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
500-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-06 FY 24-25 DMSC ROLLOVER	-350,000.00	-689,334.00	-1,039,334.00
July:	-689,334.00				
500-011-550-5671	RECREATION EQUIPMENT & M...	BA 26-1-06 FY 24-25 DMSC ROLLOVER TURF R...	27,000.00	45,000.00	72,000.00
July:	45,000.00				
500-011-560-5661	MACHINERY,	BA 26-1-06 FY 24-25 DMSC ROLLOVER	0.00	59,245.00	59,245.00
July:	59,245.00				
500-011-560-6404	CAPITAL IMPRV. ITEM	BA 26-1-06 FY 24-25 DMSC ROLLOVER FM DCFA	0.00	585,089.00	585,089.00
July:	585,089.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000435	FY 25/26 ORIGINAL BUDGET	BA 26-1-07 GF OPERATING REIMB, REFUND & CONTRACT	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-07 GF OPERATING REIMB, REFUND & ...	-2,770,283.00	-603,129.00	-3,373,412.00
July:	-603,129.00				
001-000-361-4000	MISC. REVENUE	BA 26-1-07 GF OPERATING REIMB, OMAG ANIL...	0.00	-5,692.00	-5,692.00
July:	-5,692.00				
001-000-361-4000	MISC. REVENUE	BA 26-1-07 GF OPERATING REIMB, AFLAC MO...	0.00	-30.00	-30.00
July:	-30.00				
001-000-361-4000	MISC. REVENUE	BA 26-1-07 GF OPERATING EM SYS UPGD SE	0.00	-1,040.00	-1,040.00
July:	-1,040.00				
001-000-361-4000	MISC. REVENUE	BA 26-1-07 GF OPERATING EM SYS UPGD COU...	0.00	-6,242.00	-6,242.00
July:	-6,242.00				
001-000-361-4000	MISC. REVENUE	BA 26-1-07 GF OMAG CHECK PD	0.00	-1,648.00	-1,648.00
July:	-1,648.00				
001-000-361-5608	DONATIONS TO FIRE DEPARTM...	BA 26-1-07 GF OPERATING DONT FD DRAGGIN...	0.00	-200.00	-200.00
July:	-200.00				
001-005-550-5663	VEHICLE MAINTENANCE	BA 26-1-07 GF PD OMAG REPAIR	130,000.00	1,648.00	131,648.00
July:	1,648.00				

Budget Adjustment Register

Packet: GLPKT12057 - BA 26-1 1-15 FY 24-25 ROLLOVER & ADJUST

001-005-550-5663	VEHICLE MAINTENANCE	BA 26-1-07 GF OPERATING ROLV OMAG VEH R...	130,000.00	15,801.00	145,801.00
July:	15,801.00				
001-005-570-0002	BRYAN CO. JAIL PAYMENT	BA 26-1-07 GF OPERATING 25-26 CO JAIL PYM...	125,000.00	120,300.00	245,300.00
July:	120,300.00				
001-006-550-5663	VEHICLE MAINTENANCE	BA 26-1-07 GF OPERATING REIMB, REFUND & ...	2,500.00	5,692.00	8,192.00
July:	5,692.00				
001-008-550-5051	OFFICE SUPPLIES	BA 26-1-07 GF OPERATING DONATION DAGGIN	10,386.00	200.00	10,586.00
July:	200.00				
001-013-530-3079	DIGITICKET SERVICE AGREEME...	BA 26-1-07 GF OPERATING REIMB, REFUND & ...	43,000.00	2,000.00	45,000.00
July:	2,000.00				
001-014-520-2132	GIS SERVICES	BA 26-1-07 GF OPERATING DATA CLEANUP CO...	0.00	27,119.00	27,119.00
July:	27,119.00				
001-015-550-5849	COMPUTER SOFTWARE & ACCE...	BA 26-1-07 GF OPERATING ENVISIONWARE C...	7,000.00	1,850.00	8,850.00
July:	1,850.00				
001-015-550-5861	MINOR TOOLS AND EQUIPMENT	BA 26-1-07 GF OPERATING ENVISIONWARE C...	4,000.00	-1,850.00	2,150.00
July:	-1,850.00				
001-018-550-5570	NEW SIREN MAINT	BA 26-1-07 GF OSIREN SYS UPGRD CONTRACT	16,500.00	16,125.00	32,625.00
July:	16,125.00				
001-019-570-7010	A & G MISCELLANEOUS	BA 26-1-07 GF OPERATING IT SECURITY IMPRV.	15,000.00	429,066.00	444,066.00
July:	429,066.00				
001-019-570-7800	FUND RESERVE	BA 26-1-07 GF OPERATING REFUND AFLAC M...	0.00	30.00	30.00
July:	30.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000436	FY 25/26 ORIGINAL BUDGET	BA 26-1-08 CI PROJECT ADJUST OMAG CHECKS	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-08 CI PROJECT ADJUST OMAG CHECKS	-1,176,205.00	-12,590.00	-1,188,795.00
July:	-12,590.00				
015-000-361-4000	MISC. REVENUE	BA 26-1-08 CI PROJECT ADJUST OMAG CHECKS	0.00	-39,800.00	-39,800.00
July:	-39,800.00				
015-000-361-4000	MISC. REVENUE	BA 26-1-08 CI PROJECT ADJUST OMAG CHECKS	0.00	-40,012.00	-40,012.00
July:	-40,012.00				
015-014-560-6310	VEHICLE/EQUIP	BA 26-1-08 CI PROJECT ADJUST GIS CLEANUP	47,400.00	-20,000.00	27,400.00
July:	-20,000.00				
015-020-550-5501	SECURITY DOOR LOCKS	BA 26-1-08 CI PROJECT ADJUST PD NARCOTIS ...	0.00	3,925.00	3,925.00
July:	3,925.00				
015-020-550-5501	SECURITY DOOR LOCKS	BA 26-1-08 CI PROJECT ADJUST PD ACC CONTR...	0.00	2,730.00	2,730.00
January:	2,730.00				
015-020-550-5501	SECURITY DOOR LOCKS	BA 26-1-08 CI PROJECT ADJUST PD DOOR SEC...	0.00	3,985.00	3,985.00
July:	3,985.00				
015-020-550-5501	SECURITY DOOR LOCKS	BA 26-1-08 CI PROJECT ADJUST PD DOOR ACCES	0.00	21,950.00	21,950.00
July:	21,950.00				
015-027-560-6310	VEHICLE/TRUCK	BA 26-1-08 CI PROJECT ADJUST OMAG VEH TO...	0.00	40,012.00	40,012.00
July:	40,012.00				
015-049-560-6324	VEHICLES & EQUIPMENT	BA 26-1-08 CI PROJECT ADJUST OMAG TRSF T...	0.00	39,800.00	39,800.00
July:	39,800.00				
015-905-560-6005	2020 WWTP CONTINGENCY	BA 26-1-08 CI PROJECT ADJUST 81 ENGERNG	0.00	-29,000.00	-29,000.00
July:	-29,000.00				
015-905-560-6008	2020 WWTP PROJECT-PROFAL. ...	BA 26-1-08 CI PROJECT ADJUST 81 ENGERING	0.00	29,000.00	29,000.00
July:	29,000.00				

Budget Adjustment Register

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000437	FY 25/26 ORIGINAL BUDGET	BA 26-1-09 016 ADJ FUND RESERVE	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
016-000-364-1160	TRSF FROM 1/2% ST REV. FUND	BA 26-1-09 016 ADJ FUND RESERVE	-2,508,254.00	9.00	-2,508,245.00
July:	9.00				
016-019-570-7800	FUND RESERVE	BA 26-1-09 016 ADJ FUND RESERVE	2,508,254.00	-9.00	2,508,245.00
July:	-9.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000438	FY 25/26 ORIGINAL BUDGET	BA 26-1-10 DIA TIF#3 & OPERATING ADJUST	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
020-000-375-0602	TIF#3-19 TUBACEX TAX REFND ...	BA 26-1-10 DIA TIF#3	0.00	-104,191.00	-104,191.00
July:	-104,191.00				
020-000-375-0602	TIF#3-19 TUBACEX TAX REFND ...	BA 26-1-10 DIA TIF#3	0.00	-325,500.00	-325,500.00
July:	-325,500.00				
020-000-375-0605	TIF#3-DIA 1% TAX REFND REV	BA 26-1-10 DIA TIF#3	0.00	-1,052.00	-1,052.00
July:	-1,052.00				
020-000-375-0605	TIF#3-DIA 1% TAX REFND REV	BA 26-1-10 DIA TIF#3	0.00	-3,288.00	-3,288.00
July:	-3,288.00				
020-017-530-3033	UTILITIES	BA 26-1-10 DIA TIF#3 & OPERATING ADJUST	0.00	2,000.00	2,000.00
July:	2,000.00				
020-017-550-5857	MMBRSHIP/LCNSE/CRTFCATIO...	BA 26-1-10 DIA TIF#3 & OPERATING ADJUST	25,000.00	-22,500.00	2,500.00
July:	-22,500.00				
020-067-530-3502	TIF#3 19 TUBACEX REIMB PYM...	BA 26-1-10 DIA TIF#3	0.00	104,191.00	104,191.00
July:	104,191.00				
020-067-530-3502	TIF#3 19 TUBACEX REIMB PYM...	BA 26-1-10 DIA TIF#3	0.00	325,500.00	325,500.00
July:	325,500.00				
020-067-570-7400	CONTINGENCY RESERVE	BA 26-1-10 DIA TIF#3 & OPERATING ADJUST	21,631.00	20,500.00	42,131.00
July:	20,500.00				
020-067-570-7400	CONTINGENCY RESERVE	BA 26-1-10 DIA TIF#3	21,631.00	1,052.00	22,683.00
July:	1,052.00				
020-067-570-7400	CONTINGENCY RESERVE	BA 26-1-10 DIA TIF#3	21,631.00	3,288.00	24,919.00
July:	3,288.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000439	FY 25/26 ORIGINAL BUDGET	BA 26-1-11 ED TRSF ADJUST	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
110-017-599-0200	TRSF TO DIA (REIMB FOR EXPE...	BA 26-1-11 ED TRSF ADJUST	20,000.00	-20,000.00	0.00
July:	-20,000.00				
110-017-599-0201	TRANSFER TO DIA - DEBT PMTS	BA 26-1-11 ED TRSF ADJUST	0.00	20,000.00	20,000.00
July:	20,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000440	FY 25/26 ORIGINAL BUDGET	BA 26-1-12 AIRP TRASFR ADJUST & OPERATING EXP ADJ	7/1/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
206-000-361-1000	INTEREST EARNED	BA 26-1-12 AIRP TRASFR ADJUST & OPERATING...	-8,000.00	-40.00	-8,040.00
July:	-40.00				

Budget Adjustment Register

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206-065-530-3055	AWOS TELECOM & MAINT CO...	BA 26-1-12 AIRP TRASFER ADJUST & OPERATI...	22,200.00	3,000.00	25,200.00
July:	3,000.00				
206-065-550-5854	UNIFORMS	BA 26-1-12 AIRP TRASFER ADJUST & OPERATI...	6,000.00	-3,000.00	3,000.00
July:	-3,000.00				
206-065-599-9917	TRSF TO UASF FOR TERMINAL ...	BA 26-1-12 AIRP TRASFER ADJUST & OPERATI...	159,150.00	40.00	159,190.00
July:	40.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000441	FY 25/26 ORIGINAL BUDGET	BA 26-1-13 PENDLETON MONTHLY CHECKS	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-000-363-1000	PENDLETON TRUST	BA 26-1-13 PENDLETON MONTHLY CHECKS 84 ...	0.00	-1,634.00	-1,634.00
July:	-1,634.00				
350-000-363-1000	PENDLETON TRUST	BA 26-1-13 PENDLETON MONTHLY CHECKS 84 ...	0.00	-1,832.00	-1,832.00
July:	-1,832.00				
350-000-363-1000	PENDLETON TRUST	BA 26-1-13 PENDLETON MONTHLY CHECKS CIT...	0.00	-254.00	-254.00
July:	-254.00				
350-000-363-1000	PENDLETON TRUST	BA 26-1-13 PENDLETON MONTHLY CHECKS CIT...	0.00	-409.00	-409.00
July:	-409.00				
350-015-550-5605	PENDLETON TRUST MAINT/PR...	BA 26-1-13 PENDLETON MONTHLY CHECKS	350,000.00	4,129.00	354,129.00
July:	4,129.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000442	FY 25/26 ORIGINAL BUDGET	BA 26-1-14 DCUA REFUND & MMO REPAIR STORMDRANG	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-000-361-4000	MISC. REVENUE	BA 26-1-14 DCUA REFUNDJARED PAXTON CDL	0.00	-1,526.00	-1,526.00
July:	-1,526.00				
405-000-361-4000	MISC. REVENUE	BA 26-1-14 DCUA REPAIR STORMDRANG	0.00	-3,044.00	-3,044.00
July:	-3,044.00				
405-026-570-0006	CONCRETE AND AGGREGATE	BA 26-1-14 DCUA MMO REPAIR STORMDRANG	30,000.00	3,044.00	33,044.00
July:	3,044.00				
405-029-570-7200	TRAINING AND TRAVEL	BA 26-1-14 DCUA REFUND CDL PAXTON	2,000.00	1,526.00	3,526.00
July:	1,526.00				
405-030-510-1097	COMP TIME BUYBACK RESERVE	BA 26-1-14 DCUA W/WW/TRASH STUDY	100,000.00	-64,510.00	35,490.00
July:	-64,510.00				
405-030-570-7010	A & G MISCELLANEOUS	BA 26-1-14 DCUA W/WW/TRASH STUDY	80,805.35	64,500.00	145,305.35
July:	64,500.00				
405-030-599-9904	TRSF TO INSURANCE CASH FU...	BA 26-1-14 DCUA TRSF ADJ	351,544.00	10.00	351,554.00
July:	10.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000443	FY 25/26 ORIGINAL BUDGET	BA 26-1-15 610 INCOR MIS EXP FOR STONE DAMAGE	7/1/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
610-000-301-1000	BEGINNING UNENCUMBERED	BA 26-1-15 610 INCR MIS EXP FOR STONE DA...	-50,000.00	-2,500.00	-52,500.00
July:	-2,500.00				
610-050-570-7010	MISC. EXPENDITURES	BA 26-1-15 610 INCREASE MIS EXP FOR STONE...	100.00	2,500.00	2,600.00
July:	2,500.00				

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
26	FY 25/26 ORIGINAL BUDGET	001-000-301-1000	BEGINNING UNENCUMBERED	-2,770,283.00	-603,129.00	-3,373,412.00
		001-000-361-4000	MISC. REVENUE	0.00	-14,652.00	-14,652.00
		001-000-361-5608	DONATIONS TO FIRE DEPARTMENT	0.00	-200.00	-200.00
		001-005-550-5663	VEHICLE MAINTENANCE	130,000.00	17,449.00	147,449.00
		001-005-570-0002	BRYAN CO. JAIL PAYMENT	125,000.00	120,300.00	245,300.00
		001-006-550-5663	VEHICLE MAINTENANCE	2,500.00	5,692.00	8,192.00
		001-008-550-5051	OFFICE SUPPLIES	10,386.00	200.00	10,586.00
		001-013-530-3079	DIGITICKET SERVICE AGREEMENT	43,000.00	2,000.00	45,000.00
		001-014-520-2132	GIS SERVICES	0.00	27,119.00	27,119.00
		001-015-550-5849	COMPUTER SOFTWARE & ACCES.	7,000.00	1,850.00	8,850.00
		001-015-550-5861	MINOR TOOLS AND EQUIPMENT	4,000.00	-1,850.00	2,150.00
		001-018-550-5570	NEW SIREN MAINT	16,500.00	16,125.00	32,625.00
		001-019-570-7010	A & G MISCELLANEOUS	15,000.00	429,066.00	444,066.00
		001-019-570-7800	FUND RESERVE	0.00	30.00	30.00
		010-000-301-1000	BEGINNING UNENCUMBERED	-198,536.00	-159,472.00	-358,008.00
		010-020-550-5650	SOFTWARE/SERVER MAINT	37,400.00	63,870.00	101,270.00
		010-020-570-7801	FUND RESERVE FOR CAP. EXP.	0.00	95,602.00	95,602.00
		015-000-301-1000	BEGINNING UNENCUMBERED	-1,176,205.00	-1,618,148.00	-2,794,353.00
		015-000-361-4000	MISC. REVENUE	0.00	-79,812.00	-79,812.00
		015-000-362-1007	OPJ-BVP BULLET PROOF VEST	0.00	-7,154.00	-7,154.00
		015-000-362-1015	OWRB LOAN PROCEEDS	0.00	-1,938,473.00	-1,938,473.00
		015-000-362-7716	FAA GRANT	0.00	-469,933.00	-469,933.00
		015-000-364-3300	EQUIPMENT FINANCING	0.00	-465,000.00	-465,000.00
		015-000-364-4053	TRSF FR UA 2020 STRN 210-052	0.00	-3,902,478.00	-3,902,478.00
		015-000-364-4054	TRSF FM 2020 CWSRF 210-053	0.00	-12,670,800.00	-12,670,800.00
		015-000-364-4055	TRS FM 2023 CWSRF 210-058	0.00	-22,534,500.00	-22,534,500.00
		015-005-550-5825	IN-CAR/BODY CAMERAS	13,000.00	1,130.00	14,130.00
		015-005-550-5904	BODY ARMOR VESTS	0.00	21,061.00	21,061.00
		015-005-560-6105	RANGE IMPROVEMENTS	0.00	80,000.00	80,000.00
		015-005-560-6324	POLICE VEHICLES W/EQUIP	450,000.00	78,264.00	528,264.00
		015-005-560-6595	MISC. TOOLS & EQUIPS	27,000.00	900.00	27,900.00
		015-006-530-3406	ANIMAL CONTROL FACILITY	300,000.00	856,708.00	1,156,708.00
		015-007-560-6595	MISC EQUIPMENT	48,000.00	220,000.00	268,000.00
		015-008-560-6320	FD TRUCK/VEHICLE PURCHASE	0.00	665,000.00	665,000.00
		015-009-560-5657	GENERAL PARK IMPROVEMENTS	0.00	31,695.00	31,695.00
		015-009-560-5662	PARK PLAYGROUND EQUIPMENT	0.00	61,347.00	61,347.00
		015-012-560-5663	MISC. EQUIPMENT	0.00	10,000.00	10,000.00
		015-012-560-8072	POOL REHABILITATION	0.00	41,800.00	41,800.00
		015-014-560-6310	VEHICLE/EQUIP	47,400.00	-20,000.00	27,400.00
		015-016-520-2134	CITY-WIDE SAFE STREETS PLAN	0.00	51,030.00	51,030.00
		015-016-560-6205	PAVING & MAINTENANCE	0.00	61,850.00	61,850.00
		015-016-560-6212	STREET PROJECTS	0.00	179,400.00	179,400.00
		015-016-560-6324	VEHICLES & EQUIPMENT	73,500.00	34,000.00	107,500.00
		015-018-550-5832	EM EQUIPMENT & MISC.	0.00	10,901.00	10,901.00
		015-018-560-5663	MISC. EQUIPMENT	0.00	12,000.00	12,000.00
		015-018-560-6016	EOC BUILDING PROJECT COMPLETE	0.00	71,809.00	71,809.00
		015-019-560-6102	CITY HALL RENOVATION	0.00	3,925.00	3,925.00
		015-019-570-7010	MISC. EXPENSES	0.00	6,979.00	6,979.00
		015-020-550-5501	SECURITY DOOR LOCKS	0.00	32,590.00	32,590.00
		015-021-560-5660	UTILITY TRUCK/EQUIPMENT	0.00	80,000.00	80,000.00
		015-021-560-6310	VEHICLE/TRUCK	0.00	53,000.00	53,000.00
		015-023-560-6425	SR CENTER IMPROVEMENTS	19,000.00	15,000.00	34,000.00
		015-024-560-6103	PW ADM. BUILDING UPGRADE	0.00	120,000.00	120,000.00
		015-026-520-2103	PROFESSIONAL SERVICES	0.00	107,252.00	107,252.00
		015-026-560-6416	LIFT STATIONS UPGRADE	0.00	132,347.00	132,347.00
		015-026-560-9490	MANHOLE/SEWER SYS COLLCTION...	0.00	1,781,917.00	1,781,917.00
		015-027-520-2103	WTP ENGINEERING	0.00	56,353.00	56,353.00
		015-027-560-6018	FILTER UPGRADE/REPLACEMENT	0.00	43,172.00	43,172.00

Budget Adjustment Register

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015-027-560-6310	VEHICLE/TRUCK	0.00	40,012.00	40,012.00
015-027-560-6390	EQUIP/PUMP	0.00	31,280.00	31,280.00
015-027-560-6429	VFD's ON RAW PUMPS	200,000.00	147,831.00	347,831.00
015-027-570-7050	SH78 WATERLINE RELOCATE	0.00	724,960.00	724,960.00
015-029-560-6103	BUILDING IMPROVEMENTS	0.00	50,000.00	50,000.00
015-031-560-9334	LAKE DURANT IMPROVEMENTS	0.00	248,860.00	248,860.00
015-031-560-9489	FACILITY IMPROVEMENTS	0.00	37,642.00	37,642.00
015-049-560-6324	VEHICLES & EQUIPMENT	0.00	39,800.00	39,800.00
015-065-520-2136	PROFESSIONAL SERVICES	0.00	37,733.00	37,733.00
015-065-560-6400	AIRPORT IMPROVEMENTS	0.00	212,630.00	212,630.00
015-065-560-8067	UPGRADE AWOS IMPROVEMENTS	0.00	110,968.00	110,968.00
015-805-520-2103	2020 STREET PROFESSIONAL SERVI	0.00	245,586.00	245,586.00
015-805-560-6200	2020 STREETS PROJECT	0.00	3,656,892.00	3,656,892.00
015-905-560-6005	2020 WWTP CONTINGENCY	0.00	48,368.00	48,368.00
015-905-560-6006	2020 WWTP CONSTRUCTION	0.00	9,252,330.00	9,252,330.00
015-905-560-6007	2020 WWTP ADM/PERMIT	0.00	1,101.00	1,101.00
015-905-560-6008	2020 WWTP PROJECT-PROFAL. SV...	0.00	1,272,900.00	1,272,900.00
015-905-560-6009	2020 WWTP EQUIPMENT	0.00	91,475.00	91,475.00
015-910-560-6005	2023 WWTP CONTINGENCY	0.00	22,534,500.00	22,534,500.00
016-000-364-1160	TRSF FROM 1/2% ST REV. FUND	-2,508,254.00	9.00	-2,508,245.00
016-019-570-7800	FUND RESERVE	2,508,254.00	-9.00	2,508,245.00
020-000-301-1000	BEGINNING BALANCE	-230,126.00	-34,866.00	-264,992.00
020-000-375-0602	TIF#3-19 TUBACEX TAX REFND REV	0.00	-429,691.00	-429,691.00
020-000-375-0605	TIF#3-DIA 1% TAX REFND REV	0.00	-4,340.00	-4,340.00
020-017-530-3033	UTILITIES	0.00	2,000.00	2,000.00
020-017-530-3051	CONTRACT LABOR	75,000.00	34,866.00	109,866.00
020-017-550-5857	MMBRSHIP/LCNSE/CRTFCATION/E...	25,000.00	-22,500.00	2,500.00
020-067-530-3502	TIF#3 19 TUBACEX REIMB PYMNT	0.00	429,691.00	429,691.00
020-067-570-7400	CONTINGENCY RESERVE	21,631.00	24,840.00	46,471.00
110-017-599-0200	TRSF TO DIA (REIMB FOR EXPENSE	20,000.00	-20,000.00	0.00
110-017-599-0201	TRANSFER TO DIA - DEBT PMTS	0.00	20,000.00	20,000.00
206-000-301-1000	BEGINNING UNENCUMBERED	-79,415.00	-83,267.00	-162,682.00
206-000-361-1000	INTEREST EARNED	-8,000.00	-11,702.00	-19,702.00
206-065-520-2141	ENGINEERING SERVICES	0.00	42,391.00	42,391.00
206-065-530-3055	AWOS TELECOM & MAINT CONTR...	22,200.00	20,000.00	42,200.00
206-065-550-5509	EQUIPMENT & GROUNDS MAINT.	60,000.00	35,538.00	95,538.00
206-065-550-5854	UNIFORMS	6,000.00	-3,000.00	3,000.00
206-065-599-9917	TRSF TO UASF FOR TERMINAL DEBT	159,150.00	40.00	159,190.00
250-000-301-1000	BEGINNING UNENCUMBERED	0.00	-164,947.00	-164,947.00
250-000-362-4019	20 CDBG-CR 18114 UT. ASST.	0.00	-374,142.00	-374,142.00
250-000-362-4020	24 CDBG-SC 19496	0.00	-171,250.00	-171,250.00
250-139-530-3486	REIMB TO UA - UTILITY ASSIST.	0.00	226,655.00	226,655.00
250-140-560-6200	UNIV BLVD INTERSECTION PAVING	0.00	444,303.00	444,303.00
350-000-363-1000	PENDLETON TRUST	0.00	-4,129.00	-4,129.00
350-015-550-5605	PENDLETON TRUST MAINT/PROJ.	350,000.00	4,129.00	354,129.00
405-000-361-4000	MISC. REVENUE	0.00	-4,570.00	-4,570.00
405-026-570-0006	CONCRETE AND AGGREGATE	30,000.00	3,044.00	33,044.00
405-029-570-7200	TRAINING AND TRAVEL	2,000.00	1,526.00	3,526.00
405-030-510-1097	COMP TIME BUYBACK RESERVE	100,000.00	-64,510.00	35,490.00
405-030-570-7010	A & G MISCELLANEOUS	80,805.35	64,500.00	145,305.35
405-030-599-9904	TRSF TO INSURANCE CASH FUND	351,544.00	10.00	351,554.00
500-000-301-1000	BEGINNING UNENCUMBERED	-350,000.00	-689,334.00	-1,039,334.00
500-011-550-5671	RECREATION EQUIPMENT & MAINT	27,000.00	45,000.00	72,000.00
500-011-560-5661	MACHINERY,	0.00	59,245.00	59,245.00
500-011-560-6404	CAPITAL IMPRV. ITEM	0.00	585,089.00	585,089.00
610-000-301-1000	BEGINNING UNENCUMBERED	-50,000.00	-2,500.00	-52,500.00
610-050-570-7010	MISC. EXPENDITURES	100.00	2,500.00	2,600.00
	26 Total:	-1,963,448.65	-39,381.00	-2,002,829.65
	Grand Total:	-1,963,448.65	-39,381.00	-2,002,829.65

Fund Summary

Fund	Before	Adjustment	After
Budget Code:26 - FY 25/26 ORIGINAL BUDGET Fiscal: 2025-2026			
001	-2,416,897.00	0.00	-2,416,897.00
010	-161,136.00	0.00	-161,136.00
015	1,695.00	0.00	1,695.00
016	0.00	0.00	0.00
020	-108,495.00	0.00	-108,495.00
110	20,000.00	0.00	20,000.00
206	159,935.00	0.00	159,935.00
250	0.00	-39,381.00	-39,381.00
350	350,000.00	0.00	350,000.00
405	564,349.35	0.00	564,349.35
500	-323,000.00	0.00	-323,000.00
610	-49,900.00	0.00	-49,900.00
Budget Code 26 Total:	-1,963,448.65	-39,381.00	-2,002,829.65
Grand Total:	-1,963,448.65	-39,381.00	-2,002,829.65



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Brandi Nelson, HR Manager
Re: Discussion, Consideration, and Possible Action on Acceptance of a Proposal for Renewal of Excess Workers Compensation Insurance with Midwest Employers Insurance Company

To ensure no gaps in coverage between the City of Durant’s self-funded workers’ compensation plan and potential catastrophic claims, Human Resources requested Insurica obtain a proposal for our excess insurance coverage. Midwest Employers Insurance Company came in with the lowest premium rate and offered a two-year agreement to lock in the quoted premium until 2027.

The renewed policy will continue to cover up to:

- \$1,000,000 Bodily Injury by Accident (each accident)
- \$1,000,000 Bodily Injury by Disease (policy limit)
- \$1,000,000 Bodily Injury by Disease (each employee)

The renewed policy will provide additional coverage once the City has paid the required \$750,000 per eligible claim, and coverage will remain for the life of the claim (or until it meets the \$1,000,000 limit). The proposed premium is \$149,842,00 (per year) (page 15).

These funds were accounted for in the FY 25/26 budget.

Council Information / Action Requested

Acceptance of Proposal for Renewal of Excess Workers Compensation Insurance with Midwest Employers Insurance Company in the amount of \$149,842.00 per year.

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

ATTACHMENTS:

1. 25-26 EXCW Proposal - With MWE Quote

INSURANCE PROPOSAL 2025/2026

THE CITY OF DURANT

Presented on: September 15, 2025
Presented by: **Glen Tolentino**

SERVICE TEAM

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INSURICA

This presentation is designed to provide an overview and summary of the insurance coverages prepared for your review. This proposal is meant to facilitate a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies in place or presented within. This proposal does not alter or amend the insurance contracts. Please refer to the actual policies for details on coverages, conditions and exclusions that will govern in the event of a loss.

