

AGENDA
BOARD OF CITY COMMISSIONERS
August 17, 2020 AT 6:00 P.M.
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

CALL TO ORDER

DECLARATION OF A QUORUM

INVOCATION

FLAG SALUTE

1. Citizens Participation

(A three minute limit per person)
(A twelve minute limit per topic)
2. Consider approval of Consent Agenda:
 - a. Minutes from the August 3, 2020 regular meeting.
 - b. Acknowledge the following reports and minutes:
 - License Payment Report for July 2020
 - Project Payment Report for July 2020
 - Shawnee Urban Renewal Authority Minutes from the May 12, 2020 regular meeting
 - c. Acknowledge resignation of Rachael Melot from the Planning Commission.
 - d. Acknowledge resignation of Bob Weaver from the Parks and Recreation Board.
 - e. Authorize a right-of-way easement be given to Canadian Valley Electric Cooperative, Inc., to serve an existing City Lake Lot Lease site at the Shawnee Twin Lakes.
3. Presentation by Animal Control to present the Pet of the Week.
4. Presentation by Rachael Melot on the Blue Zones Project Certification Community Data Report.
5. Consider an appointment of a City Commissioner to the Parks and Recreation Committee.

6. Consider a Resolution approving the renewal of a certain lease agreement with Motorola Credit Corporation.
7. Consider an ordinance granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, and its successors and assigns, for a period of twenty-five (25) years from approval and acceptance of this ordinance, a non-exclusive franchise and right to enter the public ways to install, operate, and maintain a distribution system within, along, across, over, and under the public ways of the City of Shawnee, Oklahoma for the transportation, distribution and/or sale of gas to consumers and the public generally in the City; defining the words and phrases therein; providing for assignment, sale, or lease of the franchise; providing that the City may enact an ordinance charging persons transporting gas through grantee's distribution system a fee on the calculated value of such transported gas; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City of Shawnee; providing for grantee's rules and regulations; providing for inspection of grantee's records; requiring grantee to pay a franchise fee; providing for conditions of the franchise; providing for construction of this ordinance upon the invalidity of any part thereof; providing for the submission of this ordinance to an election of the qualified voters of the city; providing for acceptance of this franchise by grantee and both an effective and an operative date thereof; repealing all other ordinances directly in conflict herewith; and providing for severability.
8. Consider a resolution calling and providing for the holding of a special election in the City of Shawnee, Oklahoma, for the purpose of granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, and its successors and assigns, for a period of twenty-five (25) years from the expiration of the existing franchise grant a non-exclusive franchise; providing for said election to be conducted by the Pottawatomie County Election Board, and providing for absentee ballot and defining the electorate.
9. Public hearing and consideration of an ordinance to rezone property located at 1120 North Louisa Avenue, containing 0.40-acres, R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) with a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU). Case No. P11-20, Applicant: Brent and Amanda Newsom.
10. Public hearing and consideration of an ordinance to rezone property located on the north side of East 39th Street approximately 840' east of Harrison Avenue, containing 13.37-acres, from A-1 (Rural Agricultural District) to a Planned Unit Development (PUD) for the purpose of a residential subdivision. Case No. P12-20, Applicant: Cedar Ridge Investments.
11. Public hearing and consideration of an ordinance to rezone property located at 1018 West Benedict Street, containing 0.19-acres, from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District). Case No. P13-20, Applicant: Ken Stafford. (*Deferred by the Planning Commission to the September 2, 2020 meeting.*)
12. Acknowledge monthly Sales Tax and Budget Report.
13. New Business

(Any matter not known or which could not have been reasonably foreseen prior to the posting of the agenda)

14. Commissioners Comments
15. Consider an executive session to discuss annual evaluation of the City Manager pursuant to 25 O.S. § 307(B)(1) "Discussing the employment, hiring, appointment, demotion, disciplining or resignation of any individual salaried public officer or employee."
16. Consider matters discussed in executive session regarding discussions of annual evaluation of City Manager pursuant to 25 O.S. §307(B)(1) "Discussing the employment, hiring, appointment, demotion, disciplining or resignation of any individual salaried public officer or employee."
17. Discussion, consideration and possible action to appoint a City Commissioner to the Ward 1 position to fill the open position left by the appointment of Ed Bolt as Mayor, to complete the remainder of term, expiring 2022. (*Deferred from August 3, 2020 City Commission meeting.*)
18. Swearing in of Ward 1 Commissioner. (*This item only occurs if a Commissioner for Ward 1 is appointed during Agenda Item No. 17.*)
19. Consider a resolution calling and providing for the holding of a special election in the City of Shawnee, Oklahoma, for the purpose of nominating and electing candidates for the office of City Commissioner of the First Ward; establishing a filing period and qualifications for such office; designating the manner of electing the office named herein; providing for said election to be conducted by the Pottawatomie County Election Board; providing for voting by absentee ballot.
20. Adjournment

Respectfully submitted,

Lisa Lasyone, CMC, City Clerk

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made. (ADA 28 CFR/36)

Regular Board of Commissioners

2. a.

Meeting Date: 08/17/2020

Minutes

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Minutes from the August 3, 2020 regular meeting.

Attachments

Minutes

BOARD OF CITY COMMISSIONERS PROCEEDINGS
AUGUST 3, 2020 AT 6:00 P.M.

The Board of City Commissioners of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in Regular Session, Monday, August 3, 2020 at 6:00 p.m., pursuant to notice duly posted as prescribed by law at 11:08 a.m. on July 31, 2020. Mayor Bolt presided and Miss Karlee Fuller called the meeting to order. Upon roll call, the following members were in attendance.

Ed Bolt
Mayor

Vacant
Commissioner Ward 1

Bob Weaver
Commissioner Ward 2

Absent
Commissioner Ward 3

Darren Rutherford
Commissioner Ward 4-Vice Mayor

Mark Sehorn
Commissioner Ward 5

Ben Salter
Commissioner Ward 6

ABSENT: Travis Flood

INVOCATION

Pastor Tiffany Nagel Monroe
St. Paul's United Methodist Church

FLAG SALUTE

AGENDA ITEM NO. 1:

Citizens Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)

Ms. Devra Waterman expressed her concerns with the recently passed mask mandate. She asked that it be repealed.

Ms. Julie Akerman provided a handout to the Mayor, Commissioners, and Staff. She spoke regarding no wake and no ski buoys being removed on the west end of Shawnee Twin Lake No. 1. Ms. Akerman expressed her concern for the removal of the buoys several weeks ago. She requested that they be replaced.

Ms. Diane Rudebock provided a handout to the Mayor, Commissioners, and Staff. She expressed her concerns with safety concerns and soil erosion at Shawnee Lake No. 1. She stated she was in favor of replacing the removed buoys.

Mr. Henry Davis spoke regarding the removed buoys. He said they cannot swim at his site due to the buoys being removed. He also addressed boat permit requirements at the Shawnee Twin Lakes.

AGENDA ITEM NO. 2:

Consider approval of Consent Agenda:

- a. Minutes from the July 20, 2020 regular meeting and July 23, 2020 Special Call meeting.
- b. Acknowledge the following minutes:
 - Senior Citizens of Shawnee Board Minutes from the March 10, 2020 regular meeting
- c. Authorize staff to execute an equipment services agreement with Motorola Solutions.
- d. Lake Lease Transfers:

TRANSFERS:

Lot 6 Sect Tract, 33804 Post Office Neck
From: James and Vicky Bundy
To: Ruth 2012 Revocable Trust

Lot 5 Magnino Tract, 17104 Magnino Road
From: Kenny and Michelle Childers
To: Dana Browning

A motion was made by Commissioner Weaver, seconded by Vice Mayor Rutherford, to approve Consent Agenda Item Nos. 2(a-d). Motion carried 5-0.

AYE: Weaver, Rutherford, Sehorn, Salter, Bolt
NAY: None

AGENDA ITEM NO. 3:

Presentation by Animal Control to present the Pet of the Week.

Animal Control Officer Spoon presented Toby an approximately two to three-year-old canine. Toby is available for adoption. His adoption fee is five-dollars (\$5.00).

AGENDA ITEM NO. 4:

Mayor's Proclamation:
"National Health Center Week"
August 9-15, 2020

Ms. Tiffany Walker accepted the Mayor's Proclamation for "National Health Center Week" presented by Mayor Bolt.

AGENDA ITEM NO. 5:

Presentation of the 2019 Performer by
Crawford and Associates.

City Manager Chance Allison introduced Mr. Frank Crawford. Mr. Crawford explained what a Performer was and how the City of Shawnee currently ranked. He stated in 2019 the City of Shawnee had a 7.1 rating. He advised this rating includes three components: 1) Financial performance – 9.6 rating; 2) Financial position – 3.9 rating; and 3) Financial capability – 7.5 rating.

AGENDA ITEM NO. 6:

Discussion and consideration of a resolution updating the City Fee Schedule by: (1) setting the water rates for residential and commercial use, both inside and outside the city limits, pursuant to Subsections (a) and (b), Section 26-26, Article II, Chapter 26 of the City Code; and (2) setting the sanitary sewer rates for residential and commercial use, both inside and outside the City Limits, pursuant to Sub-Sections (b) and (c), Section 26-27, Article II, Chapter 26 of the Code of the City of Shawnee.

Finance Director Ashley Neel provided a staff report. She explained each year the Consumer Price Index (CPI) is reviewed by staff and the City may water and sewer rates based on the CPI. The percentage as of December 31, 2019 was 2.21%. This increase will take effect October 1, 2020.

Resolution No. 6616 was introduced.

A RESOLUTION UPDATING THE CITY FEE SCHEDULE BY: (1) SETTING THE WATER RATES FOR RESIDENTIAL AND COMMERCIAL USE, BOTH INSIDE AND OUTSIDE THE CITY LIMITS, PURSUANT TO SUBSECTIONS (a) AND (b), SECTION 26-26, ARTICLE II, CHAPTER 26 OF THE CITY CODE; AND (2) SETTING THE SANITARY SEWER RATES FOR RESIDENTIAL AND COMMERCIAL USE, BOTH INSIDE AND OUTSIDE THE CITY LIMITS, PURSUANT TO SUB-SECTIONS (b) AND (c), SECTION 26-27, ARTICLE II, CHAPTER 26 OF THE CODE OF THE CITY OF SHAWNEE.

A motion was made by Commissioner Sehorn, seconded by Commissioner Weaver, to approve a resolution updating the City Fee Schedule by: (1) setting the water rates for residential and commercial use, both inside and outside the city limits, pursuant to Subsections (a) and (b), Section 26-26, Article II, Chapter 26 of the City Code; and (2) setting the sanitary sewer rates for residential and commercial use, both inside and outside the City Limits, pursuant to Sub-Sections (b) and (c), Section 26-27, Article II, Chapter 26 of the Code of the City of Shawnee. Motion carried 5-0.

AYE: Sehorn, Weaver, Bolt, Rutherford, Salter

NAY: None

AGENDA ITEM NO. 7:

Discussion and consideration of a resolution updating the City Fee Schedule by setting the monthly rates and fees for solid waste services pursuant to Subsections (a), Section 23-38, Article II, Chapter 23 of the City Code; and providing for the re-adoption of the City Fee Schedule in whole.

Finance Director Ashley Neel provided a staff report. She explained the City Commission approved a contract with Central Disposal in June 2020. A Memorandum of Understanding (MOU) was approved shortly thereafter to delay a price increase due to the global COVID-19 pandemic delaying the rate increase until October 1, 2020. This fee increase will also take effect on October 1, 2020.

Resolution No. 6617 was introduced.

A RESOLUTION UPDATING THE CITY FEE SCHEDULE BY SETTING THE MONTHLY RATES AND FEES FOR SOLID WASTE SERVICES PURSUANT TO SUBSECTIONS (a), SECTION 23-38, ARTICLE II, CHAPTER 23 OF THE CITY CODE; AND PROVIDING FOR THE RE-ADOPTION OF THE CITY FEE SCHEDULE IN WHOLE.

A motion was made by Commissioner Sehorn, seconded by Commissioner Weaver, to approve a resolution updating the City Fee Schedule by setting the monthly rates and fees for solid waste services pursuant to Subsections (a), Section 23-38, Article II, Chapter 23 of the City Code; and providing for the re-adoption of the City Fee Schedule in whole. Motion carried 5-0.

AYE: Sehorn, Weaver, Bolt, Rutherford, Salter

NAY: None

AGENDA ITEM NO. 8:

Discussion and consideration of an ordinance amending portions of Chapter 28 – Wells, Oil, and Gas of the Shawnee City Code of Ordinances, by amending Chapter 28 to ensure that all provisions are in compliance with relevant State Law and Administrative Agency Regulations; providing for repeal; providing for severability; providing for codification; and providing for emergency clause.

Finance Director Ashley Neel provided a staff report. She explained no fees are changing with approval of this ordinance. This item is a housekeeping item to coincide with State Law.

A motion was made by Vice Mayor Rutherford, seconded by Commissioner Sehorn, to approve an ordinance amending portions of Chapter 28 – Wells, Oil, and Gas of the Shawnee City Code of Ordinances, by amending Chapter 28 to ensure that all provisions are in compliance with relevant State Law and Administrative Agency Regulations; providing for repeal; providing for severability; providing for codification; and providing for emergency clause.

Ordinance No. 2696NS was introduced.

AN ORDINANCE AMENDING PORTIONS OF CHAPTER 28 – WELLS, OIL AND GAS OF THE SHAWNEE CITY CODE OF ORDINANCES, BY AMENDING CHAPTER 28 TO ENSURE THAT ALL PROVISIONS ARE IN COMPLIANCE WITH RELEVANT STATE LAW AND ADMINISTRATIVE AGENCY REGULATIONS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR EMERGENCY CLAUSE.

Motion carried 5-0.

AYE: Rutherford, Sehorn, Salter, Weaver, Bolt

NAY: None

A motion was made by Commissioner Weaver, seconded by Vice Mayor Rutherford, to approve the emergency clause relating to Ordinance No. 2696NS. Motion carried 5-0.

AYE: Weaver, Rutherford, Sehorn, Salter, Bolt

NAY: None

AGENDA ITEM NO. 9:

Consideration of a budget amendment for Fund 001 General Fund – The City of Shawnee received a Department of Justice Grant to cover certain COVID-19 supplies needed by the Police Department.

Finance Director Ashley Neel provided a staff report. She explained the City of Shawnee Police Department received a Grant from the Department of Justice for COVID-19 related supplies.

A motion was made by Commissioner Sehorn, seconded by Vice Mayor Rutherford, to approve a budget amendment for Fund 001 General Fund – The City of Shawnee received a Department of Justice Grant to cover certain COVID-19 supplies needed by the Police Department. Motion carried 5-0.

AYE: Sehorn, Rutherford, Salter, Weaver, Bolt

NAY: None

AGENDA ITEM NO. 10:

New Business (Any matter not known or which could not have been reasonably foreseen prior to the posting of the agenda.)

There was no New Business.

AGENDA ITEM NO. 11:

Commissioners Comments

Commissioner Sehorn commented on the City of Shawnee improving its position regarding the Performer. He expressed his appreciation to Staff.

Mayor Bolt echoed Commissioner Sehorn's comments. He stated the lake situation will be looked into.

RECESS CITY COMMISSION MEETING BY THE POWER OF THE CHAIR
TO CONVENE SHAWNEE AIRPORT AUTHORITY AND SHAWNEE
MUNICIPAL AUTHORITY (6:52 P.M.)

RECONVENE CITY COMMISSION MEETING BY THE POWER OF THE
CHAIR (6:53 P.M.)

AGENDA ITEM NO. 12:

Consider an executive session to discuss annual evaluations of the City Manager and City Treasurer pursuant to 25 O.S. §307(B)(1) "Discussing the employment, hiring, appointment, demotion, disciplining or resignation of any individual salaried public officer or employee."

A motion was made by Vice Mayor Rutherford, seconded by Commissioner Weaver, to enter into executive session to discuss annual evaluations of the City Manager and City Treasurer pursuant to 25 O.S. §307(B)(1) "Discussing the employment, hiring, appointment, demotion, disciplining or resignation of any individual salaried public officer or employee." Motion carried 5-0.

AYE: Rutherford, Weaver, Bolt, Sehorn, Salter
NAY: None

COMMISSIONERS ENTERED INTO EXECUTIVE SESSION AT 6:54 P.M.
WITH ALL MEMBERS PRESENT.

COMMISSIONERS RECONVENED FROM EXECUTIVE SESSION AT 7:15
P.M. WITH ALL MEMBERS PRESENT

AGENDA ITEM NO. 13:

Consider matters discussed in executive session regarding discussions of annual evaluations of City Manager and City Treasurer pursuant to 25 O.S. §307(B)(1) "Discussing the employment, hiring, appointment, demotion, disciplining or resignation of any individual salaried public officer or employee."

A motion was made by Vice Mayor Rutherford, seconded by Commissioner Sehorn, to delegate the City Treasurer evaluation to the City Manager; and authorize the Mayor to prepare and circulate a City Manager evaluation form and consolidate data for a performance review at the next City Commission meeting on August 17, 2020. Motion carried 5-0.

AYE: Rutherford, Sehorn, Salter, Weaver, Bolt

NAY: None

AGENDA ITEM NO. 14:

Conduct interviews of City Commissioner Ward 1 applicants:

- a. Rex Hennen – Mr. Hennen was present and answered questions posed by the Commissioners.
- b. Randy Kamm – Mr. Kamm was present and answered questions posed by the Commissioners.
- c. Tony Kenyon – Mr. Kenyon was present and answered questions posed by the Commissioners.
- d. Mandi MacDonald – Ms. MacDonald was present and answered questions posed by the Commissioners.
- e. Daniel Matthews – Mr. Matthews was present and answered questions posed by the Commissioners.
- f. Robert Morris – Mr. Morris was present and answered questions posed by the Commissioners.
- g. Chris Odneal – Mr. Odneal was not present.

- h. Steve Palmer – Mr. Palmer was present and answered questions posed by the Commissioners.
- i. Lindie VanAntwerp – Ms. Lindie VanAntwerp announced that she was withdrawing her application from consideration.

AGENDA ITEM NO. 15:

Discussion, consideration and possible action to appoint a City Commissioner to the Ward 1 position to fill the open position left by the appointment of Ed Bolt as Mayor, to complete the remainder of term, expiring 2022.

A motion was made by Commissioner Weaver, seconded by Commissioner Salter, to appoint Mr. Rex Hennen to the Ward 1 position for the remainder of the seat's current term in 2022.

There was discussion among the board. Commissioner Weaver stated every applicant was qualified and brought something to the table. Commissioner Sehorn expressed concerns with selecting an applicant tonight without getting an opportunity to reflect on the applicants. Vice Mayor Rutherford asked the City Attorney what the options were to fill the vacant Ward 1 position. City Attorney Joe Vorndran explained that the Ordinance does not specifically express the manner of which a vacant seat can be filled. Mr. Vorndran said there are basically three options – 1) Appoint an applicant to the remainder of the vacant term, which is set to expire in 2022, 2) Appoint an applicant to hold the Ward 1 seat until the next available special election, or 3) Leave the seat vacant until the next available special election.

Motion failed 2-3.

AYE: Weaver, Salter

NAY: Bolt, Rutherford, Sehorn

A motion was made by Commissioner Sehorn, seconded by Vice Mayor Rutherford, to defer the appointment of the Ward 1 position to the next City Commission meeting on August 17, 2020. Motion carried 3-2.

AYE: Sehorn, Rutherford, Bolt

NAY: Salter, Weaver

AGENDA ITEM NO. 16:

Swearing in of Ward 1 Commissioner. *(This item only occurs if a Commissioner for Ward 6 is appointed during Agenda Item No. 15.)*

No action was taken.

AGENDA ITEM NO. 17:

Adjournment

There being no further business to be considered, the meeting was adjourned by power of the Chair. (8:41 p.m.)

ED BOLT, MAYOR

ATTEST:

LISA LASYONE, CMC, CITY CLERK

Regular Board of Commissioners

2. b.

Meeting Date: 08/17/2020

Reports and Minutes

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge the following reports and minutes:

- License Payment Report for July 2020
 - Project Payment Report for July 2020
 - Shawnee Urban Renewal Authority Minutes from the May 12, 2020 regular meeting
-

Attachments

License Payment Report

Project Payment Report

SURA Minutes

===== PAYMENT DISTRIBUTION =====									
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID	
013429	7/26/20- 7/25/21	ABEERWINE	CIRCLE K STORES, INC	450.00CR	.00	.00	.00	450.00CR	
030504	7/26/20- 7/25/21	ABEERWINE	DOMINO #23	450.00CR	.00	.00	.00	450.00CR	
011310	7/26/20- 7/25/21	ACATER	SANTA FE CATTLE CO	905.00CR	.00	.00	.00	905.00CR	
022674	7/23/20- 7/22/21	ALARM	ORAVETZ, RITA	15.00CR	.00	.00	.00	15.00CR	
024106	7/10/20- 7/09/21	ALARM	LOMAN, JAMES	15.00CR	.00	.00	.00	15.00CR	
024203	7/23/20- 7/22/21	ALARM	DOUGLAS, CURTIS	15.00CR	.00	.00	.00	15.00CR	
024274	8/01/20- 7/31/21	ALARM	GARNER, ETTA S	15.00CR	.00	.00	.00	15.00CR	
027102	5/11/21- 5/10/22	ALARM	LOWES #0005	15.00CR	.00	.00	.00	15.00CR	
027286	6/08/20- 6/07/21	ALARM	ULTA SALON	15.00CR	.00	.00	.00	15.00CR	
027516	7/08/20- 7/07/21	ALARM	IMMANUEL BAPTIST CHURCH	15.00CR	.00	.00	.00	15.00CR	
027517	7/08/20- 7/07/21	ALARM	HOWARD, JOHN	15.00CR	.00	.00	.00	15.00CR	
029439	6/27/20- 6/26/21	ALARM	TJ MAXX #1433	15.00CR	.00	.00	.00	15.00CR	
029563	7/11/20- 7/10/21	ALARM	HOPKINS, TERRY	15.00CR	.00	.00	.00	15.00CR	
031545	7/28/20- 7/27/21	ALARM	VORNDRAN, MEG	15.00CR	.00	.00	.00	15.00CR	
032734	6/26/20- 6/25/21	ALARM	LOMAN, EVERETT R	15.00CR	.00	.00	.00	15.00CR	
032768	7/02/20- 7/01/21	ALARM	MCCREE, REANNA A	15.00CR	.00	.00	.00	15.00CR	
032779	7/05/20- 7/04/21	ALARM	MANZ, LARRY	15.00CR	.00	.00	.00	15.00CR	
032888	7/27/20- 7/26/21	ALARM	STEELE, MICHAEL K	15.00CR	.00	.00	.00	15.00CR	
033701	7/02/20- 7/01/21	ALARM	ALDI	15.00CR	.00	.00	.00	15.00CR	
033709	7/15/20- 7/14/21	ALARM	BURTON, DANA	15.00CR	.00	.00	.00	15.00CR	
033962	7/06/20- 7/05/21	ALARM	MCDANIEL, JON M	25.00CR	.00	.00	.00	25.00CR	
033973	7/10/20- 7/09/21	ALARM	NAMAH CANNABIS CO	25.00CR	.00	.00	.00	25.00CR	
033974	7/13/20- 7/12/21	ALARM	HURST, ALLEN	25.00CR	.00	.00	.00	25.00CR	
033982	7/24/20- 7/23/21	ALARM	CURRY, STANLEY	25.00CR	.00	.00	.00	25.00CR	
5492	8/11/20- 8/10/21	APACKAGE	BROADWAY LIQUOR STORE	905.00CR	.00	.00	.00	905.00CR	
001858	7/26/20- 7/25/21	BEERWINE	HOMELAND STORE #196	450.00CR	.00	.00	.00	450.00CR	
008193	7/26/20- 7/25/21	BEERWINE	HOMELAND STORE #198	450.00CR	.00	.00	.00	450.00CR	
008380	7/26/20- 7/25/21	BEERWINE	WAL-MART SUPERCENTER #103	450.00CR	.00	.00	.00	450.00CR	
010110	7/09/20- 7/25/21	BEERWINE	MACARTHUR KWICK STOP #12	450.00CR	.00	.00	.00	450.00CR	
014160	7/26/20- 7/25/21	BEERWINE	CVS PHARMACY INC #06142-0	450.00CR	.00	.00	.00	450.00CR	
018567	7/26/20- 7/25/21	BEERWINE	WALGREENS	450.00CR	.00	.00	.00	450.00CR	
018568	7/26/20- 7/25/21	BEERWINE	WALGREENS	450.00CR	.00	.00	.00	450.00CR	
021571	7/26/20- 7/25/21	BEERWINE	KWICK STOP #30	450.00CR	.00	.00	.00	450.00CR	
024305	7/26/20- 7/25/21	BEERWINE	RIB CRIB BBQ INC	450.00CR	.00	.00	.00	450.00CR	
026714	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL #3457	450.00CR	.00	.00	.00	450.00CR	
026715	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL ST 12700	450.00CR	.00	.00	.00	450.00CR	
026716	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL #0132	450.00CR	.00	.00	.00	450.00CR	
026717	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL #7337	450.00CR	.00	.00	.00	450.00CR	
026778	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL #10794	450.00CR	.00	.00	.00	450.00CR	
026918	7/26/20- 7/25/21	BEERWINE	DOLLAR GENERAL #0196	450.00CR	.00	.00	.00	450.00CR	
032091	7/26/20- 7/25/21	BEERWINE	DOMINO #27	450.00CR	.00	.00	.00	450.00CR	
542103	7/26/20- 7/25/21	BEERWINE	EAST MAIN KWICK STOP #25	450.00CR	.00	.00	.00	450.00CR	
542114	7/26/20- 7/25/21	BEERWINE	KICK/HIGHLAND KWICK STOP	450.00CR	.00	.00	.00	450.00CR	
542119	7/26/20- 7/25/21	BEERWINE	HOLIDAY FOOD MART # 66	450.00CR	.00	.00	.00	450.00CR	
54243	7/26/20- 7/25/21	BEERWINE	INDEPEND/CENTER FOOD MART	450.00CR	.00	.00	.00	450.00CR	
54253	7/26/20- 7/25/21	BEERWINE	HARRISON/DARROW KWICK STO	450.00CR	.00	.00	.00	450.00CR	