EXECUTIVE OVERVIEW

INSURICA is an independent insurance agency that specializes in core industries and business disciplines. Our unique structure provides INSURICA customers with unparalleled access to the best coverage and risk management expertise available, all delivered through a local agent relationship.

INDUSTRY SPECIALIZATIONS

Our industry-specific knowledge and in-depth experience gives us valuable insight into the unique and often challenging needs of the following key industries:

- ◆ Agriculture
- ◆ Construction
- ◆ Education
- ◆ Energy
- ◆ Environmental
- ◆ Financial
- ◆ Healthcare
- ◆ Hospitality
- ◆ Manufacturing
- ◆ Ministries
- ◆ Not-For-Profit
- ◆ Staffing
- ◆ Technology
- ◆ Transportation

OUR APPROACH

Our approach is not about selling an individual policy, but rather understanding our clients' entire business structure and developing a comprehensive insurance management plan. With an in-depth understanding of our clients' business operations, we uncover unseen risks and opportunities that can dramatically lower exposure and costs.

OUR FUTURE

Placing over \$1 billion in annual premiums, family-owned INSURICA is among the 40 largest insurance brokers in the United States. INSURICA employs over 600 colleagues in offices located throughout Oklahoma, Texas, Arkansas, Colorado, Arizona, and California. Guided by our Core Values of Integrity, Innovation, and Purpose, we are committed to expanding our services and footprint with partners who bring additional value and expertise to our clients and agency.

INSURICA 24/7 OVERVIEW

INSURICA strives to embrace technology that drives efficiency and is a resource to our partners.

INSURICA 24/7 is a client portal that enables you to access insurance information, view documents, and print your own Certificates of Insurance or auto ID cards online or via the INSURICA 24/7 Mobile App.

With access to your information where and when you need it, you can focus on your business rather than your insurance.

ON-DEMAND ACCESS TO YOUR INFORMATION



SIMPLY LOGIN TO:

- ✓ Pay using an electronic check or credit card
- ✓ Download certificates and auto ID cards.
- ✓ Access insurance documents including policies, endorsements, bonds, and risk control documents.
- ✓ View Team contact information
- ✓ Request changes to such as add/delete drivers and autos.



WHY CHOOSE US:

- ✓ 24/7 access to your account
- ✓ Access to your policy information for review
- ✓ The ability to report a claim or loss any time



REACH US ANY TIME:

- ✓ Standard business hours in our office
- ✓ Access online anytime
- ✓ 24/7 account access via the INSURICA 24/7 Mobile App

At INSURICA, we “Specialize in You”, so you can specialize in what you do best.



INSURICA[®]

Claims Management Services

WE'RE HERE TO SERVE YOU

At INSURICA, we pride ourselves on dedicated, reliable and effective claims handling. Our goal is to assist each of our customers in their time of need. We're here when you need us most!

Our hands-on approach promotes prompt reporting, early intervention, aggressive investigation and timely settlements. We do this by:


- **Reviewing** claims for proper coverage
- **Assisting** clients with policy information and interpretation
- **Facilitating** investigative meetings between carrier and client
- **Reviewing** individual claims with clients

A quick call or email to the Claim Department enables us to react swiftly to minor incidents while routing more complicated cases to our specialized Claim Consultants. We'll ensure your claims are processed efficiently and correctly while helping you reduce your total cost of risk.

WAYS TO REPORT A CLAIM

 Call our Claim Department at 844-556-3208

 Email our Claim Department at claims@INSURICA.com

 Log in to the INSURICA 24/7 app

*Informing us of incidents, accidents, and potential claims as soon as possible is key, so we can better serve you.

Contact us today to learn more about how we can help manage your loss.

INSURICA.com/claims

COVERAGES TO CONSIDER

ITEMS TO DISCUSS

Please respond or comment to the following points and/or questions:

- ◆ Higher limits and/or additional coverages required or desired (i.e. Flood, Earthquake, Pollution, Professional Liability)

ADDITIONAL COVERAGES TO CONSIDER

ACTIVE ASSAILANT

The current unendorsed commercial general liability policy does not confirm nor deny coverage, leaving coverage determination to the courts in the event of the claim. A business owner should consider active assailant coverage as it not only defines the gray area of a commercial general liability policy but can also be written to include onsite active shooter and security vulnerability assessment, as well as preparedness seminars and training modules, and post-event crisis management services.

BUSINESS INCOME/EXTRA EXPENSE

If your business suffered a covered cause of loss that caused a slowdown or suspension of operations, would you be able to sustain? Business income coverage is available to cover loss of income in the event that business is diminished due to a covered cause of loss to the insured premise, such as a fire or a natural disaster. This type of insurance also covers operating expenses, a move to a temporary location if necessary, payroll, taxes, and loan payments.

BUSINESS INCOME ON EQUIPMENT

Most frequently you will find this coverage related to your property coverages. However, you can purchase business income coverage on equipment particularly specialized, high-value, equipment used in manufacturing or construction processes. This covers loss of income suffered when damage to your equipment by a covered cause of loss causes a slowdown or suspension of its operations.

COMMERCIAL CRIME COVERAGE

Don't let the actions of dishonest individuals put your business at financial risk. Crime coverage forms are available to protect against losses of money, securities and property by such claims of loss as employee dishonesty, forgery, theft, burglary, robbery, kidnap, extortion and fraud. ERISA coverage can also be obtained on a crime policy.

CONTRACTORS PROFESSIONAL LIABILITY

Today many contractors provide in-house design work, engineering evaluations, and shop drawings. This can open you to design liability and construction errors you could be held liable. Construction managers are also exposed to professional liability claims. General Liability usually exclude any construction errors or omission claims. A Contractors Professional Liability policy provides coverage for errors made by the contractor and third-parties hired by the contractor. Often this coverage can be coupled with Contractors Pollution Liability on a package type policy.

CYBER LIABILITY

Neither a Property, General Liability, or Business Interruption policy will respond to outages caused by computer viruses or hackers. In addition, 47 U.S. states have mandatory requirements for data breach notification, as well as fines and penalties for not reporting the breach. Many Carriers offer policies that can cover regulatory fines or penalties you might incur because of a data breach.

A cyber-attack can result in costly first-party expenses required to comply with regulatory requirements and out-of-pocket legal expenses incurred to navigate the process.

Many data breaches occur because of an employee error or an "inside job" from rogue employees. A large portion of security breaches occur because of your employee actions. Also, keep in mind that a data breach can occur from paper records as well.

Cyber liability coverage pricing can be quite cost effective and easy to procure. Keep in mind that without this coverage, in the event of a cyber-attack you will be liable for first-party expenses including hiring forensic IT experts, notification of customers, providing annual credit monitoring, lawyer expenses, and any applicable state or federal fines or penalties.

DIRECTORS AND OFFICERS COVERAGE

As a director or officer of any company, public or private, not-for-profit and educational institutions, you can be held personally liable for your management actions. In effect, the policy functions as "management errors and omissions liability insurance," covering claims resulting from managerial decisions that have adverse financial consequences. Directors and Officers Liability Insurance provides coverage for allegations of mismanagement and/or breach of fiduciary duty or loyalty.

EARTHQUAKE

Coverage can be added on Property, Equipment, Installation Floater/Builders Risk policies. Depending on the property locations, the premiums can be insignificant compared to the coverage.

EMPLOYMENT PRACTICES LIABILITY COVERAGE

Employment Practices Liability claims arise from the following broad categories: Discrimination, Wrongful Termination, Sexual Harassment, Retaliation, Workplace Torts (e.g. invasion of privacy and defamation), and Defense for Wage and Hour claims. Coverage under this policy is available for legal costs to defend claims including legal liability for such acts. The coverage is rated on the number of employees and review of your employee handbook. Inclusion of a discrimination and harassment policy is usually required to be incorporated if not in the employee handbook.

EQUIPMENT BREAKDOWN COVERAGE

Equipment breakdown (formerly called "boiler and machinery") insurance covers many types of equipment. Most equipment now contains sensitive and fragile technology that can be easily damaged. More equipment is mission critical so breakdowns bring operations - and income - to a halt. Increased system complexity and interdependency mean a breakdown elsewhere can impact you, yet standard property insurance excludes the risks unique to equipment. Coverage can be endorsed onto many property policies or purchased stand-alone.

FIDUCIARY LIABILITY

The responsibility on trustees, employers, fiduciaries, professional administrators, and the plan itself with respect to errors and omissions in the administration of employee benefit programs as imposed by the Employee Retirement Income Security Act (ERISA).

FLOOD

Flooding is the most common of all natural hazards. On average, flooding causes more than \$2 billion in damage to property each year. Standard commercial property policies do not provide coverage for damage caused by flooding. Depending on the property locations, Flood can be obtained on a standard property policy or coverage secured through the National Flood Insurance Program (NFIP).

HIGHER UMBRELLA LIMITS

While there is no definitive answer to the question about how much umbrella or excess coverage a business entity should carry, there is some analysis you can do as a business owner to try to determine what is an adequate limit. Companies can begin their analysis by using the net worth of their company as a guideline. As an example, the more you have, the more you should carry. Benchmarking data for limits carried by other similar in class and size can also be provided.

INCREASED ORDINANCE OR LAW COVERAGE

Coverage for loss caused by enforcement of ordinances or laws regulating construction and repair of damaged buildings. Older structures that are damaged may need upgraded electrical; heating, ventilating, and air-conditioning (HVAC); and plumbing units based on city codes. There are three types of ordinance and law coverages that are normally excluded in

standard property coverage forms. The coverages available by endorsement are cost to demolish the undamaged portion of the building, cost to replace with superior construction as required by law, and cost to clear the land of debris after demolition.

INTERNATIONAL TRAVEL ACCIDENT INSURANCE

If you or any of your employees travel internationally, consider this coverage. The policy provides coverage for accidental death and dismemberment or other life-changing incidents that may be excluded by other policies. Travel accident insurance plans are designed to fill coverage gaps in standard life and disability insurance and provide high limit coverage or coverage for specific risks that many disability policies do not cover. Benefits vary and are paid depending on the severity of the incident, helping alleviate some of the financial stress that may result from serious illnesses, injuries, or death.

POLLUTION LIABILITY

Pollution Liability is limited or excluded on the standard Commercial General Liability, Business Auto, Property, Inland Marine, Directors & Officers, Excess/Umbrella and an array of other policies. Because of this many insureds purchase Pollution Liability insurance to help protect assets from unforeseen environmental exposures that could impact earnings; protect against natural catastrophes beyond the standard property exposures; facilitate property transactions and financing; assist in mergers and acquisitions, separating the unknown environmental risk from the business risk.

TYPES OF POLLUTION LIABILITY INCLUDE:

- ◆ Contractor's pollution liability (CPL) insurance can provide protection against the environmental liabilities left uncovered by standard commercial general liability with restrictive pollution exclusions. CPL aids to minimize loss when sudden or gradual pollution conditions are created through covered operations and addresses third-party coverage for bodily injury, property damage, defense, and cleanup as a result of sudden and gradual pollution incidents arising from contracting operations of or on behalf of the contractor.
- ◆ Site Pollution Liability. Most businesses have pollution exposures that are often considered incidental to the business's operations. Such environmental liability exposures can arise from materials storage, air emissions from heating or other processes, storm water runoff, spills during natural catastrophes, or even the possibility of unknown activities of previous site owners.
- ◆ Auto Pollution Exposures and Coverages available. Standard Business Auto policies exclude coverage for pollution events unless they result from gas, brake fluid, or other substances that are vital to the operation of the vehicle. However, pollution incidents involving other materials are excluded. Options to address this include an MCS90 Endorsement, Broadened Auto Pollution Endorsement (CA9948), and Transportation Pollution Liability (TPL). The MCS90 is a required filing of for-hire interstate operations (and certain other operations) that responds if you cause an auto pollution incident. However, the form requires that you reimburse the carrier for any payment made on your behalf. Another option is the Broadened Auto Pollution form (CA9948) that is similar to the MCS90 endorsement without the threat of the carrier seeking reimbursement. Finally, the most comprehensive is a Transportation Pollution Liability (TPL) policy which provides protection for products or materials transported, shipped, or delivered by the insured or by a carrier on the insured's behalf and can also specifically include loading and unloading.

PROFESSIONAL LIABILITY / E&O

A type of liability coverage designed to protect traditional professionals (e.g., accountants, attorneys) and quasi-professionals (e.g., real estate brokers, consultants) against liability incurred as a result of errors and omissions in performing their professional services. The vast majority of professional liability policies are written with claims-made coverage triggers. In most professional liability policies payment of defense costs reduces available limits.

SOCIAL ENGINEERING

When you or your employees receive a message that appears to be from a legitimate vendor, client, internal employee, or authorized person via email, fax, letter or even a phone call that contains a variety of misleading requests and information. This is Social Engineering Fraud. The purpose is to divert funds to the fraudster willingly including wire transfers. This important coverage can be endorsed onto many Crime or Cyber policies or purchased stand-alone. Limits start at \$50,000 and higher can be obtained.

COVERAGES TO CONSIDER CONTINUED

PLEASE CHECK BELOW IF INTERESTED IN ANY OF THE ABOVE RECOMMENDED COVERAGES:

COVERAGE TYPE	INDICATION REQUESTED
Active Assailant	
Business Income/Extra Expense	
Business Income on Equipment	
Crime Coverage	
Contractors Professional Liability	
Cyber Liability	
Directors & Officers	
Earthquake	
Employment Practices Liability	
Equipment Breakdown	
Fiduciary Liability	
Flood	
Higher Umbrella Limits	
International Travel Accident	
Ordinance & Law	
Pollution Liability	
Professional Liability	
Social Engineering	
Producer Signature	Client Signature
Dated:	Dated:

Contact your INSURICA Team for more information and coverage options on any of these coverages.

Disclaimer: Additional coverages to consider is not limited to those only on this list nor is this list all-inclusive of all coverage forms available. This list comprises of important coverages that are readily available to purchase.

NOTIFY US IF

It is important we be informed when a significant change in your operation takes place, such as any:

- ◆ Additional locations, new construction
- ◆ Changes in property values
- ◆ Change in ownership
- ◆ Sudden change in sales
- ◆ Increased or decreased hazards (i.e. type of work to be insured or new activities undertaken)
- ◆ Change in security or protection (i.e. burglar, sprinkler, fire alarm, watchguard, lighting, etc)
- ◆ Change in product lines
- ◆ New contractual obligations
- ◆ Changes in vehicles and/or drivers
- ◆ Expansion or moving of operations to a new state
- ◆ Employees hired in a new state
- ◆ Higher limits and/or additional coverages required or desired (i.e. Flood, Earthquake, Pollution, Professional Liability)
- ◆ Vacancy of building you own, operate, or occupy

CLAIMS NOTIFICATION REQUIREMENTS

Many policies include CLAIMS REPORTING OBLIGATIONS that require immediate notification, as soon as you are aware of an incident which could result in a claim. Failure to report or late reporting could result in denial of defense and/or claim payment or settlements. To avoid denial of coverage, be sure to notify us and/or the insurance carrier as soon as practicable of any occurrence or offense which may result in a claim. Additionally, the incident should be confirmed in writing. Please review policies for claim reporting provisions.

The above are examples of situations of which we should be made aware; there are many others as well.

If any questions arise, please contact us.

** Disclaimer: While this list is not inclusive, failure to notify us can affect your coverage.*

CONTACT REVIEW

INDIVIDUALS

NAME	EMAIL	PHONE	CONTACT PREFERENCE
Brandi Nelson Human Resources	brandin@durant.org	(580) 931-6642	Email

NAME	EMAIL	PHONE	CONTACT PREFERENCE
THE CITY OF DURANT	brandin@durant.org	(580) 931-6643	Email

CHANGES

It is important we be informed when a significant change in your contacts take place, such as any change in ownership, change to Named Insured(s), Primary Contacts no longer employed.

COMMON CONDITIONS

NAMED INSUREDS

City of Durant

MAILING ADDRESS

300 W EVERGREEN
Durant, OK 74701

EXCESS WORKERS COMPENSATION

COMPANY
Midwest Employers Insurance Company

POLICY TERM
10/15/2025 to 10/15/2026

COVERAGES

DESCRIPTION	LIMIT
Employers Liability: Each Accident	\$1,000,000
Employers Liability: Disease – Policy Limit	\$1,000,000
Employers Liability: Disease – Each Employee	\$1,000,000
Workers Compensation: Statutory Benefit	Included

FORMS AND ENDORSEMENTS

NUMBER	NAME
	Terrorism Risk Insurance Program Reauthorization Act Disclosure Endt
	Losses Redefined To Include Allocated Loss Adjustment Expenses Endt
	Volunteer Coverage - Excess Voluntary Compensation and Employers Liability Coverage Endorsement
	Oklahoma Amendatory Endorsement

REMARKS

Your Retained Limit: - Part One - Excess Workers Compensation Insurance and Part Two – Excess Employers Liability Insurance Combined:

- - Your Retained Limit - Each Accident: \$750,000
 - Your Retained Limit – Disease, Each Employee: \$750,000
- Our Limit of Liability: - A. Part One - Excess Workers Compensation Insurance
 - Limit of Liability - Each Accident: Statutory
 - Limit of Liability - Disease, Each Employee: Statutory
- - B. Part Two – Excess Employers Liability Insurance
 - Limit of Liability - Each Accident: \$1,000,000
 - Limit of Liability - Disease, Each Employee: \$1,000,000
 - Limit of Liability – Aggregate: \$1,000,000
- Basis of Premium - 1.14 per \$100 of Payroll based on \$17,381,001

PREMIUM SUMMARY

LINES OF BUSINESS	AUDITABLE (Y/N)	PREMIUM	MINIMUM EARNED (% OR N/A)
Excess Workers Compensation	Y	\$149,842.00	N/A
Total Premium		\$149,842.00	

PREMIUM COMPARISON

LINES OF BUSINESS	AUDITABLE (Y/N)	EXPIRING PREMIUM	RENEWAL PREMIUM	MINIMUM EARNED (% OR N/A)
Excess Workers Compensation	Y	\$162,870.00	\$149,842.00	N/A
Total Premium		\$162,870.00	\$149,842.00	

PAYMENT TERMS

Payment is due within 3 weeks of binding.

INSURICA offers multiple convenient and easy payment options. There are four (4) options to pay items due to INSURICA – pay via our website - insurica.com/pay/; pay via client portal - [INSURICA 24/7](#); pay by check, or consider premium finance with AFCO Direct Premium Finance (*formerly known as BankDirect*).

If using our website, please input the account information provided here:

- ◆ INSURICA Account Number - THECITY01C
- ◆ Account Zip Code - 74701

PREMIUM NOTABLES AND POLICY DIFFERENCES

Expiring Payroll: \$13,660,170

Renewal Payroll: \$ 17,381,001

Quote received with \$750,000 Retention \$198,143.00

Indication received with \$1,000,000 Retention \$140,595.00

ELECTRONIC PAYMENT DETAILS



We're leading the way for clients with EASY, FAST, and CONVENIENT ways to do business. Introducing our new electronic payments platform from SimplePin via INSURICA.com/Pay/.

With just a few pieces of information, easily make a credit card, online banking, or ACH payment. You will need your INSURICA Account Number plus an invoice number or account zip code to process premium payments quickly and securely to INSURICA.

Select either Pay Invoice for current items OR Pay on Account if making a down payment to bind coverage or renew your policy. ACH and credit card processing fees apply.

INSURICA
Find account

ACCOUNT NUMBER *
EXAMPLE: JOHST-1 OR SMITHAL-01

SEARCH BY *
ZIP CODE ✓ 00000-0000
INVOICE #
ZIP CODE

Continue

Invoice #	123789	1/15/2023
Account Number	ABCINSU01C	Insurance Agent
Balance Due On	1/1/2023	John Smith, Producer
Amount Paid		Servicing Rep
		Your Account Manager
		Amount Due
		\$28,249.00

With online payments through SimplePin, you have control over how and when you want to pay and payments will be applied directly to your INSURICA account.

Contact your INSURICA Team for questions or assistance.

INSURICA – *Specializing in You*

PAYMENT OPTIONS OVERVIEW



INSURICA offers multiple convenient payment options giving you flexibility on how and when you do business with us. There are four (4) payment options for you to choose from for items due to us.



PAY VIA OUR WEBSITE* – INSURICA.COM/PAY

- With just a few pieces of information, easily make a credit card, online banking, or ACH payment.
- Use your INSURICA Account Number plus an invoice number or account zip code.
- Select either Pay Invoice for current items OR Pay on Account if making a down payment to bind coverage or renew your policy.



PAY VIA CLIENT PORTAL* - INSURICA 24/7

- Select either Pay to INSURICA for current items OR Make a Deposit if making a down payment to bind coverage.
- INSURICA 24/7 available to existing clients and includes payment options plus electronic documents.



PAY BY CHECK

- Traditional handling of premium payments to INSURICA.
- Payment remittance address noted on INSURICA invoices.



PAY BY PREMIUM FINANCING WITH AFCO DIRECT

- Premium financing may be a solution for extended payment terms over the policy period.
- AFCO Direct is our exclusive premium finance partner who also offers various payment options.



* ACH and credit card processing fees apply

DISCLAIMERS AND DISCLOSURES

A.M. BEST RATING

A Best Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. A.M. Best assigns to insurance related organizations one of two types of rating opinions, a Best's Rating, and a financial size category rating. The rating is based on a comprehensive quantitative and qualitative evaluation of a company's balance sheet strength, operating performance and business profile. Best has seven (7) rating categories including plus "+" or minus "-" rating notches to permit further gradation of financial strength within a particular rating category.

The three highest ratings given by A.M. Best are the following:

<u>Rating</u>	<u>Definition</u>
A++, A+ (Superior)	Assigned to companies that have, in Best's opinion, a superior ability to meet their ongoing insurance obligations.
A, A- (Excellent)	Assigned to companies that have, in Best's opinion, an excellent ability to meet their ongoing insurance obligations
B++, B+ (Good)	Assigned to companies that have, in Best's opinion, a good ability to meet their ongoing insurance obligations

Financial Size Categories. Assigned to all companies and reflects their size based on their capital, surplus, and conditional reserve funds in millions of U.S. dollars, using the scale below.

Millions of U.S. Dollars							
Class I	Less	than	1	Class VIII	100	to	250
Class II	1	to	2	Class IX	250	to	500
Class III	2	to	5	Class X	500	to	750
Class IV	5	to	10	Class XI	750	to	1,000
Class V	10	to	25	Class XII	1,000	to	1,250
Class VI	25	to	50	Class XIII	1,250	to	1,500
Class VII	50	to	100	Class XIV	1,500	to	2,000
				Class XV	greater	than	2,000

The ratings are not assigned to specific insurance policies or contracts and do not address any other risk, including, but not limited to, an insurer's claims-payment policies or procedures; the ability of the insurer to dispute or deny claims payment on grounds of misrepresentation or fraud; or any specific liability contractually borne by the policy or contract holder. A Best's Financial Strength Rating is not a recommendation to purchase, hold or terminate any insurance policy, contract or any other financial obligation issued by an insurer, nor does it address the suitability of any particular policy or contract for a specific purpose or purchaser.

Financial analysis of insurance companies is a complex process that requires specialized knowledge. INSURICA relies upon opinions expressed by A.M. Best Company in determining the financial strength and size of insurance companies. INSURICA makes no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

ADMITTED COMPANY VERSUS NON-ADMITTED INSURERS

Admitted Company

A foreign or alien insurance company which has been licensed by the insurance department of the state in question and which, thereby, is authorized to conduct business within that state to the extent licensed. Also called an admitted market or admitted insurer. In the event of company insolvency, policies written with admitted insurers may have access to the state guaranty fund subject to a number of exceptions and limitations depending on the applicable state guarantee fund law.

Non-admitted Company

If an insurer is not licensed to write insurance in a specific state, then the insurer is a non-admitted insurer for that state. These companies are usually non-admitted because they do not meet the same capitalization requirements as an admitted company. Premiums paid to them are not protected by any state guaranty fund and they are not subject to state regulation. Although not admitted, the insurer must still be approved to write business in that state. Non-admitted companies are part of the excess and surplus lines insurance market. Insurance policies placed with non-admitted companies may require payment of surplus lines premium taxes at a percentage that varies state by state. Non-admitted policies may be subject to a minimum earned premium (MEP), usually twenty-five (25) percent but may be a higher percentage.

A.M. BEST RATINGS, FINANCIAL SIZE CATEGORIES, ADMITTED/NON-ADMITTED

Proposed Program

COMPANY	COVERAGE PROVIDED/PROPOSED	BEST RATING & FINANCIAL SIZE	ADMITTED / NON-ADMITTED	MINIMUM EARNED PREMIUM (%/\$)
Midwest Employers Insurance	Excess Workers Compensation	A+, VX	Non-Admitted	N/A

DISCLOSURES

The intent of this document is to provide an overview of the coverage offered in the insurance program, and is not meant to be all-inclusive. Read your actual policies for complete details including terms, conditions, limitations, and exclusions.

Exposure information, including but not limited to property values, auto schedules, payroll and revenues, used in the proposal were those presented by you and should be carefully reviewed and/or appraised for adequacy.

COMPENSATION DISCLOSURE

INSURICA is an Independent Agency. For our efforts, primarily commissions paid by insurance companies compensate us. The amount is based on the commission schedules established individually by each insurance company and is typically calculated as a percentage of the premium. INSURICA may also be eligible to receive various forms of incentive compensation, including contingent commissions and other awards and bonuses. This incentive compensation is based upon criteria that may include the volume, growth, profitability, and retention of business placed or other performance measures established by the individual insurers with whom we do business. On occasion insurance carriers will issue a policy at a net premium (no commission factored into the premium) and at that time, INSURICA will determine an appropriate fee which fairly reflects the various services provided for the policy being issued. These fees are disclosed and itemized as a separate billing amount to our clients.

LIMITS OF COVERAGES

Higher limits of coverage may be available upon request.

PROPERTY COVERAGES

Vacant Properties: Property policies contain vacancy provisions excluding or reducing coverage for certain perils if a building or suite is vacant 60 or more days. A building or suite is considered vacant if less than 31% of the total square footage is used to conduct customary operations.

Flood and Earthquake Coverage: Unless specifically noted on the policy, Flood and Earthquake coverage is not provided. It is important to consider this coverage and it is available upon request subject to underwriting consideration and additional premium.

Appraisal: Obtaining an updated appraisal on an annual basis is a sound risk management technique. Failure to obtain an appraisal increases the risk that your property might be underinsured and that you may incur a coinsurance penalty.

POLLUTION LIABILITY EXPOSURES

Pollution Liability is limited or excluded on the standard Commercial General Liability, Business Auto, Property, Inland Marine, Directors & Officers, Excess/Umbrella and many other policies. Discuss your pollution risks with INSURICA. Pollution Liability coverage can be obtained to address many of the gaps in standard policies.

TERMS, CONDITIONS, LIMITATIONS AND/OR EXCLUSIONS

Where ever Terms, Conditions, Limitations and/or Exclusions are listed throughout this proposal, they are not all-inclusive. Please refer to the actual policies for specific Terms, Conditions, Limitations and/or Exclusions that will govern in the event of a loss. Specimen copies of policies are available for review upon request.

TERRORISM RISK INSURANCE ACT

Terrorism Coverage and Premium

In accordance with the federal Terrorism Risk Insurance Act (also known as "TRIA"), insurance carriers are required to make coverage available under your policy for "certified acts of terrorism." The actual coverage provided by your policy(ies) will be limited by the terms, conditions, exclusions, limits, and other provisions of your policy(ies), as well as any applicable rules of law.

If Terrorism coverage applies to a particular line of business, the portion of your premium attributable to this terrorism coverage has been noted. If Terrorism coverage is optional and requires you make an election to accept or reject the coverage, this has also been noted on noted. Election forms may be required upon inception, at renewal, or when changing carriers.

Definition of Certified Act of Terrorism

A "certified act of terrorism" means an act that is certified by the US Secretary of the Treasury, in accordance with the provisions of TRIA, to be an act of terrorism under TRIA. The criteria contained in TRIA for a "certified act of terrorism" include the following:

1. The act results in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to TRIA; and
2. The act results in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and
3. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals acting as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Disclosure of Federal Share of Terrorism Losses under TRIA

The United States Department of the Treasury will reimburse insurers for 85% of insured losses that exceed the applicable insurer deductible. Effective January 1, 2016, this percentage will be reduced to 84%, effective January 1, 2017 to 83%, effective January 1, 2018 to 82%, effective January 1, 2019 to 81%, and effective January 1, 2020 to 80%. However, if aggregate industry insured losses under TRIA exceed \$100 Billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion. The United States government has not charged any premium for their participation in covering terrorism losses.

Cap on Insurer Liability for Terrorism Losses

If aggregate industry insured losses attributable to "certified acts of terrorism" under TRIA exceed \$100 Billion in a calendar year, and the insurance carrier(s) have met, or will meet, their respective insurer deductible under TRIA, they shall not be liable for the payment of any portion of the amount of such losses that exceed \$100 billion. In such case, your coverage for terrorism losses may be reduced on a pro-rata basis in accordance with procedures established by the Treasury, based on its estimates of aggregate industry losses and the insurance carrier(s) estimate that they will exceed our insurer deductible. In accordance with the Treasury's procedures, amounts paid for losses may be subject to further adjustments based on differences between actual losses and estimates.

ELECTRONIC COMMUNICATION AND DELIVERY CONSENT FORM

At INSURICA we continually strive to improve our speed of service to clients and to do so in the most efficient manner. One of the ways we are increasing our efficiency to clients is to use electronic communications, emailing of electronic documents, and electronic signatures. As our portal and electronic communications grow, we ask that you sign a consent form providing us your permission to work together using this type of technology.

Please review the following statement and electronically sign.

We ("Client") hereby give consent and agree to receive documents related to insurance coverage written through or quoted by INSURICA ("Agent/Broker") in the form of electronic records. Agent/Broker may transmit documents to Client through electronic media, including but not limited to electronic mail, optical disks (including but not limited to compact discs and digital versatile discs), floppy disks, hard drives, thumb drives, jump drives, magnetic tapes, facsimiles, downloads from Web sites, and any other kinds of electronic media acceptable to both Client and Agent/Broker. Documents to be so delivered include but are not limited to policy information pages and coverage forms; endorsements; binders; certificates and evidences of insurance; automobile insurance identification cards; premium quotations; premium worksheets; invoices; premium finance agreements; audit statements; loss control reports; claim reports; correspondence; and notices of cancellation and nonrenewal. Client's signature or that of Client's representative signifies that Client voluntarily agrees to use electronic records in accordance with the federal Electronic Signatures in Global and National Commerce Act.

BUSINESS NAME: THE CITY OF DURANT

SIGNATURE: _____

TITLE: _____

DATE: _____

NON-DISCLOSURE AGREEMENT

This proposal has been prepared exclusively for the review and evaluation of:

THE CITY OF DURANT

The information contained herein includes proprietary information about INSURICA and our risk management services. Therefore, we request that this information not be copied or distributed to any third parties without the prior consent of INSURICA.

Should you choose not to accept the terms of our insurance and risk management proposal, please return this proposal in its entirety to us at your earliest convenience.

Received by: _____

Date: _____

CONTRACT REVIEW DISCLAIMER

INSURICA’s review of contracts and other documents is limited to insurance-related issues. We are not in a position to anticipate all facts that could impact insurance coverage and needs. We recommend that you secure the advice of legal counsel to assist with contractual relationships.

Agent Signature		Client Signature
Dated		Dated

DISCLAIMERS AND DISCLOSURES CONTINUED

CLIENT AUTHORIZATION TO BIND

After careful consideration of your proposal we accept the proposed insurance as follows:

Property:	<input type="checkbox"/> with TERRORISM <input type="checkbox"/> without TERRORISM	Umbrella	<input type="checkbox"/> with TERRORISM <input type="checkbox"/> without TERRORISM
Commercial Auto:	<input type="checkbox"/>	General Liability	<input type="checkbox"/> with TERRORISM <input type="checkbox"/> without TERRORISM
Inland Marine:	<input type="checkbox"/> with TERRORISM <input type="checkbox"/> without TERRORISM	Workers Compensation	<input type="checkbox"/> with TERRORISM

It is understood that this proposal provides only a summary of the details. The policies will contain the actual coverages.

We confirm the values, schedules, and other data contained in the proposal are from our records and acknowledge it is our responsibility to see that they are maintained accurately.

Agent Signature	Client Signature
Dated	Dated

PROPOSAL ACCEPTANCE

INSURED

THE CITY OF DURANT

- As presented (all lines)
- With changes noted below

1. _____
2. _____
3. _____
4. _____
5. _____

Print Name

Title

Signature

Date

Our Mission and Core Values

To manage risk for our Clients. To build a rewarding environment for our Colleagues. To produce an acceptable return for our Shareholders.



Integrity.

Trust forms the foundation of relationships and strengthens our

INSURICA Community.



Innovation.

Ingenuity is the competitive Advantage securing the future of our

INSURICA Community.



Purpose.

Passion transforms ordinary into extraordinary and delights our

INSURICA Community.

INSURICA colleagues consistently strive to uphold the agency's Mission and Core Values statements. By creating a corporate culture based on ethical behavior in the marketplace and fun in the workplace, INSURICA has been recognized many times as both a Best Practices Agency and a Best Places to Work employer. In 2019, leading insurance industry publication, Rough Notes, named INSURICA Agency of the Year.





The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Richard Ezell, Director
Re: Consider Approval of Resolution R-2025-13 City of Durant Emergency Operations Plan Update for 2025-2026

Consider Approval of Resolution R-2024-13 City of Durant Emergency Operations Plan Update for 2025-2026

Council Information / Action Requested

Approval of Resolution R-2025-13 City of Durant Emergency Operations Plan Update for 2025-2026 and Signature of the Mayor

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

Signature of City Manager

ATTACHMENTS:

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

R-2025-13
Consider Approval of Resolution
City of Durant's Emergency Operations Plan Update for 2025-2026

I completely re-wrote the City of Durant's Emergency Operations Plan for 2025-2026 and it is 154 pages in length. The past practice has been NOT to include it in the agenda packet due to its size, but I did email each Councilman a copy of the EOP for review on Sept. 2nd.

I have also updated the dates in the EOP to show Sept. 18, 2025 as the signature date.

I will be available if any questions arise.

Richard Ezell

Richard Ezell
Emergency Management Director
City of Durant

RESOLUTION NO. 2025 –13

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 18th day of September, 2025.

The City of Durant, Oklahoma
A Municipal Corporation

Martin Tucker, Mayor

Richard Ezell, Emergency Management Director

Cynthia Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Phillip Hightower, Public Works Director
Re: 1. Consider Approval of Ordinance O-2025-19, Sections 1-3, Repealing Ordinance Number O-2023-02 and Section 51.42 of the City Code of the City of Durant, Oklahoma;
2. Consider Approval of Ordinance O-2025-19, Section 4, Emergency Clause

Council Information / Action Requested

1. Approve Ordinance O-2025-19, Sections 1-3, Repealing Ordinance Number O-2023-02 and Section 51.42 of the City Code of the City of Durant, Oklahoma;
2. Approve Ordinance O-2025-19, Section 4, Emergency Clause

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

ATTACHMENTS:

1. Ordinance O-2025-19

ORDINANCE NO. O-2025-19

**AN ORDINANCE REPEALING ORDINANCE NUMBER O-2023-02 AND SECTION 51.42
OF THE CITY CODE OF THE CITY OF DURANT, OKLAHOMA**

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

SECTION 1: Repeal Ordinance O-2023-02 and Section 51.42 – Monthly Residential Collection of Tree Limbs, Brush, Bulky Waste, and Yard Waste.

SECTION 2: **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. **DECLARATION OF EMERGENCY.** For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma, and of the inhabitants there, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED this 18th day of September 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

ATTEST:

City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From:
Re: Consideration and Possible Approval of a Replat for Property Located at East Mulberry Street and Northeast Second Ave and more particularly described as:
The North 100 feet of the West 5 feet of Lot 4 and the North 100 feet of Lots 5 and 6 in Block 69 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- Staff Report PC2025-06
2. PC2025-06 Tac Sheet
3. PC2025-06 Maps
4. PC2025-06 Replat Survey
5. PC2025-06 - Warranty Deed



THE CITY OF DURANT

Office of Community Development

Date: 09-03-25
To: City Council
Case: PC-2025-06
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat the property located at the SE corner of E Mulberry St & NE 2nd Ave.

Current Zoning: R-3

Future Land Use: Residential – Low Density

Surrounding Properties:

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

Applicant: Dorado Investment Group LLC

Consideration: Applicant approached staff with the desire to replat the current property to construct duplexes on each lot.

Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this rezone request.

Analysis: Lots will be approximately 8850 Sq. Feet each with 88.50 Feet of frontage each. Current zoning requires 8000 Sq. Feet lots and 70 feet of frontage for duplex. Front, side and rear setbacks all meet requirements.







Planning Commission Recommendation: Approval Vote: Yes: 4 No: 0 Abstain: 0

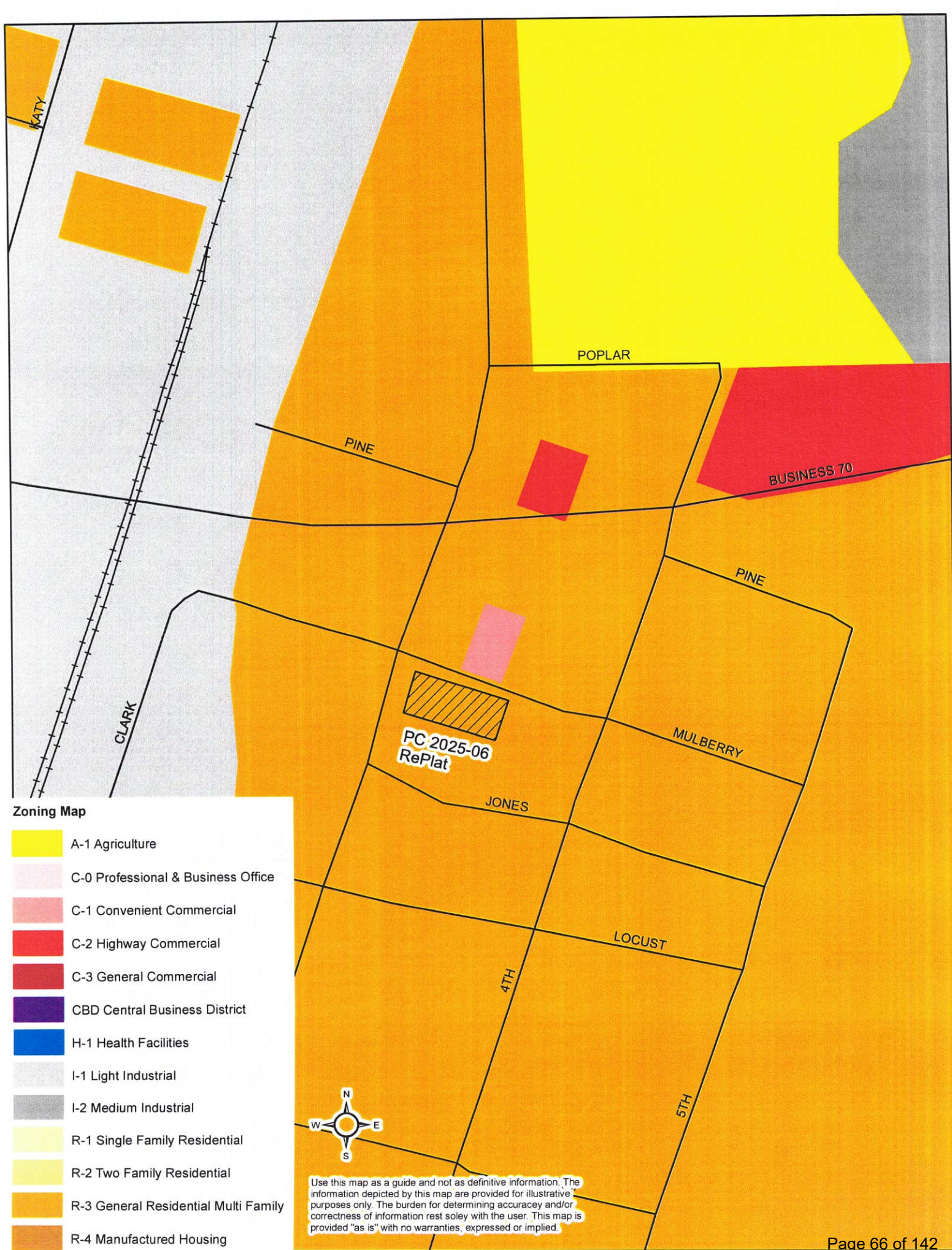
Required Action: Hold a public hearing and recommend approval or denial of the replat request for property located at the SE corner of E Mulberry St. & NE 2nd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: REPLAT
Case Number: PC2025-06

Applicant: DORADO INVESTMENT GROUP

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	No Comment
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis		8/5	No Comment
Fire Marshall Collin Gordon		05 Aug 25	No Comment
Address and Mapping Aaron Walkup		8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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



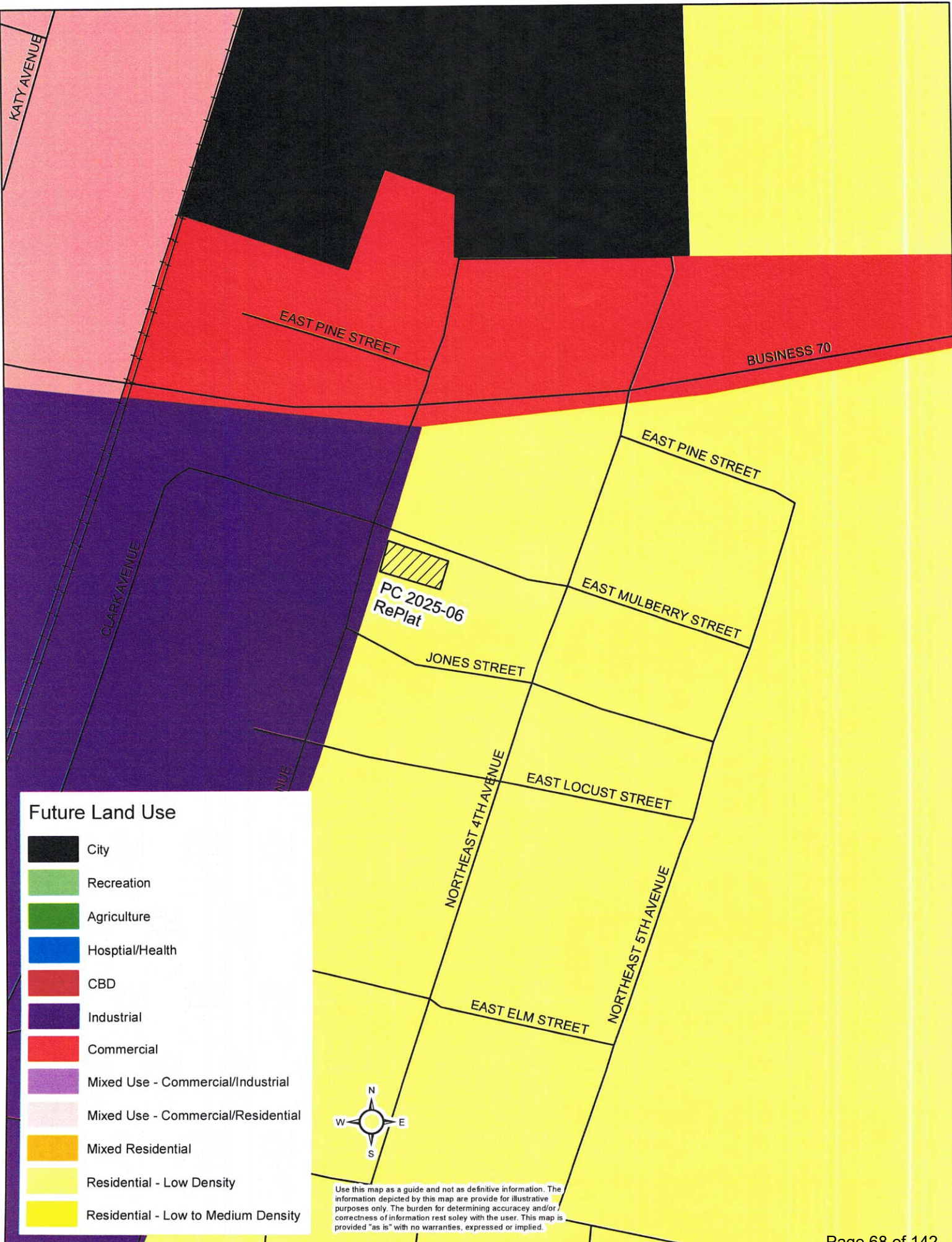
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2025-06
RePlat



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Future Land Use

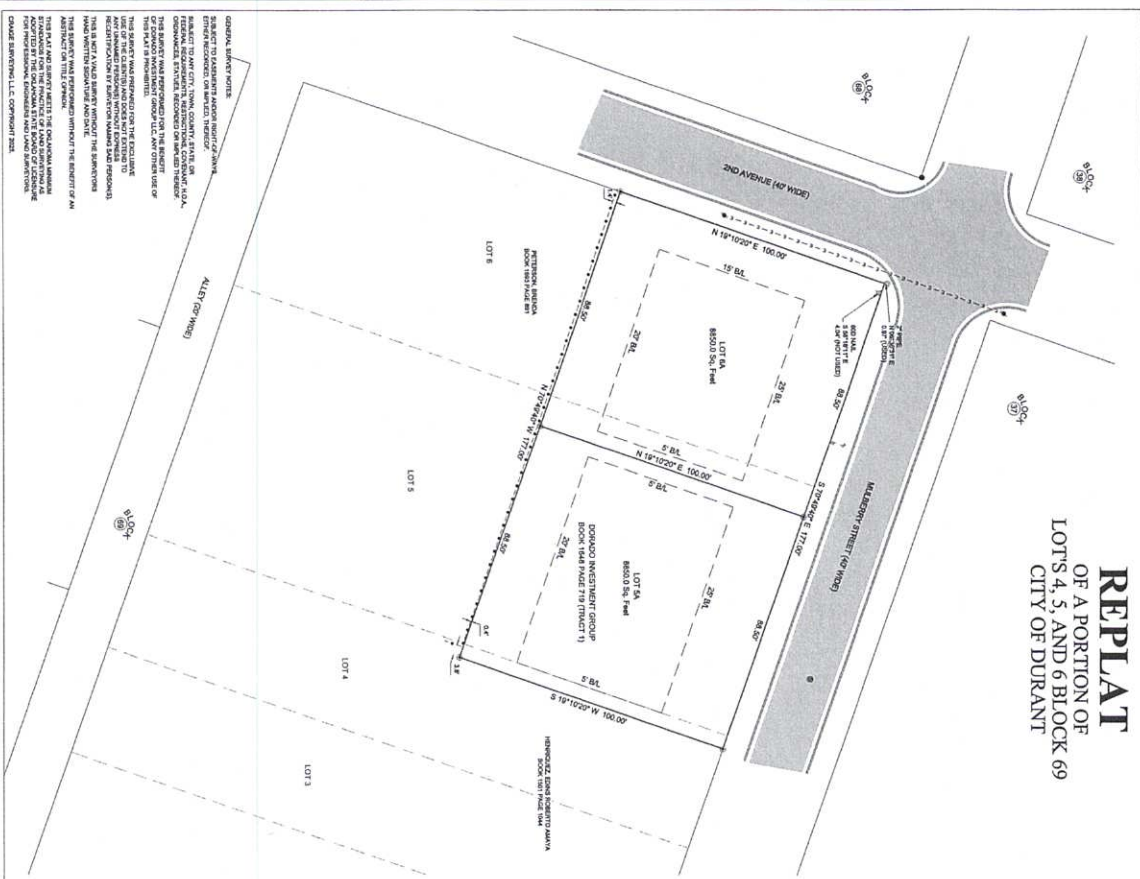
-  City
-  Recreation
-  Agriculture
-  Hospital/Health
-  CBD
-  Industrial
-  Commercial
-  Mixed Use - Commercial/Industrial
-  Mixed Use - Commercial/Residential
-  Mixed Residential
-  Residential - Low Density
-  Residential - Low to Medium Density



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REPLAT

OF A PORTION OF LOTS 4, 5 AND 6 BLOCK 69 CITY OF DURANT



Durant Planning Commission Approval and Authorization

City of Durant, Oklahoma, County of Dewey, Oklahoma, by the City Council, do hereby approve and authorize the City Engineer to execute the replat of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, and to execute the necessary recording and other legal proceedings to carry out the replat.

BRUNN COUNTY CLERK'S CERTIFICATE

I, the undersigned, Clerk of the County of Dewey, Oklahoma, do hereby certify that the replat map of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as filed with me.

BRUNN COUNTY TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of Dewey, Oklahoma, do hereby certify that the replat map of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as filed with me.

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

I, the undersigned, Director of the Department of Environmental Quality, Oklahoma, do hereby certify that the replat map of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as filed with me.

LEGEND

These standard symbols will be found in the drawings:

- 3/4" IRON PIPE FOUND
- 2" PIPE FOUND
- 600 GAL FOUND
- WOOD FOUND (S.S. 179)
- WOOD POWER POLE
- SEWER MANHOLE
- CHALKING FENCE
- BUILDING SET-BACK LINES
- BOUNDARY LINE

LICENSED LAND SURVEYOR'S CERTIFICATE

I, the undersigned, Licensed Land Surveyor, do hereby certify that the replat map of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as filed with me.

OWNER'S CERTIFICATE & DECLARATION

I, the undersigned, owner of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the attached replat map, do hereby declare that the replat map is a true and correct copy of the original as filed with me, and that I have no objection to the replat being recorded in the office of the County Clerk.

CRIDGE SURVEYING, L.L.C.

CRIDGE SURVEYING, L.L.C.
1000 N. DURANT
DURANT, OKLAHOMA 73435
PHONE: (918) 223-1111
FAX: (918) 223-1112
WWW.CRIGDESURVEYING.COM

STATE OF OKLAHOMA

CRIDGE SURVEYING, L.L.C.
1000 N. DURANT
DURANT, OKLAHOMA 73435
PHONE: (918) 223-1111
FAX: (918) 223-1112
WWW.CRIGDESURVEYING.COM



Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

) ss.

COUNTY OF Bryan)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Colt Black Ellis (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of Dorado Investment Group LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. A§ 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the

1-2023-760191 Book 1648 Pg 720
12/08/2023 3:04pm Pg 0719-0721
Fee: \$22.00 Doc: \$130.50
Tammy Reynolds - Bryan County Clerk
State of OK

OAG 2023-2 -NON-EXEMPT BUSINESS/TRUST

Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as
Authorized agent of the Entity

12/1/23
Date

The foregoing instrument was acknowledged before me this 1st day of December, 2023, by Colt Black Ellis, Manager of Dorado Investment Group, LLC.

[Signature]
NOTARY PUBLIC

My Commission Expires: 07/15/2025
My Commission Number: 451842-7



1-2023-760191 Book 1648 Pg 721
12/08/2023 3:04pm Pg 0719-0721
Fee: \$22.00 Doc: \$130.50
Tammy Reynolds - Bryan County Clerk
State of OK



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From:
Re:

Consideration and Approval of a Final Plat for property located near Lindenwood Drive.
A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21; THENCE North 00°19'48" East along the west line of said NW/4 SW/4, a distance of 969.00 feet; THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW /4) of said Section 21, a distance of 485.55 feet to the most westerly Southwest corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk; THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD -PHASE 5, a distance of 60.00 feet to the Northwest corner of said LINDEN WOOD - PHASE 5, for the POINT OF BEGINNING; THENCE continuing North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW /4 SW /4) of said Section, a distance of 11.18 feet; THENCE North 89°50'02" East, a distance of 157.13 feet; THENCE North 00°19'48" East, parallel with the west line of the NW/4 SW/4 of said Section, a distance of 277.23 feet to the north line of the Southwest Quarter (SW/4) of said Section; THENCE North 89°49'49" East along said north line of the Southwest Quarter (SW/4) a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD -PHASE 5, being a northerly corner of said LINDEN WOOD-PHASE 5; THENCE South 00°19'48 West along the west line of said Lot 1, Block 1, being in the West line of said LINDEN WOOD - PHASE 5, a distance 288.43 feet to the north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way) for the southwest corner of said Lot 1, Block 1, and a northerly ell corner of said LINDEN WOOD - PHASE 5; THENCE South 89°49'57" West along said north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way), being in the north line of said LINDEN WOOD - PHASE 5, a distance of 714.25 feet to the POINT OF BEGINNING.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC -PC2025-07- Staff Report
2. PC2025-07 LINDENWOOD VII - TAC SHEET
3. PC2025-07 LINDENWOOD VII - MAPS
4. PC2025-07 LINDENWOOD VII - LINDEN WOOD PHASE 7 FINAL PLAT
5. PC2025-07 LINDENWOOD VII -Warranty Deed - HPH Investors
6. PC2025-07 LINDENWOOD VII -WARRANTY DEED - LINDENWOOD



THE CITY OF DURANT

Office of Community Development

Date: 09-03-2025
To: City Council
Case: PC-2025-07
From: Paul Cottrell, Community Development.
Re: Final Plat

Request: Consider a request from the property owner to Final Plat the property located off Lindenwood’s Drive known as Phase 7.

Current Zoning: R-3

Future Land Use: Mixed Use – Commercial/Residential.

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Storage Units
West	R-1/C-2	Single Family
South	R-3	Single Family
East	R-3	Multi-Family

Applicant: HPH Investments LP

Consideration: Applicant approached staff with the desire to move to Final Plat for Phase 7.

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

Analysis: The lot to the east of Phase 7 will be included in the final plating process. This lot was originally going to be phase 8 and contain a multi-family structure, but applicant has since spoken of possible green space due to the lack of water availability at the location.