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
54263	7/26/20- 7/25/21	BEERWINE	HARRISON KWICK STOP # 13	450.00CR	.00	.00	.00	450.00CR
54272	7/26/20- 7/25/21	BEERWINE	LOVE'S COUNTRY STORE #49	450.00CR	.00	.00	.00	450.00CR
54278	7/26/20- 7/25/21	BEERWINE	WOLVERINE KWICK STOP #15	450.00CR	.00	.00	.00	450.00CR
54283	7/26/20- 7/25/21	BEERWINE	HIGHLAND/BRYAN KWICK STOP	450.00CR	.00	.00	.00	450.00CR
54290	7/26/20- 7/25/21	BEERWINE	KICK/MACARTHUR FOOD MART	450.00CR	.00	.00	.00	450.00CR
017359	7/01/20- 6/30/21	ELECC	ADMIRE, LARRY O	75.00CR	.00	.00	.00	75.00CR
023400	7/01/13- 7/13/21	ELECC	ARGO, DONALD W	100.00CR	.00	.00	.00	100.00CR
026727	7/08/20- 6/30/21	ELECC	RIDGWAY, JERRY E	100.00CR	.00	.00	.00	100.00CR
028433	7/01/20- 6/30/21	ELECC	MOORE, TYE L	75.00CR	.00	.00	.00	75.00CR
033397	7/10/20- 5/31/21	ELECC	BOTTERON, JARED W	75.00CR	.00	.00	.00	75.00CR
033861	6/01/20- 5/31/21	ELECC	HARRINGTON, KYLE	75.00CR	.00	.00	.00	75.00CR
033967	7/07/20-10/31/20	ELECC	HAYWARD, JOHN R	100.00CR	.00	.00	.00	100.00CR
033978	7/20/20- 7/19/21	ELECC	CRAWFORD, JAMES M	100.00CR	.00	.00	.00	100.00CR
531287	2/29/20- 2/28/21	ELECC	WALKER, RAYMOND W	75.00CR	.00	.00	.00	75.00CR
53184	7/01/20- 6/30/21	ELECC	KING, PAUL R	75.00CR	.00	.00	.00	75.00CR
009801	7/21/20- 7/20/21	LAKELEASE	THOMPSON, CONRAD T	731.00CR	.00	.00	.00	731.00CR
015143	7/22/20- 7/21/21	LAKELEASE	DAVIS, HENRY E	731.00CR	.00	.00	.00	731.00CR
017242	7/07/20- 7/06/21	LAKELEASE	YOUNG, PATRICIA A	731.00CR	.00	.00	.00	731.00CR
017306	7/11/20- 7/10/21	LAKELEASE	BEAVERS, NORMA J	731.00CR	.00	.00	.00	731.00CR
023674	7/16/20- 7/15/21	LAKELEASE	PARSONS, STEVEN R	731.00CR	.00	.00	.00	731.00CR
025729	7/22/20- 7/21/21	LAKELEASE	WEAVER, ROBERT E	731.00CR	.00	.00	.00	731.00CR
027380	7/20/20- 7/19/21	LAKELEASE	CORNISH, BRIAN	731.00CR	.00	.00	.00	731.00CR
033383	3/19/20- 3/18/21	LAKELEASE	BUNDY, JAMES J	537.50CR	.00	.00	.00	537.50CR
033975	7/16/20- 7/15/21	LAKELEASE	RUTH 2012 REVOCABLE TRUST	1,268.50CR	.00	.00	.00	1,268.50CR
009811	7/08/20- 7/07/21	LAKEXSCHOO	AKERMAN, CHARLES B	200.00CR	.00	.00	.00	200.00CR
033471	3/28/20- 3/27/21	MARIJ-1	ELEVATED SPIRITS DISPENSA	1,500.00CR	.00	.00	.00	1,500.00CR
033736	8/29/19- 8/28/99	MARIJ-1	SAN PEDRO, MICHAEL	1,500.00CR	.00	.00	.00	1,500.00CR
033809	11/12/19-11/11/99	MARIJ-1	NAMAH CANNABIS CO	1,500.00CR	.00	.00	.00	1,500.00CR
026692	2/29/20- 2/28/21	MECHC	BEATTY, LARRY D	75.00CR	.00	.00	.00	75.00CR
033414	6/01/20- 5/31/21	MECHC	GRZECH, DAVID J	100.00CR	.00	.00	.00	100.00CR
033969	12/31/99-12/31/99	MECHC	DOOLITTLE, MARK D	100.00CR	.00	.00	.00	100.00CR
532157	8/01/20- 7/31/21	MECHC	SPARKS, ARTHUR	75.00CR	.00	.00	.00	75.00CR
008112	2/01/20- 1/31/21	PLUMC	HALL, ROCKY JR L	100.00CR	.00	.00	.00	100.00CR
011033	7/01/20- 6/30/21	PLUMC	COLLIER, BILLY	75.00CR	.00	.00	.00	75.00CR
031935	6/01/20- 5/31/21	PLUMC	DAVIS, DONALD M	75.00CR	.00	.00	.00	75.00CR
53225	8/01/20- 7/31/21	PLUMC	CURTIS, RANDY T	75.00CR	.00	.00	.00	75.00CR
532260	8/01/20- 7/31/21	PLUMC	SEIDL, GLENN A	75.00CR	.00	.00	.00	75.00CR
015563	7/10/20-12/31/20	SIGN	SIGNS & WONDERS	75.00CR	.00	.00	.00	75.00CR
53478	7/02/20-12/31/20	SIGN	RANDY'S SIGNS	75.00CR	.00	.00	.00	75.00CR
033720	7/31/20- 7/30/21	SOLIC	SIMMONS SUGAR SHAK	50.00CR	.00	.00	.00	50.00CR
033983	7/27/20- 7/26/21	SOLIC	SATTERWHITE, BRITTANY M	50.00CR	.00	.00	.00	50.00CR
033984	7/27/20- 7/26/21	SOLIC	PHELPS, MELISSA	50.00CR	.00	.00	.00	50.00CR
029757	7/17/20-12/31/21	TREE	SHORTY'S LAWN SERVICE	25.00CR	.00	.00	.00	25.00CR
RECORD TOTAL			INPUT TOTAL	FEE TOTAL	PENALTY TOTAL	TAX TOTAL	INTEREST TOTAL	GRAND TOTAL__
89				28,313.00CR				28,313.00CR

** LICENSE CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====				
LICENSE CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
ABEERWINE	BEER AND WINE LICENSE	2	900.00CR			900.00CR
ACATER	ALCOHOL CATERER LICENSE	1	905.00CR			905.00CR
ALARM	BURGLAR/FIRE ALARM LICENSE	21	355.00CR			355.00CR
APACKAGE	ALCOHOL PACKAGE STORE LICENSE	1	905.00CR			905.00CR
BEEERWINE	BEER AND WINE OCCUPATIONAL TAX	26	11,700.00CR			11,700.00CR
ELECC	ELECTRICAL CONTRACTOR	10	850.00CR			850.00CR
LAKELEASE	LAKE LEASE	12	6,923.00CR			6,923.00CR
LAKEXSCHOO	LAKE LEASE - SPECIAL SCHOOL	1	200.00CR			200.00CR
MARIJ-1	COM MARIJUANA DISPENSARY	3	4,500.00CR			4,500.00CR
MECHC	MECHANICAL CONTRACTOR	4	350.00CR			350.00CR
PLUMC	PLUMBING CONTRACTOR	5	400.00CR			400.00CR
SIGN	SIGN HANGERS LICENSE	2	150.00CR			150.00CR
SOLIC	SOLICITOR ANNUAL LICENSE	3	150.00CR			150.00CR
TREE	TREE TRIMMING LICENSE	1	25.00CR			25.00CR
TOTAL			28,313.00CR			28,313.00CR

** REPORT CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====				
REPORT CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
238210	Electrical Contractors	9	775.00CR			775.00CR
238220	Plumbing, Heating, and Air-Con	6	525.00CR			525.00CR
238990	All Other Specialty Trade Cont	2	150.00CR			150.00CR
445310	Beer, Wine, and Liquor Stores	16	7,655.00CR			7,655.00CR
453998	MARIJUANI STORES, MEDICAL REC	3	4,500.00CR			4,500.00CR
454390	Other Direct Selling Establish	3	150.00CR			150.00CR
522298	All Other Nondepository Credit	21	355.00CR			355.00CR
531190	Lessors of Other Real Estate P	13	7,123.00CR			7,123.00CR
561730	Landscaping Services	1	25.00CR			25.00CR
722410	Drinking Places (Alcoholic Bev	3	1,805.00CR			1,805.00CR
999999	Migrated License	15	5,250.00CR			5,250.00CR
TOTAL			28,313.00CR			28,313.00CR

** FEE CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====			
FEE CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST
TOTAL PAID					
ABEERWINER	BEER AND WINE LIC FEE RENEWAL	2	900.00CR		
ACATERR	ALCOHOL CATERER LIC RENEW FEE	1	905.00CR		
ALARM	BURGLAR/FIRE ALARM LICENSE	4	100.00CR		
ALARMRENEW	BURGLAR/FIRE ALARM RENEW	17	255.00CR		
APACKAGE	ALCOHOL PACKAGE STORE LIC FEE	1	905.00CR		
BEERWINER	BEER AND WINE RENEWAL	26	11,700.00CR		
ELEC1	ELECTRICAL CONTRACTOR INITIAL	2	200.00CR		
ELEC2	ELECTRICAL CONTRACTOR RENEW	8	650.00CR		
LAKEINSP	LAKE LEASE INSPECTION	2	75.00CR		
LAKELEASE	LAKE LEASE	8	5,848.00CR		
LAKEXFER	LAKE LEASE TRANSFER FEE	2	1,000.00CR		
LAKEXSCHOO	LAKE SCHOOL SPECIAL LEASE	1	200.00CR		
MARIJFEE1	MARIJUANA BASE FEE	3	4,500.00CR		
MECH1	MECHANICAL CONTRACTOR INTIAL	1	100.00CR		
MECH2	MECHANICAL CONTRACTOR RENEW	3	250.00CR		
PLUM2	PLUMBING CONTRACTOR RENEW	5	400.00CR		
SIGN	SIGN HANGERS LICENSE FEE	2	150.00CR		
SOLIC	SOLICITOR ANNUAL LICENSE	3	150.00CR		
TREE	TREE TRIMMING LICENSE FEE	1	25.00CR		
TOTAL		28,313.00CR			

28,313.00CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: CODE

PAYMENT DATES: 7/01/2020 TO 7/31/2020

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-4017	OCCUPATIONAL TAX	11,700.00CR
001-4201	LICENSES	3,390.00CR
001-4210	REGISTRATIONS	1,600.00CR
001-4211	LAKE SIDE INSPECTIONS	75.00CR
001-4218	MEDICAL MARIJUANA LICENSE	4,500.00CR
001-4601	LAKE SITE LEASES RENTAL REV	7,048.00CR
799-1023	BANCFIRST GENERAL ACCT	28,313.00

REPORT SELECTION CRITERIA

REPORT SELECTION

LICENSES: THRU ZZZZZZZZZZ
EFFECTIVE DATES: 0/00/0000 TO 99/99/9999
EXPIRATION DATES: 0/00/0000 TO 99/99/9999
PAYMENT DATES: 7/01/2020 TO 7/31/2020
LICENSE CODES: All
REPORT CODES: All
FEE CODES: All

PRINT OPTIONS

SEQUENCE: CODE
REPORT TYPE: SUMMARY
REVERSE PAYMENTS: YES

END OF REPORT

PROJECT	PAY DATE	ISSUED TO	PROPERTY	TOTAL PAID	COMMENT
190924	7/17/2020	ROOTS DISPENSARY	3930 N KICKAPOO AVE 2	256.50CR	
190988	7/06/2020	NAMAH NATURALS LLC	2302 N HARRISON AVE A	50.00CR	
191057	7/06/2020	NAMAH CANNABIS CO	2401 N HARRISON AVE 300	50.00CR	
200222	7/01/2020	CLASSEN FAMILY PRACTICE LLC	2400 N HARRISON AVE	714.00CR	
200373	7/10/2020	LILLEY SIGNATURE HOMES	1808 LARKIN LN	1,371.89CR	
200427	7/20/2020	MCKASSON, JUSTIN	639 W WOOD ST	270.13CR	
200486	7/30/2020	ACOCK PROPERTIES LLC	612 N IONE AVE 100	542.14CR	
200487	7/30/2020	ACOCK PROPERTIES LLC	612 N IONE AVE 200	192.03CR	
200559	7/10/2020	SIGNS & WONDERS	432 N BROADWAY AVE	50.00CR	
200566	7/10/2020	SIGNS & WONDERS	432 N BROADWAY AVE	50.00CR	
200578	7/17/2020	ROOTS DISPENSARY	3930 N KICKAPOO AVE 2	50.00CR	
200585	7/06/2020	TORNADO SAFE, LLC	3912 N AYDELOTTE AVE	29.50CR	
200599	7/21/2020	FINCHER, EVAN J	2304 CROOKED OAK CT	64.50CR	
200604	7/10/2020	HUDSON, SARA E	2735 WOODLAWN COURT	64.50CR	
200606	7/06/2020	CLIFT, LESLEY L	725 W FORD ST	64.50CR	
200615	7/01/2020	GREG BROWN HOMES	2700 WOODLAWN COURT	1,559.53CR	
200617	7/10/2020	RAUSCH COLEMAN HOMES	1923 GLENBROOK DR	1,143.24CR	
200619	7/10/2020	RAUSCH COLEMAN HOMES	1904 TWISTED OAK CT	1,143.24CR	
200620	7/10/2020	RAUSCH COLEMAN HOMES	1906 OAK TREE CT	1,104.99CR	
200621	7/10/2020	RAUSCH COLEMAN HOMES	1914 OAK TREE CT	1,105.20CR	
200622	7/10/2020	RAUSCH COLEMAN HOMES	1918 OAK TREE CT	1,162.79CR	
200623	7/10/2020	RAUSCH COLEMAN HOMES	1930 OAK TREE CT	1,162.79CR	
200624	7/10/2020	RAUSCH COLEMAN HOMES	1905 SHADOW WOOD LN	1,154.50CR	
200625	7/06/2020	WISE ROOFING & CONSTRUCTION	31513 BROWN RD	259.50CR	
200636	7/08/2020	SMITH, LARRY G	2005 N BROADWAY AVE	279.05CR	
200640	7/06/2020	MCFARLAND, CURTIS B	1203 E WAYNE ST	67.00CR	
200641	7/06/2020	BRYANT, MELISSA A	4411 LILLY VALLEY ST	29.50CR	
200645	7/31/2020	RANDY'S SIGNS	1049 VISION BLVD 400	50.00CR	
200648	7/01/2020	ADMIRE, LARRY O	817 N PARK AVE	54.50CR	
200651	7/02/2020	MORTON BUILDINGS INC	8975 N LEO AVE	540.00CR	
200652	7/01/2020	SPARKS, ARTHUR	6 CASTLE CREEK PL	29.50CR	
200653	7/01/2020	CHILDERS, JIMMY J	20 W BURNS ST	54.50CR	
200657	7/07/2020	YEARWOOD DESIGN WORKS	411 E MAIN ST	50.00CR	
200660	7/02/2020	TATOM, WAYNE	1416 N OKLAHOMA AVE	54.50CR	
200665	7/06/2020	MORTON, DALE	420 N FLORENCE AVE	54.50CR	
200666	7/06/2020	MORTON, DALE	420 W MIDLAND ST	54.50CR	
200667	7/06/2020	MORTON, DALE	1900 N BEARD AVE	54.50CR	
200668	7/06/2020	MORTON, DALE	666 N PARK AVE	54.50CR	
200669	7/06/2020	MORTON, DALE	13 PARK DR	54.50CR	
200683	7/08/2020	HAYWARD, JOHN R	4411 LILLY VALLEY ST	54.50CR	
200684	7/09/2020	INDACO METALS	2 AMERICAN WAY	29.50CR	
200685	7/24/2020	BOLSTAD, RANDY	15386 WALKER RD	50.00CR	
200686	7/08/2020	RIDGWAY, JERRY E	1809 HUNTERS RIDGE DR	54.50CR	
200687	7/08/2020	CHILDERS, JIMMY J	607 KICKAPOO SPUR ST	54.50CR	

STATUS: ALL

SEGMENT CODES: All

FEE CODES: All

PROJECTS: THRU ZZZZZZZZZZ

PAYMENT DATES: 7/01/2020 TO 7/31/2020

SORTED BY: PROJECT

PROJECT	PAY DATE	ISSUED TO	PROPERTY	TOTAL PAID	COMMENT
200688	7/08/2020	LOVE, TYRE J	429 N UNION AVE	104.50CR	
200689	7/08/2020	KIRBY, TERRY J	2 CONCORD BLVD	54.50CR	
200690	7/08/2020	CHLOUBER, STEVEN A	19 CHEROKEE ST	54.50CR	
200691	7/24/2020	LEGACY CLOTHING	3922 N KICKAPOO AVE 1	50.00CR	
200692	7/09/2020	CRENSHAW, COREY	1106 ARIANA ST	79.50CR	
200693	7/09/2020	CRENSHAW, COREY	1936 N BROADWAY AVE	54.50CR	
200694	7/27/2020	SWM & SONS INC	16164 PATTERSON RD	602.90CR	
200696	7/10/2020	WATKINS, MONTE J	4402 N CHAPMAN AVE	54.50CR	
200697	7/14/2020	HALE CONCRETE	2200 GRAY DOVE DR	50.00CR	
200698	7/14/2020	MCFARLAND, CURTIS B	2110 N DOROTHY AVE	67.00CR	
200700	7/15/2020	BOWEN POOLS & SPAS	2700 OLD TOWNE TRAIL	64.50CR	
200702	7/22/2020	CORNERSTONE CONTRACTING	415 W ROSA ST	320.52CR	
200703	7/10/2020	SPARKS, ARTHUR	607 N BROADWAY AVE	129.50CR	
200704	7/13/2020	CARRERA, BONNIE S	3601 N UNION AVE	190.44CR	
200710	7/28/2020	RAUSCH COLEMAN HOMES	1907 TWISTED OAK CT	1,084.59CR	
200711	7/20/2020	JAMES, RANDY	1522 N BROADWAY AVE	15.00CR	
200712	7/28/2020	RAUSCH COLEMAN HOMES	1901 GLENBROOK DR	1,178.30CR	
200713	7/28/2020	RAUSCH COLEMAN HOMES	1903 TWISTED OAK CT	1,162.78CR	
200715	7/14/2020	BRAUNING, JED	605 W 39TH ST	54.50CR	
200716	7/14/2020	MCENTIRE, MIKE T	2027 N HARRISON AVE	129.50CR	
200717	7/14/2020	MORTON, DALE	902 N MCKINLEY AVE	54.50CR	
200718	7/15/2020	CHLOUBER, STEVEN A	206 W GEORGIA ST	54.50CR	
200719	7/24/2020	WALTERS, KATHERINE K	3520 N BRYAN AVE	29.50CR	
200720	7/16/2020	SPARKS, ARTHUR	33 SEQUOYAH BLVD	104.50CR	
200723	7/17/2020	MORTON, DALE	3908 N CHAPMAN AVE	54.50CR	
200724	7/17/2020	LANDES ENGINEERING	1036 E 39TH	550.00CR	
200725	7/17/2020	INDACO METALS	1 EAGLE RD	90.00CR	
200729	7/20/2020	CRAWFORD, ROBERT J	32 BELLA VISTA LN	54.50CR	
200730	7/21/2020	DAVIS, DONALD M	21 W GEORGIA ST	54.50CR	
200735	7/28/2020	RAUSCH COLEMAN HOMES	1903 OAK TREE COURT	1,143.23CR	
200736	7/28/2020	RAUSCH COLEMAN HOMES	1911 OAK TREE COURT	1,178.30CR	
200737	7/28/2020	RAUSCH COLEMAN HOMES	1908 OAK TREE COURT	1,138.38CR	
200738	7/28/2020	RAUSCH COLEMAN HOMES	1911 TWISTED OAK CT	1,143.23CR	
200739	7/28/2020	RAUSCH COLEMAN HOMES	1902 OAK TREE COURT	1,154.50CR	
200740	7/28/2020	RAUSCH COLEMAN HOMES	1929 OAK TREE CT	1,104.98CR	
200744	7/23/2020	ACOCK, MARK CORBIN	806 E FEDERAL ST	79.50CR	
200745	7/23/2020	MORTON, DALE	911 W BENEDICT ST	54.50CR	
200746	7/23/2020	MORTON, DALE	39 GRANADA DR	54.50CR	
200747	7/23/2020	MORTON, DALE	2103 N DOROTHY AVE	54.50CR	
200750	7/24/2020	CRAWFORD, ROBERT J	3 N GILPIN AVE	54.50CR	
200751	7/24/2020	MUIRHEAD, TIM D	1208 E 11TH ST	54.50CR	
200752	7/24/2020	ADMIRE, LARRY O	1205 INVERNESS CIR	54.50CR	
200754	7/24/2020	WALKER, RAYMOND W	1921 CARLTON LN	54.50CR	
200755	7/24/2020	MJ INNOVATIONS	2426 N HARRISON AVE 100	50.00CR	

STATUS: ALL

SEGMENT CODES: All

FEE CODES: All

PROJECTS: THRU ZZZZZZZZZZ

PAYMENT DATES: 7/01/2020 TO 7/31/2020

SORTED BY: PROJECT

PROJECT	PAY DATE	ISSUED TO	PROPERTY	TOTAL PAID	COMMENT
200756	7/27/2020	RIDGWAY, JERRY E	2700 OLD TOWNE TRAIL	54.50CR	
200758	7/27/2020	MORTON, EARNEST D	2101 N DOROTHY AVE	54.50CR	
200759	7/30/2020	ALLDRIDG, WILLIAM	608 S PARK AVE	181.09CR	
200766	7/28/2020	WATKINS, MONTE J	1109 KICKAPOO SPUR ST	54.50CR	
200767	7/31/2020	SEBASTIAN HOMES LLC	1112 ADELINE DR	29.50CR	
200770	7/31/2020	WD RANCH SERVICES	725 W FORD ST	29.50CR	
200773	7/29/2020	STAFFORD, CAROLE	1018 W BENEDICT ST	280.00CR	
200774	7/30/2020	K & M WRECKING LLC	2728 N PARK AVE	50.00CR	
200776	7/30/2020	STEELE, JESS	2555 N HARRISON AVE	54.50CR	
200781	7/30/2020	SPARKS, ARTHUR	602 N PARK AVE	79.50CR	
200783	7/30/2020	MORTON, DALE	1208 E 11TH ST	54.50CR	
200784	7/30/2020	UNRUH, CHRISTOPHER L	324 S EDEN AVE	54.50CR	
200785	7/31/2020	WILLIAMS, TROY	801 N HARRISON AVE	90.00CR	
200786	7/31/2020	WILLIAMS, TROY	801 N HARRISON AVE	280.00CR	

TOTAL ALL PROJECTS: 102 30,607.76CR

STATUS: ALL

SEGMENT CODES: All

FEE CODES: All

PROJECTS: THRU ZZZZZZZZZZ

PAYMENT DATES: 7/01/2020 TO 7/31/2020

SORTED BY: PROJECT

** SEGMENT CODE TOTALS **

SEGMENT CODE	DESCRIPTION	TOTAL PAID
B1-NEW	BUILDING CONSTRUCTION NEW	18,179.03CR
B3-REMODEL	BUILDING CONSTRUCTION REM	1,780.66CR
B4-CARPORT	BUILDING CARPORT	88.50CR
B4-SHELTER	BUILDING SHELTER	59.00CR
B4-STORAGE	BUILDING STORAGE SHED	1,260.07CR
E2-ADD	ELECTRICAL ADDITION	109.00CR
E3-REMODEL	ELECTRICAL REMODEL/REPAIR	545.00CR
M2-ADD	MECHANICAL ADDITION	79.50CR
M3-REMODEL	MECHANICAL REMODEL/REPAIR	954.00CR
P1-NEW	PLUMBING NEW CONSTRUCTION	4,354.50CR
P3-REMODEL	PLUMBING REMODEL	1,035.50CR
X-CURBCUT	CURBCUT/DRIVEWAY/SIDEWALK	100.00CR
X-DEMO	DEMOLITION PERMIT	50.00CR
X-SIGN	SIGN PERMIT	200.00CR
X-SWIMPOOL	SWIMMING POOL PERMIT	258.00CR
Z-BOAAPP	BOA APPLICATION	180.00CR
Z-CONDUSE	CONDITIONAL USE PERMIT	15.00CR
Z-OCCUP	OCCUPANCY PERMIT	250.00CR
Z-PUDAPP	PUD APPLICATION	550.00CR
Z-REZONCUP	REZONE W/ C U P	560.00CR
TOTAL		30,607.76CR

STATUS: ALL

SEGMENT CODES: All

FEE CODES: All

PROJECTS: THRU ZZZZZZZZZZ

PAYMENT DATES: 7/01/2020 TO 7/31/2020

SORTED BY: PROJECT

** FEE CODE TOTALS **

FEE CODE	DESCRIPTION	TOTAL PAYMENTS	TOTAL PAID
B-BPLANCK	CONSTRUCTION FEE SQ FT	27	2,151.65CR
B-OTHER	BUILDING CONSTRUCTION OTHER CH	5	100.00CR
B-PLANCHK2	BUILDING OTHER PLAN CHECK	9	273.42CR
B-SQFOOT1	CONSTRUCTION FEE SQ FT	31	9,600.19CR
BUILDERREG	BUILDER REGISTRATION FEE	1	30.00CR
EMISC	ELECTRICAL MISC	7	350.00CR
EREMODEL	RES ELECTRICAL ADD/REMODEL	5	250.00CR
MAIRCOM	AIR CONDITIONING COMMERCIAL	3	350.00CR
MAIRRES	AIR CONDITIONING RESIDENTIAL	5	262.50CR
MMISC	MISCELLANEOUS FEES	6	412.50CR
PMISC	PLUMBING MISC	11	550.00CR
PNSWR	SEWER TAP FEE	18	6,750.00CR
PNWTR	WATER TAP/MTR FEE	19	6,650.00CR
SIGN	SIGN PERMIT FEE	4	200.00CR
SWIMPOOL	SWIMMING POOL PERMIT	4	240.00CR
UBCCFEE	UBCC STATE FEE	85	382.50CR
X-CURBCUT	CURB CUT / DRIVEWAY/SIDEWALK	2	100.00CR
X-DEMO	DEMOLITION PERMIT FEE	1	50.00CR
X-OCCUP	OCCUPANCY PERMIT	5	250.00CR
Z-PUDAPP	PUD APPLICATION FEE	1	550.00CR
Z-ZBOAFEE	ZONING BOARD OF ADJUSTMENT FEE	2	180.00CR
Z-ZONING	REZONING FEE	3	575.00CR
ZPISSUANCE	ISSUANCE OF EACH PERMIT	7	350.00CR
TOTAL			30,607.76CR

STATUS: ALL

SEGMENT CODES: All

FEE CODES: All

PROJECTS: THRU ZZZZZZZZZZ

PAYMENT DATES: 7/01/2020 TO 7/31/2020

SORTED BY: PROJECT

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-2133	UBCC FEE PAYABLE	340.00CR
001-4202	BUILDING PERMITS	12,155.26CR
001-4203	PLUMBING PERMITS	7,650.00CR
001-4204	ELECTRICAL PERMITS	600.00CR
001-4205	ZONING PERMITS & APPLICATIONS	1,305.00CR
001-4206	HEATING & A/C PERMITS	1,025.00CR
001-4249	OTHER PERMITS	740.00CR
001-4822	OTHER MISC. REVENUE	42.50CR
101-4249	OTHER PERMITS	100.00CR
501-4510	WATER TAPS	6,650.00CR
799-1023	BANCFIRST GENERAL ACCT	30,607.76

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: THROUGH ZZZZZZZZZZ
PROJECT STATUS: A11
SEGMENT CODE: A11
FEE CODE: A11

PAYMENT SELECTION: DATE RANGE FROM: 7/01/2020 THROUGH 7/31/2020-----
PRINT OPTIONS

SECURITIES ONLY: NO
INCLUDE SECURITIES: NO
SEGMENT DETAIL: NO
INCLUDE REVERSE PAYMENTS: NO
REPORT SEQUENCE: PROJECT
COMMENT CODE:

END OF REPORT

SHAWNEE URBAN RENEWAL AUTHORITY

MINUTES OF May 12, 2020

The Board of Commissioners of the **Shawnee Urban Renewal Authority** met for a Special Call meeting Tuesday, May 12, 2020 at 9:00 a.m. in the CDBG Conference Room, 227 N. Broadway, Suite C, Shawnee, Oklahoma.

Audra Barksdale called the meeting to order at 9:22 a.m.

AGENDA ITEM NO. 2

ROLL CALL:

Roll call was taken showing the following members present:

Commissioner	Audra Barksdale
Commissioner	Paul Davis
Commissioner	Renee` Wortham

Absent:

None

Also present:

Bryan Logan, Project Manager, SURA

Karen Drain, Secretary, SURA

A quorum was declared.

AGENDA ITEM NO. 3

Elect Chairman:

A motion was made by **Commissioner Davis**, seconded by **Commissioner Wortham**, to appoint Audra Barksdale as Chairman. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale

VOTING NO: None

AGENDA ITEM NO. 4

Elect Vice Chairman:

A motion was made by **Chairman Barksdale**, seconded by **Commissioner Wortham**, to appoint Paul Davis as Vice Chairman. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale

VOTING NO: None

**AGENDA ITEM NO. 5
APPROVAL OF MINUTES:**

A motion to approve the minutes of November 5, 2019 was made by ***Vice Chairman Davis***, seconded by ***Commissioner Wortham***. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale
VOTING NO: None

**AGENDA ITEM NO. 6
APPROVAL OF MINUTES:**

A motion to approve the minutes of January 22, 2020 Special Call meeting was made by ***Vice Chairman Davis***, seconded by ***Commissioner Wortham***. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale
VOTING NO: None

**AGENDA ITEM NO. 7
APPROVAL OF CLAIMS:**

A motion to approve claims totaling \$ 139,305.75 was made by ***Commissioner Davis***, seconded by ***Chairman Barksdale***. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale
VOTING NO: None

**AGENDA ITEM NO. 8
UPDATE ON PROJECTS:**

Bryan Logan, Program Manager gave the following update:

1. **Home Repair:** **Foundation**
 Quotes: **4**
 Bid awarded to: **Unlimited Design Custom Homes for \$38,900.00- in**
 progress

2. **Demo:** **CDBG**
 Cost Estimate: **\$4,750.00**

Page 3

- Bids received:** 3
Bid awarded to: Meier & Sons for \$7,790.00-Closed at \$7,790.00
3. **Home Repair:** Sewer-Line-Spoon
Quote: 1
Bid awarded to: LG Construction for \$4,063.00-Closed at \$6,938.00
4. **Home Repair:** Roof
Cost Estimate: \$6,400.00
Bids received: 1
Bid awarded to: LG Construction for \$6,339.00-Closed at \$8,736.00
5. **Home Repair:** Roof, HVAC-Montgomery
Cost Estimate: \$17,300.00
Bids received: 2
Bid awarded to: LG Construction for \$17,673.00-Closed at \$17,673.00
6. **Home Repair:** Found, roof, bath & windows
Cost Estimate: \$18,950.00
Bids received: 2
Bid awarded to: Unlimited Design for \$21,500-Closed at \$22,950.00
7. **Home Repair:** Roof, bath, siding & windows
Cost Estimate: \$22,350.00
Bids received: 1
Bid awarded to: LG Construction for \$24,402.00-Closed at \$25,340.00
8. **Home Repair:** Roof, siding, kitchen cabinets, flooring
Cost Estimate: \$38,650.00
Bids received: 3
Bid awarded to: D & K Renovations for \$37,022-Closed at \$37,247.00
9. **Home Repair:** Roof, windows & bathroom
Cost Estimate: \$17,200.00
Bids received: 3
Bid awarded to: LG Construction for \$13,950.00-Closed at 13,950.00
10. **Home Repair:** Roof, siding, painting and flooring-CDBG
Cost Estimate: \$23,400.00
Bids received: 1
Bid awarded to: LG Construction for \$21,728.00-Closed at \$21,978.00
11. **Home Repair:** Chimney & roof patch
Cost Estimate:

Page 4

- Bids received:** 1
Bid awarded to: LG Construction for \$6,510.00-Closed at \$6,510.00
12. **Home Repair:** Windows
Cost Estimate: \$7,650.00
Bids received: 2
Bid awarded to: LG Construction for \$7,720.00
13. **Home Repair:** Bathroom and porch
Cost Estimate: \$10,475.00
Bids received: 3
Bid awarded to: LG Construction for \$13,525.00

**AGENDA ITEM NO. 9
OLD/NEW BUSINESS:**

There was no old or new business.

**AGENDA ITEM NO. 10
PROGRAM MANAGER'S REPORT:**

Bryan Logan reported we have a house ready for sale through our first time home buyer program. We will be accepting applications until June 1, a lottery drawing will be held on June 15. He also reported we have finished a rehab on a house that we will lease for transitional housing. We also have an additional house and duplex that we are going to rehab and will be available for transitional housing also. Mr. Logan reported we received \$187,000.00 through the CARES ACT. We will use the majority of the funds for rental assistance and utility bills. We will use COCAA to track and distribute funds.

**AGENDA ITEM NO. 11
ADJOURNMENT**

There being no further business to come before the Board at this time, a motion to adjourn was made by **Vice Chair Davis**, seconded by **Commissioner Wortham**. Motion carried with no abstentions.

VOTING YES: Wortham, Davis and Barksdale
VOTING NO: None


Secretary, Renee' Wortham


Audra Barksdale, Chairman

Regular Board of Commissioners**2. c.**

Meeting Date: 08/17/2020

Resignation

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge resignation of Rachael Melot from the Planning Commission.

AttachmentsResignation

From: [Kacie Eck](#)
To: [Kacie Eck](#)
Subject: FW: Resignation
Date: Friday, August 7, 2020 11:21:18 AM

From: Rachael Melot
Sent: Friday, August 7, 2020 11:05 AM
To: Rebecca Blaine
Subject: Resignation

Rebecca,
Due to a change in my employment I need to regretfully resign from the planning commission.
Thank you for allowing me the opportunity to serve our community through this channel the last couple of years.

Rachael Melot

Regular Board of Commissioners

2. d.

Meeting Date: 08/17/2020

Weaver Resignation

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge resignation of Bob Weaver from the Parks and Recreation Board.

Attachments

Weaver Resignation

Kacie Eck

From: Kacie Eck
Sent: Friday, August 14, 2020 12:18 PM
To: Kacie Eck
Subject: FW: Ward 1 Applicants

From: Chance Allison
Sent: Friday, August 14, 2020 12:06 PM
To: Lisa Lasyone Kacie Eck
Subject: Fwd: Ward 1 Applicants

Chance Allison, CPA
City Manager
City of Shawnee
16 West 9th Street
P.O. Box 1448
Shawnee, OK 74801
Phone: (405) 878—1601

From: Bob Weaver - Ward 2 Commissioner
Sent: Friday, August 14, 2020 11:25:37 AM
To: Chance Allison
Subject: Re: Ward 1 Applicants

Chance Allison
Shawnee City Manager

Dear Chance,

I hereby submit my resignation as a citizen member of the Shawnee Parks and Recreation Committee effective today, August 14, 2020.

Bob Weaver

Regular Board of Commissioners

2. e.

Meeting Date: 08/17/2020

Easement

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Authorize a right-of-way easement be given to Canadian Valley Electric Cooperative, Inc., to serve an existing City Lake Lot Lease site at the Shawnee Twin Lakes.

Attachments

Easement

CANADIAN VALLEY ELECTRIC COOPERATIVE
RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned grantor(s), _____
(Printed Name of Landowner (s))

(whether one or more) (unmarried) (husband or wife), do hereby grant unto the Canadian Valley Electric Cooperative, Inc., a cooperative corporation, whose address is P.O. Box 751, Seminole, Oklahoma 74868, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the county of Pottawatomie, State of Oklahoma, and more particularly described as follows:

In the SE/4 of the NE/4 of

Section 15, Township 10 North, Range 02 East, containing n/a acres, more or less:

(*Right-of-Way to be 15 feet on each side of the proposed pole line and/or underground line center (total of 30 feet) and 35 feet from pole line center for each anchor location) beginning at a point approximately 1,960 feet South and 1,295 feet West of the NE corner of the NE/4 of said section and continuing East-Southeasterly approximately 145 feet,

and to construct, operate, upgrade, and maintain on the above described lands and in or upon all streets, roads, or highways abutting said lands, an electric transmission or distribution line or system and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or facilities and to cut down from time to time all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling and the right to maintain, operate, upgrade, and repair electric wires and facilities for the distribution of electric energy and the right of ingress and egress over grantor(s) lands adjacent to the right-of-way for the purposes set forth herein.

The undersigned covenant that they are owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 20 ____.

Witness

Representative Signature

REPRESENTATIVE CAPACITY

STATE OF OKLAHOMA)

COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 20____

by _____ as _____
(Printed)(Name of Signer) (Printed)(Title of Signer)

for _____
(Printed)(Entity Name being Represented)

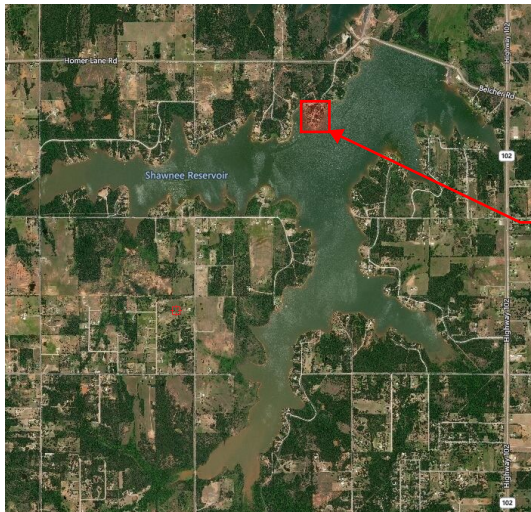
My Commission expires: _____
(SEAL)

Notary Public / Commission # _____

FORM MUST BE NOTARIZED

CVEC USE ONLY
W.O.# 52968

RETURN ORIGINAL TO: CVEC, P.O. Box 751, Seminole, OK 74868



Location Below

Vicinity Map



30' easement for
underground
electrical service
to meter on new
house

Approximate layout of easement

Regular Board of Commissioners

6.

Meeting Date: 08/17/2020

Motorola

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider a Resolution approving the renewal of a certain lease agreement with Motorola Credit Corporation.

Attachments

Memo

Resolution



City of Shawnee



Chief Mason Wilson

16 W 9th

Shawnee, Oklahoma 74801

Office (405) 878-1680 or 1681 *Fax (405) 878-1520

E-Mail: mwilson@shawneeok.org

TO : Mayor Bolt and City Commissioner

FROM : Mason Wilson
Chief of Police 

SUBJECT : **Final Payment of Motorola Lease**

DATE : August 14, 2020

On July 15, 2013 an agreement was made between the City and Motorola Credit Corporation to cover the cost of replacement of dispatch radio consoles in our dispatch center along with upgrading and replacing mobile and portable radios for the Police and Fire Departments, upgrading and adding capacity to our existing radio repeater tower at City Hall and providing equipment for an additional repeater site on the North Kickapoo Water Tower. The term of the agreement was for 84 months with 7 annual payments of \$320,827.62. This will be the final lease payment. Attached is a resolution approving renewal of that agreement for fiscal year 2020 and authorizing the final annual payment of \$320,827.62.

BUDGET CONSIDERATION: Funding for this agreement extension is available to the City and the obligations created by the extension, renewal, and revitalization of the agreement will not exceed the income and revenue provided for such purposes under budget cost center 301 -5-5010-5550 of the budget adopted for Fiscal Year 2020. **RECOMMENDATION:** Staff recommends adoption of the resolution.

CITY OF SHAWNEE, OKLAHOMA

RESOLUTION NO. _____

**A RESOLUTION APPROVING RENEWAL OF A CERTAIN LEASE AGREEMENT
WITH MOTOROLA CREDIT CORPORATION**

WHEREAS, on the 15th day of July, 2013, a certain lease agreement was made and entered into by and between the City of Shawnee, Oklahoma, and Motorola Credit Corporation, covering the following described upgrade project referred to as equipment, to-wit:

Replacement of radio consoles in dispatch center; replace and upgrade the repeaters, antennas, and feed line at our existing towers at City Hall; replace the fleet of mobile and portable radios in the Police and Fire Departments; and construct a new 800 MHz trunked system repeater site on the North side of Shawnee, and

WHEREAS, the expiration date of aforesaid Lease Agreement is June 30, 2020, unless extended in the manner provided in said Lease Agreement, and

WHEREAS, it is the desire of the City to renew, extend and revitalize said Lease Agreement and all of its terms and provisions, and

WHEREAS, funds sufficient to pay the annual payment under said agreement are now or will be legally at the disposal of the City and the obligations created by the extension, renewal and revitalization of said agreement will not exceed the income and revenue provided for such purposes for such period of time;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA,

THAT the Lease Agreement hereinafter referred to be and the same is hereby renewed, extended and revitalized, subject to the approval of the said Motorola Credit Corporation, all in accordance with the provisions of Section 43.1, 430.2 and 430.3 of Title 62 Oklahoma Statutes (1951) for a period commencing on the 1st day of July, 2020, and ending on June 30, 2021, unless prior to June 30, 2021, the rentals paid shall equal, but not exceed the purchase price of the equipment; and

CITY STAFF are hereby directed to issue the annual payment to Motorola Credit Corporation in accordance with the Lease Agreement provisions.

Dated this _____ day of August, 2020.

Ed Bolt, Mayor

ATTEST:

Lisa Lasyone, City Clerk

APPROVED AS TO FORM:

Joe Vorndran, City Attorney

Regular Board of Commissioners

7.

Meeting Date: 08/17/2020

ONG Ordinance

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider an ordinance granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, and its successors and assigns, for a period of twenty-five (25) years from approval and acceptance of this ordinance, a non-exclusive franchise and right to enter the public ways to install, operate, and maintain a distribution system within, along, across, over, and under the public ways of the City of Shawnee, Oklahoma for the transportation, distribution and/or sale of gas to consumers and the public generally in the City; defining the words and phrases therein; providing for assignment, sale, or lease of the franchise; providing that the City may enact an ordinance charging persons transporting gas through grantee's distribution system a fee on the calculated value of such transported gas; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City of Shawnee; providing for grantee's rules and regulations; providing for inspection of grantee's records; requiring grantee to pay a franchise fee; providing for conditions of the franchise; providing for construction of this ordinance upon the invalidity of any part thereof; providing for the submission of this ordinance to an election of the qualified voters of the city; providing for acceptance of this franchise by grantee and both an effective and an operative date thereof; repealing all other ordinances directly in conflict herewith; and providing for severability.

Attachments

Ordinance

AN ORDINANCE GRANTING TO ONE GAS, INC., ACTING BY AND THROUGH ITS OKLAHOMA NATURAL GAS COMPANY DIVISION, AND ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM APPROVAL AND ACCEPTANCE OF THIS ORDINANCE, A NON-EXCLUSIVE FRANCHISE AND RIGHT TO ENTER THE PUBLIC WAYS TO INSTALL, OPERATE AND MAINTAIN A DISTRIBUTION SYSTEM WITHIN, ALONG, ACROSS, OVER AND UNDER THE PUBLIC WAYS OF THE CITY OF SHAWNEE, OKLAHOMA FOR THE TRANSPORTATION, DISTRIBUTION AND/OR SALE OF GAS TO CONSUMERS AND THE PUBLIC GENERALLY IN THE CITY; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR ASSIGNMENT, SALE OR LEASE OF THE FRANCHISE; PROVIDING THAT THE CITY MAY ENACT AN ORDINANCE CHARGING PERSONS TRANSPORTING GAS THROUGH GRANTEE'S DISTRIBUTION SYSTEM A FEE ON THE CALCULATED VALUE OF SUCH TRANSPORTED GAS; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS; PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR INDEMNIFICATION OF THE CITY OF SHAWNEE; PROVIDING FOR GRANTEE'S RULES AND REGULATIONS; PROVIDING FOR INSPECTION OF GRANTEE'S RECORDS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE; PROVIDING FOR CONDITIONS OF THE FRANCHISE; PROVIDING FOR CONSTRUCTION OF THIS ORDINANCE UPON THE INVALIDITY OF ANY PART THEREOF; PROVIDING FOR THE SUBMISSION OF THIS ORDINANCE TO AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY; PROVIDING FOR ACCEPTANCE OF THIS FRANCHISE BY GRANTEE AND BOTH AN EFFECTIVE AND AN OPERATIVE DATE THEREOF; REPEALING ALL OTHER ORDINANCES DIRECTLY IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1. DEFINITIONS

As used in this Ordinance, the following words and phrases shall have the following meanings:

- A. "Calculated Value" shall mean the total Transport Gas measured in Dekatherms (Dth), delivered to a Transport Gas Consumer for a billing period, multiplied by the Settlement Price to arrive at the value of the Transport Gas transported by Grantee for that Transport Gas Consumer.
- B. "Consumer" shall mean any individual person, corporation, company, partnership, firm, unincorporated association, trust, municipality, or public or private entity located within the municipal corporate limits of the City and serviced by the Grantee through any use of the Public Ways.
- C. "Dekatherm" or "Dth" shall mean a measurement of natural gas equal to 1,000,000 British Thermal Units ("Btu"), or 1 MMBtu, on a dry basis. Btu shall be computed on a temperature base of 60 degrees Fahrenheit and a pressure base of 14.73 PSIA.
- D. "Distributed" or "Distribution" shall mean all sales, distribution, or transportation of natural gas to any Consumer or user located within the municipal corporate limits of the City by the Grantee or by others through Grantee's Distribution System.
- E. "Distribution System" shall mean a system of works, pipes, pipelines, apparatus, machinery, structures, appliances and appurtenances as are reasonably necessary for the transportation, distribution or sale of gas to Consumers.
- F. "Franchise" shall mean the rights and privileges granted by Grantor to Grantee under Subsection A of Section 2 of this Ordinance.

- G. “Franchise Fee” or “Franchise Fees” shall mean the sum of fees to be paid to the City by Grantee under Section 11 of this Ordinance, at Paragraph A(1), as consideration for the use of the Public Ways and shall be inclusive or in lieu of any permit fees, lane closure fees and similar fees or charges for construction, installation, maintenance or restoration work on the Distribution System within the Public Ways.
- H. “Grantee” shall mean ONE Gas, Inc., a corporation acting by and through its Oklahoma Natural Gas Company division, and its successors and assigns.
- I. “Grantor” shall mean the City of Shawnee, Oklahoma, a municipal corporation, hereinafter also referred to as the “City”.
- J. “Gross Receipts” shall mean any and all compensation derived by Grantee directly from the Distribution of natural gas to a Consumer for any use, including residential, industrial and commercial purposes, and shall include without limitation revenues from any operation or use of any or all of the Distribution System by Grantee or others. Gross Receipts shall not include revenues received by Grantee from Consumers as franchise fee reimbursement nor Volumetric Rate Fees collected by Grantee and remitted to Grantor in accordance with Paragraph 11.A(2) pursuant to an ordinance enacted by Grantor according to Paragraph 3.B(1) hereof, nor shall Gross Receipts include revenues from incidental charges or miscellaneous fees not directly generated by the Distribution of natural gas to Consumers, such as, by way of example, connection and disconnection fees, reconnection fees, customer project contributions, returned check charges, delayed or late payment charges, temporary service charges, and other such charges.
- K. “Install, operate and maintain” shall mean to acquire, erect, construct, install, extend, repair, remove, relocate, replace, or otherwise operate and maintain.
- L. “Public Ways” shall mean any street, alley, avenue, boulevard, lane, park, parkway, sidewalk, driveway, public right of way, and any other public ways, places, areas, or grounds within the municipal corporate limits of the City as now constituted or as may be added or extended hereafter.
- M. “Settlement Price” shall mean the settlement prices for natural gas futures contracts traded on the New York Mercantile Exchange (NYMEX), or any successor exchange or index, on the fifteenth (15th) day of each month as published daily in *The Wall Street Journal* (WSJ) on the following business day (or the next day in which a Settlement Price is published) for each month of the twelve-month period immediately following.
- N. “Transportation Tariff Arrangement” shall mean any arrangement between Grantee and a Consumer pursuant to which natural gas owned by any party other than the Grantee shall be transported, distributed or sold through any portion of Grantee’s Distribution System and under one of Grantee’s tariffs or special contract for delivery to the Consumer.
- O. “Transport Gas” shall mean all natural gas transported by Grantee pursuant to a Transportation Tariff Arrangement or by other agreement, but not sold by Grantee through Grantee’s Distribution System to any Consumer or user located within the municipal corporate limits of the City.
- P. “Transport Gas Consumer” shall mean a Consumer which uses Transport Gas.
- Q. “Volumetric Rate” shall mean Four and One-Quarter Percent (4.25%) of the Calculated Value of Transport Gas as determined by Grantee in accordance with the provisions of this definition. The Volumetric Rate Calculation Form incorporated herein as Exhibit “A” shall be used for the calculation of the Volumetric Rate; provided, that the Grantor enacts an ordinance as described in Paragraph 3.B(1) below, the four and one-quarter percent (4.25%) multiplier labeled “4.25% Bundled Franchise Fee Rate” set forth on “Exhibit A” shall be

completed by Grantee and filed with the City Clerk of the City upon Grantee's acceptance of this franchise and annually by each July following acceptance. The calculation filed upon Grantee's acceptance of this franchise shall be effective from the date of such filing through and including December 31 of the next succeeding calendar year. The calculation filed by Grantee on July 31 in years following the year of acceptance of this franchise shall be effective on January 1 of the next succeeding calendar year through and including December 31 of such calendar year. The calculation shall be subject to review by the City for mathematical correctness and the City shall notify Grantee in writing within forty-five (45) calendar days after submission if the City deems such calculation to be incorrect. The volumetric rate calculation shall be based on the average of the average Settlement Prices for the twelve-month period beginning in July of the immediately preceding year and ending in June immediately preceding the July 31 calculation. The average Settlement Prices for each month during said twelve-month period shall be calculated by adding the Settlement Prices for such month and the previous eleven (11) months as published and dividing by twelve. The average Settlement Prices for each of the twelve months shall then be summed and divided by twelve to determine the average of the average Settlement Prices and then multiplied by four and one-quarter percent (4.25%) to obtain the Volumetric Rate; provided, in the event the then-current average of the average Settlement Prices as calculated above and entered on the Volumetric Rate Calculation Form, attached as Exhibit "A" (see line designated on Exhibit "A" as "settlement price average"), exceeds the Index price for ONEOK Gas Transportation, L.L.C., that is listed in the issue of Platt's "Inside FERC's Gas Market Report" published on the first business day of the respective month ("Platt's Index price"), then the Platt's Index price shall be used to calculate the Volumetric Rate for that delivery month in lieu of the average of the average Settlement Prices entered on the Volumetric Rate Calculation Form (Exhibit "A") (i.e., for that respective delivery month, the Volumetric Rate shall be determined by taking the Platt's Index price and multiplying that price by 4.25% or the then applicable increased percentage determined in the same manner set out in Paragraph 11.A(2) of this franchise).

- R. "Volumetric Rate Fee" or "Volumetric Rate Fees" shall mean the fee or fees based on the Volumetric Rate to be collected and remitted to the City by Grantee as required by Paragraph 11.A(2) of this franchise upon the enactment of an ordinance as described in Paragraph 3.B(1).

SECTION 2. GRANT OF FRANCHISE

- A. The Grantor hereby grants to Grantee for the term of twenty-five (25) years from the passage and voter approval of this Ordinance and the filing of a written acceptance by the Grantee, the right to enter upon the Public Ways to install, operate and maintain a Distribution System along, across, over and under the Public Ways for the privilege of transporting, distributing and/or selling gas to consumers and the public generally within the municipal corporate limits of the City.
- B. The Ordinance shall have the effect of and shall be a contract between Grantor and Grantee and shall be the measure of the rights and liabilities of Grantor as well as Grantee.
- C. The franchise granted by this Ordinance is not exclusive and nothing herein shall be construed to divest the Grantor of its control and regulation of the Public Ways.

SECTION 3. FRANCHISE ASSIGNMENT, SALE OR LEASE

- A. Grantee shall not have the right to assign, sell, lease, or otherwise transfer in any manner whatsoever to any third party not affiliated with Grantee the rights and privileges granted under this Ordinance except as hereinafter provided. Any assignment, sale, lease, or other transfer by the Grantee of the franchise granted

herein to any third party not affiliated with Grantee shall be ineffective and void unless:

- (1) The proposed assignment, sale, lease or transfer shall be in writing;
- (2) The prospective assignee, buyer, lessee or other transferee shall agree in writing to accept and become responsible for full performance of all conditions, covenants, obligations, and liabilities contained in this Ordinance; and
- (3) Such writing shall be submitted to the City Clerk of the City.

This Subsection shall not apply to any arrangement which is in compliance with the provisions of Subsection B of this Section. This Section shall not apply to the use of any portion of Grantee's distribution system for the transportation, distribution or sale to any Consumer purchasing, receiving and using natural gas outside the municipal corporate limits of the City.

- B. After the operative date of this Ordinance, Grantee shall have the right to enter into or continue to operate pursuant to any "Transportation Tariff Arrangement" or to enter into or continue any arrangement by which natural gas owned by any party other than Grantee shall be transported, distributed or sold through any portion of Grantee's Distribution System for delivery to any Consumer located within the municipal corporate limits of the City, subject to the following:
 - (1) Should Grantor, by separate ordinance, require persons transporting gas pursuant to a Transportation Tariff Arrangement to pay compensation to Grantor for use of the Public Ways in connection with the sale of Transport Gas, said compensation shall be calculated as a Volumetric Rate Fee and collected and remitted by Grantee as provided in Paragraph 11.A(2) of this Ordinance;
 - (2) The Transport Gas Consumer shall have obtained a license from the Grantor, if the Grantor shall have a licensing ordinance in effect, for the use of the Public Ways in connection with such transport of natural gas, and the Grantor shall have notified the Grantee in writing of such license.

SECTION 4. USE AND REPAIR OF THE PUBLIC WAYS

- A. Grantee's Distribution System shall be erected, placed, and laid or otherwise installed, operated and maintained in such a manner as will, consistent with reasonable necessity, least interfere with other public uses of the Public Ways.
- B. Before Grantee shall excavate or disturb the surface of any Public Way, except in the case of emergency, at least forty-eight (48) hours notice shall be given to the City's Engineer, Public Works Director or other proper authority designated in writing by the Grantor. After such excavation or disturbance, the Grantee shall, with due diligence and dispatch, place the Public Way in a condition in compliance with the Grantor's reasonable standards and specifications.
- C. Upon Grantee's failure to commence or complete any construction, maintenance or restoration work required by this Ordinance with due diligence and dispatch, the Grantor may cause such work to be done after written notice to Grantee, given so as to afford Grantee an opportunity to commence and complete such work within a reasonable time. The cost of such construction, maintenance or restoration incurred by Grantor upon Grantee's failure shall then be charged and collected from the Grantee.
- D. Grantor reserves the right to make and enforce reasonable regulations concerning the construction of Grantee's Distribution System located within, along, across, over, or under the Public Ways and to reasonably designate where the Distribution System's works and pipelines shall be placed, so long as such regulations are not in conflict with the laws of the State of Oklahoma and the

United States or the orders, rules or regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction over Grantee.

SECTION 5. REGULATION OF SERVICE

- A. The Distribution System of the Grantee shall at all times be installed, operated and maintained in accordance with accepted good practice and in such condition as will enable the Grantee to furnish adequate and continuous service as required by the orders, rules and regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction. The requirements set forth in this Section shall not relieve Grantee of any other obligations set forth herein.
- B. In the event that the Oklahoma Corporation Commission or other state regulatory authority shall be deprived of the authority to regulate Grantee, then Grantor shall have the authority to set rates, terms and conditions of service for transportation, distribution or sale of natural gas by Grantee within the municipal corporate limits of the City.

SECTION 6. DEPTH OF PIPELINES

After the operative date of this franchise, Grantee's main or lateral lines installed or replaced in Public Ways shall be installed or replaced at depths which comply with all applicable state and federal rules and regulations establishing minimum safety standards for the design, construction, maintenance and operation of pipelines. Depth shall be measured from the lower of existing grade or proposed future grade as set forth on plans or other specifications existing at the time such lines are installed or replaced.

SECTION 7. DUTY TO MOVE OR ALTER LINES

- A. Grantor reserves the right to lay or permit to be laid cables, electric conduits, water, sewer, gas or other pipelines and to do or permit to be done any underground work deemed necessary and proper by the Grantor, along, across, over or under the Public Ways. In permitting such work to be done, the Grantor shall not be liable to the Grantee for any damage to Grantee's pipeline unless Grantor or its agents or contractors are negligent in causing said damage.
- B. Whenever by reason of establishing a grade or changes in the grade of any street or in the location or manner of construction of any public way, cables, electric conduits, water, sewer, gas or other underground structures, it shall be deemed necessary by the Grantor to alter, change, adapt or conform any portion of Grantee's Distribution System located in the Public Ways, such alterations or changes shall be made within a reasonable time by the Grantee, as ordered in writing by the Grantor, without claim for reimbursement or compensation for damages against Grantor; provided, however, that this Section is not intended to require Grantee to alter, change, adapt or conform any portion of its Distribution System without reimbursement or compensation where the right to locate the same, whether by private right-of-way grant, utility easement or otherwise, was acquired prior to its location in the public way.
- C. If Grantor shall require the Grantee to adapt or conform its Distribution System or in any way to alter, relocate or change its property to enable any other person, firm, corporation or entity (whether public or private), other than the Grantor, to use the Public Ways, the Grantee shall be reimbursed by the person, firm corporation or entity desiring or occasioning such change for any and all loss, cost or expense occasioned thereby.
- D. "Person," "firm," "corporation," and "entity" as used in Subsection C of this Section shall not include regular departments of the Grantor, or any trust or authority formed by or for the benefit of Grantor for public utility purposes, but shall include any other agency or authority of the City, whether acting in a governmental or non-governmental capacity, including, but not limited to, any urban renewal authority, or any other agency or authority, which as a part of its

program clears whole tracts of land within the municipal corporate limits and relocates citizens for the purpose of urban development or similar aims.

SECTION 8. INDEMNIFICATION OF GRANTOR

The Grantee shall indemnify, become responsible for and forever save harmless the Grantor from any and all damages, judgments, reasonable costs and expenses, including attorney fees, which the Grantor may suffer or incur, or which may be legally obtained against the Grantor, for or by reason of the negligent use, repair or occupation of any public way within the municipal corporate limits of the City by the Grantee pursuant to the terms of this Ordinance or resulting from the negligent exercise by the Grantee of any of its privileges or by reason of its carrying on its business in the City (except where such damages, judgments, reasonable costs and expenses, including attorney fees, result from the negligence of Grantor or its agents or contractors); provided, however, that in the event of such claim or claims being prosecuted against the Grantor, the Grantee shall have the right to defend against the same, and to settle or discharge same in such manner as it may see fit, and the Grantor shall give prompt written notice to the Grantee of the presentation or prosecution of such claims.

SECTION 9. GRANTEE’S RULES AND REGULATIONS

The Grantee shall have the right to make and enforce such reasonable rules and regulations as it may deem necessary for the extension of its facilities, the sale of its gas and the prudent conduct of its business, provided that such rules and regulations shall neither be in conflict with the laws of the State of Oklahoma, with the orders, rules or regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction, nor with the ordinances and regulations of the Grantor insofar as they are consistent with the jurisdiction of the Oklahoma Corporation Commission or such other regulatory authority.

SECTION 10. INSPECTION OF RECORDS

Grantee shall permit Grantor or its agents to inspect, during regular business hours, the books, papers and records kept by Grantee in the ordinary course of business and pertaining to the natural gas business carried on by it in the City, such as plats, maps and atlases identifying Grantee’s pipelines in the City, and the books and records necessary to verify the franchise fee payment provided for in Section 11 hereof. Notwithstanding the obligation herein, Grantee shall have the right to request the reasonable protection of proprietary information and to provide redacted documents or require Grantor or its agents to enter into such agreements pertaining to confidentiality as may reasonably protect the proprietary information of Grantee, but which do not unreasonably frustrate the purposes of this Section. Grantor shall promptly notify Grantee in writing of areas newly annexed into or de-annexed from the corporate limits of Grantor, and Grantee shall update its records for the purpose of payment of franchise fees as soon as reasonably practicable after receiving such notice.