Planning Commission Recommendation: Motion to Deny on the basis of Section 155.044 Section F1. That this is not in substantial conformance with the Preliminary Plat. Vote: Yes: 4 No: 0 Abstain: 0

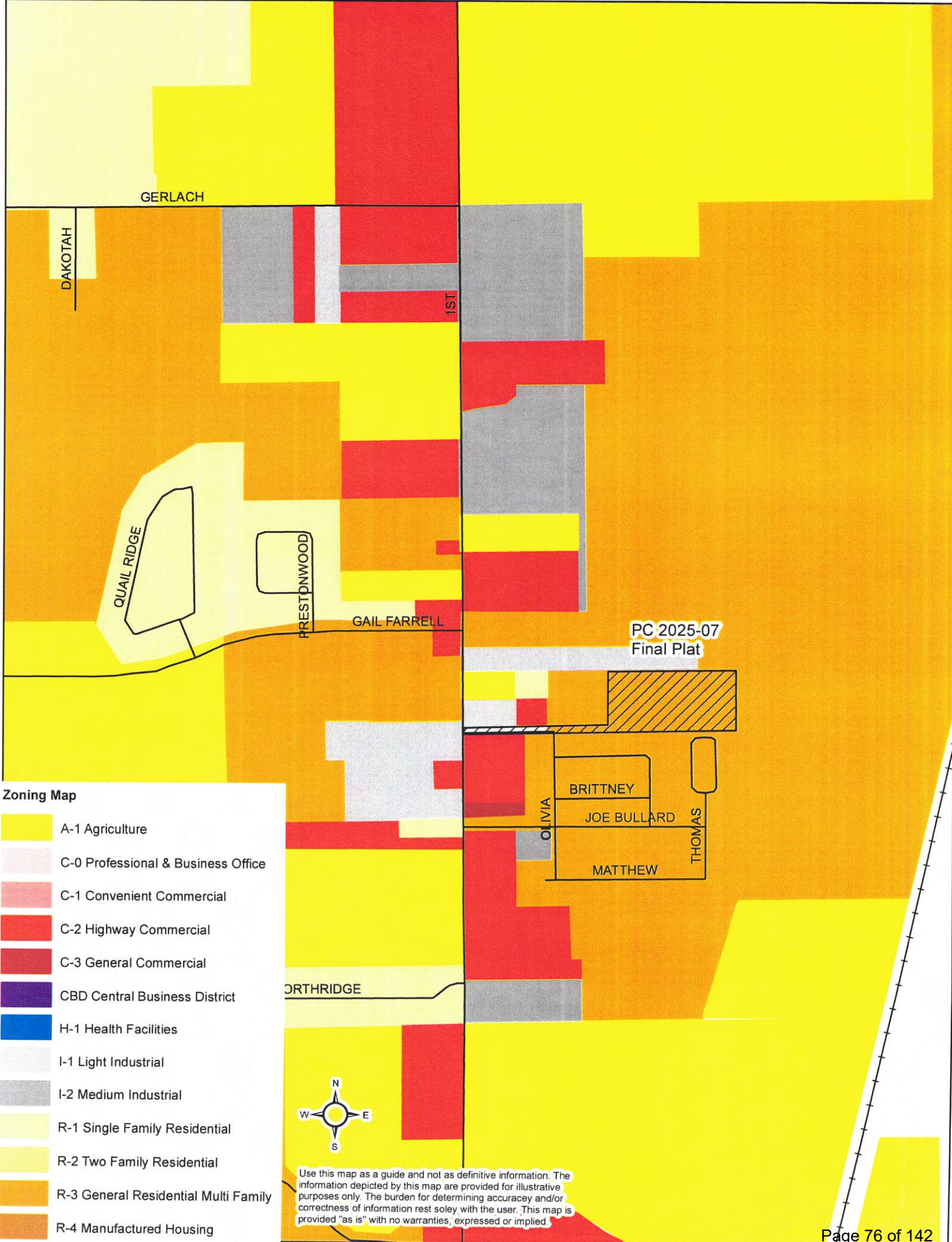
Required Action: Hold a public hearing and recommend approval or denial of the final plat request for property located on Lindenwood’s Drive known as Phase 7. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Final Plat
Case Number: PC2025-07

Applicant: Linden Wood Phase 7

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Water & Sewer Already installed
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		5 Aug 25	No comment
Address and Mapping Aaron Walkup		8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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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GERLACH



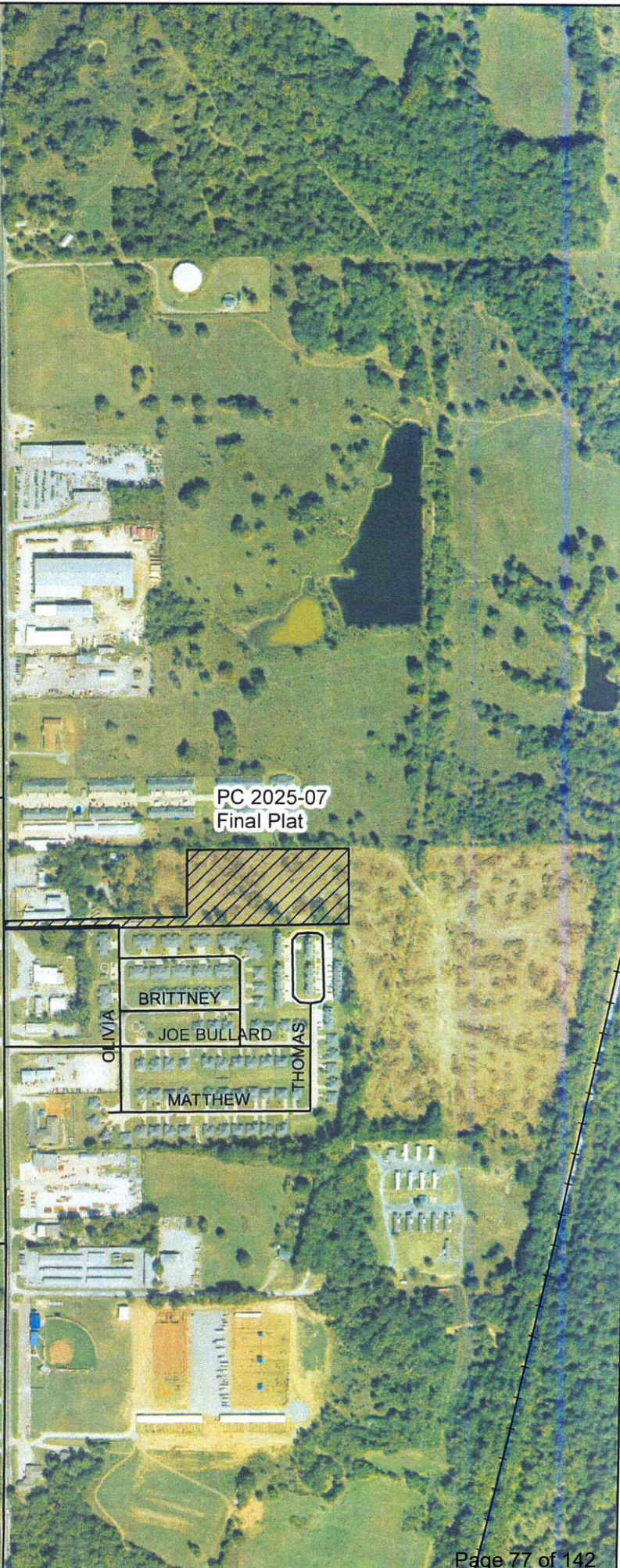
DAKOTAH

QUAIL RIDGE

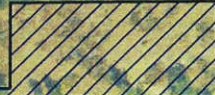
PRESTONWOOD

1ST

GAIL FARRELL



PC 2025-07
Final Plat



BRITTNEY

JOE BULLARD

MATTHEW

OLIVIA

THOMAS

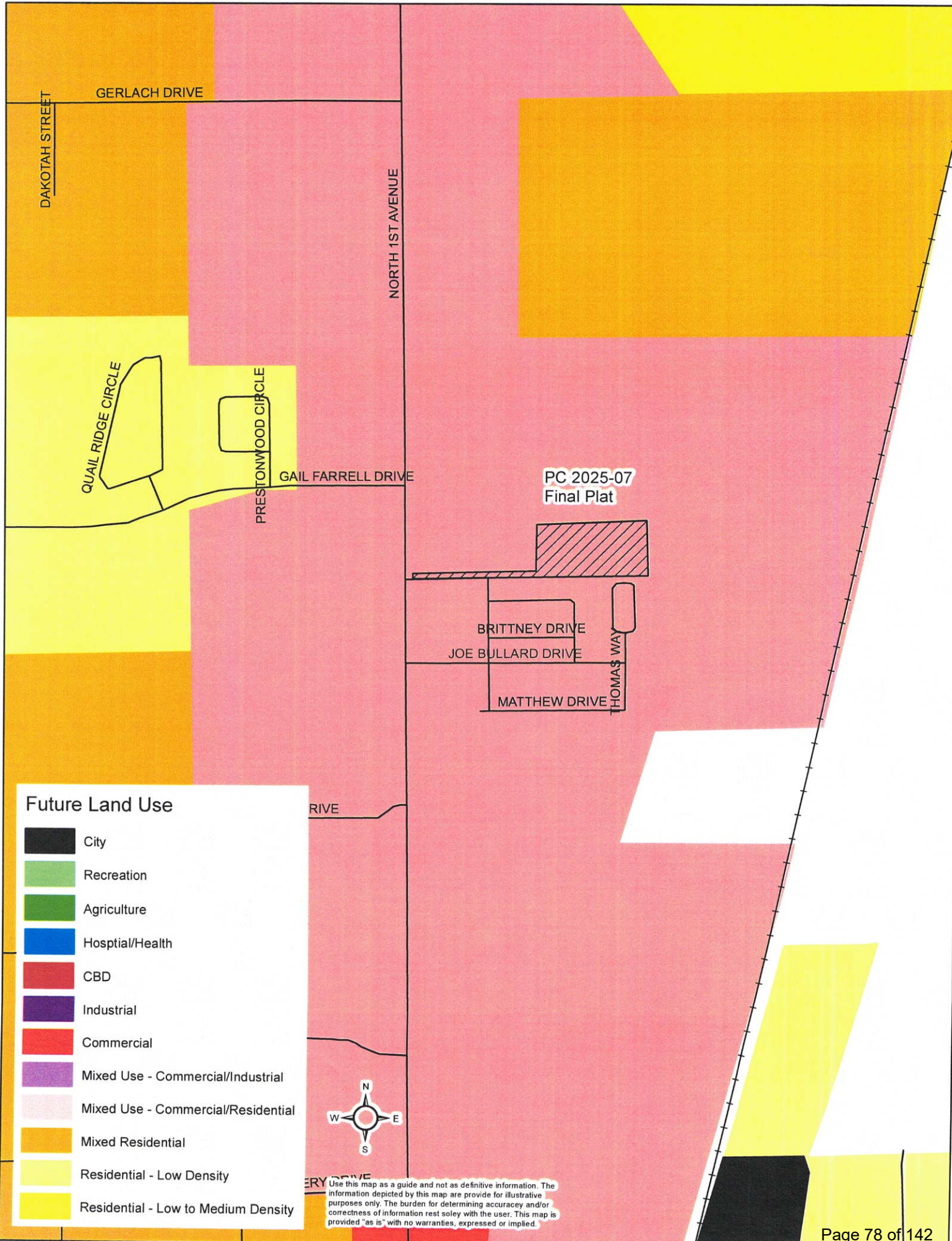


NORTH RIDGE



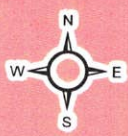
WILSON

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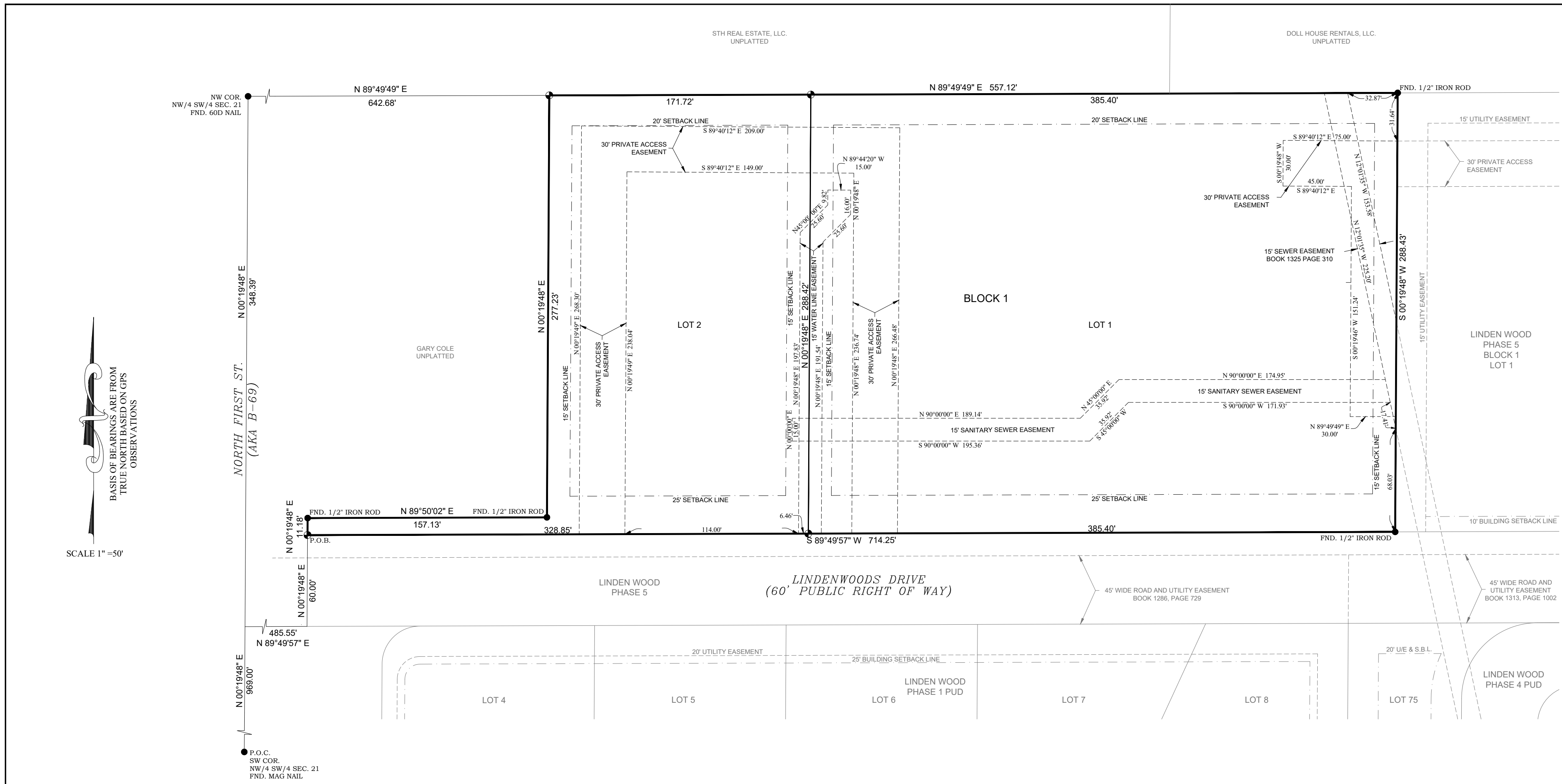


Future Land Use

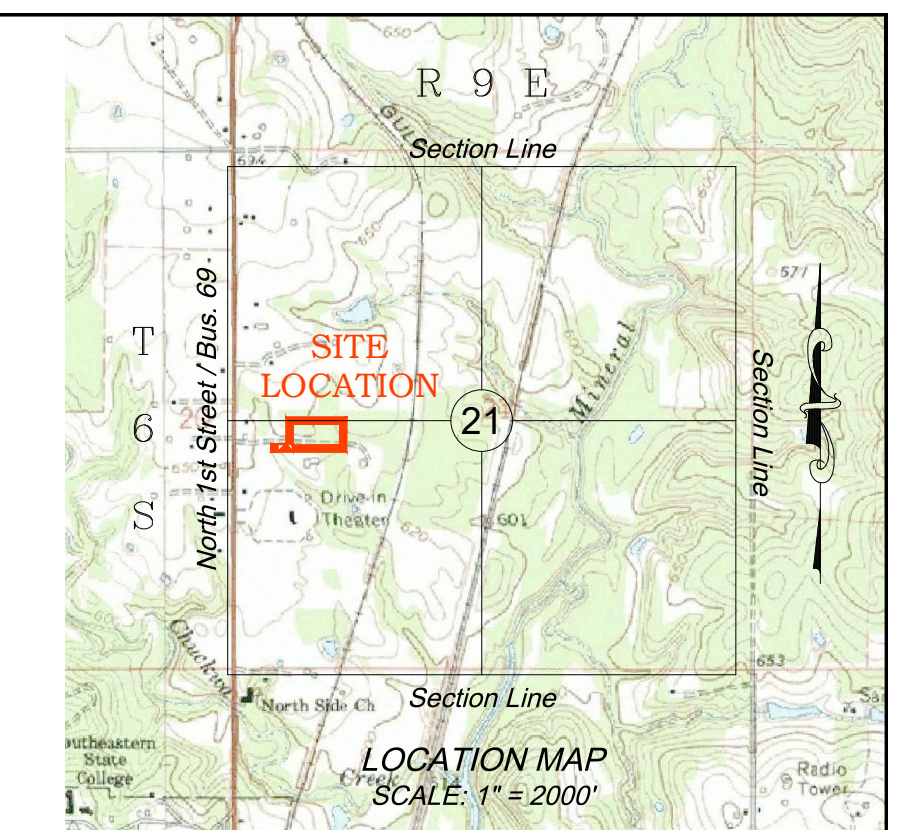
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



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LINDEN WOOD PHASE 7
 PART OF SOUTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 6 SOUTH, RANGE 9 EAST
 OF THE INDIAN MERIDIAN,
 DURANT, BRYAN COUNTY, OKLAHOMA



- LEGEND**
- SET 1/2" IRON ROD W/CAP
 - FOUND NOTED MONUMENT
 - SR SET BACK LINE
 - SET BACK LINES
 - UE UTILITY EASEMENT
 - - - EASEMENT LINES
 - LINE NOT TO SCALE

LEGAL DESCRIPTION:
 A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East, of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows:
 COMMENCING at the Southwest Corner of the Southwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21;
 THENCE N 00°19'48" East, along the West line of said NW/4 SW/4, a distance of 969.00 feet;
 THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section 21, a distance of 485.55 feet to the most westerly corner of LINDEN WOOD - PHASE 5, recorded in Book 1638 Page 545 at the office of the Bryan County Clerk;
 THENCE North 00°19'48" East, along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the Northwest corner of said LINDEN WOOD - PHASE 5, said point being the TRUE POINT OF BEGINNING;
 THENCE continuing North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 11.18 feet;
 THENCE North 89°50'02" East, a distance of 157.13 feet;
 THENCE North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 277.23 feet to a point in the north line of the Southwest Quarter (SW/4) of said Section 21;
 THENCE North 89°49'49" East, along said north line, a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5;
 THENCE South 00°19'48" West, along the west line of said Lot 1, Block 1, a distance 288.43 feet to the southwest corner of said Lot 1, Block 1, said point being in the north right-of-way line of said LINDENWOODS DRIVE;
 THENCE South 89°49'57" West, along said north right-of-way line of LINDENWOODS DRIVE, a distance of 714.25 feet to the POINT OF BEGINNING.

OWNERS CERTIFICATE & DEDICATION:
 THE UNDERSIGNED HEREBY DEDICATE FOR THE PUBLIC USE OF ALL THE STREETS SHOWN HEREON AND DEDICATE FOR USE BY PUBLIC OR QUASI-PUBLIC ENTITIES PROVIDING ELECTRIC, TELEPHONE, GAS OR WATER UTILITY SERVICES, OR SEWER SERVICES, THOSE EASEMENTS LABELED DRAINAGE EASEMENT, UTILITY EASEMENT, OR BOTH, SHOWN HEREON, ALL IN THE WIDTH, LENGTH, AND LOCATION DESIGNATED ON THE PLAT, AND SUCH EASEMENTS SHALL NOT BE USED FOR INGRESS AND EGRESS BY THE PUBLIC NOR BY ANY OTHER UTILITY SERVICE COMPANY OR PERSONS WHOMSOEVER EXCEPT AS INCIDENTAL TO AND REQUIRED IN CONNECTION WITH THE USE OF THE EASEMENTS FOR THEIR SPECIFIC PURPOSE AS SHOWN ON THE ANNEXED PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA. THE TRANSACTION OF THIS IRREVOCABLE OFFER OF DEDICATION SHALL BE CONSUMMATED UPON THE EXECUTION OF THE ACCEPTANCE OF DEDICATION BY CITY COUNCIL AS SET FORTH HEREON, FOR THE THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

LINDENWOODS VII, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
 BY: LINDENWOODS VII GP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: DESERT RIDGE INVESTMENTS, INC.; ITS MANAGER

BY: RYAN W. HACKETT, PRESIDENT

HPH INVESTORS, LP, AN OKLAHOMA LIMITED PARTNERSHIP
 BY: EXPRESS DEVELOPMENT, INC.; ITS GENERAL PARTNER

BY: KRISTINE M. TIBBETTS, PRESIDENT

**COUNTY OF SALT LAKE
 STATE OF UTAH**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED RYAN W. HACKETT, PRESIDENT OF DESERT RIDGE INVESTMENTS, INC., THE MANAGER OF LINDENWOODS VII, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

**COUNTY OF COLLIN
 STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED KRISTINE M. TIBBETTS, PRESIDENT OF EXPRESS DEVELOPMENT INC., THE GENERAL PARTNER OF HPH INVESTORS, LP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

**COUNTY CLERK CERTIFICATE
 STATE OF OKLAHOMA
 COUNTY OF BRYAN**

THIS INSTRUMENT WAS FILED ON THE _____ DAY OF _____, 2025 A.D. AT _____ AND DULY RECORDED IN BOOK _____, PAGE _____

COUNTY CLERK _____

COUNTY TREASURER'S CERTIFICATE
 I, _____, THE DULY ELECTED AND QUALIFIED COUNTY TREASURER OF BRYAN COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES UP TO AND INCLUDING THE YEAR 20____ ON THE HERON DESCRIBED PROPERTY KNOWN AS LINDEN WOOD PHASE 7, BEING A PART OF THE SW/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, STATE OF OKLAHOMA AND THE REQUIRED SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.
 WITNESS MY HAND THIS _____ DAY OF _____, 2025 A.D.

 COUNTY TREASURER

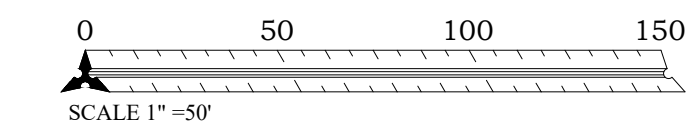
**COUNTY OF BRYAN
 STATE OF OKLAHOMA**
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LICENSED LAND SURVEYOR'S CERTIFICATE
 I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT
 Robby L. Johnson, R.P.L.S. No. 1539
 Bennett - Morris & Associates, Land Surveying, P.C.
 C.A. No. 5975 (LS)
 P.O. Box 2618, Ada, Oklahoma 74821
 PH. 580-279-1795 Fax 888-662-7778

**COUNTY OF PONTOTOC
 STATE OF OKLAHOMA**
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS _____ DAY OF _____, 2025.

 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC NO

FLOOD ZONE
 SUBJECT PROPERTY DOES LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY: F.E.M.A. MAP NO. 40013C0190E MAP REVISED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.



**DURANT CITY PLANNING
 COMMISSION APPROVAL**

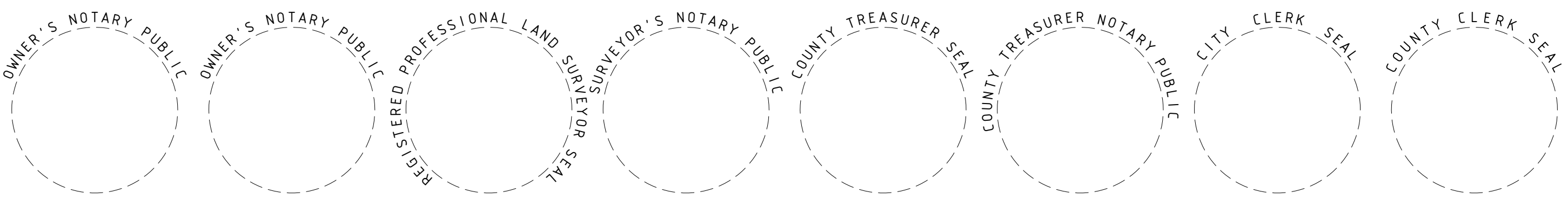
I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2025.
 _____ CHAIRMAN
 _____ SECRETARY

**ACCEPTANCE OF DEDICATION
 BY CITY COUNCIL**

LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THAT THE STREETS, AVENUES, AND EASEMENTS FOR PUBLIC USE ON THIS PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED, ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, THIS _____ DAY OF _____, 2025.
 SIGNED: _____ MAYOR
 SIGNED: _____ CITY CLERK

**CERTIFICATE FOR CITY
 OF DURANT ACCEPTANCE
 COUNTY OF BRYAN**

I, _____ CITY CLERK OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, DO HEREBY VERIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2025.
 SIGNED: _____ CITY CLERK



BRYAN COUNTY, OKLAHOMA		© COPYRIGHT 2025 Bennett-Morris And Associates Land Surveying, P.C., C.A. No. 5975 (LS)	
SCALE: 1in = 50ft	DATE: 05/19/2025	PROJECT NUMBER: 2025-001	FIELD BOOK: 2025-001
SHEET 1 OF 1		SURVEYING AND MAPPING BY Bennett-Morris And Associates Land Surveying, P.C. ADA, OKLAHOMA	

I-2021-735968 Book 1568 Pg: 761
07/30/2021 8:08 am Pg 0761-0762
Fee: \$ 20.00 Doc: \$ 586.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

MODERN

abstract and title



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

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

See Exhibit A attached hereto and made a part hereof.

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

GRANTOR RESERVES all, if any, which grantor owns interest, in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

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

Revenue Stamps: \$586.50

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



Dana Haggard


William M Elliott

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 586.50

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

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

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



Notary Public

My Commission Expires: May 24, 2022

(SEAL)

File No.: 201108556



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

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

EXHIBIT "A"

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

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



I-2024-770087 Book 1683 Pg 929
12/06/2024 10:02am Pg 0929-0931
Fee: \$22.00 Doc: \$150.00
Tammy Reynolds - Bryan County Clerk
State of OK

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That, **HPH INVESTORS, LP**, an Oklahoma limited partnership, 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 **LINDENWOODS VII, LLC**, an Oklahoma limited liability company, 11837 Kingsville Drive, Frisco, TX 75035, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21;

THENCE North 00°19'48" East along the west line of said NW/4 SW/4, a distance of 969.00 feet;

THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section 21, a distance of 485.55 feet to the most westerly Southwest corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk;

THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the most westerly Northwest corner of said LINDEN WOOD - PHASE 5;

THENCE North 89°49'57" East along the north right-of-way line of said LINDENWOODS DRIVE, a distance of 328.85 feet to the TRUE POINT OF BEGINNING;

THENCE North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 288.42 feet to a point in the north line of the Southwest Quarter (SW/4) of said Section 21;

THENCE North 89°49'49" East along said north line, a distance of 385.40 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5;

THENCE South 00°19'48" West along the west line of said Lot 1, Block 1, a distance 288.43 feet to the southwest corner of said Lot 1, Block 1, said point being in the north right-of-way line of said LINDENWOODS DRIVE;

THENCE South 89°49'57" West along said north right-of-way line of LINDENWOODS DRIVE, a distance of 385.40 feet to the POINT OF BEGINNING.

Revenue Stamps: \$150.00

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 150.00

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned RYAN W. HACKETT (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an President (role, such as titled officer or trustee) of Desert Ridge Investments, Inc, the Manager of Lindenwoods VII GP, LLC, the Managing Member of Lindenwoods VII, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121; which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

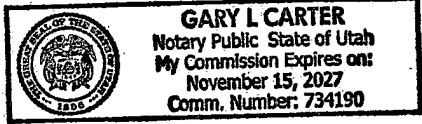
11/26/2024
Date

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 2024, by Ryan W. Hackett.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/15/2027
My Commission Number: 734190

1-2024-770087 Book 1683 Pg 931
12/06/2024 10:02am Pg 0929-0931
Fee: \$22.00 Doc: \$150.00
Tammy Reynolds - Bryan County Clerk
State of OK





The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: 1) Consideration and Possible Approval of Ordinance O-2025-15, Section 1, for a Rezone to C-3 General Commercial District for Property Located at 101 East Main Street in Durant, and More Particularly Described as; *All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*
2) Consider Approval of Ordinance O-2025-15, Section 2 (Emergency Clause)

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- PC2025-08 Staff Report
2. PC2025-08 MALTOS TAC SHEET
3. PC2025-08 MALTOS Maps
4. PC2025-08 MALTOS DEED
5. ORDINANCE 0-2025-15



THE CITY OF DURANT

Office of Community Development

Date: 09-03-25
To: City Council
Case: PC-2025-08
From: Paul Cottrell, Community Development.
Re: Rezone to C-3

Request: Consider a request from the property owner to rezone (C-3) the property located at 101 E Main St.
Current Zoning: I-2
Future Land Use: Commercial.

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Cement Plant
West	I-2	Railroad Property (Empty Lot)
South	I-2	Vacant Lot
East	I-2	Vacant Lot

Applicant: Jordy Maltos

Consideration: Applicant approached staff with the desire to rezone the current property to better utilize the current structure. Applicant has mentioned a possible eatery.

Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this rezone request.

Analysis: Lot is approximately 10,822 Sq Feet with 66.195 Feet of frontage each. The requested zoning requires 8000 Sq. Feet lots and 80 feet of frontage.