SECTION 11. CONSIDERATION FOR FRANCHISE: FRANCHISE FEE

- A. In consideration for the rights and privileges enjoyed under this franchise, Grantee agrees to pay Grantor as follows:
 - (1) Grantee shall pay Grantor a franchise fee the sum of which is equal to Four and One-Quarter Percent (4.25%) of the Gross Receipts received by Grantee, per billing period, from the transportation, distribution, and sale of natural gas for domestic, commercial or industrial consumption within the municipal corporate limits of the City. All sums due from Grantee shall be in lieu of all other franchise, license, or occupational taxes or fees, which may be levied or attempted to be levied on Grantee by the City including, but not limited to, any permit fees, lane closure fees and similar fees or charges for construction, installation, maintenance or restoration work on the Distribution System within the Public Ways.
 - (2) In the event that Grantor, pursuant to Paragraph 3.B(1) of this Ordinance, requires persons transporting gas pursuant to a Transportation Tariff Arrangement to pay compensation to Grantor for use of the Public Ways in connection the sale of Transport Gas, said compensation shall be

calculated as a Volumetric Rate fee for such Transport Gas, which shall be the sum equal to the then current Volumetric Rate multiplied by the number of Dth of Transport Gas reported or distributed through Grantee's facilities within the municipal corporate limits of the City by Grantee or by any third-party to transport customers for consumption within the City. Grantee will in that event collect such Volumetric Rate Fees from persons transporting gas pursuant to a Transportation Tariff Arrangement and remit the same to Grantor.

- B. Should Grantee accept any franchise from any other municipality in Oklahoma having a population in excess of twenty-five thousand (25,000) in which Grantee provides consumers with natural gas service, and should such other franchise provide for a franchise fee, exaction fee or other similar assessment greater than the applicable rate specified above in Subparagraph 11(A)(1) of this ordinance, then the rate provided for herein shall be automatically increased as of the date of Grantee's acceptance of the other franchise to such higher rate.
- C. In the event a customer of Grantee does not pay a monthly bill from Grantee in full, Grantee shall prorate its payments of remissions to the City for sums due on that particular bill so that the amount actually paid by the customer to Grantee on the bill is distributed to Grantee for the natural gas commodity and transportation or distribution service and to the City for sums due on the bill in proportion to the percentage of the total bill actually paid by the customer. In the event Grantee actually collects any outstanding amounts due on a past due, unpaid or partially paid monthly bill to a customer, then Grantee shall pay Grantor its proportionate share of sums due to the City on such bill.
- D. Grantee's franchise fee based upon a percentage of gross cash receipts or a volumetric rate shall be payable monthly on or before the twenty-fifth (25th) day of each month, on its gross cash receipts for the preceding calendar month.
- E. All sums due from Grantee under this Section shall be in lieu of all other franchise, license, or occupation taxes or fees, which may be levied or attempted to be levied on Grantee by the City including, but not limited to, any permit fees, lane closure fees and similar fees or charges for construction, installation, maintenance or restoration work on the Distribution System within the Public Ways.
- F. The City's chief administrative officer or designee may waive the Volumetric Rate Fee or any part thereof due from a Transport Gas Consumer, but such waiver shall only be granted if:
 - (1) The Transport Gas Consumer could otherwise obtain its energy needs from another source that would not be subject to the fees imposed in Subparagraph 2 of Subsection 11.A above and sufficient evidence is produced by the Transport Gas Consumer so as to substantiate such alternative source; and
 - (2) Such alternative source, including all other fees, would be less than the cost of utilizing Grantee to furnish and transport the gas or transport alone, as the case may be.
- G. Grantee shall update its records for the purpose of franchise fee payments as soon as reasonably practicable after receiving such notice.
- H. In the event the accounting rendered to Grantor by Grantee is found to be incorrect, then payment shall be made on the corrected amount, it being agreed that Grantor may accept amount offered by Grantee, but the acceptance thereof by Grantor shall not be deemed a settlement of such item if the amount is in dispute or later found to be incorrect. Grantee shall have no obligation, however, to make payment upon Transport Gas for which Grantee has not been paid. Grantee shall provide notice to Grantor of such delinquent accounts within ninety (90) days and

Grantor shall hold Grantee harmless from the cost or liability for the collection of franchise fees on such delinquent accounts.

- I. Grantor agrees that the franchise fee percentage rate set forth in Subsection 11.A, at Paragraphs (1) and (2), of this Ordinance shall in no event exceed the percentage rate hereafter approved to calculate any fee paid to Grantor by any other person or entity for use of the Public Ways if such fee or volumetric rate is based in any way on the amount of revenues or gross receipts from the transportation, distribution, or sale of natural gas or electric energy, excluding any municipally-owned electric utility, by such other person or entity to ultimate Consumers within the City. If at any time after the effective date of this Ordinance the fee or rate required to be paid by another is less than the percentage rate set forth in Paragraphs A(1) or (2) of Section 11, then the percentage rate set forth in Paragraphs A(1) or (2) of Section 11 of this Ordinance shall be reduced to equal such lesser percentage rate on the date such lesser percentage rate becomes effective and without any further action by the City or the qualified electors residing therein.

SECTION 12. CONDITIONS OF FRANCHISE

This contract, franchise, grant and privilege is granted and accepted under and subject to all applicable laws and under and subject to all of the orders, rules, and regulations now or hereafter adopted by governmental bodies now or hereafter having jurisdiction.

SECTION 13. INVALIDITY OF ORDINANCE

If any clause, sentence, or section of this Ordinance shall be held to be invalid, it shall not affect the remaining portions of this Ordinance, which shall remain valid and effective as if such invalid provision did not exist, although the parties shall be entitled to a judicial interpretation or construction of this Ordinance to address the validation of such provision by minimal amendment thereof. Further, should any governmental body now or hereafter having jurisdiction determine that Grantee shall not be permitted to collect in whole or in part the compensation due Grantor by others for Transport Gas as set forth in Paragraph (2) of Subsection B of Section 3 and Paragraph (2) of Subsection A of Section 11 of this Ordinance, Grantee shall thereafter have no obligation to make such payment to Grantor and Paragraph (2) of Subsection B of Section 3 and Paragraph (2) of Subsection A of Section 11 shall be of no force and effect.

SECTION 14. ELECTION REQUIRED

This Ordinance shall not become operative until it shall be approved by a majority of the qualified electors voting thereon residing within the municipal corporate limits of the City at an election called for that purpose, and a special election is hereby called for the purpose of submitting to the qualified electors residing in said City, the question of approval or disapproval of this Ordinance, which election shall be held on the 12th day of January, 2021, between the hours prescribed by law. The Mayor of the City is hereby authorized and directed to issue a proper and lawful call and resolution of such special election to be held on such date as aforesaid for said purpose, and the Board of Commissioners of the City are hereby directed to give due and lawful notice of such election and submission of said question to the electors of said City as prescribed by law and the ordinances of the City.

SECTION 15. ACCEPTANCE, OPERATIVE AND EFFECTIVE DATE; EMERGENCY

In the event this Ordinance is approved by a majority vote of said electors voting thereon at said election, the Grantee shall file with the City Clerk, within thirty (30) days after the official canvass of the votes and declaration by the Board of Commissioners of the results thereof, a written acceptance. This Ordinance shall become *operative* on the date of filing of such acceptance.

An emergency is hereby declared to exist by reason of the fact that no other person, firm or corporation has a franchise to furnish natural gas to residents and inhabitants of the City, and for the preservation of the public peace, health and safety, and by reason whereof this Ordinance shall be *effective* immediately from and after its passage, approval, and publication.

SECTION 16. REPEALER

Each and every other ordinance or part thereof which is directly in conflict with any provision herein as to the grant of a franchise for natural gas services and the regulation thereof is hereby repealed.

SECTION 17. SEVERABILITY

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

PASSED AND APPROVED this ____ day of _____, 2020

ED BOLT, MAYOR

ATTEST:
(SEAL)

LISA LASYONE, CMC, CITY CLERK

Emergency clause separately passed and approved on this ____ day of _____, 2020.

ED BOLT, MAYOR

ATTEST:
(SEAL)

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this ____ day of _____, 2020.

JOSEPH M. VORNDRAN
CITY ATTORNEY

Exhibit "A"

The City of Shawnee, Oklahoma
Volumetric Rate Calculation Form
For the Transportation of Natural Gas in Pipelines Located in the City of Shawnee, Oklahoma

Based on the NYMEX settlement prices for each month of the twelve forward months as occurred on the 15th of each month, published the following business day.

Source: Wall Street Journal
Deadline: Form must be filed each year with the City Clerk by July 31 and notice sent to the Natural Gas Companies.

Month	Last Year Jul 15	Last Year Aug 15	Last Year Sep 15	Last Year Oct 15	Last Year Nov 15	Last Year Dec 15	This Year Jan 15	This Year Feb 15	This Year Mar 15	This Year Apr 15	This Year May 15	This Year Jun 15
Aug Last Year												
Sep Last Year												
Oct Last Year												
Nov Last Year												
Dec Last Year												
Jan Current Year												
Feb Current Year												
Mar Current Year												
Apr Current Year												
May Current Year												
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Oct Current Year												
Nov Current Year												
Dec Current Year												
Jan Next Year												
Feb Next Year												
Mar Next Year												
Apr Next Year												
May Next Year												
Jun Next Year												
Avg Settlement Price												

July ____ through June ____
settlement price average

X. Bundled Franchise Fee Rate

= Volumetric Rate/MCF

%

Note: If the 15th of the month falls on a week-end or holiday,
then use the next business day settlement price.

Regular Board of Commissioners

8.

Meeting Date: 08/17/2020

ONG Election Resolution

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider a resolution calling and providing for the holding of a special election in the City of Shawnee, Oklahoma, for the purpose of granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, and its successors and assigns, for a period of twenty-five (25) years from the expiration of the existing franchise grant a non-exclusive franchise; providing for said election to be conducted by the Pottawatomie County Election Board, and providing for absentee ballot and defining the electorate.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION CALLING AND PROVIDING FOR THE HOLDING OF A SPECIAL ELECTION IN THE CITY OF SHAWNEE, OKLAHOMA FOR THE PURPOSE OF GRANTING TO ONE GAS, INC., ACTING BY AND THROUGH ITS OKLAHOMA NATURAL GAS COMPANY DIVISION, AND ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM EXPIRATION OF THE EXISTING FRANCHISE GRANT A NON-EXCLUSIVE FRANCHISE; PROVIDING FOR SAID ELECTION TO BE CONDUCTED BY THE POTTAWATOMIE COUNTY ELECTION BOARD; AND PROVIDING FOR ABSENTEE BALLOT AND DEFINING THE ELECTORATE.

WHEREAS, the existing non-exclusive franchise granted to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, its successors and assigns, by the City of Shawnee, Oklahoma is preparing to expire, and;

WHEREAS, it is necessary that any extension of the existing franchise be approved by a vote of the electorate of the City of Shawnee, Oklahoma.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

Section 1. Call for Election.

That the question be set for election on the 12th day of January, 2021, to allow the electorate of the City of Shawnee, Oklahoma to vote whether or not to approve Ordinance No. _____NS of the City of Shawnee, Oklahoma granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company Division, its successors and assigns, a non-exclusive franchise for a period of twenty-five (25) years from the expiration of the present franchise.

Section 2. Purpose of Election.

The question to be voted on in said election will be as follows:

PROPOSITION NO. 1

Shall Ordinance No. _____NS of the City of Shawnee, Oklahoma granting to One Gas, Inc., acting by and through its Oklahoma Natural Gas Company, its successors and assigns, for a period of twenty-five (25) years from approval and acceptance of this ordinance, a non-exclusive franchise and right to enter the public ways to install, operate and maintain a distribution system within, along, across, over and under the public ways of the City of Shawnee, Oklahoma for the transportation, distribution and/or sale of gas to consumers and the public generally in the City of Shawnee; defining the words and phrases therein; providing for assignment, sale or lease of the franchise; providing that the city may enact an ordinance charging persons transporting gas through grantee's distribution system a fee on the calculated value of such transported gas; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City of Shawnee; providing for grantee's rules and regulations; providing for inspection of grantee's records;

requiring grantee to pay a franchise fee; providing for conditions of the franchise; providing for construction of this ordinance upon the invalidity of any part thereof; providing for the submission of this ordinance to an election of the qualified voters of the city; providing for acceptance of this franchise by grantee and both an effective and an operative date thereof; be approved by the people?

Section 3. Conduct of Election.

The County Election Board shall prepare all ballots and conduct the election provided for herein in the manner set forth in accordance with the Charter of the City of Shawnee and the laws of the State of Oklahoma.

The polls of said election shall be open at 7:00 a.m., and shall remain open continuously until and be closed at 7:00 p.m. on the designated day.

Section 4. Absentee Ballots

Registered, qualified electors may vote in said election by absentee ballot. Absentee ballots shall be obtained from the Secretary of the County Election Board and shall be requested, cast and returned in the manner described by the special election laws of the State of Oklahoma relating to voting by absentee ballot.

PASSED AND APPROVED THIS ____ DAY OF _____, 2020.

ED BOLT, MAYOR

ATTEST:

(SEAL)

LISA LASYONE, CMC, CITY CLERK

Regular Board of Commissioners

9.

Meeting Date: 08/17/2020

P11-20 Rezone

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Public hearing and consideration of an ordinance to rezone property located at 1120 North Louisa Avenue, containing 0.40-acres, R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) with a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU). Case No. P11-20, Applicant: Brent and Amanda Newsom.

Attachments

Staff Report

Ordinance



Community Development

MEMORANDUM

DATE: Monday, August 17th, 2020
TO: City of Shawnee City Commission
FROM: Rebecca Blaine, Planning Director, AICP
RE: Case #: P11-20

Mayor and Commissioners,

The applicants Brent & Amanda Newsom have applied for a CUP (Conditional Use Permit) for an ADU (Accessory Dwelling Unit) on their 0.40-acre property located at 1120 N. Louisa Avenue. They have an existing accessory building on their property that is approximately 900 square feet. They are proposing an interior remodel to make a studio dwelling space out of 600 square feet for family to stay in when they visit from out of state. The remaining 300 square feet would be preserved for storage space. Under Section 22-297.8 of our Zoning Code, a total of thirteen criteria are listed as regulations for ADUs (Accessory Dwelling Units) that are outlined in the staff report. The applicants have agreed to comply with these regulations. Our newly adopted 2040 Comprehensive Plan talks about a need for greater housing diversity options within our community. This application has presented aligns with the goals and objectives of the Comprehensive Plan.

Attachments:

- Planning Commission Recommendation
- Staff Report
- Application and Attachments
- Future Land Use Map from the 2040 Comprehensive Plan

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: Brent & Amanda Newsom
FOR: CUP (Conditional Use Permit) for ADU (Accessory Dwelling Unit)
LOCATION: 1120 N. Louisa Avenue
CASE# P11-20

PLANNING COMMISSION MEETING DATE: Wednesday, August 5th, 2020

PLANNING COMMISSION RECOMMENDATION: Recommendation for approval upon agreeing to adhere to conditions listed under Section 22-297.8 of the City of Shawnee Zoning Code (Other Residential Standards) addressing criteria for Accessory Dwelling Units (ADUs).

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
DEEM (VICE CHAIR)			X			
MATTHEWS (CHAIR)			X			
WALKER			X			
ENGLES			X			
LOFTIS-WALTON		X	X			
ROWELL			X			
MELOT	X		X			

RESPECTFULLY SUBMITTED,

Rebecca Blaine

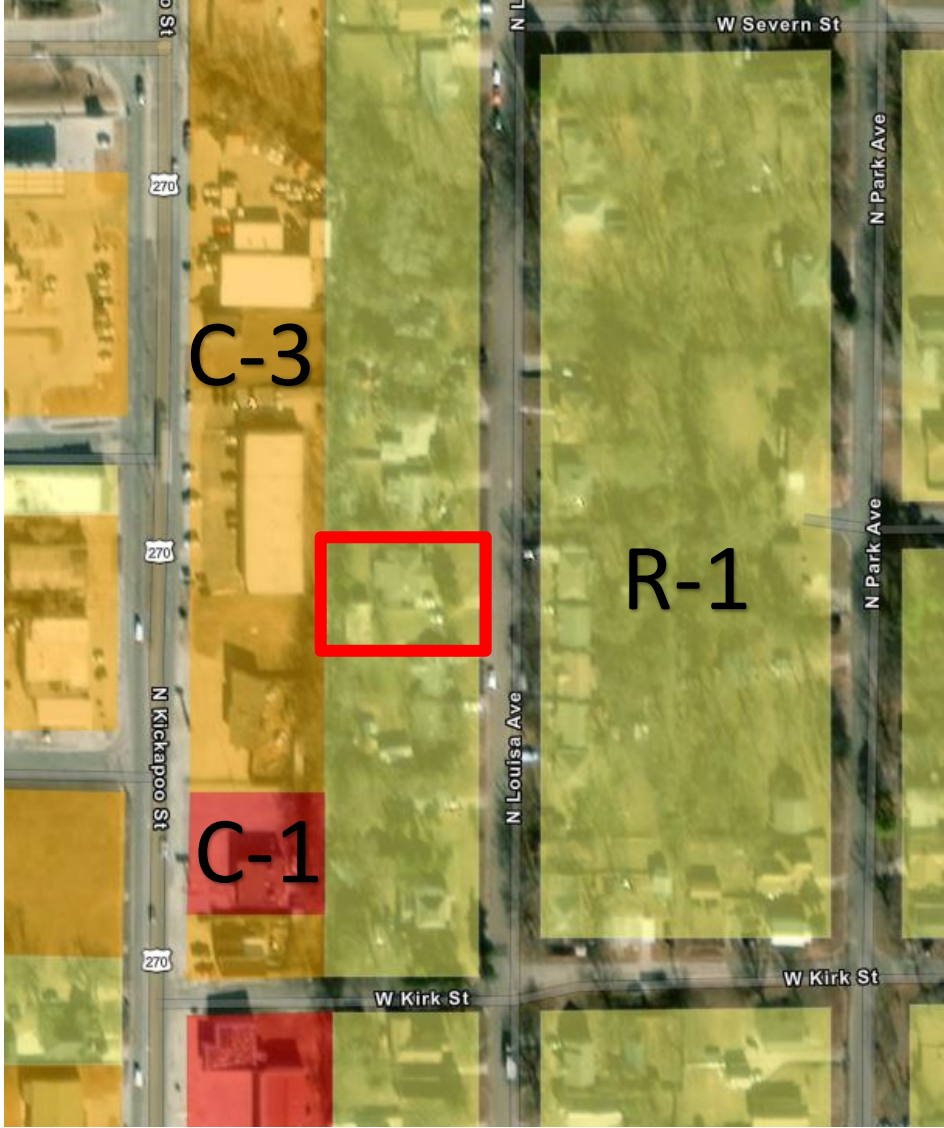
PLANNING DIRECTOR

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P11-20 MEETING DATE: August 5, 2020 CITY COMMISSION DATE: August 17, 2020
APPLICANT: Brent & Amanda Newsom 1120 N. Louisa Avenue Shawnee, OK 74801		
PROPERTY ADDRESS/LOCATION: 1120 N. Louisa Avenue		
The applicants, Brent and Amanda Newsom, are requesting a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) on their property located on N. Louisa one block east of Kickapoo Avenue, one block west of N. Park Avenue, in the 1100 block of N. Louisa between W. Severn Street to the north and W. Kirk Street to the south. This parcel is 0.40 acres in size.		

EXISTING ZONING: R-1	EXISTING LAND USE: Primary single-family residence	SURROUNDING ZONING & LAND USE: R-1 (Single Family District) C-1 (Neighborhood Commercial) C-3 (Highway Commercial District)		PROPERTY SIZE: 0.40-acres
STAFF RECOMMENDATION				
APPROVE	APPROVE WITH CONDITIONS		DENY	
Under Section 22-297 entitled Other Residential Standards, Zoning Code states: (8) <i>Accessory Dwelling Units (ADUs):</i> a. The property owner must reside in either the principal structure or the ADU. b. Only one ADU is allowed per lot in conjunction with a single-family house. ADUs are not allowed in conjunction with duplexes, triplexes or multifamily dwelling units. c. An instrument shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein. d. The ADU may only be located in the established rear yard. e. The living space of the ADU shall not exceed 900 square feet. f. The footprint of a single story detached accessory dwelling shall not exceed 50 percent of the first floor area of the principal structure. g. The footprint of a two-story detached accessory dwelling shall not exceed 40 percent of the first floor of the principal structure. h. ADUs with a second story dwelling unit shall enclose the stairs interior to the structure. i. The ADU shall be of similar style, design and material color and used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure. j. A home occupation shall not be based out of the ADU. k. The ADU must provide, at minimum, one off-street parking space. l. A separate driveway providing exclusive access to the ADU from a road shall not be allowed unless problematic, lot-specific circumstances exist which requires approval from the director. m. The lot area shall be larger than 10,000 square feet. Accessory Dwelling Units (ADUs) are only allowable in R-2 and higher density residential zoning districts; however, if the ADU is ever to go away, the zoning would default back to R-1 (Single Family Residential) district. <i>The Planning Department sent notifications of this application to 41 surrounding property owners. No written letters of support or opposition were received.</i>				

The accessory structure proposed for the ADU is existing. It is a 900' square foot building that if approved, would have 600' square feet built out for a dwelling unit and 300' square feet remaining for storage. The purpose of this application is to allow a place for out-of-state family to stay while visiting the Newsom's. This unit will not be sublet.

Attachments for this item include:

- 1. **Application**
- 2. **Letter from Applicants (property owners)**
- 3. **Bonded Abstractor's List**
- 4. **Letter to Surrounding Property Owners**
- 5. **Public Hearing Notice**

The 2040 Comprehensive Plan mentions accessory dwelling units in Chapter 7 under Item 3 on page 147:

Review zoning code for barriers and hurdles. Traditional zoning ordinances from the mid-twentieth century valued low density and separation of different land uses. Today there is a growing interest in what some might consider "non-traditional" housing types. The city's existing ordinance allows for one unit lots down to 60-foot-wide and accessory dwelling units (ADU) are allowed through a conditional use permit. Accommodating tiny homes, lot sizes smaller than 60-foot, or even the newest innovations in senior living are not allowed in the ordinance but should be considered. The city should review its codes as they relate to housing for the physically and mentally handicapped. Often these may be in group housing settings. Universal design standards that allow homes to be easily adapted for aging or physical disabilities should also be considered.

Staff recommends conditional approval of this CUP application, upon agreeance to adhere to items listed A-L under Section 22-297 of the Zoning Code.

ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number: _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

☐ Rezoning
☐ Conditional Use Permit

☒ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1120 N. Louisa Ave.

LEGAL DESCRIPTION: Lots 14-18, Block 1, Plain View Addition

PROPERTY OWNER (S): Brent and Amanda Newsom

PROPERTY AGENT (APPLICANT): Brent Newsom

APPLICANT'S ADDRESS: 1120 N. Louisa Ave.

CITY: Shawnee STATE: OK ZIP: 74801

EMAIL ADDRESS: banewsom@gmail.com

TELEPHONE NUMBER: (806) 445-3672 CONTACT NUMBER: ()

DIMENSIONS OF PROPERTY: AREA: 17,500 ft² WIDTH: 125 ft.
LENGTH: 140 ft. FRONTAGE: 125 ft.

CURRENT ZONING: R1 CURRENT USE: Private residence

PROPOSED ZONING: R2 PROPOSED USE: Private residence w/ Accessory Dwelling Unit
(See attachment)

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Brent Newsom
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

Rezoning & Conditional Use Permit Application
Proposed Use

Brent & Amanda Newsom
1120 N. Louisa Ave.
(806) 445-3672
banewsom@gmail.com

The structure we would like to remodel is a metal building that sits behind our house on our property, which consists of five city lots. The building is currently used for storage and workshop space. The building is approximately 900 sq. feet in area and has electricity but is not yet plumbed for water and sewer.

We are proposing to partition the structure, converting approximately 600 sq. feet into an accessory dwelling unit to be used as guest space for family use only. Both of our families live out of state, and our house has no spare bedroom for guests. Our proposed remodel will add a bedroom, bathroom, and kitchenette. The remaining 300 sq. feet will continue to be used for storage.

If our application is approved, we will hire local contractor Greg Cullison to complete the project. Mr. Cullison carefully adheres to local code and permitting regulations.

CERTIFICATE OF BONDED ABSTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Lots Fourteen (14) to Eighteen(18), inclusive, in Block One (1), in PLAINVIEW ADDITION, to Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 17, 2020 at 7:30 AM

First American Title Insurance Company

By: Julio Indan

Julie Jordan
 Abstractor License No. 4071
 OAB Certificate of Authority # 017
 File No. 2472528-OK99

OWNERSHIP LIST**ORDER NO. 2472528**

DATE PREPARED: January 28, 2020

EFFECTIVE DATE: January 17, 2020 at 7:30 am

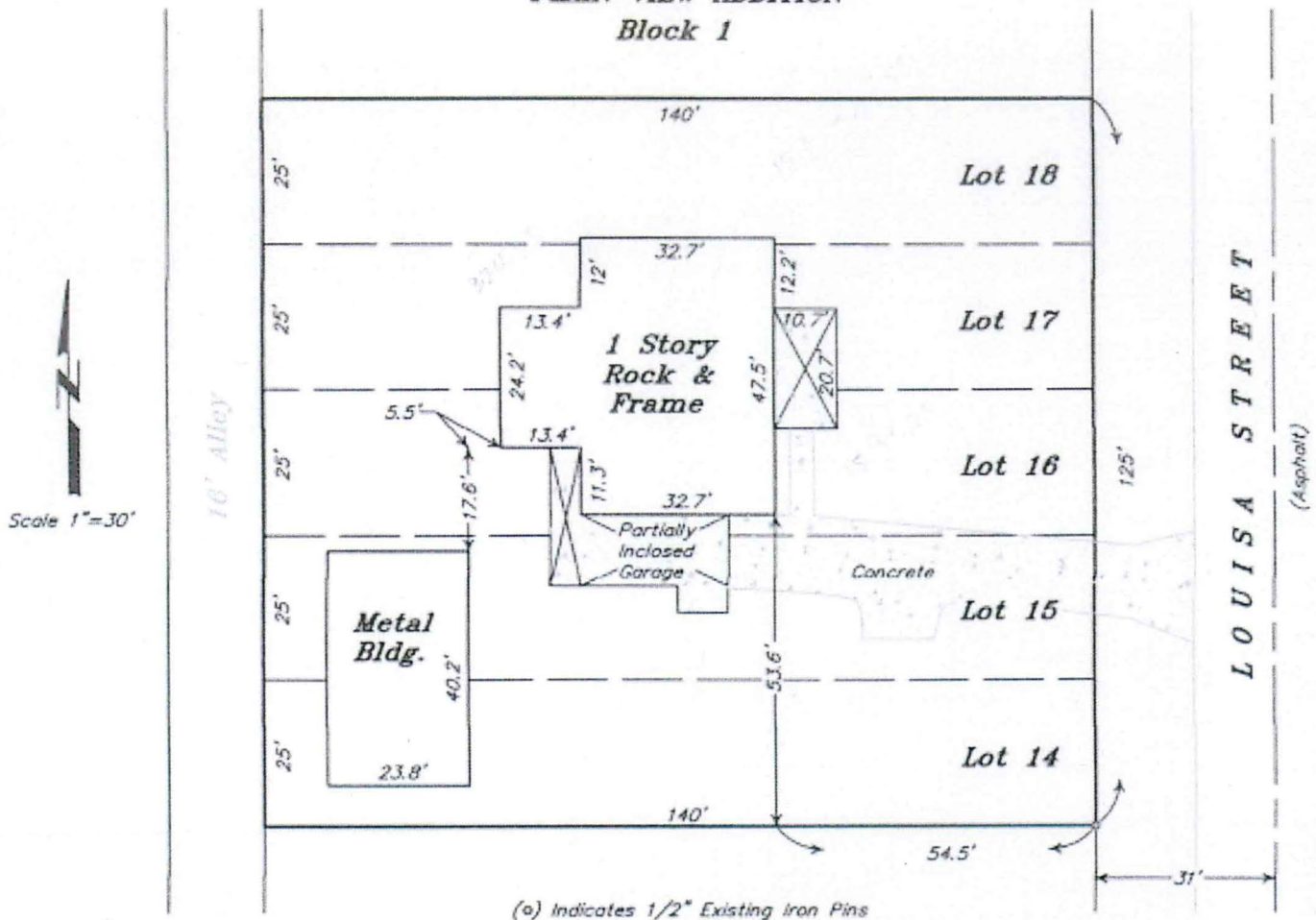
OWNER	LOT	BLK	ADDITION
NEWSON BRENT A & AMANDA 1120 N LOUISA SHAWNEE, OK 74801	14-18	1	PLAINVIEW
BURDITT PATTI R 1116 N LOUISA SHAWNEE, OK 74801	12-13	1	PLAINVIEW
MARTIN PHILIP H 1112 N LOUISA SHAWNEE, OK 74801	9-11	1	PLAINVIEW
PATTERSON VALERIE F 1110 N LOUISA SHAWNEE, OK 74801	7-8	1	PLAINVIEW
WEEKS CARL R & YUAVONDA M 1102 N LOUISA SHAWNEE, OK 74801	E 100' 1-5 & all of 6	1	PLAINVIEW
EXECUTIVE HOMES RENTALS LLC P O BOX 3861 SHAWNEE, OK 74802	W 40' 1-5	1	PLAINVIEW
SMITH WILMA J REVOC TRUST 18 CEDAR CREEK DR SHAWNEE, OK 74804	49-50, LESS TR 20 x 20	1	PLAINVIEW
PETTIS JIM COLE 1111 N KICKAPOO SHAWNEE, OK 74801	S/2 of 43 & ALL 44-48	1	PLAINVIEW
CITY OF SHAWNEE 16 W. 9 SHAWNEE OK 74801	W 10' 44-48 & W 10' OF S/2 43	1	PLAINVIEW
VANDAVEER RICK S 12316- A N. MAY AVE. STE. 143 OKC, OK 73120	S/2 OF 35 & ALL 42 & N/2 43	1	PLAINVIEW
SILVERHAWK PROPERTIES LLC 21976 WHITE PINE CIR EDMOND, OK 73012	24-39 & N/2 35	1	PLAINVIEW
SILVERHAWK PROPERTIES LLC 21976 WHITE PINE CIR EDMOND, OK 73012	S 20' 27 & ALL OF 28	1	PLAINVIEW
MATTHEWS STEVEN L REVOC TRUST P O BOX 3225 SHAWNEE, OK 74802	26 & N 5' 27	1	PLAINVIEW

MATTHEWS STEVEN L REVOC TRUST P O BOX 3225 SHAWNEE, OK 74802	S 31 1/2' of 5	7	DEER PARK
CHT LLC 1215 N KICKAPOO SHAWNEE, OK 74801	N 14 1/2' 5 & ALL 6-8	7	DEER PARK
DOCKREY WHITNEY L & ANGELA J 39309 GARRETTS LAKE RD SHAWNEE, OK 74804	1-2	3	CAMPBELL
DOCKREY WHITNEY L & ANGELA J 39309 GARRETTS LAKE RD SHAWNEE, OK 74804	1 & 2, 9	7	DEER PARK
NORTON EDWARD EUGENE (1/2 INT) & RILEY L & LISA M NORTON (1/2) 1224 N LOUISA SHAWNEE, OK 74801	3-4	7	DEER PARK
MCGEE LEISA & OR RICHARD 1216 N LOUISA SHAWNEE, OK 74801	24	1	PLAINVIEW
MCGEE RICHARD L & LEISA M 1216 N LOUISA SHAWNEE, OK 74801	21	1	PLAINVIEW
MMA INVESTMENT PROPERTIES LLC 2026 N BEARD SHAWNEE, OK 74804	19-20 & S/2 21	1	PLAINVIEW
SHAWNEE INVESTMENT PROPERTIES 25 W MACARTHUR ST SHAWNEE, OK 74804	N/2 12 & ALL 13 & S 15' 14	5	DEER PARK
BOARD OF COUNTY COMMISSIONERS 325 N BDWY SHAWNEE, OK 74801	S/2 12	5	DEER PARK
STEVENSON PHILLIP M & JEANNINE WESTERVELT 1205 N LOUISA AVE SHAWNEE, OK 74801	N 40' 9 & ALL 10-11	5	DEER PARK
BOARD OF COUNTY COMMISSIONERS 14101 ACME RD SHAWNEE, OK 74804	S 10' 9	5	DEER PARK
MASSINGEL PHYLLIS & BEVERLY A HUGHES & LORI A WILSON 1203 N LOUISA SHAWNEE, OK 74801	8	5	DEER PARK
DOS OKIES PIZZERIA LLC 2321 N BDWY SHAWNEE, OK 74804	16	6	DEER PARK
WALKER BENJAMIN T & STEPHANIE 1117 N LOUISA SHAWNEE, OK 74801	15	6	DEER PARK

DEGMAN TOMMY & BARBARA 1115 N LOUISA SHAWNEE, OK 74801	14	6	DEER PARK
QUINTANA MARIANO BALBUENA & SILVIA ESTHER BACA GUERRA 1113 N LOUISA SHAWNEE, OK 74801	13	6	DEER PARK
MORGAN PATRICIA A 1109 N LOUISA SHAWNEE, OK 74801	11-12	6	DEER PARK
GEE JOSHUA W 1103 N LOUISA SHAWNEE, OK 74801	W/2 9-10	6	DEER PARK
FLICK LARRY B 318 W KIRK SHAWNEE, OK 74801	E/2 9-10	6	DEER PARK
MOUNTAIN RIDGE VENTURES LLC 1202 N PARK SHAWNEE, OK 74801	5-7	5	DEER PARK
GRIFFIN LANDHOLDINGS LLC 9525 BERGAMO BLVD EDMOND, OK 73034	1-2	6	DEER PARK
CORNETT CARL JAY & JOY MARIE 203 S CLARK MEEKER, OK 74855	3	6	DEER PARK
MAULDIN TRAVIS E JR & MARSHA L TR OF MAULDIN FAMILY REV TRUST 1804 S AVERY MIDWEST CITY, OK 73130	4	6	DEER PARK
MAULDIN MARSHA & TRAVIS TR OF MAULDIN FAMILY REV LIVING TRUS 10523 SE 15TH MIDWEST CITY, OK 73130	5	6	DEER PARK
ELMER SMITH OIL CO PO BOX 1719 CLINTON, OK 73601			BEG 823'S & 33'W NE/C NE WLY320' SLY313' ELY320' NLY313' POB LAND 325 (13-10N-3E)
PETTYJOHN ROBERT M & MARTHA F 541 W POPLAR SHAWNEE, OK 74801	N 50' 21-22	10	REASOR PARK
MADDUX WILLIAM K 1114 N KICKAPOO SHAWNEE, OK 74801	23-24 & S 90' 21-22	10	REASOR PARK
HERNANDEZ JESSE O & MARTHA J 8 ROBBY RD SHAWNEE, OK 74804	170-171	11	JEFFERSON TERRACE

MORTGAGE INSPECTION REPORT

PLAIN VIEW ADDITION Block 1



LEGAL DESCRIPTION

This Mortgage Inspection Report was prepared for CHOICE TITLE INSURANCE AGENCY. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other further improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of this inspection, and the linear and angular values shown on this sketch, if any, are based on recorded plat or deed information and have not been verified unless noted.

Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block One (1), PLAIN VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

FLOOD INFORMATION

The property shown above is located in Zone X as indicated by the Flood Insurance Rate Map, Panel 210 of 550, Map Number 40125C0210 H with an effective date of September 3, 2010.

SURVEYORS NOTES:

Property has direct access to North Louisa Street.

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P11-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) of property located within the City of Shawnee.

The property requesting a rezoning is described as follows:

LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEN (17) AND EIGHTEEN (18),
BLOCK ONE (1), PLAINVIEW ADDITION TO THE CITY OF SHANWEE, POTTAWATOMIE
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

General Location Known As:	<u>1120 N. Louisa Ave.</u>
Current Zoning Classification:	<u>R-1 (Single-Family Residential)</u>
Requested Rezone:	<u>CUP for ADU</u>
Applicant:	<u>Brent and Amanda Newsom</u>

The public hearings will be held in the City Commission Chambers located inside City Hall at 16 W. 9th Street, Shawnee, OK 74802, as follows:

August 5th, 2020 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
August 17th, 2020 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding this application. The commissions reserve the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezoning will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) business days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 17th day of July 2020.

Rebecca Blaine, AICP, CNU-A, CFM
Planning Director, City of Shawnee



DATE: July 16, 2020

FROM: Rebecca Blaine, Planning Director

RE: **Conditional Use Permit (CUP) Request near your property**

The applicant, **Brent and Amanda Newsom**, are requesting a **Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU)** located at 1120 N. Louisa Avenue, and is legally described as:

PLAINVIEW BLK 1 LOTS 14 THROUGH 18

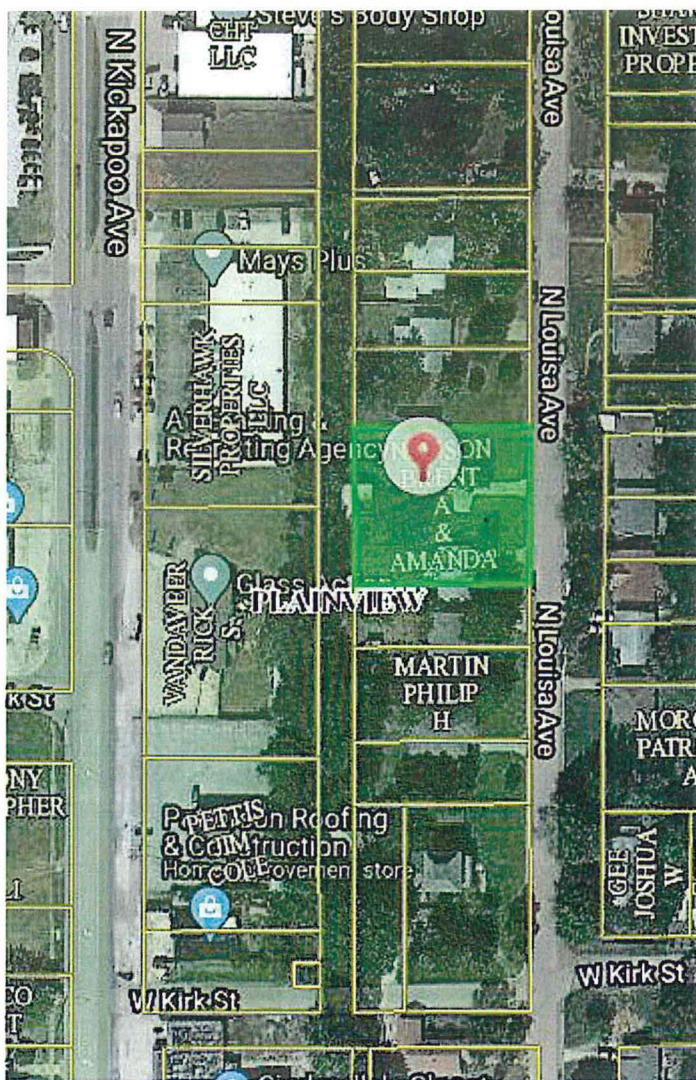
The purpose of the ADU is to host out-of-state family members, not to be rented out.

You are receiving this letter because your property is within three hundred (300) feet of the property where this request is being proposed.

The Planning Commission will consider this request on **Wednesday, August 5th at 1:30 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

The City Commission will consider this request on **Monday, August 17th, 2020 at 6:00 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

Location map printed on back.



↑
North

Kind Regards,

Rebecca Blaine, AICP, CNU-A, CFM

Planning Director

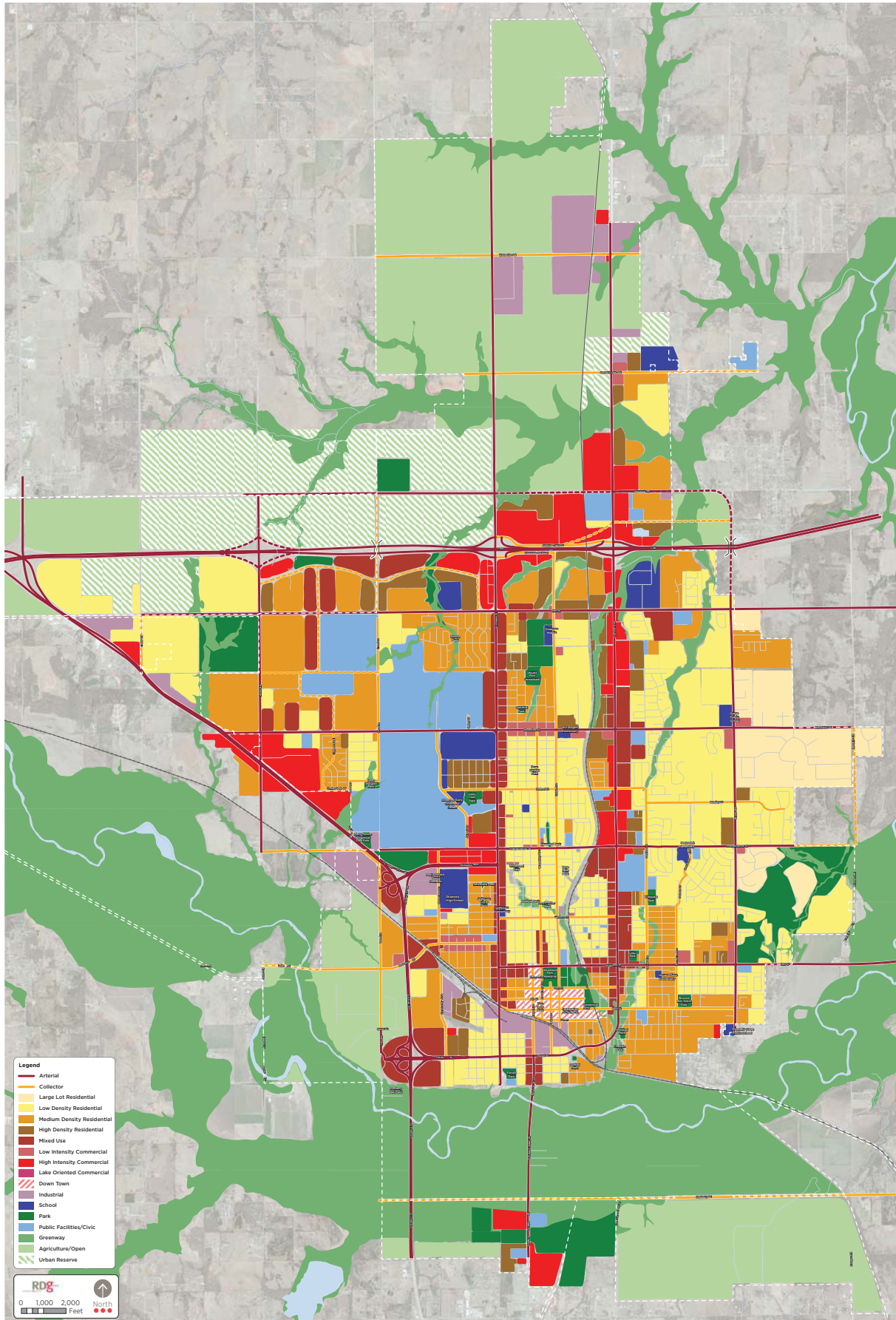
222 N. Broadway Ave.

Shawnee, OK 74801

D: 405.878.1665

rebecca.blaine@shawneek.org

FIGURE 3.4: Future Land Use Plan



ORDINANCE NO. _____NS

AN ORDINANCE CONCERNING THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, TO-WIT: LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE (1), PLAINVIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM ZONING CLASSIFICATION R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) FOR AN ACCESSORY DWELLING UNIT (ADU) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma on the 17th day of August, 2020, upon an application to rezone certain properties located in the City of Shawnee, Oklahoma, from zoning classification R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) with a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said application pursuant to notice as required by law and has submitted its final report and recommendation upon said application to the Board of Commissioners; and,

WHEREAS, it appears to be in the best interest of the City of Shawnee and the inhabitants thereof for said properties to be rezoned to R-1 (Single-Family Residential District) with a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the following described property located in the City of Shawnee, Oklahoma, to-wit: LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE (1), PLAINVIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM ZONING CLASSIFICATION R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) FOR AN ACCESSORY DWELLING UNIT (ADU) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

PASSED AND APPROVED this 17th day of August, 2020.

ED BOLT, MAYOR

(SEAL)
ATTEST:

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this 17th day of August, 2020.

JOSEPH M. VORNDRAN,
CITY ATTORNEY

Regular Board of Commissioners

10.

Meeting Date: 08/17/2020

P12-20 Rezone

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Public hearing and consideration of an ordinance to rezone property located on the north side of East 39th Street approximately 840' east of Harrison Avenue, containing 13.37-acres, from A-1 (Rural Agricultural District) to a Planned Unit Development (PUD) for the purpose of a residential subdivision. Case No. P12-20, Applicant: Cedar Ridge Investments.

Attachments

Staff Report

Ordinance



Community Development

MEMORANDUM

DATE: Monday, August 17th, 2020
TO: City of Shawnee City Commission
FROM: Rebecca Blaine, Planning Director, AICP
RE: Case #: P12-20

Mayor and Commissioners,

The applicant, Cedar Ridge Investments (David Tomlinson) and Landes Engineering have requested a rezone of a 13.34-acre property located approximately 840' east of Harrison Ave. on E. 39th Street on the north side of the road. The Future Land Use map of the newly adopted 2040 Comprehensive Plan on page 89 reserves this particular area for High Density Residential. High Density Residential is defined as a minimum of 12 dwelling units per acre (12DU/AC). The applicant and engineering firm were informed during the pre-development meeting that this application in its current form proposing a PUD (Planning Unit Development) of single-family dwellings with 7DU/AC did not align with the Comprehensive Plan; therefore, the application could not come with a staff recommendation for approval. This Comprehensive Plan reserves over 1100 acres of land in city limits to all types of residential ranging from single family low density to multifamily high density residential. The Plan is supportive of adding more single-family residential, just not in this particular location. Deviation from a Comprehensive Plan that serves as a twenty (20) year road map for our community to meet goals and objectives crafted by community members, staff, a professional planning firm, both Planning and City Commissions as well as a Steering Committee with local stakeholders should not be decided lightly.

Deviations from our Comprehensive plan or amendments that do not align with the goals and objectives for our community set a precedence that will make future applications difficult to navigate. A Planned Unit Development (PUD) was applied for in lieu of R-1 (Single Family Residential). Staff also recommends that Planned Unit Developments should be used sparingly as the exception, not the rule, in rezoning applications. *This development does not constitute a*

PUD as it is not unique or peculiar in nature. Issues with Planned Unit Developments are a give-and-take negotiations of criteria between the developer and the City. They take ample time and attention to detail as staff must review these lengthy documents carefully to ensure they understand the custom standards and regulations. Staff has had difficulty working with PUDs after they are approved, as many times the developer will request an amendment to the PUD that is advantageous for the developer but leaves the City to pick up the tab and improvise regular standards set forth in City Code and Subdivision Regulations. There can also be instances where the original developer sells off the property and the new owner/developer will argue over the interpretation of the language and intent of the PUD. Secondary owners of the property historically have not wanted to follow through on promises or commitments made in the original PUD document by the original developer. Many times the infrastructure requirements and negotiated items never come to fruition for the City.

This current property is zoned A-1 (Rural Agricultural) presently and will require a rezone to be developed for anything more than the use of cultivation of crops, having livestock or having a single-family home on the property. Please note that E. 39th Street is a road that does not meet current street standards and will require improvement by the developer to bring up to standard. This proposed development has 62 residential lots. If each home has an average of two vehicles, then the increased traffic volume dumping out onto E. 39th Street which is this development's only point of ingress/egress would increase by 124 vehicles. It is best practice that the developer shall upgrade infrastructure required to support the needs and demands of his or her development; otherwise, the City is left holding the tab for new infrastructure that was not planned for or budgeted, taking away from existing budget to maintain existing infrastructure.

Attachments

- Planning Commission Recommendation
- Staff Report
- Application and Attachments
- Exhibit B
- PUD document
- Future Land Use Map from the 2040 Comprehensive Plan
- Written response letter and petitions

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: Cedar Ridge Investments (David Tomlinson)
/Landes Engineering
FOR: Rezoning from A-1 (Rural Agricultural) to PUD
(Planned Unit Development)
LOCATION: 13.37 acres on north side of E. 39th Street
approximately 840' E of Harrison Avenue
CASE# P12-20

PLANNING COMMISSION MEETING DATE: Wednesday, August 5th, 2020

PLANNING COMMISSION RECOMMENDATION: Recommendation for DENIAL of rezoning
application.

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
DEEM (VICE CHAIR)	X		X			
MATTHEWS (CHAIR)			X			
WALKER			X			
ENGLES			X			
LOFTIS-WALTON				X		
ROWELL				X		
MELOT	X		X			

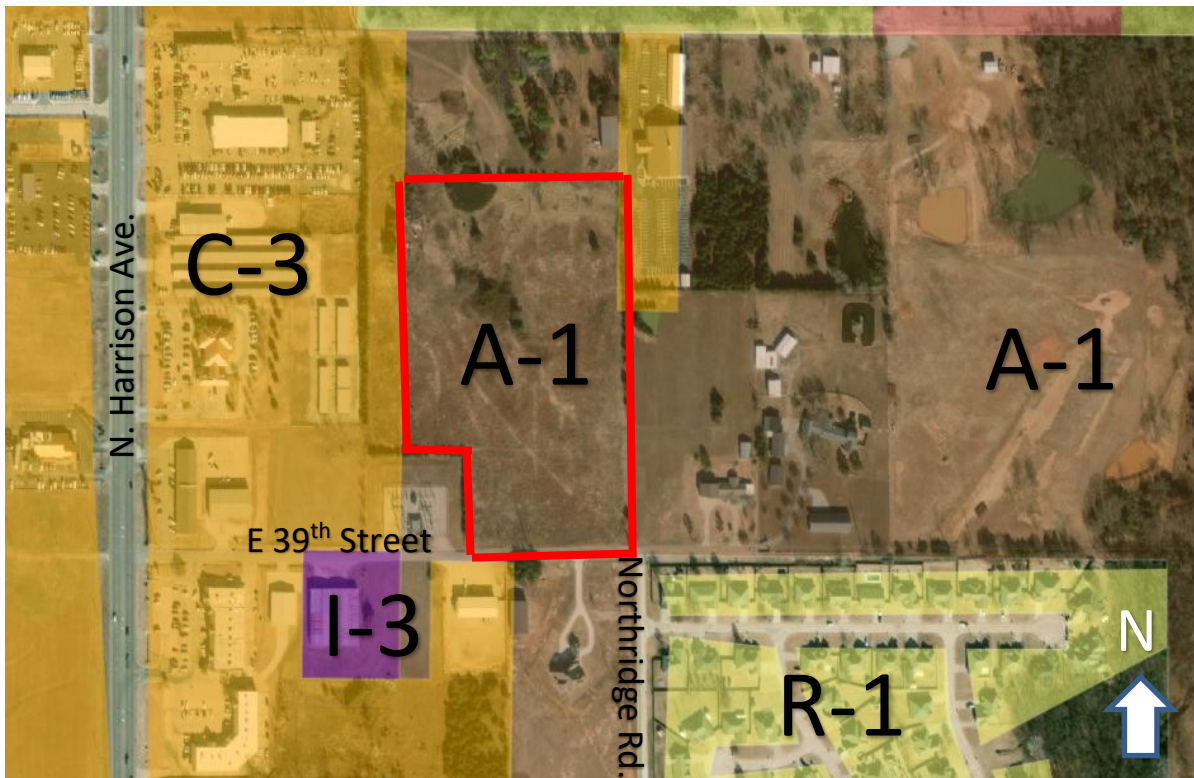
RESPECTFULLY SUBMITTED,
Rebecca Blaine
PLANNING DIRECTOR

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 www.ShawneeOK.org		CASE # P12-20 PLANNING COMMISSION: August 5th, 2020 CITY COMMISSION DATE: August 17th, 2020
APPLICANT: Cedar Ridge Investments, LLC David Tomlinson/Landes Engineering	13.37 acres on the north side of E. 39th Street East of Harrison Avenue	
PROPERTY ADDRESS/LOCATION: Approximately 840’ feet from the NE corner of N Harrison Ave. on 39th Street		
The applicant, Cedar Ridge Investments, LLC, is requesting a rezone of 13.37 acres from A-1 (Rural Agricultural District) to PUD (Planned Unit Development) for the purpose of a residential development.	 Surrounding Zoning Districts: C-3 (Highway Commercial District) I-3 (Heavy Industrial District) A-1 (Rural Agricultural District) R-1 (Single Family Residential)	

STAFF RECOMMENDATION

The proposed rezone takes place over a 13.34 tract of raw land that is unplatted.

The 2040 Comprehensive Plan intends for this area's future land use to be High Density Residential. The Comprehensive Plan defines 'High Density Residential' as 12 dwelling units per acre (12/DU). Zoning approvals and denials in accordance with the Comp Plan is of the upmost importance. The purpose of the Planned Unit Development falls short of meeting this density. It is the proposal of lots smaller than the R-1 (Single Family Residential) 6,000 square foot minimum in efforts to be closer to the high-density figure; however, it falls short. PUDs (Planned Unit Developments) should be used sparingly as these proposals usually skirt conventional rules and regulations, complicate the evaluation and enforcement of regulations as these developments happen and should not be used unless development is so peculiar or unique that it simply will not fit in a traditional Zoning District classification.

Shawnee is lacking in offering its citizens a variety of housing types. The Comp Plan affirmed High Density Residential was one of those types. On page 71 of the Comp Plan it is mentioned that, "Along Harrison and Kickapoo, high density residential uses should be included in redevelopment and development areas to provide housing close to jobs." In Chapter 7 entitled Housing and Neighborhoods page 141 states "Limited diversity with mostly single product housing developments. Single-family owner-occupied homes dominate the housing market, indicated in both the market analysis and the community survey. While appealing to many, young professionals, retirees, and seniors often need other options such as homes for rent, apartments, townhomes, or condominiums. These types of housing units often provide higher densities and thus a better way to control costs. They also offer fewer maintenance requirements to the occupants." The Future Land Use map of the Comprehensive Plan designates 1,039 acres for future residential development. Included in that figure are all types of housing. To deviate from the Comprehensive Plan to allow for a single-family residential subdivision when there are plenty of acres across city limits designated for this type of development would be of poor decision. For future developments that may be considered on E. 39th Street that do align with the Comprehensive Plan, a consideration and obligation of the developer should be improvements to this road that is currently not designed to handle exponential increases in vehicular traffic.

Staff strongly recommends denial of the requested rezone application from A-1 (Rural Agricultural District) to PUD (Planned Unit Development).

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number: 200724

Date Filed: 7-17-20

Planning Commission Secretary

REQUEST:

____ Rezoning

____ Conditional Use Permit

____ Rezoning w/Conditional Use Permit

X Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A-1 District to PUD (R-2 Base) District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1036 E 39th Street

LEGAL DESCRIPTION: Part of E/2, SW/4, NW/4, Sec 5, T10N, R4E

PROPERTY OWNER (S): Cedar Ridge Investments

PROPERTY AGENT (APPLICANT): Landes Engineering, LLC

APPLICANT'S ADDRESS: 903 E. 35th St.