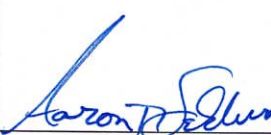


Planning Commission Recommendation: Motion to Approve Vote: Yes: 4 No: 0 Abstain: 0

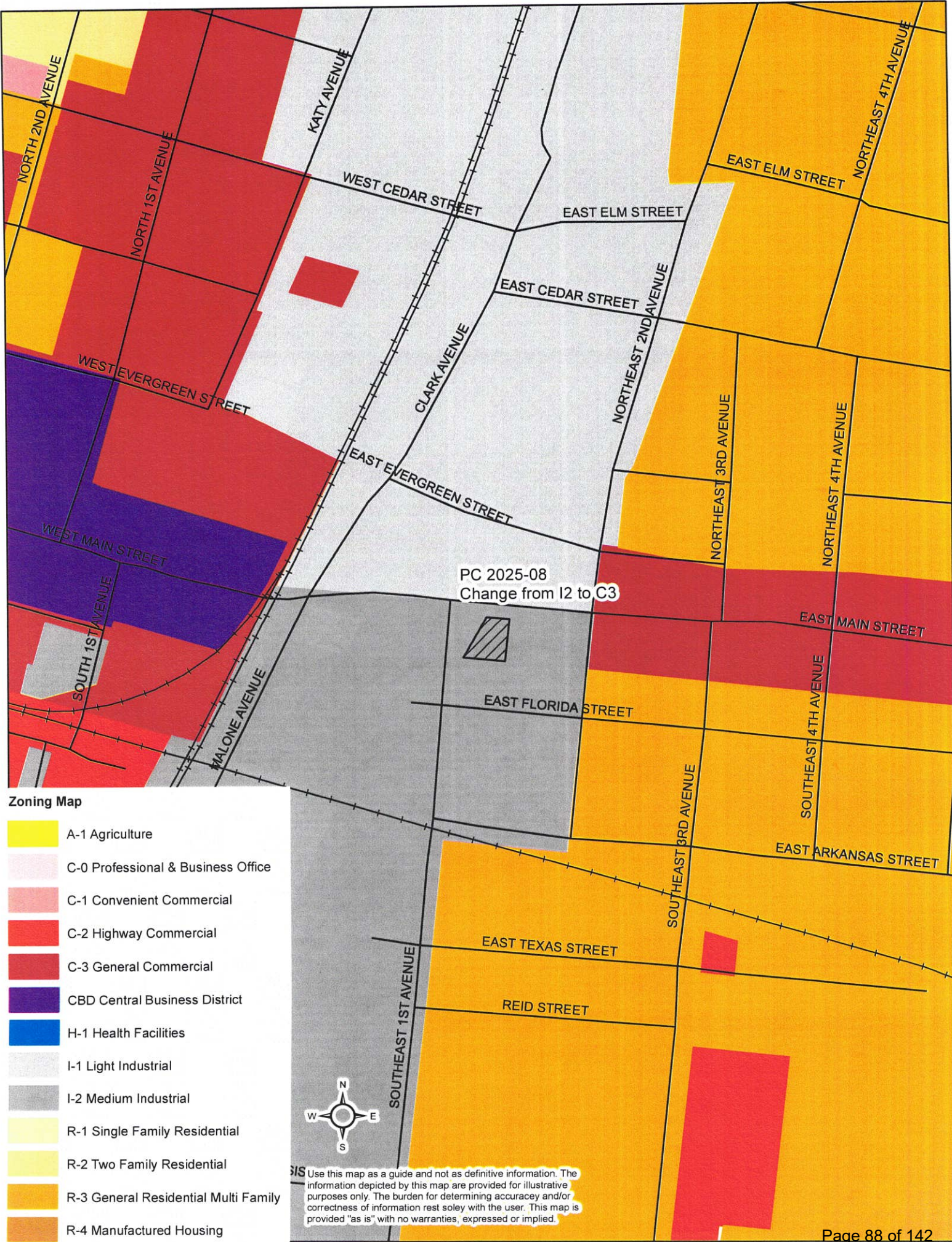
Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located at 101 E Main St. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone
Case Number: PC2025-08

Applicant: Jordy Meltos

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Already has water in sewer to property
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	sealed surface parking
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



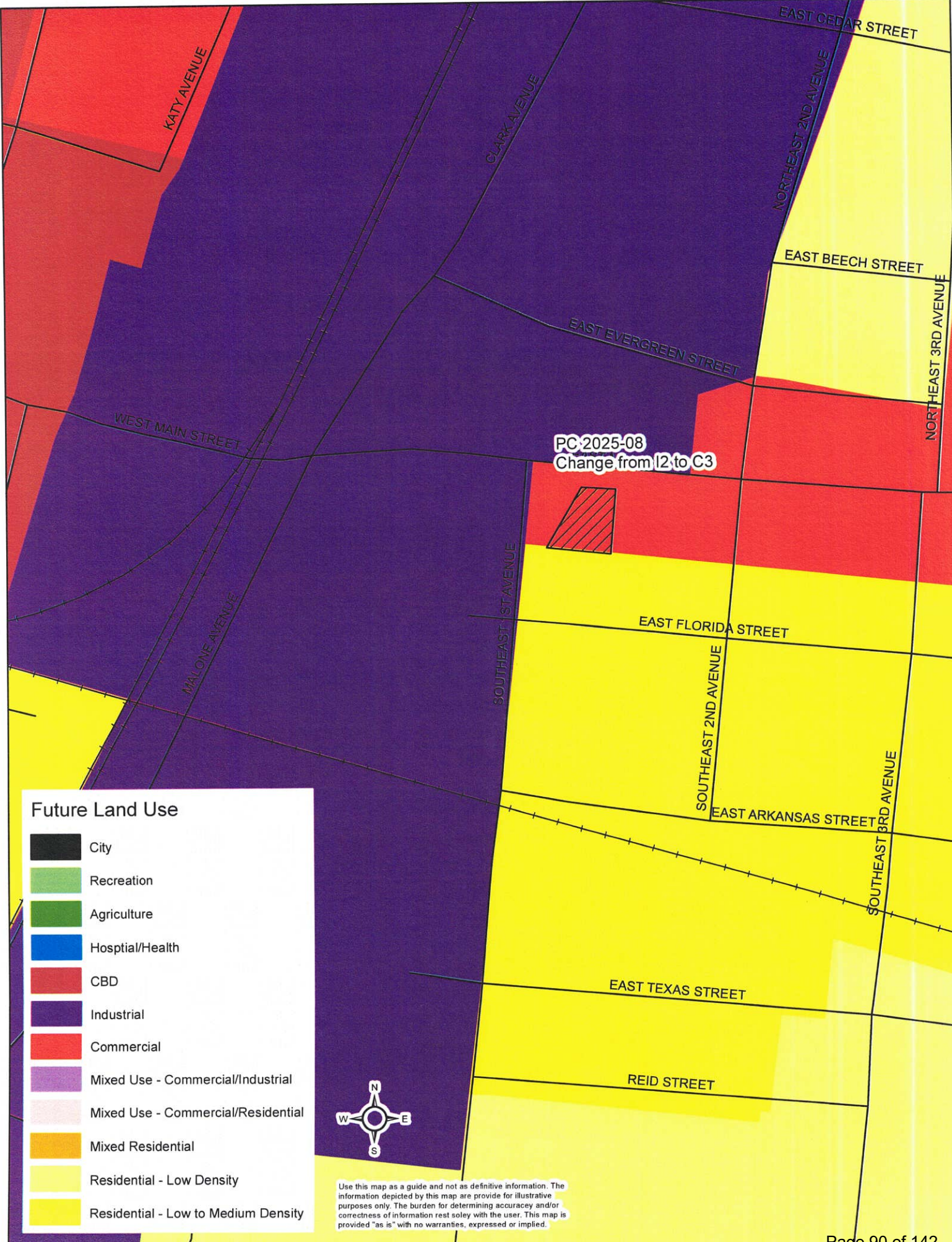
PC 2025-08
Change from I2 to C3

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 provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



Future Land Use

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



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



MODERN

abstract and title

1-2023-753387 Book 1626 Pg. 763
03/28/2023 2:20 pm Pg 0763-0763
Fee: \$ 18.00 Doc: \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **James Hall McBrayer and Cindy Lynn Searcy, husband and wife** party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Jordy Maltos, a single person, 101 E Main St, Durant, OK 74701**, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

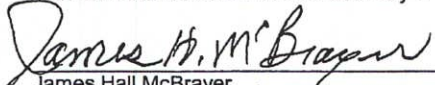
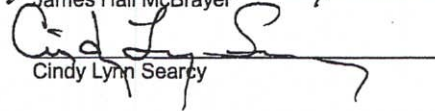
All that part of Lot 4 lying East of the Railroad and the West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

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

Revenue Stamps: \$82.50

SIGNED AND SEALED this the 28th day of March, 2023.


James Hall McBrayer

Cindy Lynn Searcy

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

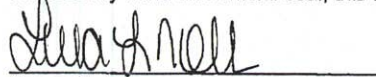
NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Lara Tolbert, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that James Hall McBrayer and Cindy Lynn Searcy, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

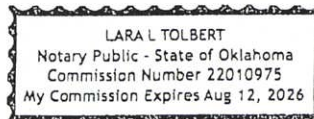
Witness my hand and official seal, this the 28th of March, 2023.


Notary Public

My Commission Expires: August 12, 2026

(SEAL)

File No.: BRY-230211984



Old Republic Title
4040 North Tulsa Avenue
Oklahoma City, OK 73112

ORDINANCE NO. O-2025-15

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 to replace the I-2 Medium Industrial District, with the C-3 General Commercial District for property located at 101 East Main Street in Durant, and more particularly described as;

All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and 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 _____ day of _____, 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: 1) Consideration and Possible Approval of Ordinance O-2025-16, Section 1, for a Rezone to R-3 General Residential District and Replat for Property Located Near South Third Avenue and More Particularly Described as: *Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma according to the recorded plat thereof;*
2) Consider Approval of Ordinance O-2025-16, Section 2 (Emergency Clause)

Council Information / Action Requested

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

ATTACHMENTS:

1. CC - PC2025-09 Staff Report
2. PC2025-09 STOREHOUSE PROPERTIES - TAC SHEET
3. PC2025-09 STOREHOUSE PROPERTIES - MAPS
4. PC2025-09 STOREHOUSE PROPERTIES - PLAT MAP
5. PC2025-09 STOREHOUSE PROPERTIES -DEED
6. ORDINANCE 0-2025-16



THE CITY OF DURANT

Office of Community Development

Date: 09-03-2025
To: City Council
Case: PC-2025-09
From: Paul Cottrell, Community Development.
Re: Rezone/Replat

Request: Consider a request from the property owner to rezone (R-3) and replat the property located at 714 S 3rd Ave. Applicant would like to split the lot to build 2 single family homes.

Current Zoning: R-2

Future Land Use: Residential Low to Medium Density.

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Family
West	R-2	Single Family
South	R-3	Single Family
East	R-2	Single Family

Applicant: Storehouse Properties

Consideration: Applicant approached staff with the desire to split the current lot for duplexes due to lot size if split applicant chose to seek a replat rezone for single family homes on each lot if approved.

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

Analysis: Current zoning and lot size would allow for a single-family home or a duplex. Applicants would be roughly 5 feet short of the required frontage for single family homes and 25 feet short for duplexes if lot is split but remains R-2.





Planning Commission Recommendation: Motion to Approve Vote: Yes: 4 No: 0 Abstain: 0

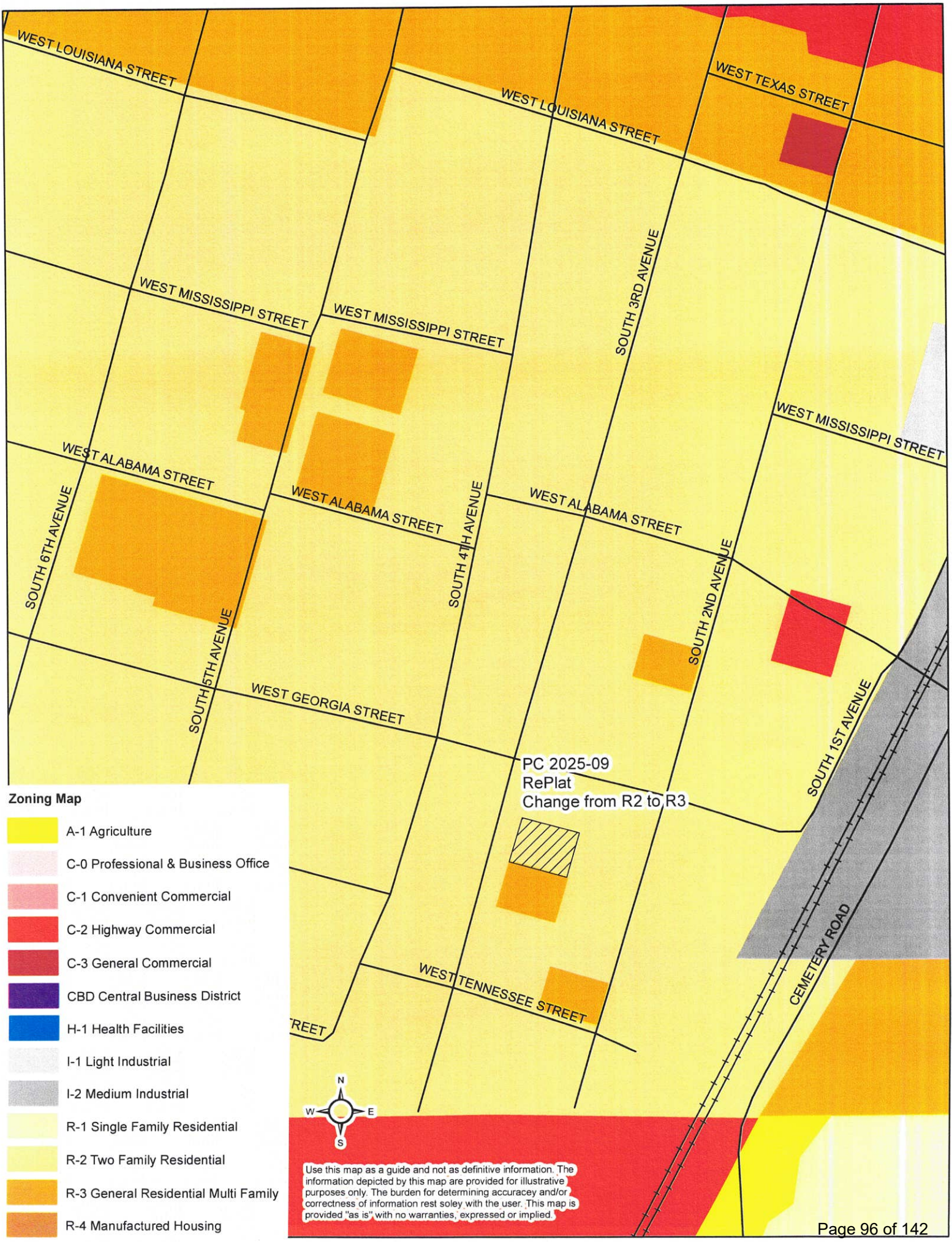
Required Action: Hold a public hearing and recommend approval or denial of the replat/rezone of the property located at 714 S 3rd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone/Replat
Case Number: PC2025-09

Applicant: Storehouse Properties

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Water & Sewer in 2nd
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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

PC 2025-09
 RePlat
 Change from R2 to R3



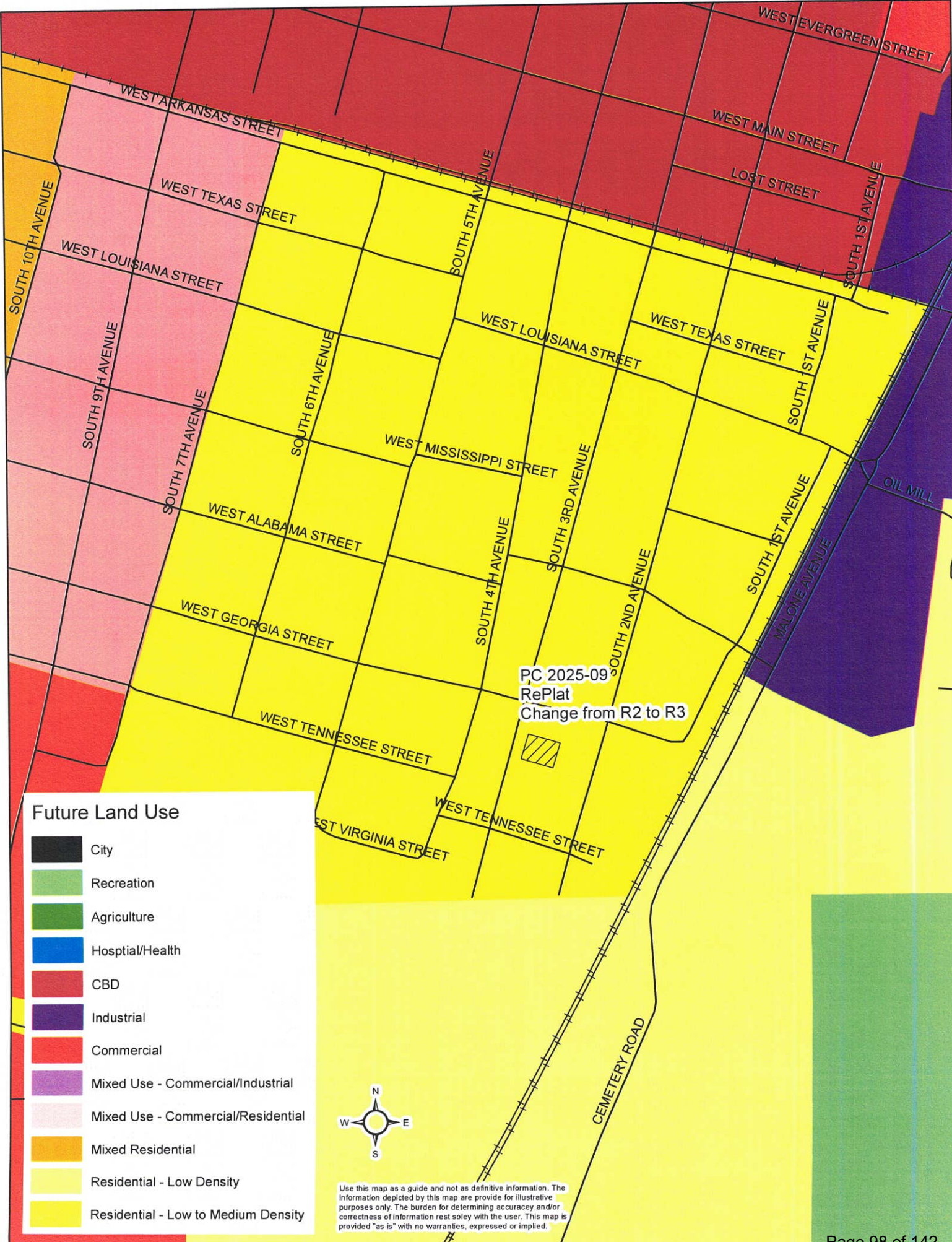
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2025-09
RePlat
Change from R2 to R3



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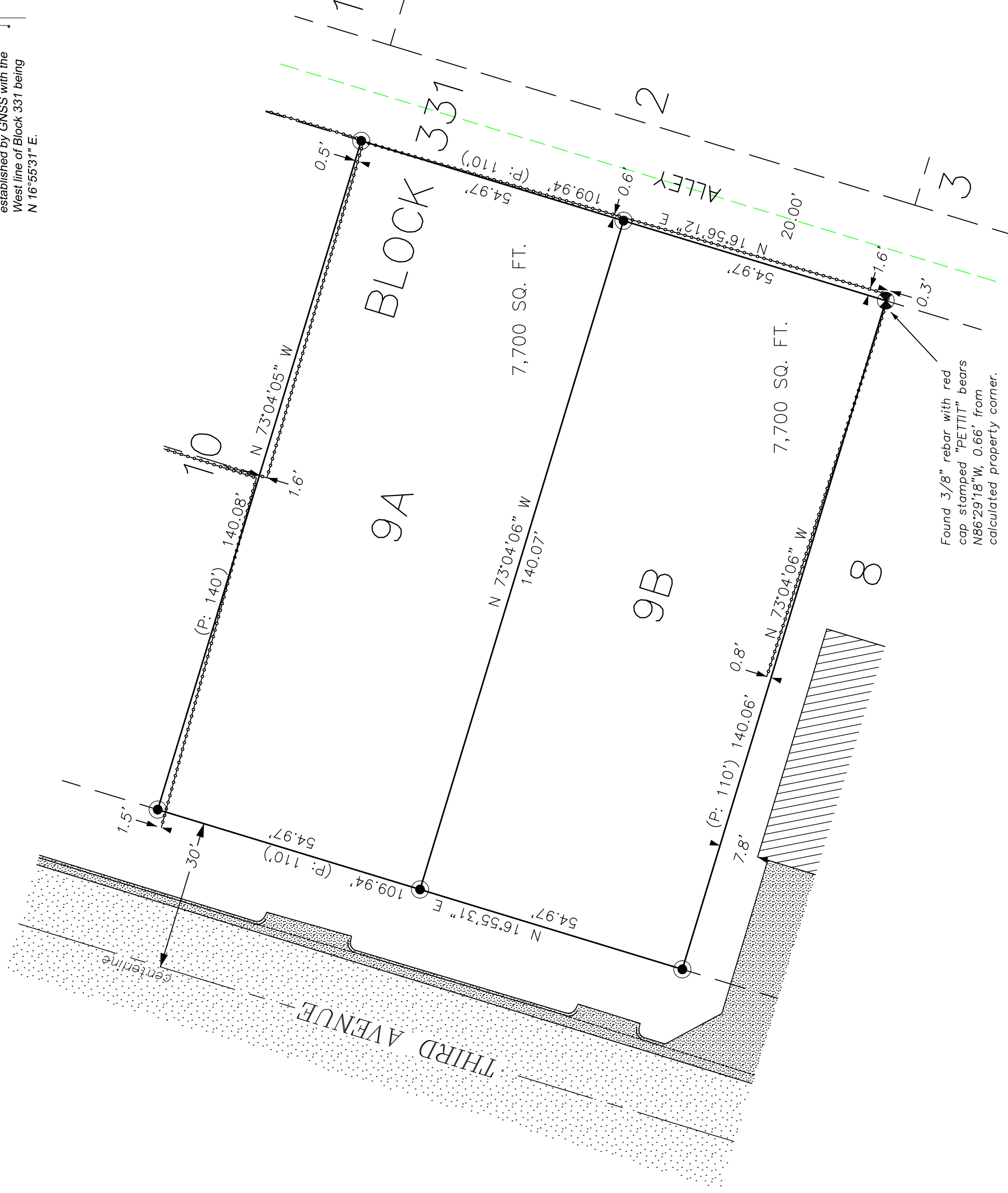
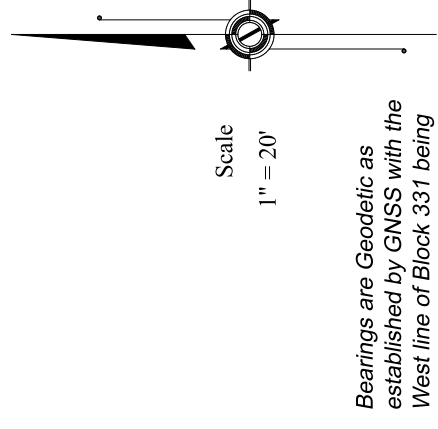
- Future Land Use**
- City
 - Recreation
 - Agriculture
 - Hospital/Health
 - CBD
 - Industrial
 - Commercial
 - Mixed Use - Commercial/Industrial
 - Mixed Use - Commercial/Residential
 - Mixed Residential
 - Residential - Low Density
 - Residential - Low to Medium Density

PC 2025-09
 RePlat
 Change from R2 to R3

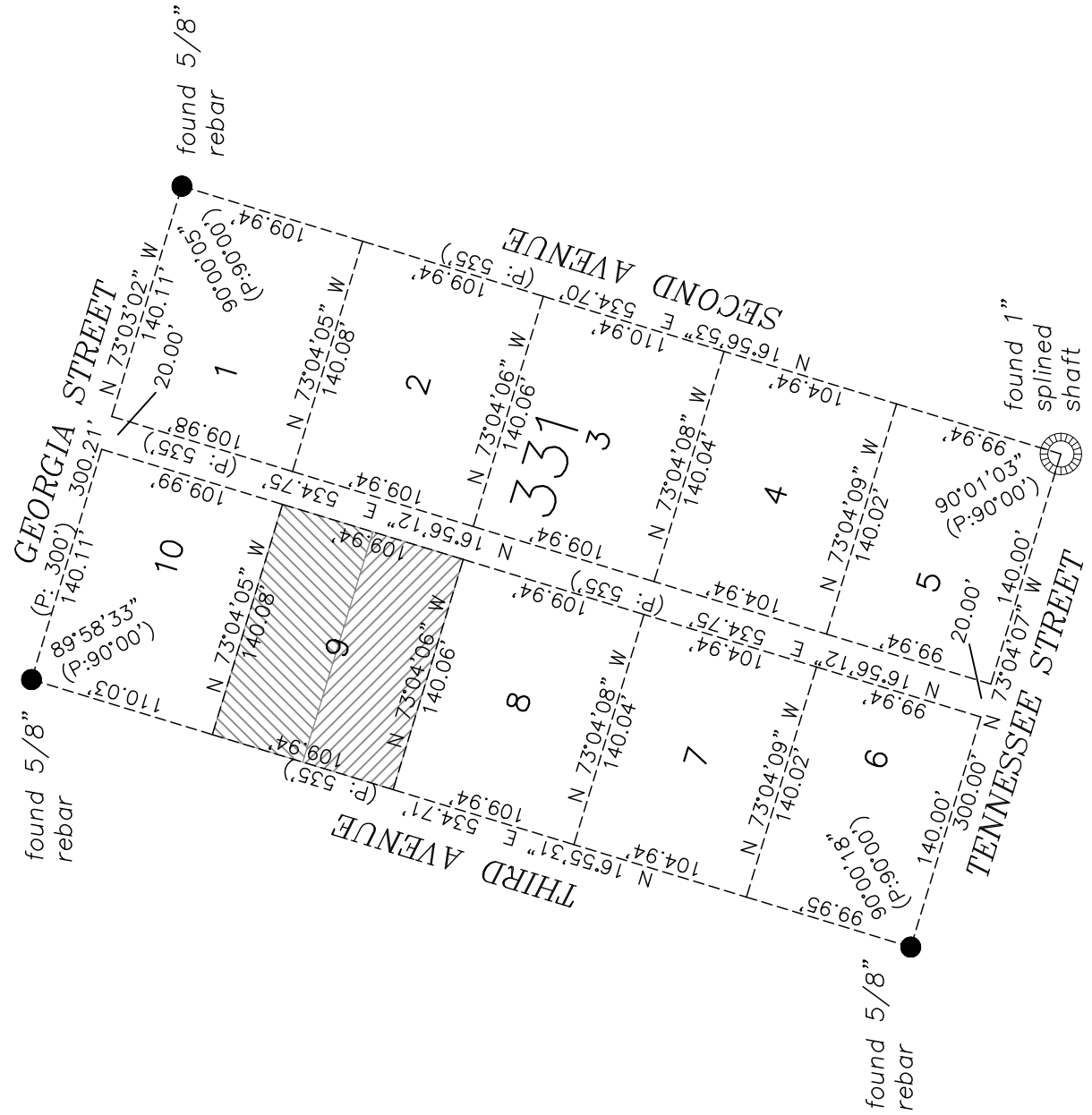


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REPLAT OF LOT 9 BLOCK 331 CITY OF DURANT



**CONTROL USED THIS SURVEY
PROPERTY IN RELATION TO BLOCK 331**



DURANT PLANNING COMMISSION APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify on this _____ day of _____, 2025, that the replat shown on this plat has been approved by the Commission duly approved.

Chairman
Secretary

DURANT CITY COUNCIL APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the replat shown on this plat be approved and accepted by the City of Durant, Bryan County, Oklahoma, and be hereby accepted. Adopted by the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2025.

Mayor
City Clerk

BRYAN COUNTY CLERK CERTIFICATE

This instrument was filed on the _____ day of _____, 2025 at _____ and duly recorded in Book Number _____ Page _____.

Bryan County Clerk

BRYAN COUNTY TREASURER'S CERTIFICATE

I, Prudy Sullivan-Holt, do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County, Oklahoma. That the tax records of said county show all taxes for the year 2025, have been paid in full, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the 2025 taxes.

Bryan County Treasurer

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality certifies that this plat is approved for the construction of a public sewage disposal system and a public water system this _____ day of _____, 2025.

Environmental Specialist

LICENSED LAND SURVEYORS CERTIFICATE

I, Michael T. Reynolds, a licensed land surveyor in the State of Oklahoma, do hereby certify that the replat shown on this plat was prepared and executed in accordance with the Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Subject to easements and/or right-of-ways recorded or implied thereof.

Michael T. Reynolds, P.L.S. #1851

STATE OF OKLAHOMA COUNTY OF MARSHALL

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2025, personally appeared Michael T. Reynolds to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein said instrument.

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

By: _____
Notary

OWNER

Storhouse Properties, LLC
1022 E. Rosewood
Durant, OK 74702-1453

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Storhouse Properties, LLC, being the sole owner in fee simple of the following described real property: Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma, according to the replat shown on this plat (As recorded in Book 1511, Page 1000 in the Office of the Bryan County Clerk)

do hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities, and easements as shown on the Replat of Lot 9, Block 331 in the City of Durant, Bryan County, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of the Replat of Lot 9, Block 331 in the City of Durant, Bryan County, Oklahoma.

By: _____
Jason Mackey (owner)

STATE OF OKLAHOMA COUNTY OF BRYAN

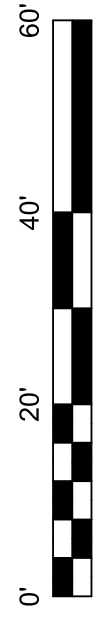
Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2025, personally appeared Jason Mackey to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

By: _____
Notary

LEGEND

- found 1" spliced shaft
- found 1" iron pin
- found 5/8" rebar
- found 3/8" rebar with red cap stamped "PETITI"
- set 5/8" x 24" rebar with 1.5" aluminum cap stamped "W651"
- sanitary sewer line
- wire fence



GENERAL NOTES

Survey conducted December 2, 2013 through February 03, 2014 and July 23, 2025. The monument shown on this plat serves as a future reference. Distances, bearings and angles shown are as measured. (P) represents platted distance, bearings and angles. Subject to easements and/or right-of-ways, all recorded or implied. If any, these utilities are shown on this plat. This surveyor takes no responsibility in the actual location of any said utility.

MODERN

abstract and title

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher and Carli Marie Fisher, husband and wife, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto Storehouse Properties LLC, a Limited Liability Company, 1022 Radio Rd, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

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

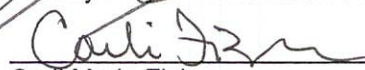
TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances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

Revenue Stamps: \$9.75

SIGNED AND SEALED this the 6th day of November, 2019.



Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher



Carli Marie Fisher

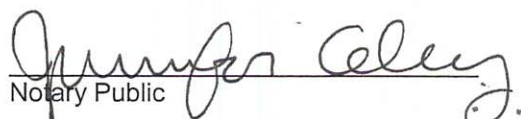
NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher and Carli Marie Fisher, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of November, 2019.