CITY: Shawnee **STATE:** OK **ZIP:** 74804

EMAIL ADDRESS: slandes@landesengineering.net

TELEPHONE NUMBER: (405) 275-5388 **CONTACT NUMBER:** (405) 432-9396

DIMENSIONS OF PROPERTY: **AREA:** 13.49 acres **WIDTH:** 660

LENGTH: 1,077 **FRONTAGE:** 411.86

CURRENT ZONING: A-1 **CURRENT USE:** Open pasture

PROPOSED ZONING: PUD **PROPOSED USE:** High density housing

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____



First American Title Insurance Company

133 NW 8th Street
Oklahoma City, OK 73102
Phone: (405)236-2861 / Fax: (866)535-3211

PR: SOCENT

Ofc: 2499 (607)

Final Invoice

To: David Tomlinson
1016 Muirfield Dr
Shawnee, OK 74801

Invoice No.: 607 - 2499147616

Date: 06/10/2020

Our File No.: 2515937-OK99

Title Officer:

Escrow Officer:

Customer ID: AD5169986

Liability Amounts

Attention:

Your Ref.: NW/4 5-10N-4E

RE: Property:
NW/4 5-10N-4E, Shawnee, OK 74801

Buyers: Hunbert W. & E Mable Hopkins Joint Revocable Trust , et al

Sellers:

Description of Charge	Invoice Amount
Misc Non-Income OWNERSHIP	\$400.00

INVOICE TOTAL \$400.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

PO Box 776119

Chicago, IL 60677-6119

RECEIVED

JUL 15 2020

PLANNING / CODE

STATE OF OKLAHOMA)
)
) §:
COUNTY OF Pottawatomie)

First American Title Insurance Company

By: 

Julie Jordan

Abstractor License No. 4071

OAB Certificate of Authority # 017

File No. 2515937-OK99

OWNERSHIP LIST**ORDER NO. 2515937**

DATE PREPARED: June 10, 2020

EFFECTIVE DATE: June 2, 2020 at 7:30 am

OWNER	LOT	BLK	ADDITION
CEDAR RIDGE INVESTMENTS PO BOX 70 EUFAULA OK 74432 ✓			BEGINNING NW/C E/2 SW/4 NW/4 S330' E660' N330' W660' POB LESS A TRACT BEGINNING 128.96'E NW/C E/2 SW/4 NW/4 E421.29' S343.28' W421.29' N343.29' POB & LESS BEGINNING 550.25'E NW/C E/2 SW/4 NW/4 N89*18'40"E 110' S1*39'18"E 343.17' S89*18'40W 115.79' N0*41'18"W 343.28' POB (5-10N-4E)
HARPER JAY V & DEBORAH D P O BOX 360 PAULS VALLEY, OK 73075 ✓			A TR BEG AT SW/C NW TH E 115.096' & N 805.42' TO POINT ON E R/W LINE OF STATE HWY 18 BEING TRUE POB TH E 535.46' TH N 100.01' W 534.06' TH S 100' POB A TR BEG AT SW/C NW TH E 115.096' & N 805.42' TO POINT ON E R/W LINE HWY 18 FOR TRUE POB TH E 535.46' TH N 100.01' TH W 534.46' TO A POINT ON THE E R/W LINE HWY 18 TH S ALG HWY 100' TO POB (5-10N-4E)
HUDIMAX II LLC PO BOX 10719 MIDWEST CITY, OK 73140 ✓			BEG 115.096'E & 905.42'N SW/C NW E534.06' N249.37' W530.57' S250' POB (5-10N-4E)
HUDIMAX II LLC ✓ 6000 TINKER DIAGONAL MIDWEST CITY, OK 73110			93-SU BEG 132.59'E & 23'S NW/C SW NW S150' E530.58' N150' W528.58' POB. (5-10N-4E)
WILLIAMS KORBIN ✓ 1113 E 42ND ST SHAWNEE, OK 74804			A TRACT BEGINNING 128.96'E NW/C E/2 SW/4 NW/4 E421.29' S343.28' W421.29' N343.29' POB (5-10N-4E)
VISION BANCSHARES INC ✓ 4301 N HARRISON SHAWNEE, OK 74804	2	1	VISION ADDITON SECTION II
HYATT DEVELOPMENT LLC ✓ 203 E 40TH SHAWNEE, OK 74804			BEG NW/C NW/4 E659.57' E737.71' S50' POB S44*44'14"W35.52' S57.11'

			S8*3'15"E42.03' S16*6'29"E181.55' E562.21' N1*53'34"W297.42' W585.34' POB & BEG SW/C LOT 17 BLK 3 HYATT ADDITION S280' POB E920.56' E51.88' E60.45' N115' N50' W9.82' N92.98'N16*6'29"W432.6' E12.5' N50' N114.99' E389.98' S978.14' W1321.2' N138.11' POB LESS A TRACT BEGINNING NW/C NW/4 E659.67' E737.71' S50' POB S44*44'14"W35.52' S57.11' S8*3'15"E42.03' S16*6'29"E 181.55' E562.21' N1*53'54"W 297.76'(297.42 OF REC)W583.63'(585.34 OF REC) POB (5-10N-4W)
VISION BANCSHARES INC ATTN LAVONDA JONES P O BOX 669 ADA, OK 74821			27-SU A TRACT IN THE W/2 OF LOT 4 BEG 659.57'E & 710'S NW/C NW/4 S618.54' W527.83' TO A PT ON THE E R-O-W OF HARRISON ST N ALG R-O-W 619.68' E519.29' POB & A TRACT BEG 450.08'ENW/C NW/4 E209.49 S1*E710' W219.23' N710' POB(2009-3200) LESS A TRACT DESCRIBED AS BEG SW/C LOT 2 BLK 1 VISION ADDITION THENCE N101.8' E300.06' S138.33' W116.28' THENCE ON A CURVE TO THE LEFT 48.74' W111.17' POB(2009-3198) & LESS APPROXIMATELY .21 ACRES DESCRIBED IN QCD 2016-13871 & LESS TRACTS PLATTED INTO VISION ADDITION SECTION II (5-10N-4E)
CEDAR RIDGE INVESTMENTS PO BOX 70 EUFAULA OK 74432			E/2 SW/4 NW/4 LESS 250' X 250' TO OG&E & 2.5A IN NW/C W/2 SE/4 NW/4 LESS TRACTS (5-10N-4E)
AMERICAN SELF STG LLC P O BOX 13540 OKLAHOMA CITY, OK 73113			93-SU A TR NW BEG 115.096'E & 645.42'N SW/C NW SAID PT BEING ON E R/W LN STATE HWY 18 TH N160' E535.46' S476.84' W197.67 ' N316.81' W343.39' POB (BK 2844 PG 72-74) (5-10N-4E)
R A F PROPERTIES INC P O BOX 127 PIEDMONT, OK 73078			I3-SU BEG 115.1'E SW/C NW E546.7' N328.6' W542.10' S328.6' POB EXPRESS PERSONNEL

			(5-10N-4E)
L & R REALTY INC % JIM ROBERTSON P O BOX 246 SHAWNEE, OK 74802 X	PART OF LOTS 6-8		ELBERTA W1/2 LOTS 6 THRU 8 LESS S54' LOT 6 LESS N321' OF W102' LOT 8 LESS 160'X280' TR IN LOT 8
KB ELECTRIC LLC 24850 GADDY RD TECUMSEH, OK 74873 X	PART OF LOT 8		ELBERTA PT LOT 8 DES AS COMM NW/C SW TH ELY 998. 75' TH SLY 24.48' TO A POINT ON N LINE OF LOT 8 TH SOUTHERLY 280' TH WESTERLY 160' TH NORTHERLY 280' TH EASTERLY 160' POB
EPPLER LAWRENCE E & BARBARA J 1049 E 39TH ST SHAWNEE, OK 74804 X	E1/2 LOTS 6 THRU 8 LESS S54' OF LOT 6		Elberta
DAVIES LARRY A P O BOX 37 SHAWNEE, OK 74802 X			27-SU W1/2 SW SE NW (5-10N-4E)
WENTZEL JENNIFER L & STEVEN M 1200 E 39TH ST SHAWNEE, OK 74804 X			E1/2 SW SE NW & BEG 1320'E SW/C NW E330' N24' W330' S24' POB (5-10N-4E)
NEW BEGINNINGS CHURCH 13809 MAY ADDITION RD SHAWNEE, OK 74804 X			W2 W2 NW SE NW (5-10N-4E)
HOPKINS J ERIC & L LOREE 16 GRANADA SHAWNEE, X			BEGINNING 550.25'E NW/C E/2 SW/4 NW/4 N89°18'40"E 110' S1°39'18"E 343.17' S89°18'40W 115.79' N0°41'18"W 343.28' POB (5-10N-4E)
OKLA GAS & ELECTRIC % JEREMY ADAM P O BOX 321 M/C 710 OKLA CITY, OK 73101 X			93-SU 250' X 250' IN E1/2 SW NW (5-10N-4E)
AUSTIN ORVILLE R & BETTIE S 10987 N KICKAPOO AVE & SUSAN F ANSELL TR SHAWNEE, OK 74804 X		PART OF BLOCK 8	ELBERTA -N321' OF W105' OF BLK 8 INCLUDES 39TH ST ADJ ON N ELBERTA AVE
HYATT DEV LLC 203 E 40TH ST SHAWNEE, OK 74804 X	19	1	HYATT ADDITION SEC 3
HYATT DEV LLC 203 E 40TH ST SHAWNEE, OK 74804	20	1	HYATT ADDITION SEC 3
GILCRAFT CONSTRUCTION INC 345589 E 950 RD CHANDLER, OK 74832 X	21	1	HYATT ADDITION SEC 3
LOPEZ GENARO & JESSICA 1113 ADELINE SHAWNEE, OK 74804 X	22	1	HYATT ADDITION SEC 3
JOHNSON CHRISTOPHER M & AMANDA 1117 ADELINE DR SHAWNEE, OK 74804 X	23	1	HYATT ADDITION SEC 3

ABODE DESIGN AND CONSTRUCTION 1117 ADELINE DR SHAWNEE, OK 74804	24	1	HYATT ADDITION SEC 3
HYATT DEV LLC 203 E 40TH ST SHAWNEE, OK 74804	25	1	HYATT ADDITION SEC 3
BUSLER RUSSELL & JULIE K 1129 ADELINE DR SHAWNEE, OK 74804	26	1	HYATT ADDITION SEC 3
CHAMBERS JAMI & JILL BOLES 1133 ADELINE DR SHAWNEE, OK 74804	27	1	HYATT ADDITION SEC 3
JAMES KAYLA 1137 ADELINE SHAWNEE, OK 74804	28	1	HYATT ADDITION SEC 3
DOUTHIT TYLER & SARAH 1141 ADELINE DR SHAWNEE, OK 74804	29	1	HYATT ADDITION 3
ORTEGA PATRICIA R & JESSICA L HARDIN 23 CONCORD BLVD SHAWNEE, OK 74804			BEG 165'E NW/C SE NW E80' S226' W80' N226' POB (5-10-4E)
NEW BEGINNINGS CHURCH 1203 E 42ND SHAWNEE, OK 74804			27-SU BEG 245'E NW/C SE NW E90' S226' W90' N226' POB. (5-10-4E)
ORTEGA PATRICIA R & JESSICA L HARDIN 23 CONCORD BLVD SHAWNEE, OK 74804			27-SU BEG 335'E & 226'S NW/C SE NW S56' W150' N56' E150' POB. (5-10N-4E)
ORTEGA PATRICIA R & JESSICA L HARDIN 23 CONCORD BLVD SHAWNEE, OK 74804			BEG 335'E & 282'S NW/C SE NW S79' W150' N79' E150' POB (5-10-4E)
ORTEGA PATRICIA R 1311 LAVERNE AVE SHAWNEE, OK 74801 ORTEGA PATRICIA JESSICA HARDIN 23 CONCORD BLVD SHAWNEE, OK 74804			27-SU BEG 335'E & 361'S NW/C SE NW S125'W150'N125' E150' POB. (5-10N-4E) A TRACT OF LAND CONTAINING .70 ACRES MORE OR LESS LOCATED IN THE W/2 NW/4 SE/4 NW/4 ALSO DESCRIBED IN BOOK 860 PAGE 458 AS BEG 335'E & 486'S OF NW/C SE/4 NW/4 S165.25' W186' N161.97' E186' POB TOD TO NATHAN JACOBS & RAEANNA ESCOBAR & CHRISTOPHER ORTEGA & JESSICA HARDIN & TAYLOR SHORT 2015- 14291 (5-10N-4E)
TINKER FEDERAL CREDIT UNION ATTN: PENNY HOSKINSON PO BOX 45750 OKLA CITY, OK 73145	1	1	Tinker Federal Credit



DATE: July 16, 2020

FROM: Rebecca Blaine, Planning Director

RE: **Rezone Request near your property**

The applicant, **Cedar Ridge Investments**, is requesting a rezoning from **A-1 (Rural Agricultural District)** to a **PUD (Planning Unit Development)** located on the north side of E. 39th Street east of N. Harrison Avenue, and is legally described as:

A TRACT OF LAND LYING THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 SW/4 NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUTNY, OKLAHOMA AND FURTHER DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 SW/4 NW/4; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 550.25 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET TO THE POINT OF BEGINNING; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 376.20 FEET; THENCE S89°18'40"W A DISTANCE OF 115.79 FEET; THENCE N01°39'18"W A DISTANCE OF 375.20 FEET TO THE POINT OF BEGINNING.

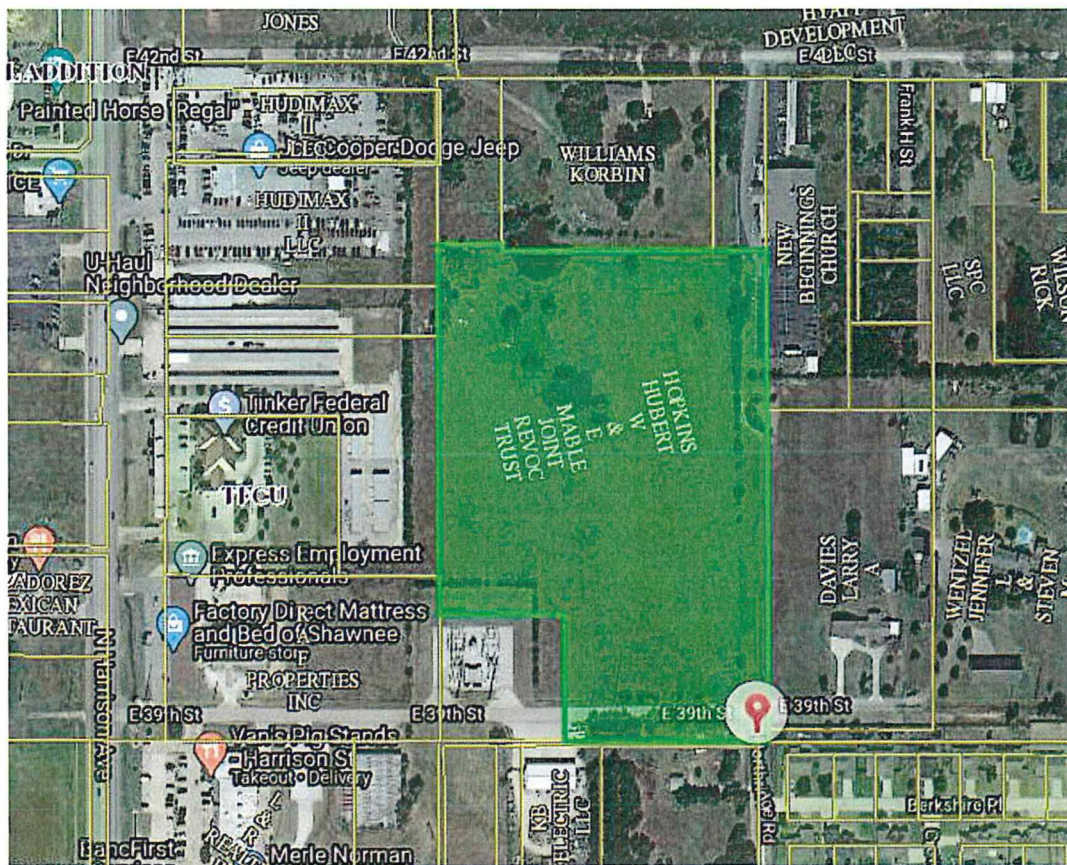
AND

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/C E/2 SW/4 NW/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 128.96 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET; THENCE N89°18'40"E A DISTANCE OF 421.29 FEET; THENCE S01°39'18"E A DISTANCE OF 376.20 FEET; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4 NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 607.74 FEET TO THE SOUTH LINE OF SAID E/2 SW/4 NW/4; THENCE S89°17'32"W ALONG SAID SOUTH LINE A DISTANCE OF 411.86 FEET; THENCE N01°35'06"W A DISTANCE OF 250.00 FEET TO THE WEST LINE OF SAID E/2 SW/4 NW/4; THENCE N01°35'06"W ALONG WEST LINE A DISTANCE OF 1077.50 FEET TO THE POINT OF BEGINNING.

You are receiving this letter because your property is within three hundred (300) feet of the property where this request is being proposed.

The Planning Commission will consider this request on **Wednesday, August 5th at 1:30 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

The City Commission will consider this request on **Monday, August 17th, 2020 at 6:00 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.



Kind Regards,

Rebecca Blaine, AICP, CNU-A, CFM

Planning Director

222 N. Broadway Ave.

Shawnee, OK 74801

D: 405.878.1665

rebecca.blaine@shawneeok.org

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P12-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed rezoning of property located within the City of Shawnee.

The property requesting a rezoning is described as follows:

A TRACT OF LAND LYING THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 SW/4 NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUTNY, OKLAHOMA AND FURTHER DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 SW/4 NW/4; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 550.25 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET TO THE POINT OF BEGINNING; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 376.20 FEET; THENCE S89°18'40"W A DISTANCE OF 115.79 FEET; THENCE N01°39'18"W A DISTANCE OF 375.20 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/C E/2 SW/4 NW/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 128.96 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET; THENCE N89°18'40"E A DISTANCE OF 421.29 FEET; THENCE S01°39'18"E A DISTANCE OF 376.20 FEET; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4 NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 607.74 FEET TO THE SOUTH LINE OF SAID E/2 SW/4 NW/4; THENCE S89°17'32"W ALONG SAID SOUTH LINE A DISTANCE OF 411.86 FEET; THENCE N01°35'06"W A DISTANCE OF 250.00 FEET TO THE WEST LINE OF SAID E/2 SW/4 NW/4; THENCE N01°35'06"W ALONG WEST LINE A DISTANCE OF 1077.50 FEET TO THE POINT OF BEGINNING.

General Location Known As:	<u>13.37 acres on the north side of E. 39th Street east of Harrison Ave.</u>
Current Zoning Classification:	<u>A-1 (Rural Agricultural District)</u>
Requested Rezone:	<u>PUD (Planned Unit Development for Residential Subdivision)</u>
Applicant:	<u>Cedar Ridge Investments</u>

The public hearings will be held in the City Commission Chambers located inside City Hall at 16 W. 9th Street, Shawnee, OK 74802, as follows:

August 5th, 2020 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
August 17th, 2020 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding this application. The commissions reserve the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezoning will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) business days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning



See the Difference!

July 20, 2020

Rebecca Blaine

Planning Director C/O City of Shawnee

222 N. Broadway, Shawnee, OK 74801

Dear Rebecca,

We are aware of the application by Cedar Ridge Investments to change the zoning on their property located on East 39th Street in Shawnee to Residential R-2. Vision Bank Shawnee owns property that adjoins the subject acreage. Vision Bank would prefer the proposed PUD plan over the current Multi-Unit high density housing zoning. Vision Bank would be in support the planning commission granting the request zoning change. Thank you.

Sincerely,

Steve Wallace

President – Vision Bank Shawnee

4301 North Harrison
Shawnee, OK 74804

Member FDIC

Phone: 405-395-9455
Fax: 405-395-9466
www.visionbankok.com

LANDES ENGINEERING LLC
& ASSOCIATES
ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Master Plan of
Cedar Ridge
A Planned Unit Development

PUD #

July 1, 2020

A 13.49-acre tract in the East Half, Southwest Quarter, Northwest Quarter,
of Section 5, Township 10 North, Range 4 East I.M.,
City of Shawnee, Pottawatomie County, Oklahoma

OWNER/DEVELOPER

Cedar Ridge Investments, LLC
P.O. Box 70
Eufaula Ok. 74432

DEVELOPMENT CONSULTANTS

This Master Development Plan and engineering documents have been prepared by:

Landes Engineering, LLC
903 E. 35th Street
Shawnee, OK 74804

DESIGN STATEMENT

GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The Cedar Ridge Addition is a privately funded planned residential community located on East 39th Street approximately 830 feet east of the intersection of Harrison Avenue (Hwy 18) and East 39th Street, Shawnee, Oklahoma. The land use is currently zoned agricultural and consists of an undeveloped grass land with a small pond. The topography falls from south to north to pond which overflows to a low area that goes under East 42nd Street into an improved channel developed for Vision Bank property. The property currently does not have direct access to sanitary sewer service but does have access to a 6" line along the east boundary and an 8" line along the north boundary. Sanitary sewer will have to be extended from a manhole located along the west line of the Hyatt Addition, Section 3 located to the north to serve the development. Water will be an 8" line looped between the 8" line along the north and the 6" line along the east. All other private utilities are available to the property and will be developed for residential services.

Review of the Comprehensive Plan identified the property as higher density residential housing located as a buffer between the commercial development to the west and the agricultural development to the east. To comply with the comprehensive plan a PUD has been developed based on conventional R-2 type zoning to provide higher density housing while sustaining the single-family environment of one structure per lot. Current R-2 zoning provides the increased density but only under multi-family (duplex to quadplex) conditions with lot sizes equal to single family housing. Merging single family with higher density housing requires reduction of lot widths, modification to building lines, the addition of access and maintenance easements and housing design which accommodates modification in the above criteria. A single-family high-density housing Planned Unit Development (PUD) based on R-2 zoning is recommended to meet this task.

The development will be between sixty-two (62) and sixty-four (64) individual lots with the same number of single-family patio homes. The development will be established with a 1.15 acre common area with a private development park, common area with a pavilion, additional parking spaces, and pond with a combined purpose of detention and recreational use by the individual home owners in the development. The park and common area will be regulated and maintained by developments **Property Owner's Association (POA)**. Additional requirements being required by the POA in the development will be all community landscaping, community equipment (playground & pool), clubhouse/building maintenance and all community uses established for both individual and a small family environment in the Block A, Common Area. The development will not be age restrictive but established with individually owned homes for individuals attracted to increased density private living with community-controlled services through POA dues capable of assisting with the community appearance, services and maintenance. These features combined with the quiet surrounding residential neighborhoods establishes this as an excellent location for a safe and secure development for younger and older families alike.



This development is restricted to privately funded housing maintained at or above standard median household income levels. Provisions are being requested in the PUD to allow for reduced lot widths and sizes to provide an increased density while maintaining single family conditions. Based on these requested stipulations, no multi-family housing units will be allowed.

This development was formed in recognition of a segment of today's society interested in having amenities without the time for property maintenance yet still interested in the single-family environment. The Property Owner's Association (POA) will be created in the subdivision covenants to provide for either an individual or company to control maintenance of all amenities developed in the common areas and community landscaping areas outside the walls and fences of the individual homes and courtyards. Membership in the POA will be mandatory with dues assessed against each property based on a set of by-laws establishing an internal board and regulatory requirements in the development. Said dues will be used to pay for landscape maintenance, electric charges, community buildings, appurtenances and improvements, general liability insurance, with reserves for maintenance, etc.

The floor plans offered will be geared towards young or growing families with diversity in the amenities for a wider range of age groups.

Vehicle access to the development will be provided by two (2) entrances located on East 39th Street. The streets will be designed to residential standards (26' from curb face to curb face) with a roll curb instead of conventional curb. The roll curbs will be incorporated into the drives and a 4' sidewalk will be established behind the curb during the development of each residential structure. The street drive lanes will be 21' wide with 2.5' bike lanes on both sides. No prolonged on-street parking will be allowed which will be regulated with an internal ticketing system by the POA. The city can be requested to intervene in the case of continued disobedience based on the PUD regulation. Along with the roll curbs, the streets will be designed with an integral color and surface to differentiate the drive lane from the bicycle lanes. The POA can install parking spaces on Block A to provide service to the amenities being provided. Sidewalks and bicycle lanes are being developed to promote pedestrian access throughout the development to limit vehicular travel. Review of the adjacent Vision Bank improved channel and center and the Domino's dog park, an east side walking and bicycling path could be developed from Grove School through the development. Due to the proximity of existing and potential commercial development along Harrison, an emphasis will be made to provide pedestrian access to the adjacent commercial districts through and incorporated into this development.

Public water lines will be installed in the development allowing individual services for each home.

Public sanitary sewer lines exist allowing individual services for each home. All other right of way and easements will be developed to allow public and private utilities adequate space to provide services for each property.

See the Master Development Plan for details.

SURROUNDING ZONING AND LAND USES

Surrounding land uses include A1 (North & East) consisting of two (2) individual houses to the north and open pasture to the East,, C-3 (West) varied commercial businesses fronting on Harrison Street, C-3 & A-1 (South) consisting of a metal warehouse and industrial building and an individual home. Surrounding properties beyond the specific perimeter are two (2) single family residential developments (Hyatt & Northridge) and commercial developments along Harrison. This tract is currently zoned A-1 and the proposed PUD development is being developed as R-2.

SUBDIVISION IMPROVEMENTS - DESCRIPTIONS, STANDARDS, COMMITMENTS, AND REQUESTS

1. WATER

All properties in Cedar Ridge will be served potable water by the Shawnee municipal water system. Water lines, fire hydrants, and appropriate easements are included in the subdivision development in accordance with City of Shawnee standards. The potable water distribution system will be constructed by the Developer and maintained by the City. Water will include development of an 8" water main from the north side of 42nd Street through the development to be looped into a 6" water line on 39th Street.

2. SANITARY SEWER

All properties in Cedar Ridge will be served by a public sanitary sewer system that is connected to City of Shawnee mains in accordance with City of Shawnee standards. The existing sanitary sewer system in the Hyatt Addition, Section 3 will be extended to provide service to the lots in this development.

3. STORM WATER CONSIDERATIONS

The subject tract generally drains from south to north to an existing pond on the north side of the property which is being removed. A new pond will be developed along the north side of the common area adjacent to 42nd Street. The new pond will operate as the detention structure for the development as well as a recreational amenity for the development. Attempts will be made to work with adjacent commercial property owners to the west and the property owner to the north to expand the pond into a regional stormwater holding basin. A 24" cgm is the only drainage structure under 42nd Street and is likely undersized for the existing drainage area. A new structure will be designed under 42nd Street to convey stormwater flow to the improved channel developed on the Vision Bank property to the north. Run-off for the development will be collected in the streets and concrete flumes and routed to the new detention pond amenity. A primary and secondary spillway will be developed to regulate flow from the development to meet pre-existing conditions.

4. OTHER UTILITIES

Cedar Ridge will be served by all other utilities including natural gas, electricity, telephone, and cable television. Utility easements either already exist or will be provided in accordance with City of Shawnee regulations.



5. STREET DESIGN

The development will be developed with two (2) entrances and a looped street. The street has been developed with bubble cul-de-sacs and a surface texture to aid in controlling traffic speed. The streets will be designed to residential standards (26' from curb face to curb face) with a roll curb instead of conventional curb. The roll curbs will be incorporated into the drives and a 4' sidewalk will be established behind the curb during the development of each residential structure. The street drive lane will be 21' wide with 2.5' bike lanes striped on both sides.

THE FOLLOWING VARIATIONS FROM CITY STANDARDS ARE REQUESTED:

All curbing will be a 6" shallow roll curb. Such curbing is intended to alleviate the trip and fall hazard that a raised curbs can create. It also does not require removal during development of individual driveways.

6. LOT SIZES, SETBACKS, SPACING, FENCING, ETC.

The Cedar Ridge Subdivision will be developed with each lot maintaining frontage on the public street. Each lot will have a minimum 55 feet frontage and direct access to public utilities (water and sanitary sewer). On cul-de-sacs the minimal lot width will be 35 feet at the street and 50 feet at the building line. Single family residential structures will be designed with either a courtyard located on one side of the structure utilizing a zero side lot building line on one side or a small rear lot yard area requiring a standard 5' side lot set-back on both sides of the structure. On the zero side lot setback structures, the exterior wall will be located on the property line and operate as the fence or barrier for the adjacent lot or structure. These structures will not have windows located on the ground floor of the zero-side lot set-back line. A 10' maintenance easement on the adjacent property will accompany each zero-side lot set-back line. Regulations and restrictions regarding what can be installed on or adjacent to the wall will be regulated by the POA. All lots will have a minimum 15' front lot building line or as defined on the plat and master plan. All lots will have a minimum 5,500 square feet with easement area included. The maximum coverage per lot shall not exceed 65% of the lot area. The POA will maintain all common landscape areas and general maintenance of Block A. Maintenance of the turf and landscaping in the yards and courtyards spaces is the responsibility of the individual homeowners but will be subject to criteria established by the POA. Street lighting will be provided as part of the development.

7. SIGNS

Signs will be subject to City of Shawnee sign regulations. The Developer anticipates monument signs at the entrances along East 39th Street and at the common area. Signage in the addition will be the responsibility of the POA unless regulated by the City of Shawnee such as speed, street names or street crossing signage. If a sign is developed, it shall incorporate a monument base and shall not exceed 18 square feet of display area.

DEVELOPMENT FEATURES

The Cedar Ridge Addition will consist of single-family homes which may be either single or two-story and will be subject to R-2 regulations unless modified herein. The houses will be built



with energy star rated services and will incorporate green products where applicable and feasible to the cost and design.

LANDSCAPING

Landscaping will be provided and maintained by the POA in two (2) bed areas along the entrance of the development and in the Block A area.

FACADE REGULATIONS

Exterior building wall finish on all primary structures exclusive of windows and doors, shall consist of a minimum 80% brick veneer, rock or stone masonry. Vinyl siding shall not be permitted (Hardi-Board is permitted).

GARAGE REGULATIONS

In the case of a detached garage, the sum of the square footage of the detached garage and primary structure shall not exceed the maximum percentage of lot coverage.

VEHICULAR ACCESS

All access for roads will be from public street. No access will be allowed from other streets or locations.

PARKING

No on-street parking will be allowed. Fines and regulations will be defined in the POA.

DEVELOPMENT SCHEDULE

It is the intent of the Developer to begin all subdivision improvements as soon as City approvals are granted. A preliminary plat and final plat will be developed for the Cedar Ridge Addition.

EXHIBITS

Exhibit A is attached hereto and made an integral part of this Planned Unit Development.

A – Legal Description

Exhibit B is attached hereto and made an integral part of this Planned Unit Development.