Notary Public

My Commission Expires: May 24, 2022

(SEAL)



ORDINANCE NO. O-2025-16

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 to replace the R-2 Two Family Residential District, with the R-3 General Residential District for property located at South Third Avenue and more particularly described as:

Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma according to the recorded plat 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 _____ day of _____, 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From:
Re:

Consideration and Possible Approval of a Replat for Property Located near Washington Ave and Fishermans Lane and More Particularly Described as:
Being in Block 1, part of Lot 3 of Indian Acres Addition, located in Section 18, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 1033, Page 1051, and part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 957, Page 667, and being described by metes and bounds as follows: Commencing at a found ½" steel rod to the Southwest corner of said Lot 3, and on the northerly right-of-way line of Fishermans Lane; Thence North 89 degrees 04 minutes 38 seconds East, with the Southerly line of said Lot 3, and with the Northerly right-of-way line of said Fishermans Lane, a distance of 244.55 feet to a set ½" steel rod for the True Point-of-Beginning, and the southwest corner of the herein described tract of land; Thence North 00 degrees 50 minutes 00 seconds West, crossing said Lot 3, a distance of 142.14 feet to a set ½" steel rod; Thence North 46 degrees 23 minutes 25 seconds West, continuing across said Lot 3, a distance of 94.77 feet to a set ½" steel rod for the northwest corner of the herein described tract of land and on the northerly line of said Lot 3, and on the Southerly line of Lot 2 in aforesaid Block 1, and from which a found ½" steel rod for the northwest corner of said Lot 3 bears South 89 degrees 04 minutes 38 seconds West, a distance of 176.90 feet; Thence North 89 degrees 04 minutes 38 seconds East, with the Northerly line of said Lot 3, and with the Southerly line of said Lot 2, a distance of 99.81 feet to a set ½" steel rod for the Northeast corner of the herein described tract of land; Thence South 46 degrees 23 minutes 25 seconds East, crossing said Lot 3, a distance of 53.01 feet to a set ½" steel rod; Thence South 00 degrees 50 minutes 00 seconds East, continuing across said Lot 3, a distance of 171.43 feet to a set ½" steel rod for the Southeast corner of the herein described tract of land and on the southerly line of said Lot 3, and on the northerly line of aforesaid Fishermans Lane; Thence South 89 degrees 04 minutes 38 seconds West, with the Southerly line of said Lot 3, and with the Northerly line of said Fishermans Lane, a distance of 70.00 feet to the Point of Beginning.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- PC2025-10 Staff Report
2. PC2025-10 LEWIS TAC SHEET
3. PC2025-10 LEWIS MAPS
4. PC2025-10 LEWIS REPLAT MAP
5. PC2025-10 LEWIS - DEED 1
6. PC2025-10 LEWIS- DEED 2



THE CITY OF DURANT

Office of Community Development

Date: 09-03-2025
To: City Council
Case: PC-2025-10
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat the property located at 1802 Fisherman Lane. Applicants would like to replat so that every lot meets city requirements.

Current Zoning: R-1

Future Land Use: Residential Low Density.

Surrounding Properties:

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

Applicant: Jerry & Quinna Lewis

Consideration: Applicant approached staff with the desire to split the property so that each structure meets all zoning requirements.

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

Analysis: The replat will see each property still meets lot size requirements and frontage. When the applicant first approached staff the structure addresses as 1802 did not have any legal road frontage. The deed shows that they have been awarded the land to allow them to meet the 70-foot road frontage requirement.


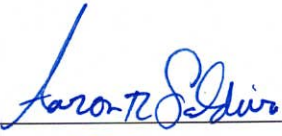



Planning Commission Recommendation: Motion to Approve Vote: Yes: 4 No: 0 Abstain: 0

Required Action: Hold a public hearing and recommend approval or denial of the replat of the property located at 1802 Fisherman Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Replat
Case Number: PC2025-10

Applicant: Lewis

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	RW D#2 / No city streets
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05/Aug 25	No comment
Address and Mapping Aaron Walkup		8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			

FOLSOM ROAD

SAN ANGELO LANE

PARCO DRIVE

ST IVES LANE

CASTELLO DRIVE

FELICE LANE

BELLA DRIVE

REDBUD LANE

PC 2025-10
RePlat

FISHERMANS LANE

OSPREY AVENUE


COMMERCIAL LANE

MOCKINGBIRD LANE

WASHINGTON AVENUE

UNITED STATES HIGHWAY 69-75
CARL ALBERT DRIVE

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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FOLSOM ROAD

SAN ANGELO LANE

PARCO DRIVE

ST IVES LANE

CASTELLO DRIVE

FELICE LANE

BELLA DRIVE

PC 2025-10
RePlat

REDBUD LANE

FISHERMANS LANE

OSPREY AVENUE

COMMERCIAL LANE

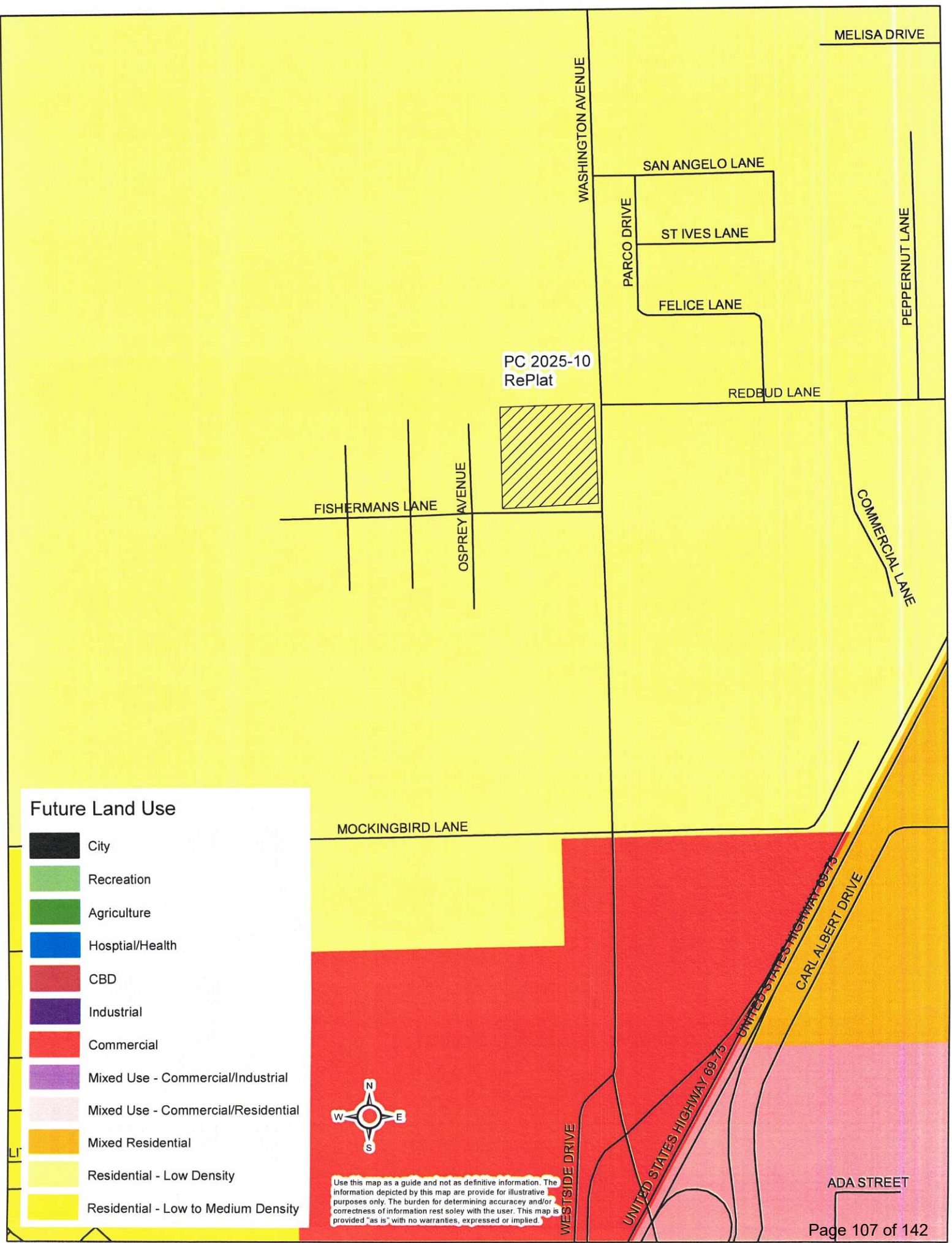
MOCKINGBIRD LANE

WASHINGTON AVENUE

UNITED STATES HIGHWAY 69-75
CARL ALBERT DRIVE



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MELISA DRIVE

WASHINGTON AVENUE

SAN ANGELO LANE

ST IVES LANE

FELICE LANE

PARCO DRIVE

PEPPERNUT LANE

PC 2025-10
RePlat

REDBUD LANE

FISHERMANS LANE

OSPREY AVENUE

COMMERCIAL LANE

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

MOCKINGBIRD LANE



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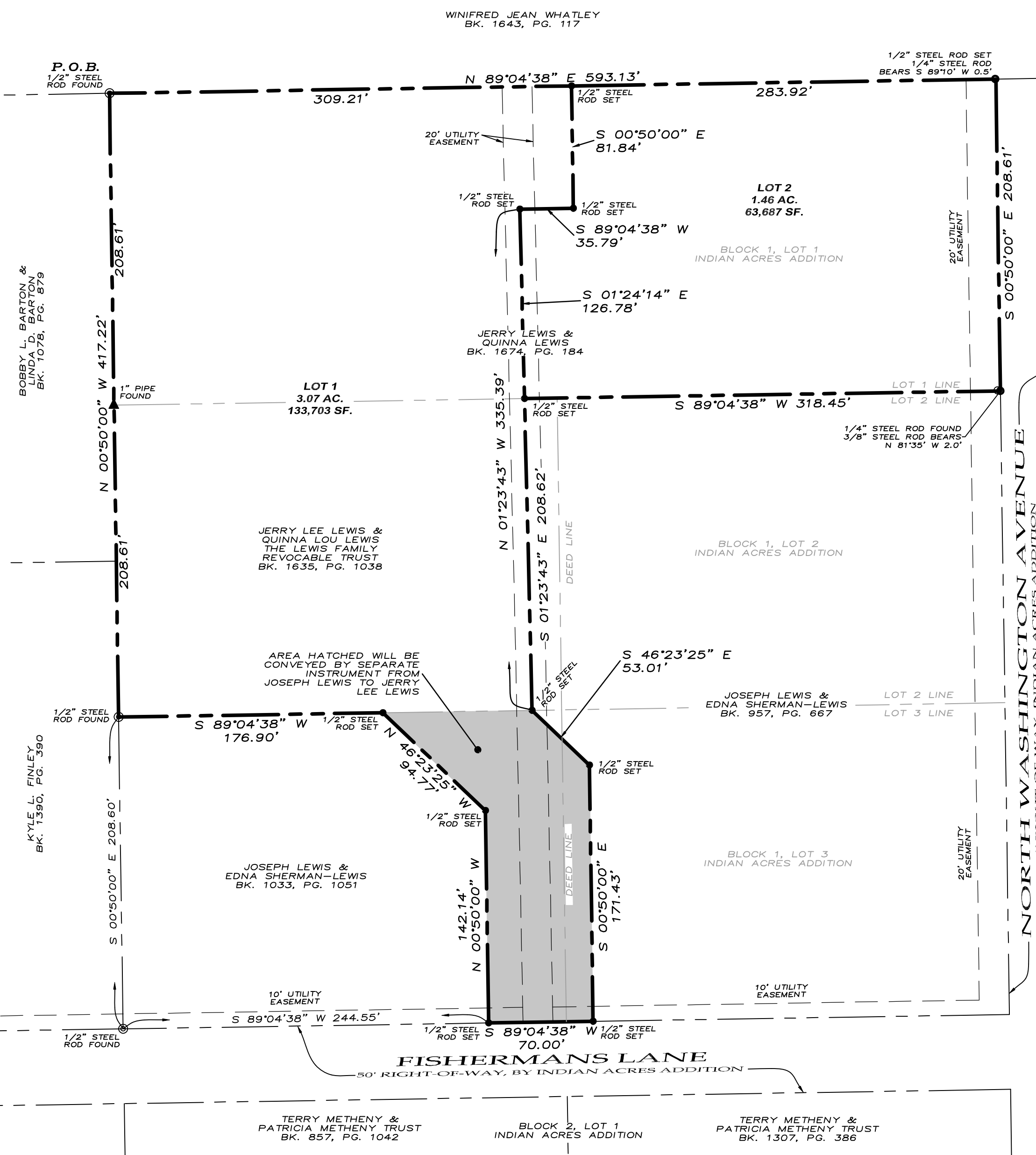
WESTSIDE DRIVE

UNITED STATES HIGHWAY 69-75
CARL ALBERT DRIVE

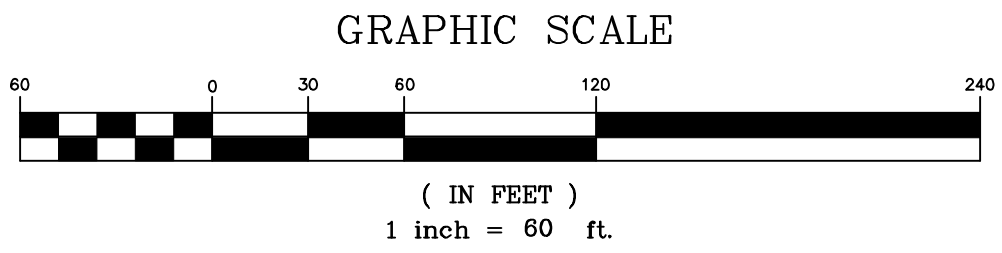
ADA STREET

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0170 E, DATED JUNE 2, 2011.



LEGAL DESCRIPTION: Being in Block 1, all of Lot 1, and part of Lots 2 and 3 of Indian Acres Addition, located in Section 18, Township 8 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis (The Lewis Family Trust), recorded in Book 1635, Page 1038, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis, Book 1674, Page 184, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis, recorded in Book XX, Page XX (to be recorded), and being described by metes and bound as follows: Beginning at a found 1/2" steel rod for the northwest corner of said Lot 1; Thence North 89°04'38" East, with the northerly line of said Lot 1, a distance of 593.13 feet to a set 1/2" steel rod for the northeast corner of said Lot 1, and from which a 1/4" steel rod bears South 89°10' West, 0.5 feet, and on the westerly right-of-way line of North Washington Avenue;



OWNERS/DEVELOPER: JERRY LEE LEWIS & QUINNA LOU LEWIS THE LEWIS FAMILY REVOCABLE TRUST 1802 FISHERMAN LANE DURANT, OK 74701

SURVEYOR: DOUGLAS W. UNDERWOOD R.P.L.S. NO. 4709 3404 INTERURBAN ROAD DENISON, TEXAS 75021

Notice: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and any limitations of the easements.

REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3 INDIAN ACRES ADDITION

ADDITION HAS 2 LOTS AND CONTAINS 4.53 ACRE, MORE OR LESS

CASE NO. 2025-10

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, JERRY LEE LEWIS & QUINNA LOU LEWIS (THE LEWIS FAMILY REVOCABLE TRUST), being the only owner of record of the following described real property to wit:

SEE LEGAL DESCRIPTION LOCATED AT THE SOUTHWEST CORNER OF THIS PLAT

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes,

JERRY LEE LEWIS THE LEWIS FAMILY REVOCABLE TRUST

QUINNA LOU LEWIS THE LEWIS FAMILY REVOCABLE TRUST

JERRY LEE LEWIS DATE

QUINNA LOU LEWIS DATE

STATE OF OKLAHOMA COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JERRY LEE LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for the State of Oklahoma

STATE OF OKLAHOMA COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared QUINNA LOU LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for the State of Oklahoma

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood DATE Licensed Professional Land Surveyor No. 1307 C.A. No. 2315

STATE OF TEXAS COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for the State of Texas



DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a ___ sewage disposal system and a water system this ___ day of ___, 2025.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER'S CERTIFICATE

I, ___, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year on the described real property known as REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes,

Witness my hand this ___ day of ___, 2025.

COUNTY TREASURER

STATE OF OKLAHOMA COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ___, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for the State of Oklahoma

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, a plat in Section 18, Township 8 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this ___ day of ___, 2025 at ___ and duly recorded in Book Number ___, Page Number ___.

COUNTY CLERK DATE

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the ___ day of ___, 20___. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

I, ___, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the REPLAT OF BLOCK 1, PART OF LOTS 1-3, INDIAN ACRES ADDITION, this ___ day of ___, 2025.

CHAIRMAN

STATE OF OKLAHOMA COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ___, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public in and for the State of Oklahoma

JOINT TENANCY
WARRANTY DEED



I-2025-775378 Book 1703 Pg 895
06/25/2025 1:49pm Pg 0895-0898
Fee: \$24.00 Doc: \$0.00
Lacy Allred - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

THAT **Joseph Lewis and Edna Sherman-Lewis as Co-Trustees of the Lewis Family Revocable Trust, dated June 15, 2006**, party of the first part, in consideration of the sum of ONE DOLLARS AND NO/100-----DOLLARS and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto **Jerry Lee Lewis and Quinna Lou Lewis, husband and wife, 1802 Fishermans Lane, Durant 74701**, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either parties of the second part, the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

Being in Block 1, part of Lot 3 of Indian Acres Addition, located in Section 18, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 1033, Page 1051, and part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Volume 957, Page 667, and being described by metes and bound as follows:

Commencing at a found 1/2" steel rod for the southwest corner of said Lot 3, and on the northerly right-of-way line of Fishermans Lane;

Thence North 89°04'38" East, with the southerly line of said Lot 3, and with the northerly right-of-way line of said Fishermans Lane, a distance of 244.55 feet to a set 1/2" steel rod for the True Point-of-Beginning, and the southwest corner of the herein described tract of land;

Thence North 00°50'00" West, crossing said Lot 3, a distance of 142.14 feet to a set 1/2" steel rod;

Thence North 46°23'25" West, continuing across said Lot 3, a distance of 94.77 feet to a set 1/2" steel rod for the northwest corner of the herein described tract of land and on the northerly line of said Lot 3, and on the southerly line of Lot 2 in aforesaid Block 1, and from which a found 1/2" steel rod for the northwest corner of said Lot 3 bears South 89°04'38" West, a distance of 176.90 feet;

Thence North 89°04'38" East, with the northerly line of said Lot 3, and with the southerly line of said Lot 2, a distance of 99.81 feet to a set 1/2" steel rod for the northeast corner of the herein described tract of land;

Thence South 46°23'25" East, crossing said Lot 3, a distance of 53.01 feet to a set 1/2" steel rod;

Thence South 00°50'00" East, continuing across said Lot 3, a distance of 171.43 feet to a set 1/2" steel rod for the southeast corner of the herein described tract of land and on the southerly line of said Lot 3, and on the northerly line of aforesaid Fishermans Lane;

Thence South 89°04'38" West, with the southerly line of said Lot 3, and with the northerly line of said Fishermans Lane, a distance of 70.00 feet to the Point of Beginning and containing 0.37 acres of land, more or less.

Exempt Documentary Stamp Tax pursuant to 68 O.S. §3202, Paragraph C-4

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

Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3201 or
3202, Paragraph 4.

D.S. \$337.50



JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Laura Voorhies, Trustee of the Laura Voorhies Revocable Trust**, party of the first part, in consideration of the sum of TEN AND NO/100-----DOLLARS and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto **Jerry Lewis and Quinna Lewis, 1802 Fisherman Lane, Durant, Ok 74701**, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either parties of the second part, the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

Lot 1 of Block 1 of Indian Acres Subdivision, Bryan County

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs 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 22 day of August, 2024.

Laura Voorhies Revocable Trust


By: **Laura Voorhies, Trustee**

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 337.50



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: 1) Consideration and Approval of Ordinance O-2025-17, Section 1, for a Rezone/Replat Request for Property Located Near Country Club Road and Southeast Third Ave and More Particularly Described as:

Parcel A:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet and S00°25'26"W 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence N89°57'34"W 197.16 feet; Thence S02°18'33"W 181.67 feet; Thence S88°29'01"E 203.17 feet to the Highway Right-of-Way; Thence N00°25'26"E along Highway Right-of-Way 186.76 feet to the Point of Beginning. AND Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, In Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence N89°43'16"W 397 feet; Thence S00°34'55"W 1091.41 feet; Thence S89°43'16"E 400.02 feet to Highway Right-of-Way; Thence N00°25'26"E 444.78 feet along Highway Right-of-Way; Thence N88°29'01"W 203.17 feet; Thence N02°18'33"E 181.67 feet; Thence S89°57'34"E 197.16 feet to Highway Right-of-Way; Thence N00°25'26"E 460.06 feet along Highway Right-of-Way to the Point of Beginning.

AND

Parcel B:

Commencing at the NW/C of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian In Bryan County, Oklahoma; Thence N89°30'16"E, along the North Line of said NE/4, a distance of 1032.89 feet to the Point of Beginning; Thence N89°30'16"E, continuing along said North Line, a distance of 1124.67 feet; Thence S00°11'33"11E a distance of 791.25 feet to a point on the State of Oklahoma R/W; Thence along said R/W for the following 4 courses: S70°48'20"W a distance of 221.86 feet; Thence S75°56'SS"W a distance of 531.56 feet; Thence 580°51'37"W a distance of 338.84 feet; Thence N74°07'07"W a distance of 70.25 feet; Thence N00°00'00"W a distance of 1018.11 feet back to the Point of Beginning;

2) Consider Approval of Ordinance O-2025-17 Section 2 (Emergency Clause)

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- PC2025-11- Staff Report
2. PC2025-11 MULLINS TAC SHEET
3. PC2025-11 MULLINS MAPS
4. PC2025-11 MULLINS FINAL PLAT
5. PC2025-11 MULLINS DEED

6. O-2025-17 ORDINANCE



THE CITY OF DURANT

Office of Community Development

Date: 09-03-2025
To: City Council
Case: PC-2025-11
From: Paul Cottrell, Community Development.
Re: Replat/Rezone R-1

Request: Consider a request from the property owner to replat and rezone the property located at 2525 SE 3rd to R-1 Single Family Residential.

Current Zoning: A-1

Future Land Use: Industrial.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Old Golf Course
West	A-1	Empty Lots
South	A-1	Hwy 70 Bypass
East	I-1/A-1	Empty Field

Applicant: Monny & Stephanie Mullins

Consideration: Applicant approached staff with the desire to split the property into 3 lots and rezone to R-1.

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

Analysis: The rezone to R-1 would conform with part of the current surrounding land use with it being near 4 single family homes. Each lot if approved will meet lot size and frontage requirements.





Planning Commission Recommendation: Motion to Deny Vote: Yes: 2 No: 1 Abstain: 1

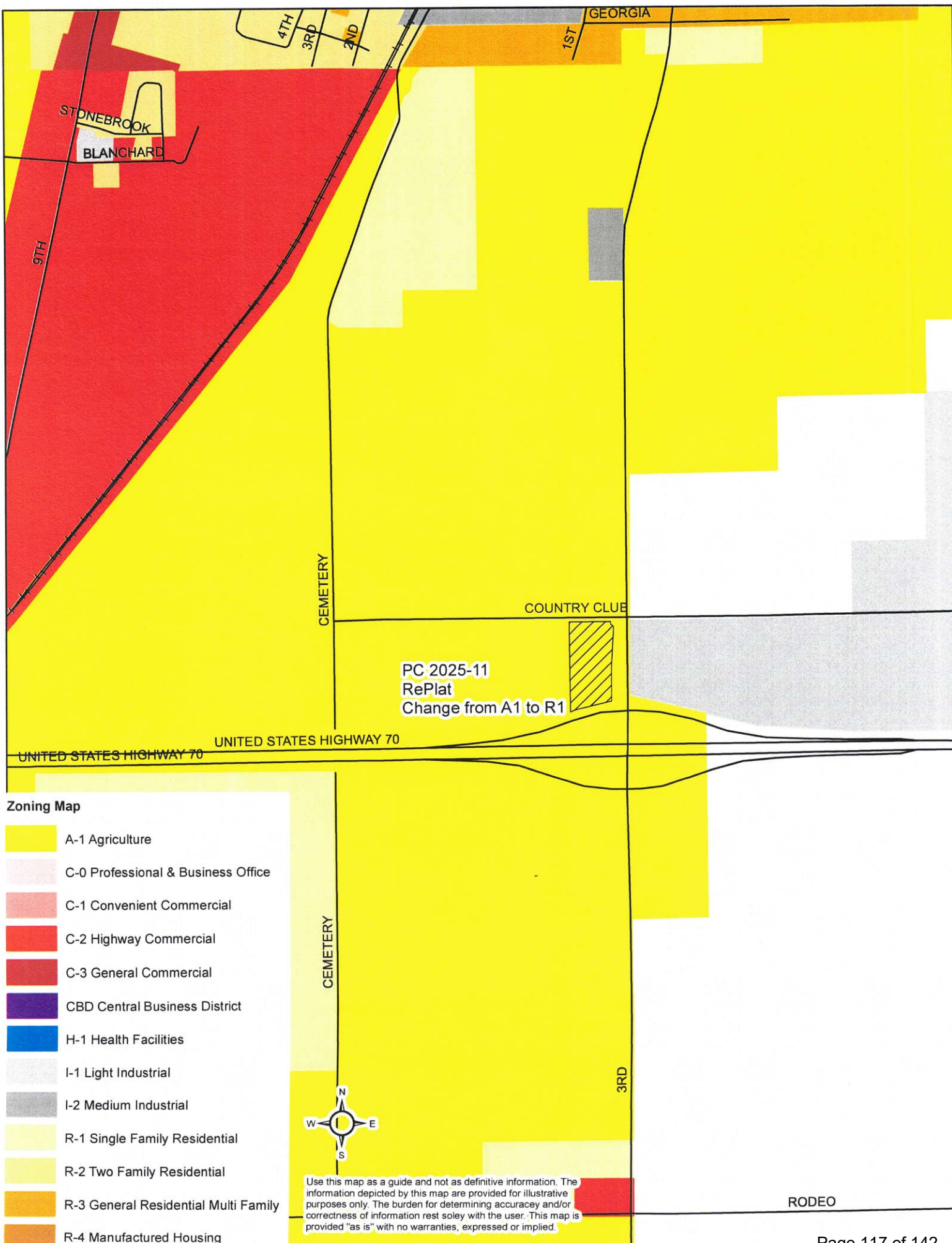
Required Action: Hold a public hearing and recommend approval or denial of the rezone/replat of the property located at 2525 SE 3rd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone/Replat
Case Number: PC2025-11

Applicant: Mullins

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/ 25	No Search Potential RWD#5
Streets Director: Aaron Saldivar		8/5/ 25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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 provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

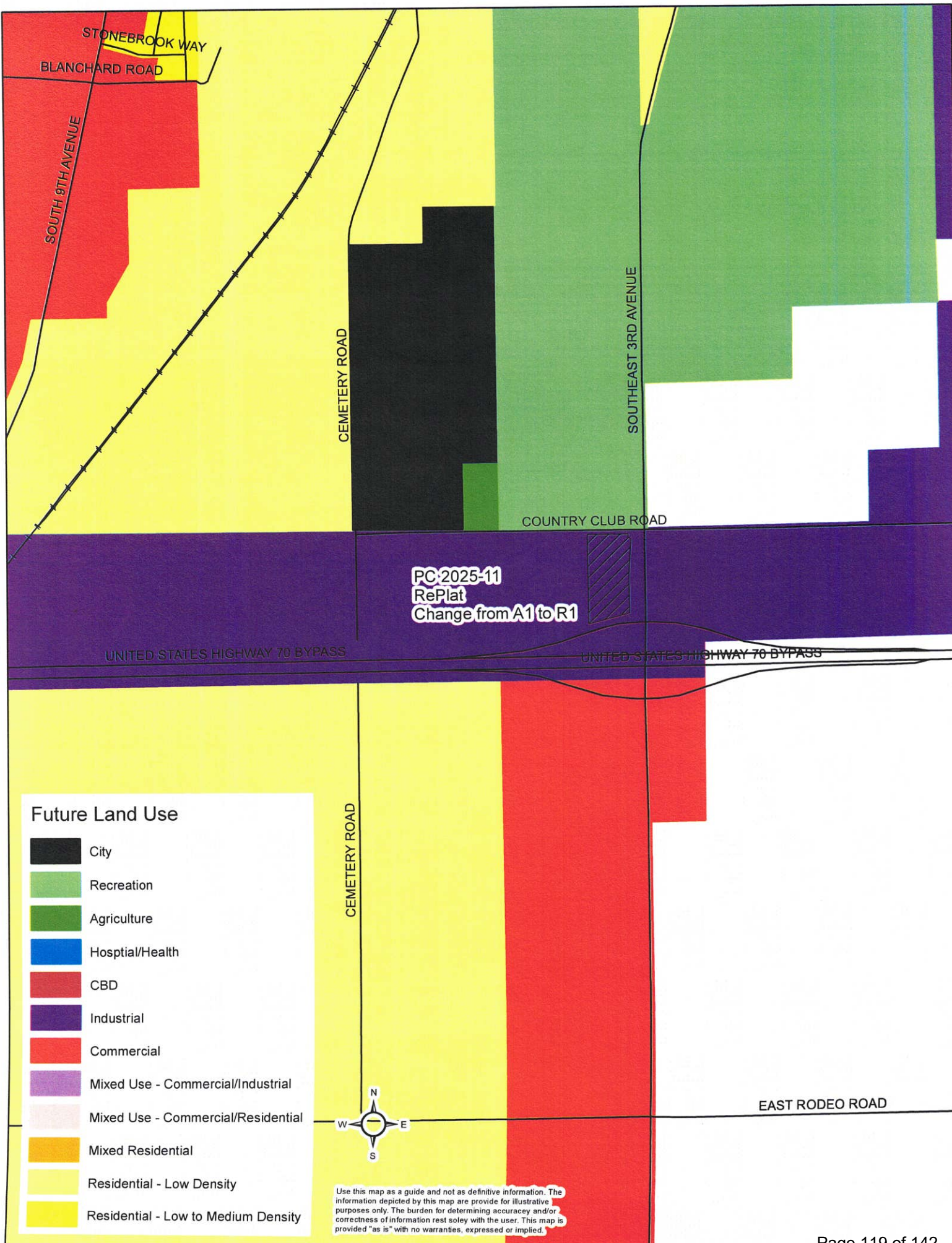
RODEO



PC 2025-11
RePlat
Change from A1 to R1



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



PC-2025-11
 RePlat
 Change from A1 to R1

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.

FINAL PLAT MULLINS ESTATES

ADDITION HAS 3 LOTS AND CONTAINS
6.884 ACRE, MORE OR LESS

CASE NO. 2025-XX

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, MONNY L. MULLINS & STEPHANIE MULLINS, being the only owner of record of the following described real property to wit:

SEE LEGAL DESCRIPTION LOCATED AT THE SOUTHWEST CORNER OF THIS PLAT

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as MULLINS ESTATES, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of MULLINS ESTATES. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

STEPHANIE ANN MULLINS
POWER OF ATTORNEY FOR MONNY L. MULLINS

STEPHANIE MULLINS

STEPHANIE ANN MULLINS DATE
POWER OF ATTORNEY FOR MONNY L. MULLINS

STEPHANIE MULLINS DATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STEPHANIE ANN MULLINS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for
the State of Oklahoma

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STEPHANIE ANN MULLINS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for
the State of Oklahoma

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood DATE
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for
the State of Texas

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0330 E AND 40013C 0310 E, DATED JUNE 2, 2011.

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2025.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER'S CERTIFICATE

I, _____, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year _____ on the described real property known as MULLINS ESTATES being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2025.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for
the State of Oklahoma

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the MULLINS ESTATES, a plat in Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this _____ day of _____, 2025 at _____ and duly recorded in Book Number _____, Page Number _____.

COUNTY CLERK DATE

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of _____, 20____. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the MULLINS ESTATES, this _____ day of _____, 2025.

CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

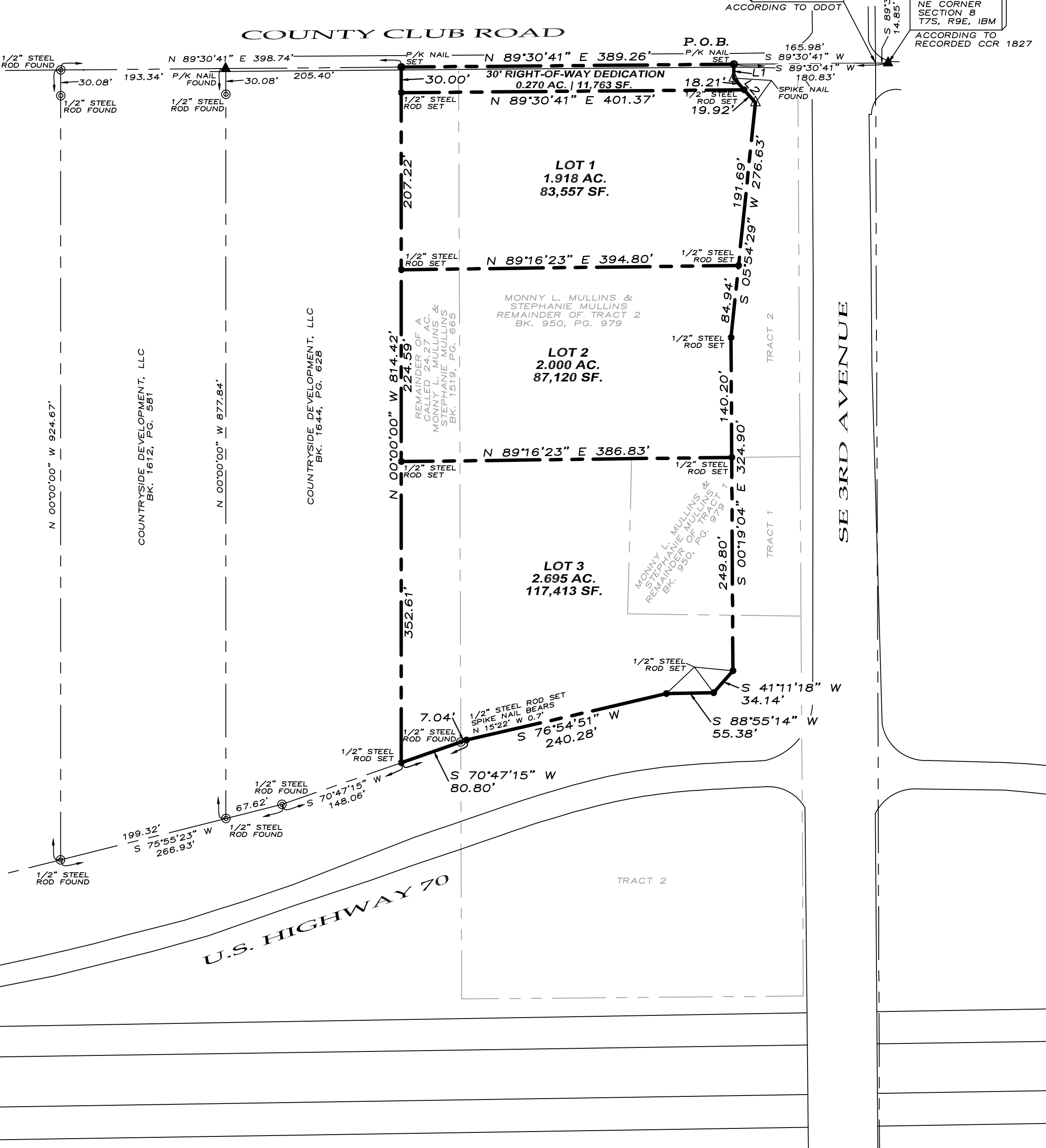
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

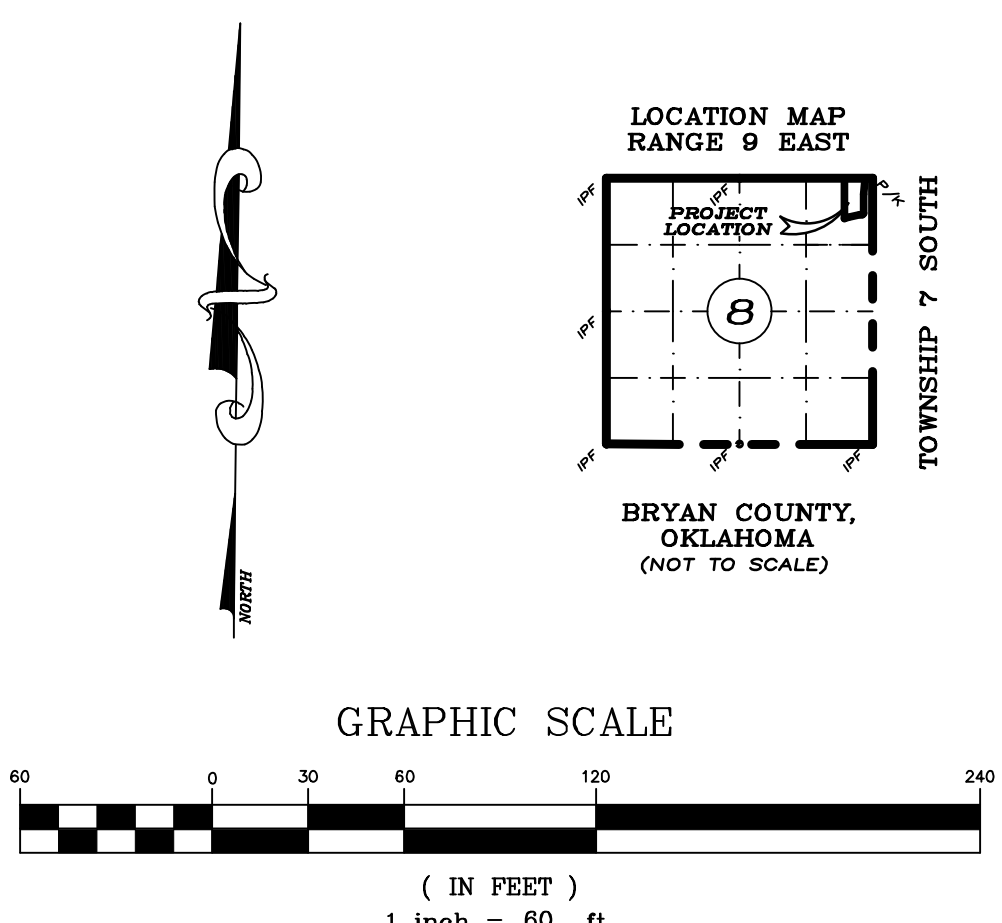
Notary Public in and for
the State of Oklahoma

LINE	BEARINGS	DISTANCE
L1	N 01°19'04" E	15.21
L2	S 41°16'56" E	38.13

DURANT CITY UTILITIES AUTHORITY
BK. 1346, PG. 849



LEGAL DESCRIPTION:
Being a part of NE/4 NE/4 Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being the remainder of Tracts 1 and 2 described in the deed to Monny L. Mullins and Stephanie Mullins, recorded in Book 950, Page 979, and the remainder of a called 24.27 acre tract of land described in the deed to Monny L. Mullins and Stephanie Mullins, recorded in Book 1519, Page 665, and being described by metes and bounds as follows:
Commencing at a found P/K nail for the northeast corner of Section 8 (according to recorded CCR 1827);
Thence South 89°30'41" West, passing en route at a distance of 14.85 feet the northeast corner of Section 8 (according to ODOT) and continuing on said course a total distance of 180.83 feet to a P/K nail set for the True Point-of-Beginning, and at the intersection of County Club Road and the westerly right-of-way line of SE 3rd Avenue;
Thence with the easterly line of the herein described tract of land, with the westerly right-of-way line of said SE 3rd Avenue, the following 5 courses:
1. South 00°19'04" East, a distance of 16.21 feet to a found spike nail;
2. South 41°16'56" East, a distance of 38.13 feet to a found spike nail;
3. South 05°54'29" West, a distance of 276.63 feet to a set 1/2" steel rod;
4. South 00°19'04" East, a distance of 390.00 feet to a set 1/2" steel rod;
5. South 41°11'18" West, a distance of 34.14 feet to a set 1/2" steel rod, and at the intersection of the westerly right-of-way line of said SE 3rd Avenue and the northerly right-of-way line of U.S. Highway No. 70;
Thence with the southerly line of the herein described tract of land, with the northerly right-of-way line of said U.S. Highway No. 70, the following 3 courses:
1. South 88°55'14" West, a distance of 55.38 feet to a set 1/2" steel rod;
2. South 76°54'51" West, a distance of 240.28 feet to a set 1/2" steel rod, from which a found spike nail bears North 15°22' West, a distance of 0.7 feet;
3. South 70°47'15" West, passing en route at a distance of 7.04 feet a found 1/2" steel rod, and continuing on said course, a total distance of 80.80 feet to a set 1/2" steel rod;
Thence North 00°00'00" West, a distance of 814.42 feet to a set P/K nail, and in aforesaid County Club Road;
Thence North 89°30'41" East, in said County Club Road, a distance of 389.26 feet to the Point of Beginning and containing 6.88 acres of land, more or less.
All bearings contained within are grid bearings of the Oklahoma State Plane Coordinate System, South Zone, NAD83 based on GPS Observations.



OWNERS/DEVELOPER
MONNY L. MULLINS &
STEPHANIE MULLINS
2525 SE 3RD AVE.
DURANT, OK 74701

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

Notice: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and any limitations of the easements.



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

STATE OF OKLAHOMA
Bryan County
Instrumental: \$ 42.75

INDEXED
WARRANTY DEED
(JOINT TENANCY)

516051
State of Oklahoma
County of Bryan
Filed 12-30-99
Book 950 Page 979 of 214
Glenda Sue Williams 980
County Clerk JH Deputy

KNOW ALL MEN BY THESE PRESENTS:

That, **HELEN JOY MULLINS**, a single person, 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 **MONNY L. MULLINS and STEPHANIE MULLINS**, husband and wife, 2525 SE 3rd Durant, OK 74701, as joint tenants, the survivor to take all, and not as tenants in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point North 89 degrees 43 minutes 16 seconds West 106 feet and South 00 degrees 25 minutes 26 seconds West 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence North 89 degrees 57 minutes 34 seconds West 197.16 feet; Thence South 02 degrees 18 minutes 33 seconds West 181.67 feet; Thence South 88 degrees 29 minutes 01 seconds East 203.17 feet to the Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East along Highway Right-of-Way 186.76 feet to the Point of Beginning.

Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point North 89 degrees 43 minutes 16 seconds West 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence North 89 degrees 43 minutes 16 seconds West 397 feet; Thence South 00 degrees 34 minutes 55 seconds West 1091.41 feet; Thence South 89 degrees 43 minutes 16 seconds East 400.02 feet to Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East 444.78 feet along Highway Right-of-Way; Thence North 88 degrees 29 minutes 01 seconds West 203.17 feet; Thence North 02 degrees 18 minutes 33 seconds East 181.67 feet; Thence South 89 degrees 57 minutes 34 seconds East 197.16 feet to Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East 460.06 feet along Highway Right-of-Way to the Point of Beginning.

R.S. \$42.75
together with all the improvements thereon and the appurtenances thereunto belonging,
and warrant the title to the same.

OKCOUNTYRECORDS.COM
00979

ORDINANCE NO. O-2025-17

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 to replace the A-1 General Agricultural District, with the R-1 Single Family Residential District for property located near Country Club Road and Southeast Third Ave in Durant, and more particularly described as;

Parcel A:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet and S00°25'26"W 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence N89°57'34"W 197.16 feet; Thence S02°18'33"W 181.67 feet; Thence S88°29'01"E 203.17 feet to the Highway Right-of-Way; Thence N00°25'26"E along Highway Right-of-Way 186.76 feet to the Point of Beginning. AND Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, In Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence N89°43'16"W 397 feet; Thence S00°34'5S"W 1091.41 feet; Thence S89°43'16"E 400.02 feet to Highway Right-of-Way; Thence N00°25'26"E 444.78 feet along Highway Right-of-Way; Thence N88°29'01"W 203.17 feet; Thence

N02°18'33"E 181.67 feet; Thence S89°57'34"E 197.16 feet to Highway Right-of-Way; Thence N00°25'26"E 460.06 feet along Highway Right-of-Way to the Point of Beginning.

AND

Parcel B:

Commencing at the NW/C of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian In Bryan County, Oklahoma; Thence N89°30'16"E, along the North Line of said NE/4, a distance of 1032.89 feet to the Point of Beginning; Thence N89°30'16"E, continuing along said North Une, a distance of 1124.67 feet; Thence S00°11'3311E a distance of 791.25 feet to a point on the State of Oklahoma R/W; Thence along said R/W for the following 4 courses: S70°48'20"W a distance of 221.86 feet; Thence S75°56'SS"W a distance of 531.56 feet; Thence 580°51'37"W a distance of 338.84 feet; Thence N74°07'07"W a distance of 70.25 feet; Thence N00°00'00"W a distance of 1018.11 feet back to the Point of Beginning.

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

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this _____ day of _____, 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025

To: Mayor and City Council

From: Paul Cottrell, Community Development Director

Re: 1) Consideration and Approval of Ordinance O-2025-18, Section 1, for a Rezone/Replat for Property Located Near West Main and Gates Ave and More Particularly Described as:
E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, according to the official plat Thereof AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof;

2) Consider Approval of Ordinance O-2025-18 Section 2 (Emergency Clause)

Council Information / Action Requested

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

ATTACHMENTS:

1. CC-PC2025-12- STAFF REPORT
2. PC2025-12 - TAC SHEET
3. PC2025-12 LOCKE SUPPLY MAPS
4. PC2025-12 LOCKE SUPPLY FINAL PLAT
5. PC2025-12 Warranty Deed
6. ORDINANCE O-2025-18



THE CITY OF DURANT

Office of Community Development

Date: 09-03-2025
To: City Council
Case: PC-2025-12
From: Paul Cottrell, Community Development.
Re: Replat/Rezone C-2

Request: Consider a request from the property owner to replat and rezone (C-2) the property located at 4216.

Current Zoning: C-2/C-0.

Future Land Use: Mixed Use – Commercial/Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Field
West	C-2/A-1	Commercial (Vacant)/ Field
South	C-0/R-1	Commercial/ Single Family
East	C-0	Single Family

Applicant: Jim Seargent/ Locke Supply Co.

Consideration: Applicant approached staff with the desire to replat to construct a new building for Locke Supply Co.

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

Analysis: Per the applicant the entire property facing W Main St will be for the new location for Locke Supply. The northern parcel which will face Lou Ann Drive will be for future use or lease. Will be on county water.



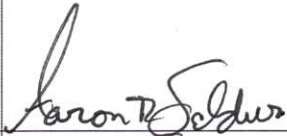



Planning Commission Recommendation: Motion to Approve as a Preliminary Plat as Opposed to Final Plat
 Vote: Yes: 4 No: 0 Abstain: 0

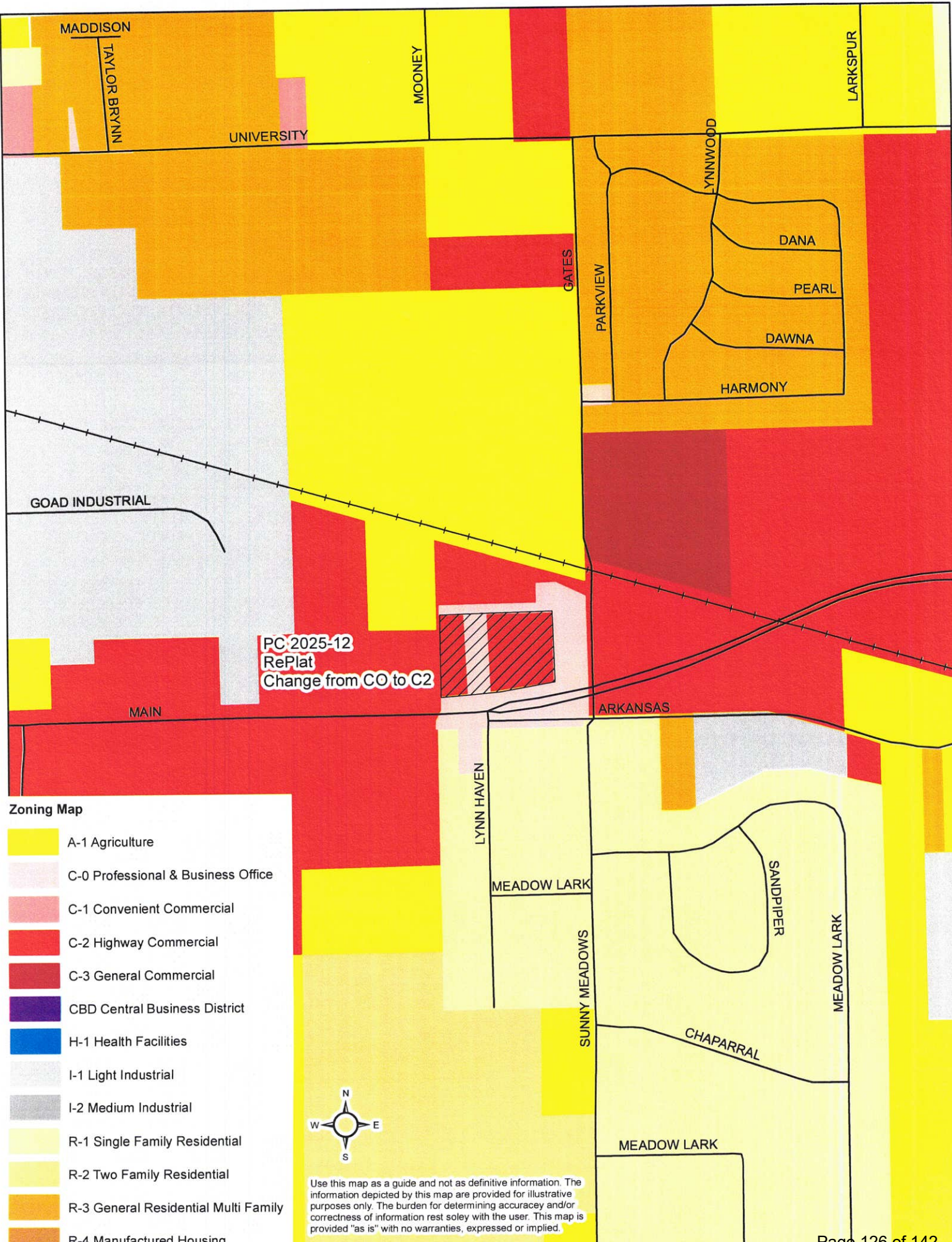
Required Action: Hold a public hearing and recommend approval or denial of the rezone/replat of the property located at 4216 W Main St. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: REZONE/REPLAT
Case Number: PC2025-12

Applicant: JAMES SEARGENT/LOCKE SUPPLY

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell		8-5-25	meets Lot Size Requirements
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	RWD # 2 If utilities needed to North side of property need to verify availability
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5/25	No Comment
Building Inspector Taylor Davis		8/5/25	
Fire Marshall Collin Gordon		8/5/25	Hydrant Placement in accordance with IFC 2018, IBC 2018, and all applicable City ordinances
Address and Mapping Aaron Walkup		8/5/25	MA
OGE: Jeremy Mullins			
ONG Kyle Chilton			



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 provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



MADDISON

TAYLOR BRYNN

MOONEY

UNIVERSITY

LARKSPUR

LYNNWOOD

GATES

PARKVIEW

DANA

PEARL

DAWNA

HARMONY

GOAD INDUSTRIAL

PC 2025-12
RePlat
Change from CO to C2

MAIN

ARKANSAS

LYNN HAVEN

MEADOW LARK

SANDPIPER

MEADOW LARK

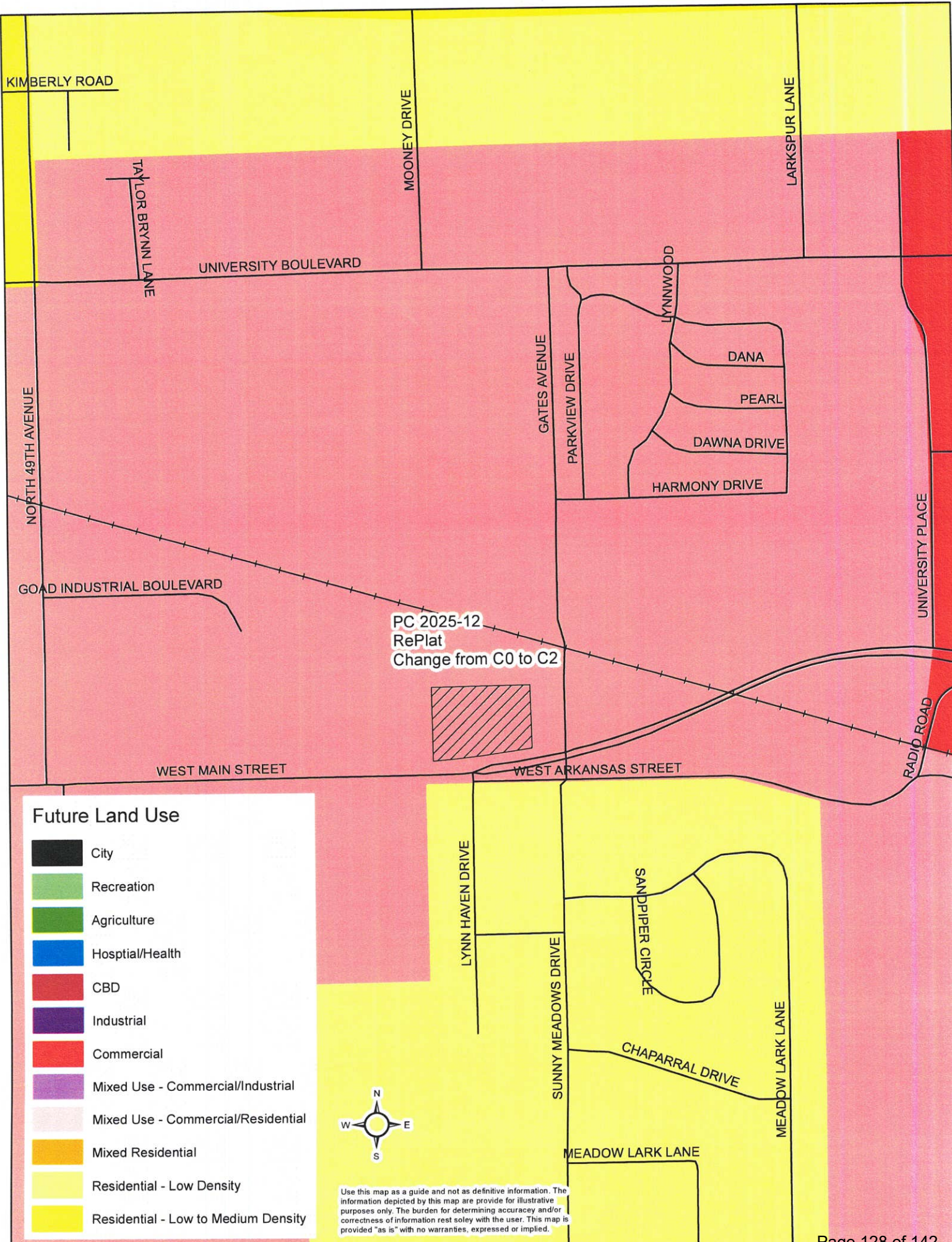
SUNNY MEADOWS

CHAPARRAL

MEADOW LARK



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KIMBERLY ROAD

TAYLOR BRYNN LANE

MOONEY DRIVE

LARKSPUR LANE

UNIVERSITY BOULEVARD

DOOMWOOD

DANA

PEARL

DAWNA DRIVE

HARMONY DRIVE

GATES AVENUE

PARKVIEW DRIVE

NORTH 49TH AVENUE

UNIVERSITY PLACE

GOAD INDUSTRIAL BOULEVARD

PC 2025-12
RePlat
Change from C0 to C2



WEST MAIN STREET

WEST ARKANSAS STREET

RADIO ROAD

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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LYNN HAVEN DRIVE

SUNNY MEADOWS DRIVE

SANDPIPER CIRCLE

CHAPARRAL DRIVE

MEADOW LARK LANE

MEADOW LARK LANE

FINAL PLAT - LOCKE SUPPLY CO CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA



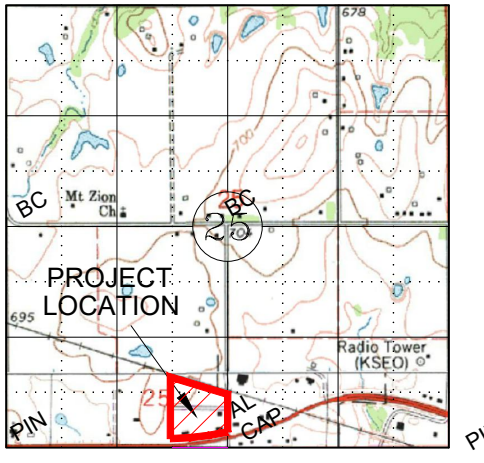
319 N. 3RD AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176

DAVID L. PAGE JR. © 2025
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1991, EXPIRES 6-30-2027

FINAL PLAT OF LOCKE SUPPLY CO.