B – Design Master Plan

Exhibit C is attached hereto and made an integral part of this Planned Unit Development.

C – Typical floor plans for zero lot line structures.



EXHIBITS

EXHIBIT A

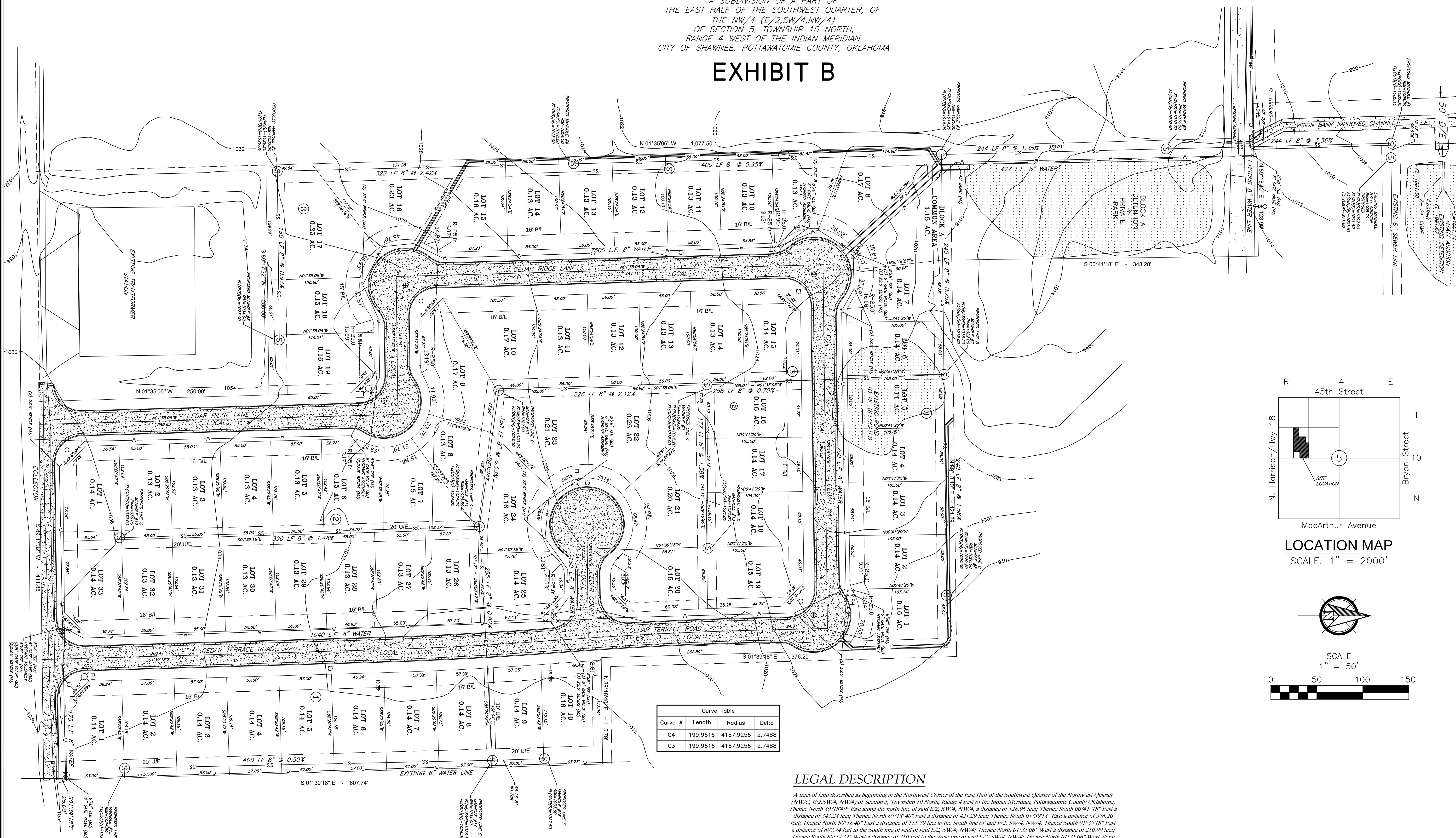
LEGAL DESCRIPTION

A tract of land described as beginning in the Northwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter (NW/4, E/2, SW/4, NW/4) of Section 5, Township 10 North, Range 4 East of the Indian Meridian, Pottawatomie County Oklahoma; Thence North $89^{\circ}18'40''$ East along the north line of said E/2, SW/4, NW/4, a distance of 128.96 feet; Thence South $00^{\circ}41'18''$ East a distance of 343.28 feet; Thence North $89^{\circ}18'40''$ East a distance of 421.29 feet; Thence South $01^{\circ}39'18''$ East a distance of 376.20 feet; Thence North $89^{\circ}18'40''$ East a distance of 115.79 feet to the South line of said E/2, SW/4, NW/4; Thence South $01^{\circ}39'18''$ East a distance of 607.74 feet to the South line of said of said E/2, SW/4, NW/4; Thence North $01^{\circ}35'06''$ West a distance of 250.00 feet; Thence South $89^{\circ}17'32''$ West a distance of 250 feet to the West line of said E/2, SW/4, NW/4; Thence North $01^{\circ}35'06''$ West along said West line a distance of 1077.50 feet to the Point or Place of Beginning, containing 13.49 acres more or less.



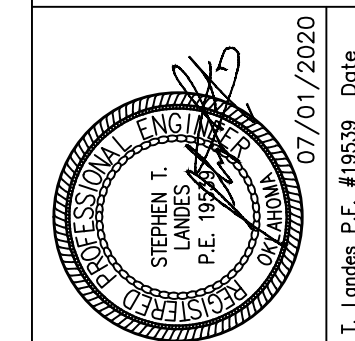
MASTER PLAN OF
CEDAR RIDGE
A SUBDIVISION OF A PART OF
THE EAST HALF OF THE SOUTHWEST QUARTER, OF
THE NW/4 (E/2,SW/4,NW/4)
OF SECTION 5, TOWNSHIP 10 NORTH,
RANGE 4 WEST OF THE INDIAN MERIDIAN,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT B



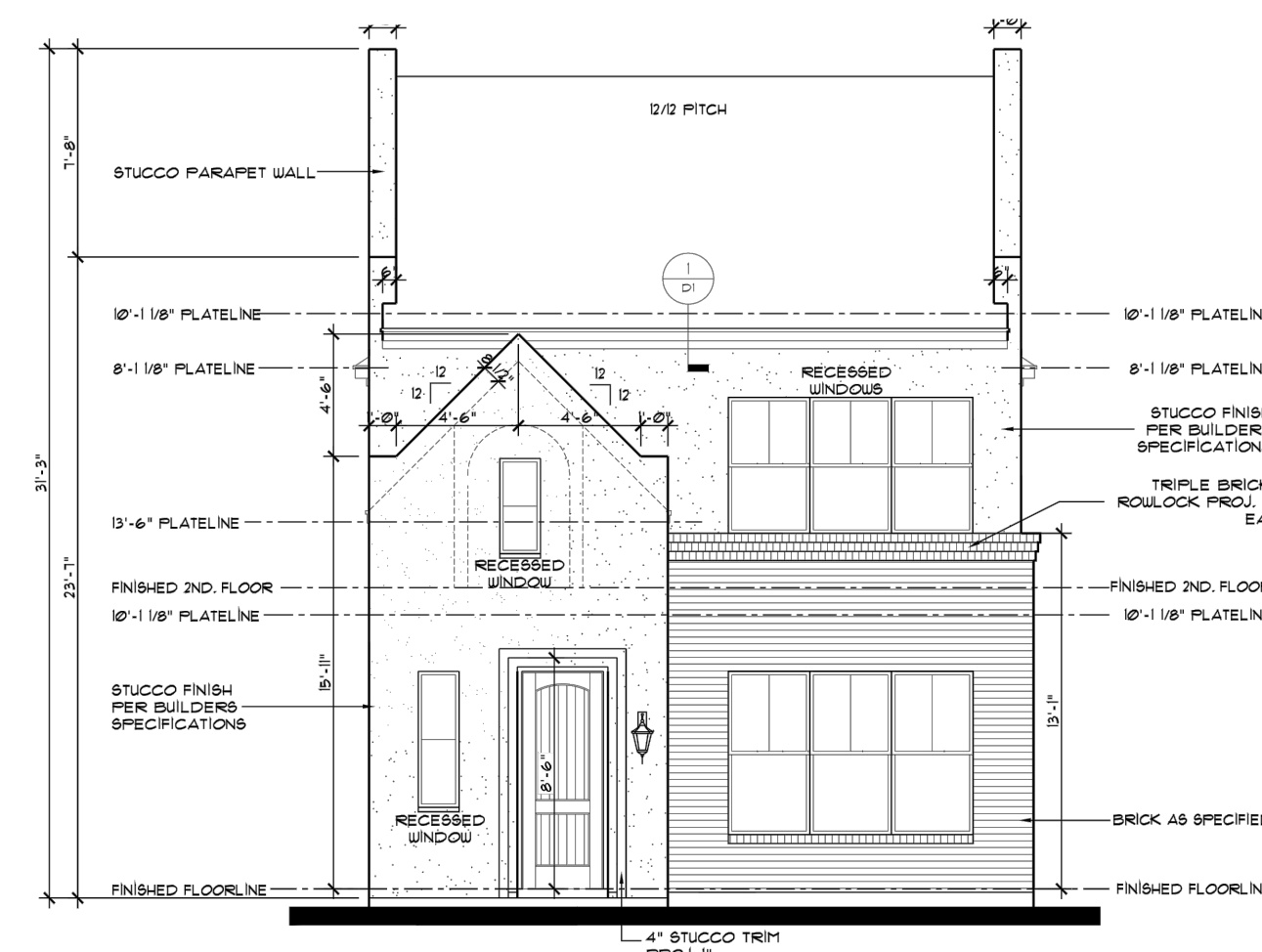
Owner
Cedar Ridge Investments, LLC
Project
Cedar Ridge Development
Title
Master Plan

Prepared by
LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-21

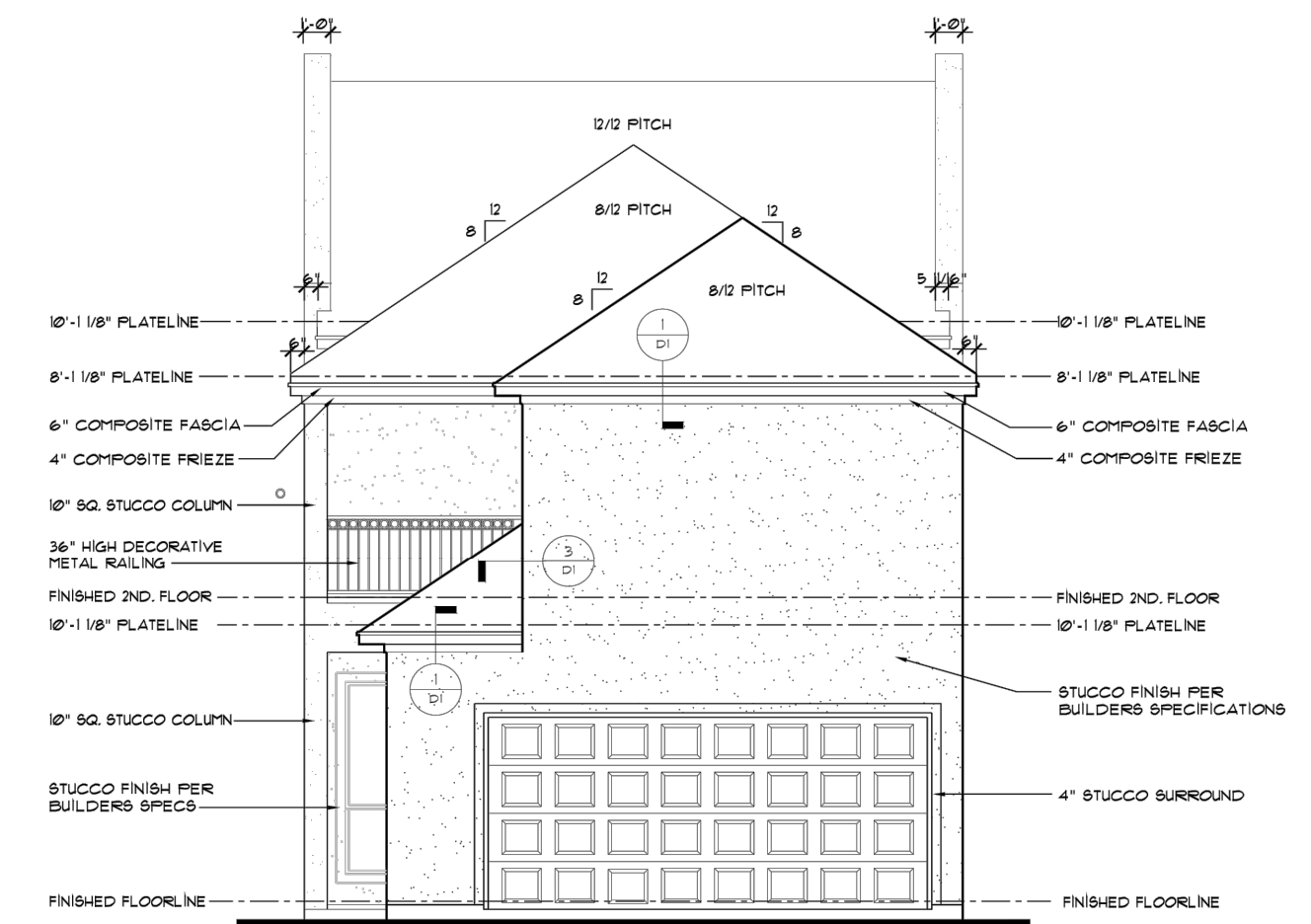


Revisions		Date	By	Check

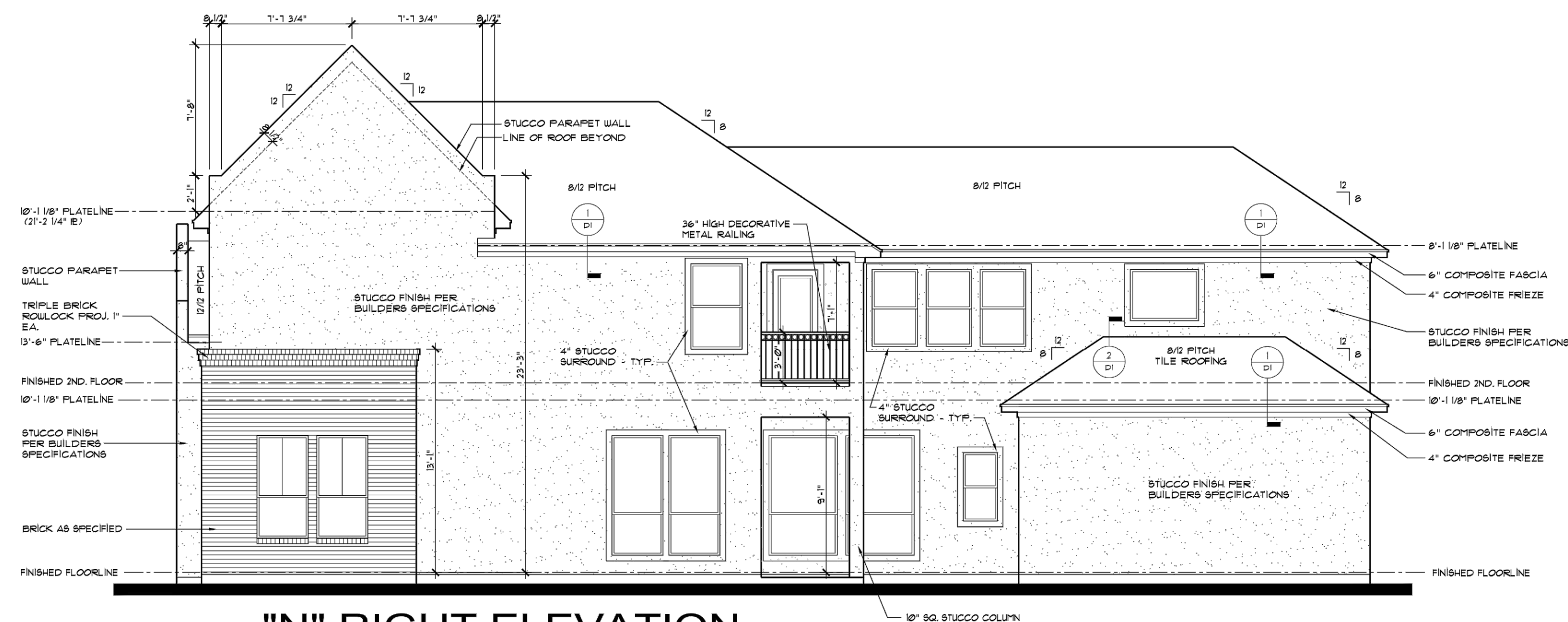
MASTER PLAN OF
CEDAR RIDGE
EXHIBIT C - A



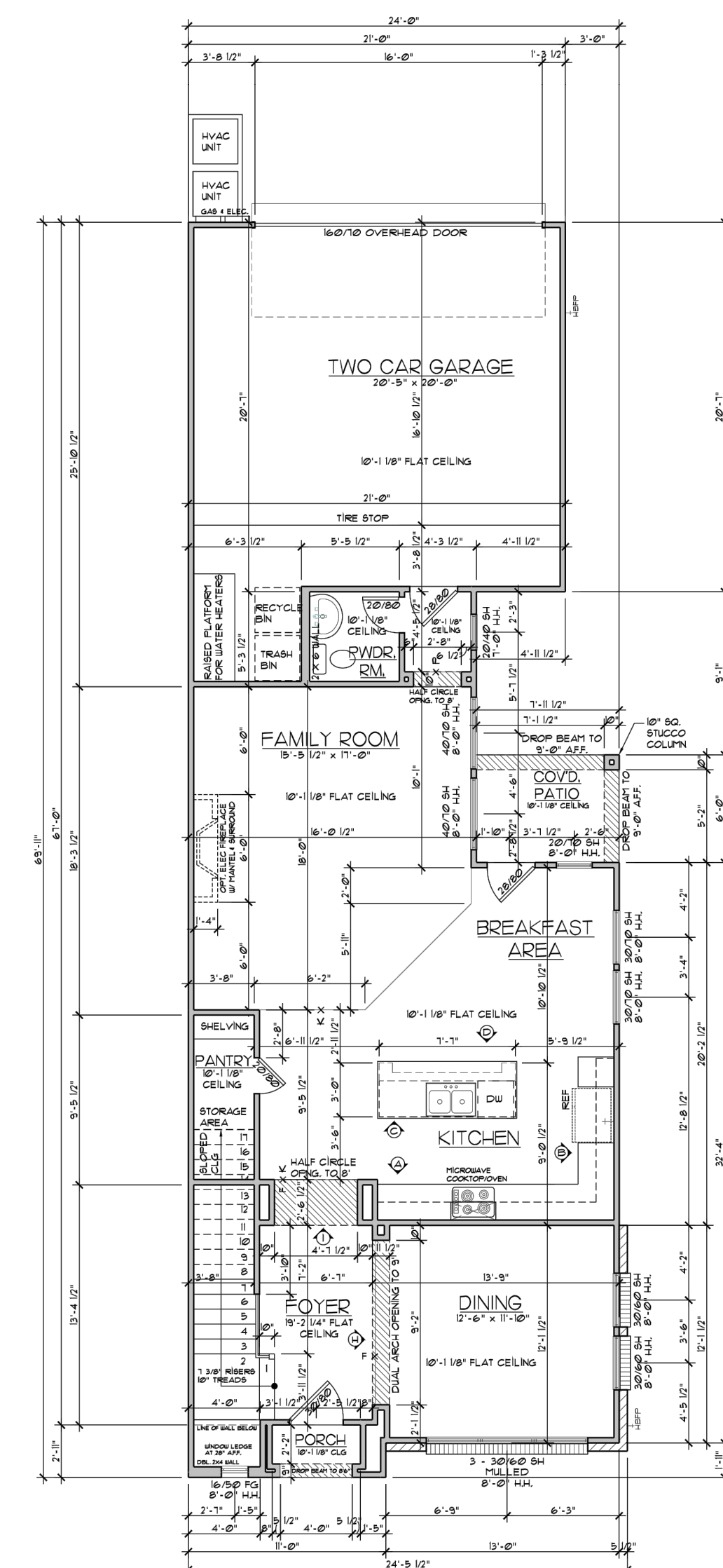
"N" FRONT ELEVATION



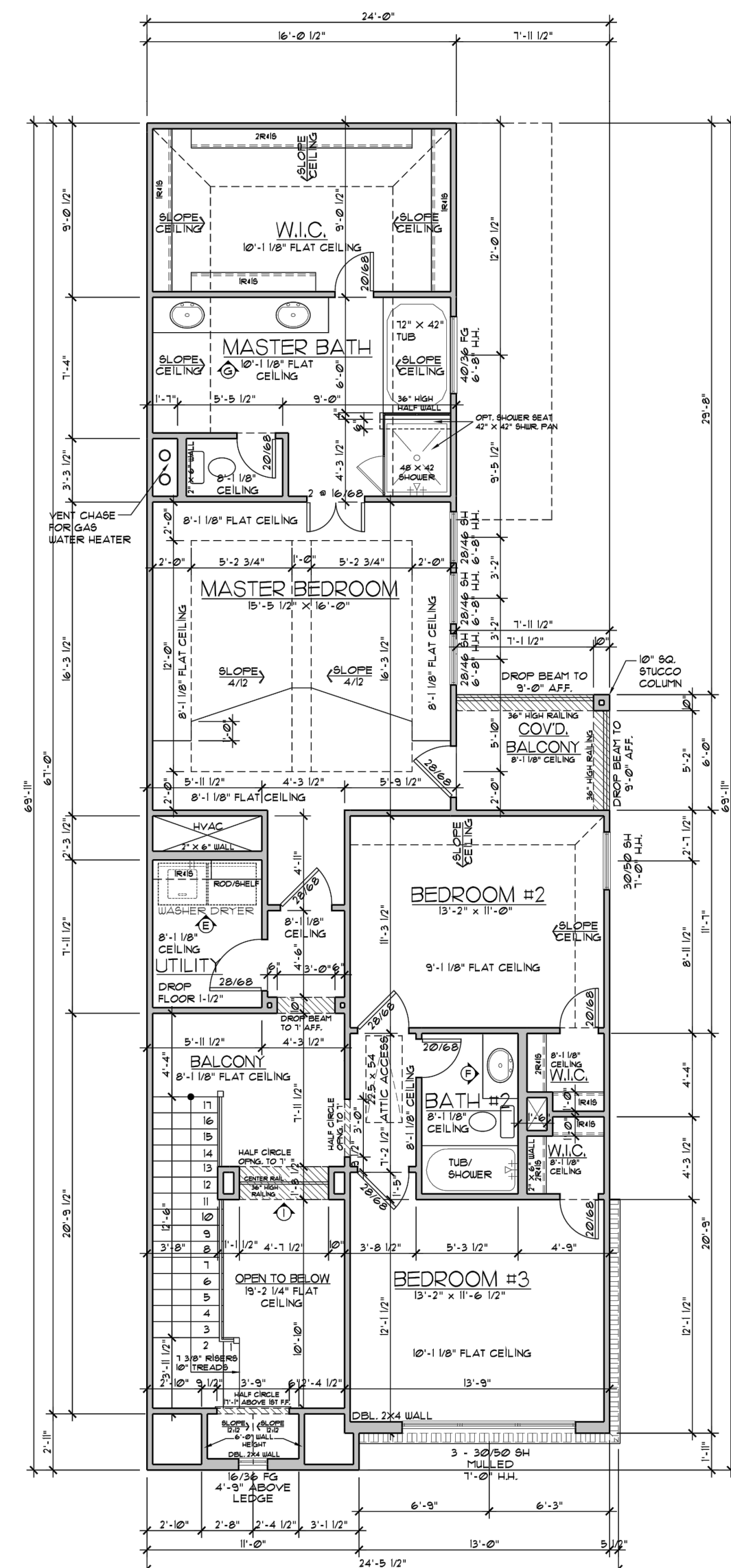
"N" REAR ELEVATION



"N" RIGHT ELEVATION



1st FLOOR PLAN



24'-9 1/2"

2nd FLOOR PLAN

Note To Contractors
Call Okie :1-800-522-6543

LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.



Client
Cedar Ridge Investments, LLC

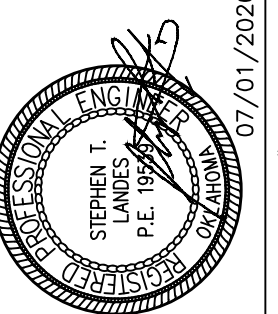
LANDES ENGINEERING L.L.C.