A REPLAT OF LOTS 2-11 AND TRACT 1 IN
BLOCK 1 OF JENNINGS HEIGHTS,
AND A PART OF LOT 1, BLOCK 1 OF
ALBINS ACRES
CITY OF DURANT, BRYAN COUNTY,
STATE OF OKLAHOMA

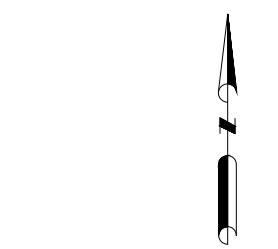
RANGE 8 EAST



LOCATION MAP

SECTION 25
TOWNSHIP 6 SOUTH, RANGE 8 EAST
BRYAN COUNTY

0' 60' 120'



-BASIS OF BEARINGS-
BASED ON THE OKLAHOMA STATE PLANE
COORDINATES SYSTEM (NAD 83) AND THE DURANT
CONTROL NETWORK BY PAGE SURVEYING AND
ASSOCIATES.
CONTROLLING CORNERS ARE EXISTING SECTION
CORNERS AND 1/4 CORNERS FOUND IN SECTION 25,
TOWNSHIP 6 SOUTH RANGE 8 EAST OF THE INDIAN
MERIDIAN AND BASE LINE.

GENERAL NOTES

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



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION 9-23-24 TO
FIELD WORK PERFORMED: 10-2-24
DATE OF LAST SITE VISIT: 10-2-24
FINAL PLAT COMPLETED: 7-24-25

Project Name and Address
LOCKE SUPPLY CO.
SECTION 25, TOWNSHIP 6 SOUTH, RANGE 8 EAST
DURANT, OKLAHOMA
BRYAN COUNTY

DATE: 7-24-25
SCALE: 1" = 60'
SHEET NO.: 1 OF 1

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That Locke Supply Co, a corporation, being the sole owner of the parent tract in fee simple of the following described property respectively, to wit:
ORIGINAL PARENT TRACT:
DEED FILED IN BOOK 1686, PAGE 398 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.

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

EXISTING LEGAL DESCRIPTION:

BOOK 1686, PAGE 398:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof.

AND

Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof.

AND

A part of Lot 1 in Block 4 of ALBINS ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4, Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract, Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 623 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof; and

Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof.

AND

All of Lot 8 and W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on this Final Plat - Locke Supply Co to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commission Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of the Final Plat - Locke Supply Co to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

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

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared to me _____, known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ Commission Expiration _____

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared to me _____, known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ Commission Expiration _____

LICENSED PROFESSIONAL SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Professional Surveyor in the State of Oklahoma, do hereby state that this Final Plat - Locke Supply Co, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 1/2" steel pins set with PLS 1566 ID cap unless otherwise shown on plat. This replat is subject to easements and/or rights-of-way, covenants, and other restrictions, either recorded, or implied, thereof.

David L. Page, Jr. P.L.S. #1566 7-24-25
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared David L. Page, Jr., to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ MY COMMISSION EXPIRES 5-22-2027
Commission Expiration

COUNTY TREASURERS CERTIFICATE

I, _____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 20____ on the described real property known as Final Plat - Locke Supply Co, being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 20____.

County Treasurer _____

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA
COUNTY OF BRYAN
This instrument, _____, was filed on this _____ day of _____, 2025, at _____, and duly recorded in Book _____, Page _____.

County Clerk _____

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the Final Plat - Locke Supply Co, on this _____ day of _____, 2025.

Chairman _____

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this Final Plat - Locke Supply Co, to the City of Durant, Bryan County, Oklahoma, are and hereby accepted.
Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2025.

Signed _____ Mayor Signed _____ City Clerk

LEGEND

These standard symbols may be found in the drawing.

- CONFLICTING MONUMENT NOTES
- SET 1/2" STEEL PIN WITH CAP (PLS 1566)
- EXISTING 1/2" STEEL PIN WITH CAP (PLS 1566)
- EXISTING 000T BRASS CAP
- EXISTING 1/2" STEEL PIN WITH CAP (LS 1651)
- SET "MAC" NAIL WITH WASHER (LS 1961)
- EXISTING 1/2" STEEL PIN WITH CAP (LS 1482)
- EXISTING 1/2" STEEL PIN
- EXISTING ALUM CAP
- EXISTING 40# NAIL
- EXISTING 3/8" STEEL PIN
- EXISTING CUT "X"
- CALCULATED CORNER (NOT SET)
- MEASURED FIELD DATA
- RECORDED DEED DATA
- LIGHT POLE
- POWER POLE
- CUT ANCHOR
- STORM MANHOLE
- GAS METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SIGN
- GROUND LIGHT
- STORM GRATE
- ROOF DRAIN
- PIPE BOLLARD
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- GAS LINE ACCESS POINT
- GATE OPENER
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- METAL MAIL BOX
- COMMUNICATION CAMERA
- FLAG POLE
- BOUNDARY LINE
- CONTROL LINE
- SANITARY SEWER LINE
- TREE LINE
- UNDERGROUND WATERLINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PANEL FENCE
- PIPE FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- LINE NOT TO SCALE
- 16.5' STATUTORY RW

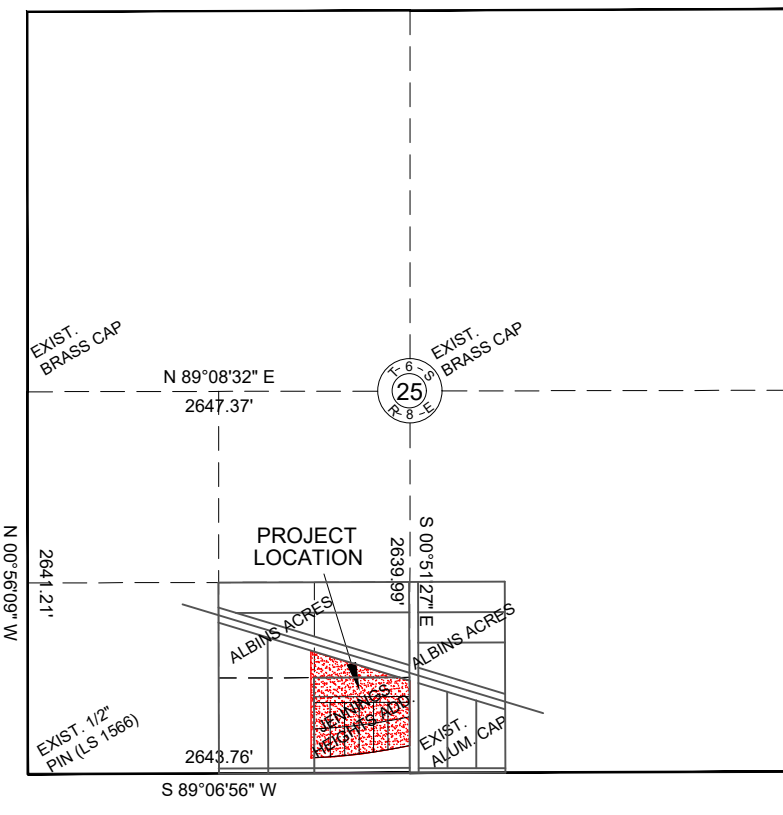
- GRAVEL
- ASPHALT SURFACE
- CONCRETE SURFACE

G.P.S. BASE POINT INFORMATION:

ACQUIRED FROM PAGE CONTROL NETWORK

NAD 83 COORDINATE
NORTHING: 245569.9917
EASTING: 244615.9444
ELEV: 704.914'

WGS 84 DATA
LAT: 33°59'52.42412" N
LONG: 98°25'32.99052" W
HT: 618.004'



FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DEFINED BY F.E.M.A. MAP# 40013C0310E. DATED: JUNE 2, 2011.
OKIE NOTE:

PAGE SURVEYING TAKES NO RESPONSIBILITY FOR MIS-LOCATION OF UNDERGROUND UTILITY LINES OR THE LACK OF MARKING THEREOF. THE UTILITY LINES SHOWN ON PLAT WERE LOCATED BY ONE OF THE PARTICIPATING UTILITY COMPANIES AND PAGE SURVEYING, INC. CANNOT VERIFY THE ACCURACY OF SUCH LOCATIONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES FOR EXISTING MONUMENTS FOUND ON THIS SURVEY:

1. FOUND EXISTING 1/2" STEEL PIN WITH CAP STAMPED HALL, PLS 1084, S 77°02'39" E, A DISTANCE OF 0.86 FEET FROM THE CALCULATED POSITION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, DID NOT ACCEPT. SET A 1/2" STEEL PIN WITH I.D. CAP STAMPED D. PAGE JR., PLS 1566 AT CALCULATED POSITION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

- WARRANTY DEED RECORDED IN BOOK 1686, PAGE 398 FROM CDGS PARTNERSHIP TO LOCKE SUPPLY CO, FILED DECEMBER 31, 2024.
- WARRANTY DEED IN BOOK 999, PAGE 388-389, PEARL ELIZABETH SPRADLING AND LE ROY SPRADLING TO CDGS PARTNERSHIP, PERSONAL REPRESENTATIVES, DEED IN BOOK 1007, PAGE 124-125, ERMA SHERRETT TO CDGS PARTNERSHIP, DEED IN BOOK 1247, PAGE 760, MARSHA SCOTT TO CDGS PARTNERSHIP, AND WARRANTY DEED IN BOOK 1580, PAGE 165, MARY WADE AND HAROLD W. WADE AND STACY WADE TO CDGS PARTNERSHIP.
- CERTIFIED CORNER RECORDS FROM THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 25, TOWNSHIP 6 SOUTH, RANGE 8 EAST, INDIAN MERIDIAN AND BASE LINE.
- ORIGINAL C.L.O. PLAT WITH FIELD NOTES.
- OTHER VARIOUS ADJOINING WARRANTY DEEDS AND EASEMENTS AS SHOWN ON SURVEY PLAT.
- RECORDED PLAT OF JENNINGS HEIGHTS ADDITION
- RECORDED PLAT OF ALBINS ACRES ADDITION
- HIGHWAY PLANS FOR U.S. HIGHWAY NO. 70, CIP PROJECT NO. CIP-107N(000)JP

SURVEYOR'S NOTES:

- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
- ALL MEASUREMENTS AS SHOWN ARE IN OKLAHOMA STATE PLANE (NAD 83) BEARINGS AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON OPUS OBSERVATIONS AND OKLAHOMA STATE PLANE (NAD 83) BEARINGS.
- THIS FIRM WAS NOT CONTACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
- SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
- SURVEY PERFORMED USING RTK GPS. COORDINATE SYSTEM IS WGS 84. ALL BEARING ARE REFERENCED TO OKLAHOMA STATE PLANE (NAD 83) BEARINGS.
- ALL ADJOINING LAND OWNER INFORMATION HAS BEEN DERIVED FROM WWW.OKMAPS.ORG OR WWW.ACTDATASOUT.COM.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS



MODERN

abstract and title

WARRANTY DEED

I-2024-770826 Book 1686 Pg 398
12/31/2024 3:05pm Pg 0398-0400
Fee: \$22.00 Doc: \$2,655.00
Tammy Reynolds - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

That **CDGS Partnership, a partnership**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Locke Supply Co, a corporation**, P.O. Box 26228 Oklahoma City, OK 73126 party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

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

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

Revenue Stamps: \$2,655.00

SIGNED AND SEALED this the 27th day of December, 2024.

CDGS Partnership

BY: [Signature]
Vann Dixon
Managing Partner

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 2655.00

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Vann Dixon, Managing Partner on behalf of CDGS Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of December, 2024.

[Signature]
Notary Public

My Commission Expires: May 24, 2026

(SEAL)



EXHIBIT "A"

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof.

AND

Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof.

AND

A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and

Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof.

AND

All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) SS.
COUNTY OF _____)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned John Orman III
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an President / CEO (role, such as titled officer or trustee) of Locke Supply Co (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

12/30/2024
Date

The foregoing instrument was subscribed and sworn to before me this 30th day of December 2024 by John Orman III

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/28/2027

My Commission Number: 23016545

MEGAN BRYANT
Notary Public, State of Oklahoma
Commission # 23016565
My Commission Expires 12-28-2027

ORDINANCE NO. O-2025-18

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 to replace the C-O Professional and Business Offices District, with the C-2 Highway Commercial and Commercial Recreation District for property located near West Main and Gates Ave and more particularly described as:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, according to the official plat Thereof AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the

recorded plat thereof, and Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat 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 _____ day of _____, 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 9/18/2025
To: Mayor and City Council
From: Denis Godfrey, Airport Director
Re: Consider Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and the Durant Airport Authority for Durant Services (R-2025-14)

Council Information / Action Requested

Approval of Resolution Establishing Fees and Costs Charged by the City of Durant and the Durant Airport Authority for Durant Services (R-2025-14)

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

ATTACHMENTS:

1. Resolution R-2025-14

Resolution R-2025-14

**A Resolution Establishing Fees and Costs Charged by the
City of Durant and the Durant Airport Authority for Durant Services**

WHEREAS, the City Council of the City of Durant and the Trustees for the Durant Airport Authority have reviewed various Fixed Based Operator (FBO) service fees and hangar fees 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 Airport 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, 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 for the specific services enumerated.

PASSED AND APPROVED by the Durant City Council on this 18th day of September 2025, all rates will become effective immediately.

Mayor Martin Tucker

ATTEST:

Cynthia J. Price, City Clerk

	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	\$0.35 per square foot	
	(Does not include Floodplain permit or MEP's; pulled separate)	(\$250.00 minimum)	
	Remodel Construction	\$0.35 per square foot	
	(Does not include Floodplain permit or MEP's; pulled separate)	(\$100.00 minimum)	
Commercial Permit Fees	New Commercial, Industrial, Warehouse Construction	\$0.35 per square foot	
	(Does not include Floodplain permit or MEP's; pulled separate)	(\$250.00 minimum)	
	Remodel Commercial, Industrial, Warehouse Construction	\$0.35 per square foot	
	(Does not include Floodplain permit or MEP's; pulled separate)	(\$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	\$100.00	
	The floodplain fee schedule shall not exceed a cumulative amount of \$500.00, in accordance with the Title 82, Section 1604, Item 4.		
Engineering Review			
	In-House Engineering Review	\$500.00	
	Consultant Engineering Review	\$50.00 plus invoiced cost	
Plan Review Fee			
		25% of permit fee	
Cemetery			
	Burial Plot	\$425.00	
	Maintenance Fee (one time only, due at time of each burial)	\$75.00	
	Highland Cemetery Chapel Rental Fee	\$200.00	
	Pavilion Rental (if deceased will not be buried at Highland Cemetery)	\$100.00	
	Deed Transfer Fee	\$25.00	
Emergency Response Rate Schedule			
Structure Fire (Including Mobile Homes and Outbuilding)	*Minimum charge for first hour, first assignment (three apparatus typical with staff vehicle)	\$750.00*	
	For each additional apparatus for the first hour	\$250.00	
	For each apparatus for each additional hour or portion thereof	\$250.00	
Hazardous Material Response	*Minimum charge for first hour, first alarm assignment (three apparatus typical with staff vehicle) 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 (room set up free)	Children's Story Room	\$60	
	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 1st-December 31st)	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	\$50.00	
	Field Rental Hourly w/ Lights	\$30.00/Hour	
	Pavilion rental	\$10.00/Hour	
	Disc Golf Tournament Fee	\$50.00/Day	
	Parks Special Permit	\$25.00	
Sponsorships	1 Field Banner	\$400.00	
	4 Field Banner	\$1,200.00	
	9 Field Banner	\$3,000.00	
	Individual Movie	\$100.00	
	Movie Package	\$500.00	
	Entire Package 9 Banners and all special event sponsorship	\$3,400.00	
Lake			
Camping	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	
	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 Pavilion Reservation Fee	\$10.00 per hour	
Facility Rental	Disc Golf Course Tournament Fee	\$50.00/Day	
Fish Regulations	Durant Lake Fish Regulations should coincide with the Oklahoma Department of Wildlife's Regulations.		
Boating	Daily Boat Launch Fee	\$5.00	
	Boat Launch Fee Annual Permit	\$25.00	
	Fishing Guide Annual Permit	\$50.00	
Recreation	Tournament Individual Fee	\$25.00	
	Tournament Team Fee	\$50.00	
Multi-Sports Complex			
Field Rentals	Field Deposit (Refundable upon satisfactory inspection)	\$25.00/hour	
	Field Rental Fee with lights	\$30.00/hour	
	Tournament Rental Use Fee	\$250.00 per field	
	Tournament Rental Deposit	\$100.00 per day	
	Youth League Use Fee (Regular Season Only)	\$12.00 / kid	
Recreation	Adult Recreation League Fee (Large Teams of 10 or more)	\$300.00/ Team	
	Adult Recreation League Fee (Small Teams between 5 and 9 players)	\$150.00/ Team	
	Adult Recreation League Fee (Teams of 2)	\$50	
	Adult Recreation League Fee Individual	\$20.00/ Person	
	Camp Fee	\$50.00/ Patron	
	Tournament Large Team Entry Fee (more than 10 players on a team)	\$400.00	
	Tournament Small Team Entry Fee (teams that have between 3 and 9 players)	\$200.00	
	Tournament Individual or pairs entry fee	\$50.00	
	Gate Fee Students (5-15)	\$5.00	
Gate Fee	Gate Fee Adult (16-64)	\$10.00	
	Gate Fee Senior 65 +	\$4.00	
	Gate Fee Weekend pass	\$25.00	
Sponsorships	1 Field Banner	\$400.00	
	4 Field Banner	\$1,200.00	
	9 Field Banner	\$3,000.00	
	Individual Movie	\$100.00	
	Movie Package	\$500.00	
	Entire Package 9 Banners and all Special Event Sponsorship	\$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	\$100.00	
	Family (up to 3 members)	\$250.00	
	Family Additional members	\$50.00 additional person after 3	
Swim Lessons	Ages 4-6 Swim Lesson Package (4 Lessons)	\$100.00	
	Ages 7-9 Swim Lesson Package (4 Lessons)	\$125.00	
	Ages 10+ Swim Lesson Package (4 Lessons)	\$150.00	
	Private Lesson (1 lesson)	\$50.00	
	Discover Scuba	\$75.00	
Pool Party	Pool Party non- refundable deposit	\$100.00 deposit (non-refundable)	
	2 hour pool party (up to 60 guests)	\$200.00	
	Additional 30 guest	\$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	\$25.00	
Beverage Garden Permit	Beverage Garden Permit	\$50.00	
Food Truck	Food Truck Permit (1 Day)	\$10.00	
	Food Truck Permit (90 Days)	\$50.00	
	Food Truck Permit (1 Year)	\$100.00	
Firework Stand	Firework Stand Permit	\$25.00	
Farmer's Market	Farmer's Market Permit	\$25.00	
Mobile Boutique	Mobile Boutique Permit (3 Day)	\$25.00	
	Mobile Boutique Permit (1 Month)	\$70.00	
	Mobile Boutique Permit (Annual)	\$250.00	
	Mobile Boutique Permit when associated with a permitted special event for which the Mobile Boutique has been included and identified.		
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	\$20.96 each	
	Additional Cart	\$11.79	
	Outside City Limits	30.18	
	Additional Cart	\$14.11	
Commercial Poly Cart (once per week)	Extra Dump Poly Cart	\$26.58	
	Inside City Limits	\$25.60 each	
	Additional Cart	\$11.79	
	Outside City Limits	\$30.80	
	Additional Cart	\$14.11	
	Poly Cart Replacement (if missing)	\$150.00	
	Extra Dump Poly Cart	\$26.58	
City Waste Collection Rates	Tires	\$15.00 each, 16" and below \$20.00 each, 17" and up	
	One Ton Flat-Bed Load	\$49.90 per trip	
	Furniture requiring 1-2 workers to collect	\$27.70 per piece	
	Appliances requiring 1-2 workers to collect	\$27.70 per unit	
	Freon laden appliances (refrigerators, freezers, AC units, etc.)	\$30.40 per unit	
Landfill – Durant City Residents	Residential Customer C&D Landfill (min charge)	\$15.00	
	Once per month City Residential customers may dump up to 1,500 lbs with the presentation of a current residential City Utility bill and Valid ID	Free	
	Residential Customer C&D Landfill Charge per Ton (including DEQ fee)	\$30.00	
Landfill – Commercial and Non-Durant City Residents	Commercial and Out of City Customer C&D Landfill (min charge)	\$25.00	
	Commercial and Out of City Customer C&D Landfill Charge per Ton (including DEQ fee)	\$45.00	
Landfill – Other Charges and Fees	Transfer Station MSW	\$19.30 minimum Charge	
	Transfer Station MSW	\$75.00 per ton	
	Concrete Disposal	\$16.00 per ton	
	Appliance w/ Freon	\$31.45	
	Appliance w/o Freon	\$15.75	
	Tires 16" and below	\$4.90	
	Tires 17" and above	\$9.80	
	Clean Dirt	\$10.80	
	Unsecured Loads additional 50% of the cost of the load	50% upcharge	
	Roll Off Charge	Roll Off (container)	\$30.00 per container dumped
Roll Off \$30 one time delivery fee per container	20 yd. per dump on demand (you call)	\$307.05	
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$208.40	
	20 yd. 1x per week scheduled	\$631.85	
	20 yd. 2x per week scheduled	\$1,263.75	
	20 yd. 3x per week scheduled	\$1,895.60	
	20 yd. 4x per week scheduled	\$2,527.45	
Roll Off \$30 one time delivery fee per container	20 yd. 5x per week scheduled	\$3,159.35	
	30 yd. per dump on demand (you call)	\$460.00	
	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$312.40	
	30 yd. 1x per week scheduled	\$947.80	
	30 yd. 2x per week scheduled	\$1,895.60	
	30 yd. 3x per week scheduled	\$2,843.40	
Roll Off \$30 one time delivery fee per container	30 yd. 4x per week scheduled	\$3,791.20	
	30 yd. 5x per week scheduled	\$4,739.00	
	40 yd. per dump on demand (you call)	\$615.25	

	Sitting fee if no dump within the billing period (ON DEMAND ONLY)	\$372.85	
	40 yd. 1x per week scheduled	\$1,263.75	
	40 yd. 2x per week scheduled	\$2,527.45	
	40 yd. 3x per week scheduled	\$3,791.20	
	40 yd. 4x per week scheduled	\$5,054.95	
	40 yd. 5x per week scheduled	\$6,318.65	
	Relocating Roll Off Container fee	\$69.00	
Commercial Rate Compactor per collection – City Owned	20 yd. self-contained	\$456.50	
	30 yd. self-contained	684.65	
	40 yd. self-contained	\$912.90	
Commercial Rate Compactor per collection– Privately Owned	20 yd. compactor	\$345.60	
	30 yd. compactor	\$518.40	
	40 yd. compactor	\$691.05	
Scheduled Collection Monthly Dumpster Rates	2 yd. dumpster (1 Collection per week)	\$69.10	
	2 yd. dumpster (2 Collection per week)	\$138.25	
	2 yd. dumpster (3 Collection per week)	\$207.35	
	2 yd. dumpster (4 Collection per week)	\$276.50	
	2 yd. dumpster (5 Collection per week)	\$345.60	
	Additional pick up of 2 yd. dumpster	\$84.60	
	3 yd. dumpster (1 Collection per week)	\$103.65	
	3 yd. dumpster (2 Collection per week)	\$207.30	
	3 yd. dumpster (3 Collection per week)	\$310.95	
	3 yd. dumpster (4 Collection per week)	\$414.60	
	3 yd. dumpster (5 Collection per week)	\$518.25	
	Additional pick up of 3 yd. dumpster	\$126.90	
Utilities			
Residential Water Inside City Limits	First 2000 gallons	\$12.82	
	Next 1000 gallons	\$3.71	
	Next 1000 gallons	\$3.91	
	Next 1000 gallons	\$4.02	
	Over 5000 gallons, rate per 1000 gallons	\$3.91	
Residential Sewer Inside City Limits	First 2000 gallons	\$12.82	
	Next 1000 gallons	\$3.71	
	Next 1000 gallons	\$3.91	
	Next 1000 gallons	\$4.02	
	Over 5000 gallons, rate per 1000 gallons	\$3.91	
Commercial Water and Sewer Inside City Limits	First 2000 gallons	\$18.49	
	Next 1000 gallons	\$4.38	
	Next 1000 gallons	\$4.64	
	Next 1000 gallons	\$4.84	
	Over 5000 gallons, rate per 1000 gallons	\$4.64	
Residential and Commercial Water and Sewer Outside City Limits	First 2000 gallons	\$18.49	
	Next 1000 gallons	\$4.38	
	Next 1000 gallons	\$4.64	
	Next 1000 gallons	\$4.84	
	Over 5000 gallons, rate per 1000 gallons	\$4.64	
Summer Residential Sewer Rates	Residential sewer customers whose sewer bill is based on water consumption, sewer charges shall be based on a maximum water usage of 10,000 gallons for the months of May, June, July, & August		
Sanitary Sewer Rates for customers not connected to City water service	Customers shall be charged based on RWD reported water usage		
Surcharges for Industrial Wastewater	Surcharge for BOD (Biochemical Oxygen Demand)	\$0.50 per lb.	
	Surcharge for TSS (Total Suspended Solids)	\$0.40 per lb.	
	Surcharge for FOG (Fats, Oil, Grease)	\$0.65 per lb.	
	Surcharge for Nitrogen, Ammonia	N/A	
	Table II & III Metals plus Molly	Monitored	
Water and Sewer Distribution System Rates	Water Tap ¾-inch Fee	\$1,150.00	
	Water Tap 1-inch Fee	\$1,500.00	
	Water Tap 2-inch Fee	\$2,500.00	
	ALL WATER TAP FEES ARE IN ADDITION TO THE CURRENT COST OF THE METER.LESS \$75.00 CHARGE FOR ANY NEW WATERLINE WITH AN OPEN DITCH NEW SUBDIVISION WITH PRIOR APPROVAL ONLY).STREET CUT FOR ROAD BORE FEES SHALL BE IN ADDITION TO WATER AND TAP FEES AND EQUAL TO \$6.00 PER INCH/FOOT FOR 2" THROUGH 10" DIAMETER PLUS CURRENT COST OF ENCASEMENT. FEES FOR WATER TAPS OVER 2" AND METER COSTS WILL BE SET BY THE M&O SUPERINTENDENT.		
	Sewer Tap 4-inch Fee	\$3,000	
	Sewer Tap 6-inch Fee	\$4,000	
	Sewer Tap 8-inch Fee PLUS, A MAINTENANCE FEE OF \$25.00 PER FOOT (FROM TAP TO SERVICE LIN EEXCESSIVE DEPTH FEE \$25.00 PER LINEAR FOOT FOR EACH 5 FEET OR PORTION THEREOFLESS \$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	\$188.00 per tap	

	Water Main and Sub Main Installation Permit Fee	\$100 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	\$50.00 per hour	
	Collection Line Cleaning (Excessive Grease)	\$125.00 per hour	
	Meter On/Off After Hours	\$100.00	
	Pop Off Valve Installation & Inspection	\$38.00	
Deposits	Residential Water/Sewer and Garbage	\$100.00	
	Residential Garbage (only)	\$85.00	
	Commercial Accounts	\$300.00	
Miscellaneous Fees	Penalty if not paid by the due date (10% of the balance)	10%	
	Nonpayment fee & Past Due must be paid before services are restored	\$50.00	
	Transfer Service Fee	\$30.00	
	Clean Up Fee (5 business day clean-up for property owner/landlord)	\$30.00	
	Hydrant Meter	\$1,350.00 deposit	
	Hydrant Meter Monthly Fee	\$75.00	
	Tampering with Meter Fee	\$100.00	
	Bacteriological Total Coliform Water Testing - 1 sample	\$36.00	
	Bacteriological Total Coliform Water Testing - 2 samples or more	\$36.00	
	Bacteriological Total Coliform Water Testing - 2 or more samples	\$36.00	
	Accurate Labs	\$40.00	
	Friday Test Date	\$90.00	
	ODEQ	\$29.65	
	ERT	\$50.00	
	ERT- 2 or more	\$30.00 per test	
	Industrial Pretreatment Wastewater Discharge Permit Application Fee	\$312.50	
	Annual Industrial Pretreatment Permit Fee	\$125.00	
	Industrial Pretreatment Permit Modification Fee	\$31.25	
	Accidental Discharge Procedure/Construction Plan Review	\$31.25 per plan	
	Industrial Pretreatment Appeal Filing Fee	\$31.25	
	Routine Pretreatment Facility Inspection	\$93.75	
	Requested Pretreatment Facility Inspection	\$125.00	
	Industrial Pretreatment Onsite Consultations	\$50.00	
	Night, Weekend, Holiday Pretreatment Inspection Fee	\$93.75	
	After Hours Industrial Visit	\$62.50	
	Industrial Pretreatment Grab Sample Collection	\$31.25	
	Industrial Pretreatment 24-hour Composite Sample Collection	\$31.25	
	Industrial Pretreatment Analytical Testing/Shipping	Actual Cost	
	Industrial Pretreatment Code Enforcement Administrative Fee	\$250.00	
	Excessive Strength FOG Surcharge	\$0.65 per lb.	
	Excessive Strength BOD Surcharge	\$0.50 per lb.	
	Excessive Strength TSS Surcharge	\$0.40 per lb.	
	Commercial Septic Disposal Permit	\$312.50	
	Commercial Septic Waste Disposal Discharge	\$125.00 flat rate or \$0.05/gallon(whichever is greater)	