Cedar Ridge Development

Sheet title
Typical floor plans & lay-out

Design stl	Check stl
Drawn SCC	Date 07/01/20

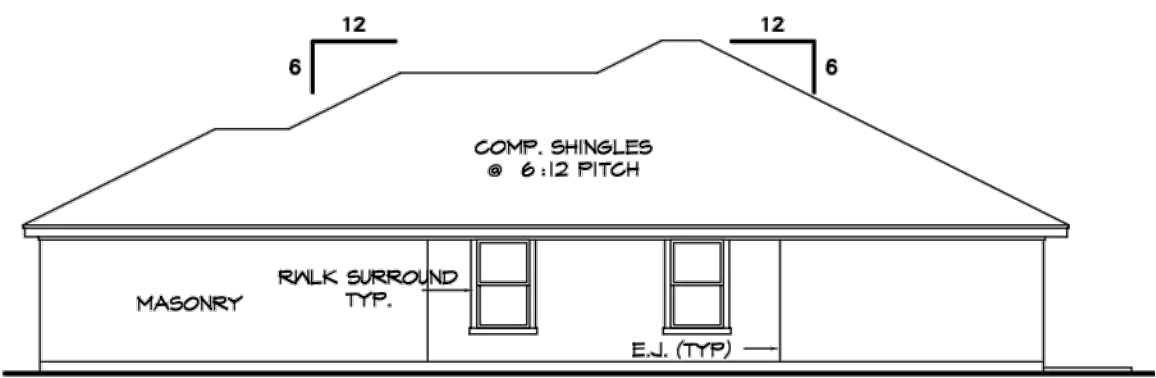
LANDES ENGINEERING L.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
(Shawnee, OK 74802-1032)
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-21



Stephen T. Landes P.E. #19539 Date 07/01/2020

Revisions	
No.	Date

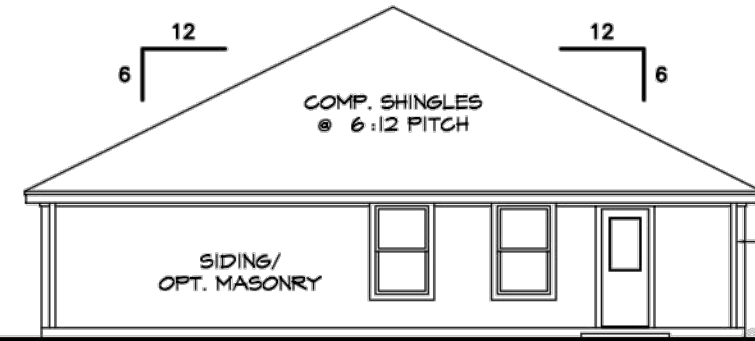
MASTER PLAN OF
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EXHIBIT C - B



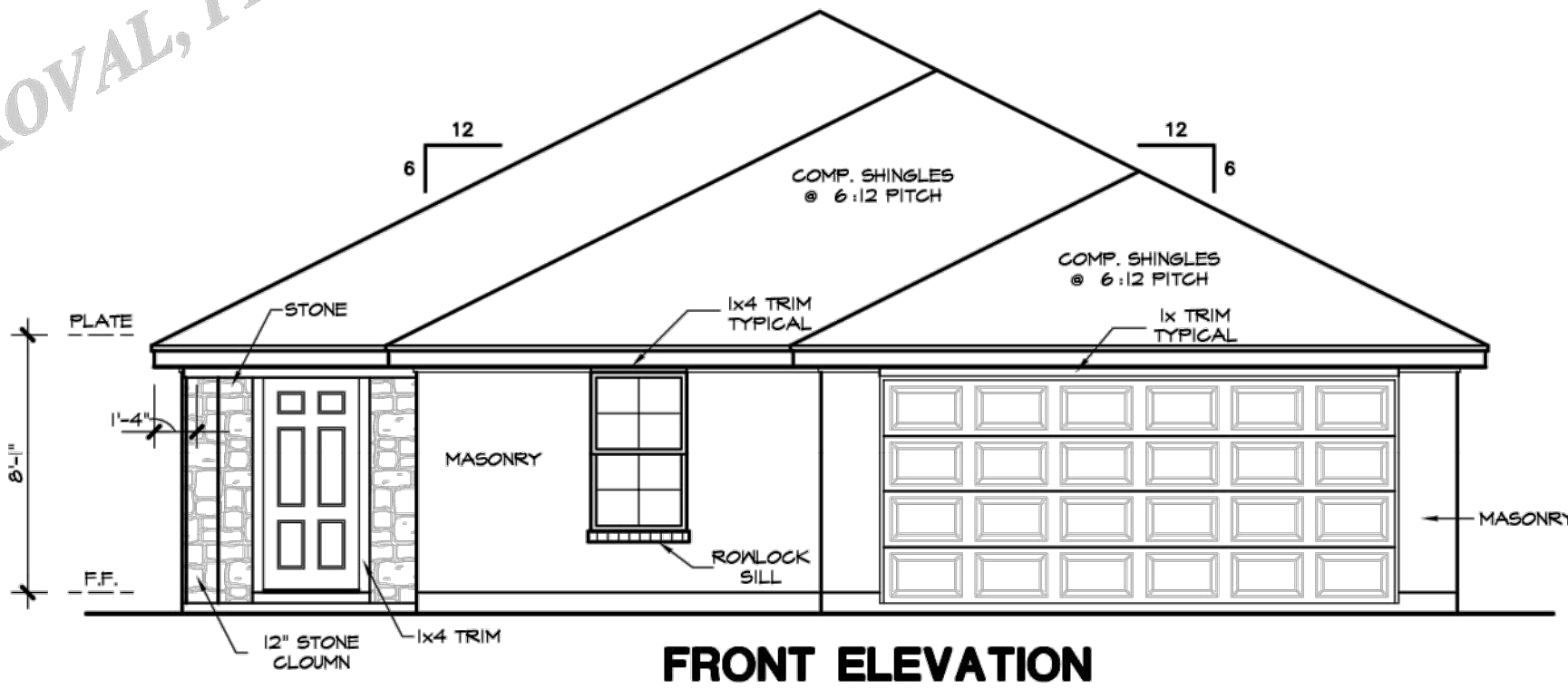
RIGHT ELEVATION



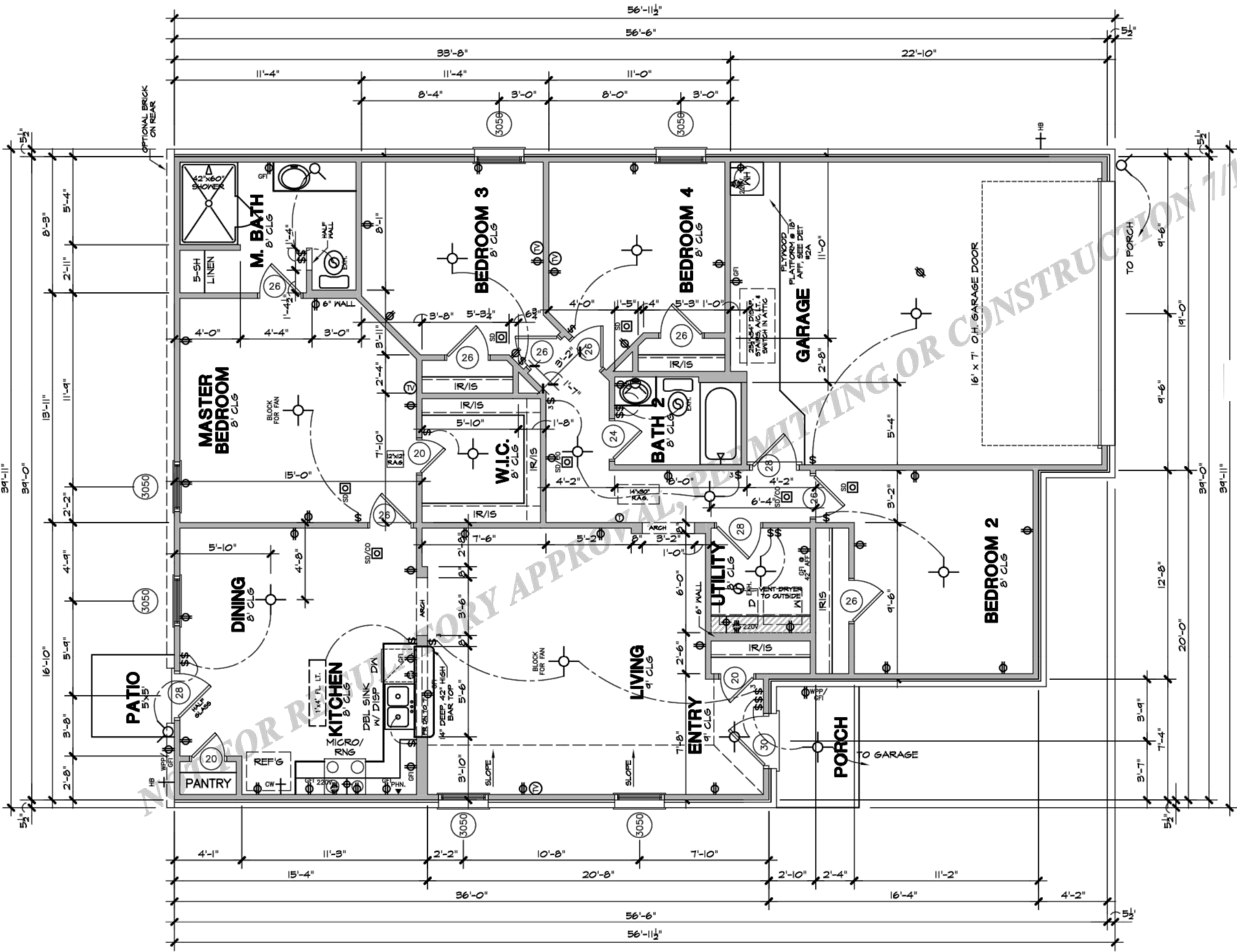
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



Note To Contractors
Call Okie :1-800-522-6543

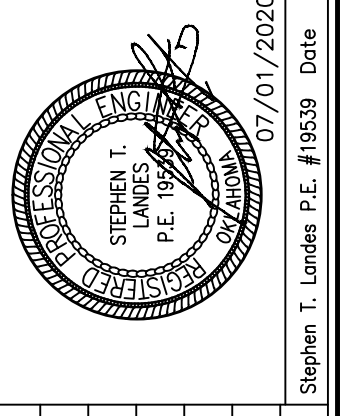
LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

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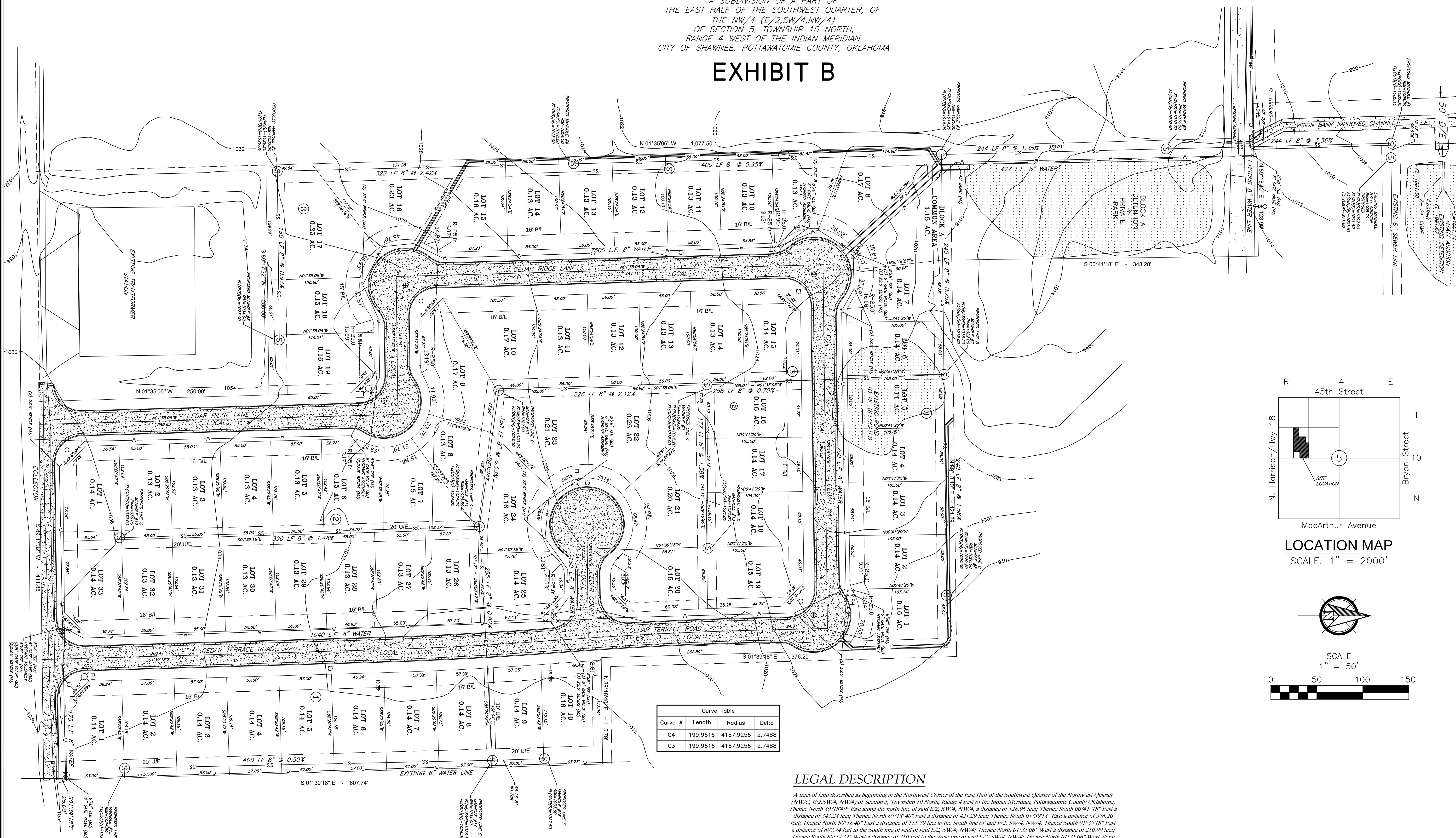
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CA # 2260 EXP. 6-30-21



Cedar Ridge Investments, LLC
Cedar Ridge Development
Typical floor plans & lay-out
Date: 07/01/20
Sheet: C-3

MASTER PLAN OF
CEDAR RIDGE
A SUBDIVISION OF A PART OF
THE EAST HALF OF THE SOUTHWEST QUARTER, OF
THE NW/4 (E/2,SW/4,NW/4)
OF SECTION 5, TOWNSHIP 10 NORTH,
RANGE 4 WEST OF THE INDIAN MERIDIAN,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT B



LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-21

Cedar Ridge Investments, LLC
Cedar Ridge Development
Master Plan

07/01/2020
Design: stl
Check: stl
Date: 07/01/20
Drawn: SCC

Sheet: **C-1**



See the Difference!

July 20, 2020

Rebecca Blaine

Planning Director C/O City of Shawnee

222 N. Broadway, Shawnee, OK 74801

Dear Rebecca,

We are aware of the application by Cedar Ridge Investments to change the zoning on their property located on East 39th Street in Shawnee to Residential R-2. Vision Bank Shawnee owns property that adjoins the subject acreage. Vision Bank would prefer the proposed PUD plan over the current Multi-Unit high density housing zoning. Vision Bank would be in support the planning commission granting the request zoning change. Thank you.

Sincerely,

Steve Wallace

President – Vision Bank Shawnee

copy 1

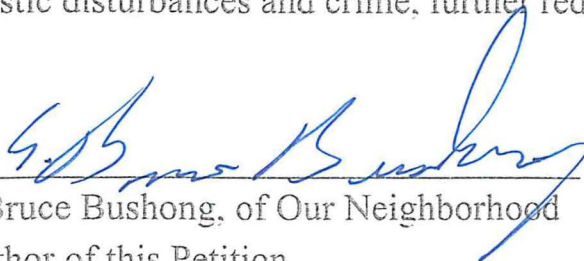
Petition in Support of Zoning Change to R-1 Only

WE THE UNDERSIGNED, being Citizens, Home Owners, and Taxpayers of the City of Shaw wish to be heard on the zoning and then subsequent use of the property that is the subject of a rezoning hearing on August 5th, 2020 at 1:30 involving the property located on the NW corner of North Road and 39th Street (the Property).

WE THE UNDERSIGNED hereby attest that we reside within one mile of the Property most of our homes are lower in elevation than the Property.

WE WISH TO BE HEARD on the following topics including but not limited to:

1. Zoning Designation - If any zoning change is granted that it be changed only to an R-1 designation for single family housing only, such as what is represented in attachment "A" (the Plat Map)
2. Drainage - Any other zoning designation than R-1 will reduce the natural grass land needed to absorb rain, pushing it into Northridge VII (Our Neighborhood). The retention pond (The Pond) in Our Neighborhood is privately owned by Northridge VII Pond Operators, LLC (The LLC). The members of The LLC, whose properties touch The Pond, believe that any extra water could overflow The Pond resulting in flooding in Our Neighborhood and jeopardizing the integrity of the dam all of which will drastically reduce the property values of the members. The Plat Map shows drainage going away from Our Neighborhood into its own retention pond.
3. Traffic - Any designation other than R-1 will substantially increase traffic on the road that is already in disrepair. This road doubles as an entrance into Our Neighborhood.
4. Population density - An R-1 designation would be populated with homeowners. Any other designation would bring in non-homeowners and increased density leading to more domestic disturbances and crime, further reducing property values in Our Neighborhood.



E. Bruce Bushong, of Our Neighborhood
Author of this Petition

Date 2-30-2020

405-605-9788

In Support of R-1 Petition

Kevin Nichols

Herb Moring

Kasie Nichols

Arcia Keely

Amanda Ramsey

Chris/Cally

Larry Bushong

Luis Maldonado

Pat Laku

Lourena Britt

OPPOSITION TO PROPOSED PUD RESIDENTIAL ZONING

Neighborhood of Single Family Dwellings

The area bordering and across the road from this property are single family residential homes located on 3 to 6 acre lots. The Northridge VII addition is located less than 50 feet southeast of this property. All of the Northridge VII addition is comprised of single family homes and the lot sizes are approximately 0.25-0.5 acre.

Stormwater Runoff

Stormwater runoff is a major concern with rezoning this property. Hard surfaces (concrete, concrete driveways, roofs, etc.) do not absorb water; however, grassy surfaces such as lawns or pastures absorb a tremendous amount. Actually the absorption rate is near 50% of the water. This particular piece of property is located on a sloping hillside that slopes to the east and north. Therefore, homeowners to the east (including Northridge VII) and north on 42nd street will be impacted. Currently this track of land is covered with thick heavy grass similar to a hay meadow. Removing the grass and replacing it with concrete/blacktop and roofs will flood areas both north and east.

Comparing this property to similar properties in this area, Northridge VII addition has approximately 30% hard surface area and approximately 70% grass/lawn/waterway. Additionally, Northridge VII has a 2.8 acre flood control lake which is privately owned by a group of concerned homeowners. This piece of property developed under the multifamily concept would most probably reverse these numbers and be very close to 70% hard surface and 30% grassy area. Thus ensuring there will be stormwater runoff problems.

Safety Concerns

It is obvious that 39th Street was not built to handle the increased traffic load. One area of primary concern is the junction of E. 39th Street and Northridge Road. It appears this junction provides a back entrance into Northridge VII. The east end of E. 39th becomes a private driveway at this junction. There is a stop sign on Northridge Road at the junction; however, many cars do not observe it due to limited through traffic on the private drive. Both roads have been cut and patched for utility crossings, and there is a 2 ft. difference in elevation between the two roads. This intersection is struggling with existing traffic; it surely doesn't need a major increase.

A large OG&E transmission substation is located at the southwest corner of this property. This is a real danger to small children, adolescents, and young adults. Young curious minds are not always detoured by a fence. Once inside this fence, major injury or death is only inches away.

Lawrence Apple 7/31/2020
1049 E 39th St.

In Support of R-1 Petition

Barbara Epple
1049 E. 39th

Blanche Brody
1304 Berkshire Pl.
Shawnee OK.

Jean Wellin
1404 Berkshire Pl
Shawnee, OK 74804

How Houser
1406 Berkshire Pl.
Shawnee, OK 74804

Denise Floyd
1500 Berkshire
Shawnee, OK 74804

~~Stephen Breuer~~
1506 Berkshire
Shawnee, OK 74804

Coeta Lyn Baxte
3006 Kensington Pl.
Shawnee, OK 74804

Russell Haddad
3002 Kensington PL

Martha Cannon
1401 Manchester Dr
Shawnee OK 74804

Beatrice N. Smith
3007 CROWN PT
Shawnee, OK 74804

Wei' Zhao
1307 Camelot Ct
Shawnee OK 74804

Kourtney King
Lane King 1301 camelot Ct

~~Ben & Erin~~ Alfred
1301 Manchester Dr.
Shawnee, OK 74804

In Support of R-1 Petition

Erin Allred
1301 Manchester Dr.
Shawnee, OK 74804

Barbara Ollis
1305 Manchester Dr
Shawnee OK 74804

Jean Eldrich
1307 Manchester Dr.
Shawnee, OK 74804

Billy Manning
1213 Cambridge Dr
SHAWNEE OK 74804

Bartona Manning
1213 Cambridge Drive
Shawnee OK 74804

Brandi Strayhorn
1211 Cambridge Dr
Shawnee, OK 74804

Pam Finley
1209 Cambridge Dr.
Shawnee, OK 74804

Patricia Cunningham
1207 Cambridge
Shawnee, OK 74804

Bobbie Rider
1205 Cambridge Dr.
Shawnee, OK 74804

Megan Boswood
1203 Cambridge Dr
Shawnee OK 74804

Linda E. Brown
1301 Cambridge Dr
Shawnee, OK 74804

Paul E Brown
1301 Cambridge Dr
Shawnee OK
74804

Oz Mitchell
1305 Cambridge
Shawnee, OK 74804

Cari Combs
1307 Cambridge Dr.
Shawnee, OK 74804

In Support of R-1 Petition

Jonathan Callis

James
1311 Cambridge Dr, Shavree

Suzan Dick & Gary Dick
1309 Nottingham Circle

Karen Phillips
1307 Nottingham Circle

In Support of R-1 Petition

Travis Minix

1303 Berkshire
Place Shawnee OK.

Dano Hammer
1401 Berkshire Pl.
Shawnee, OK 74802

Kevin Robison
1501 Berkshire Pl.
Shawnee, OK. 74804

Phyllis Flora
1407 Manchester
Shawnee, OK 74804

Chester W. Atkins
1302 Camelot Ct. SO.

Jason Shubert

1306 Manchester
Shawnee, OK 74804

Lawrence Fable
1049 E. 39th
Shawnee OK

Jamie Burlingame
1407 Berkshire Pl

Shawnee, Okla 74804

Mark + Sheila Worland
1507 Berkshire Pl.
Shawnee, OK. 74804

Rose Chesel
1306 Camelot Ct.
Shawnee, Okla. 74804

Jeannette Smith
1305 Berkshire Pl.
Shawnee, OK 74804

Brenda Simpson
1308 Manchester Dr.
Shawnee, OK
74804

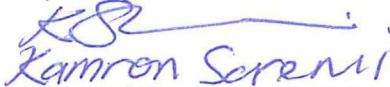
In Support of R-1 Petition

1319 Manchester Dr

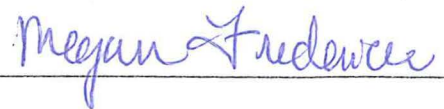


(Bob Fredericks)

1214 Cambridge Dr.


Kamron Sorrenli

1309 Manchester Drive


Megan Fredericks

1214 Cambridge Dr.



Aerelle Sorrenli


Rodney Dine


Julie Henson

1210 Cambridge Dr

Shawnee OK 74804

1212 Cambridge Dr

SHAWNEE, OK

74804

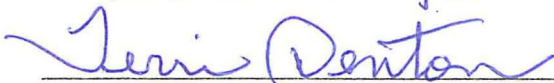

Johnny Henson

1210 Cambridge Dr.

Shawnee OK 74804

Steve Denton

1208 Cambridge Dr


Terri Denton

Bob and Brenda Roseow

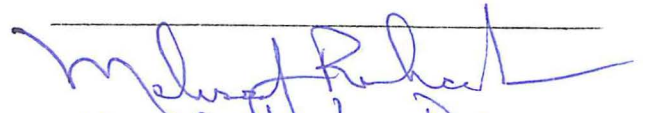
1202 Cambridge Dr.

Shawnee, OK 74804

Nuel & Susan Stevens

1204 Cambridge Dr.

Shawnee, OK 74804


Mylene Riche

1310 Cambridge Dr

Shawnee OK 74804

Tony & Mary

1310 Nottingham Circle

Shawnee, OK


Jan Fied

1306 Nottingham Circle

In Support of R-1 Petition

Dale & Dana Myers
1302 Nottingham Circle

Eddie Morrow
Debbie

1300 Nottingham Circle

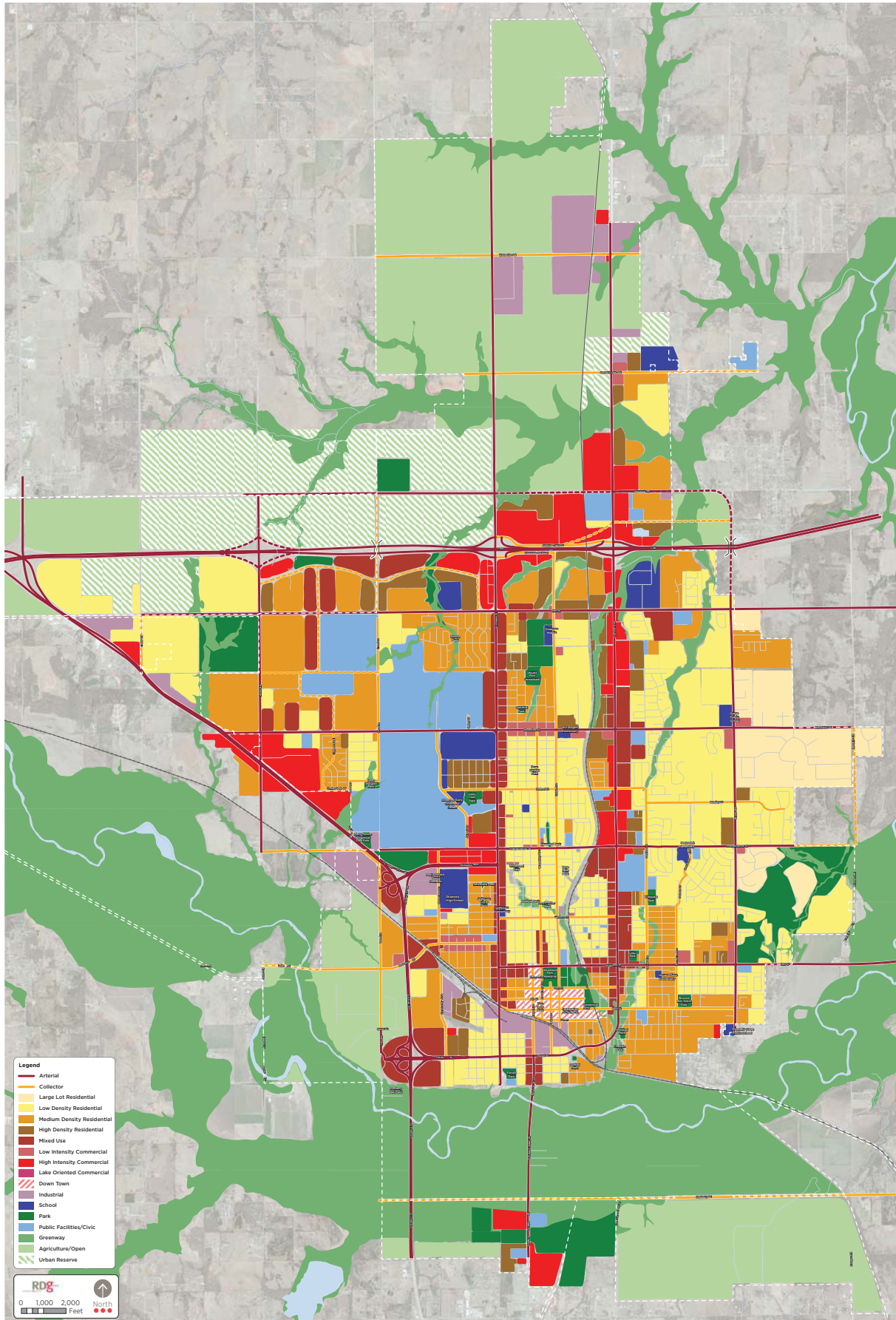
Arsid Pen x hi

1301 Berkshire Place

Korbin Williams

1113 E. 42nd St.

FIGURE 3.4: Future Land Use Plan



ORDINANCE NO. _____NS

AN ORDINANCE CONCERNING THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, TO-WIT: A TRACT OF LAND LYING THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 SW/4 NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 SW/4 NW/4; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 550.25 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET TO THE POINT OF BEGINNING; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 376.20 FEET; THENCE S89°18'40"W A DISTANCE OF 115.79 FEET; THENCE N01°39'18"W A DISTANCE OF 375.20 FEET TO THE POINT OF BEGINNING; AND A TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/C E/2 SW/4 NW/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 128.96 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET; THENCE N89°18'40"E A DISTANCE OF 421.29 FEET; THENCE S01°39'18"E A DISTANCE OF 376.20 FEET; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4 NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 607.74 FEET TO THE SOUTH LINE OF SAID E/2 SW/4 NW/4; THENCE S89°17'32"W ALONG SAID SOUTH LINE A DISTANCE OF 411.86 FEET; THENCE N01°35'06"W A DISTANCE OF 250.00 FEET TO THE WEST LINE OF SAID E/2 SW/4 NW/4; THENCE N01°35'06"W ALONG WEST LINE A DISTANCE OF 1077.50 FEET TO THE POINT OF BEGINNING FROM ZONING CLASSIFICATION A-1 (RURAL AGRICULTURAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma on the 17th day of August, 2020, upon an application to rezone certain properties located in the City of Shawnee, Oklahoma, from zoning classification A-1 (Rural Agricultural District) to PUD (Planned Unit Development).

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said application pursuant to notice as required by law and has submitted its final report and recommendation upon said application to the Board of Commissioners; and,

WHEREAS, it appears to be in the best interest of the City of Shawnee and the inhabitants thereof for said properties to be rezoned to PUD (Planned Unit Development).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the following described property located in the City of Shawnee, Oklahoma, to-wit: A TRACT OF LAND LYING THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 SW/4 NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 SW/4 NW/4; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 550.25 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET TO THE POINT OF BEGINNING; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 376.20 FEET; THENCE S89°18'40"W A DISTANCE OF 115.79 FEET; THENCE N01°39'18"W A DISTANCE OF 375.20 FEET TO THE POINT OF BEGINNING; AND A

TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 E/2 SW/4 NW/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N89°18'40"E ALONG THE NORTH LINE OF SAID E/2 SW/4 NW/4 A DISTANCE OF 128.96 FEET; THENCE S00°41'18"E A DISTANCE OF 343.28 FEET; THENCE N89°18'40"E A DISTANCE OF 421.29 FEET; THENCE S01°39'18"E A DISTANCE OF 376.20 FEET; THENCE N89°18'40"E A DISTANCE OF 115.79 FEET TO THE EAST LINE OF SAID E/2 SW/4 NW/4; THENCE S01°39'18"E ALONG SAID EAST LINE A DISTANCE OF 607.74 FEET TO THE SOUTH LINE OF SAID E/2 SW/4 NW/4; THENCE S89°17'32"W ALONG SAID SOUTH LINE A DISTANCE OF 411.86 FEET; THENCE N01°35'06"W A DISTANCE OF 250.00 FEET TO THE WEST LINE OF SAID E/2 SW/4 NW/4; THENCE N01°35'06"W ALONG WEST LINE A DISTANCE OF 1077.50 FEET TO THE POINT OF BEGINNING FROM ZONING CLASSIFICATION A-1 (RURAL AGRICULTURAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

PASSED AND APPROVED this 17th day of August, 2020.

ED BOLT, MAYOR

(SEAL)
ATTEST:

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this 17th day of August, 2020.

JOSEPH M. VORNDRAN,
CITY ATTORNEY

Regular Board of Commissioners

11.

Meeting Date: 08/17/2020

P13-20 Rezone

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Public hearing and consideration of an ordinance to rezone property located at 1018 West Benedict Street, containing 0.19-acres, from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District). Case No. P13-20, Applicant: Ken Stafford. (*Deferred by the Planning Commission to the September 2, 2020 meeting.*)

Attachments

Staff Report

Ordinance



Community Development

MEMORANDUM

DATE: Monday, August 17th, 2020
TO: City of Shawnee City Commission
FROM: Rebecca Blaine, City Planning Director
RE: Case #: P13-20

Mayor and Commissioners,

The applicant, Ken Stafford, representative of the Carole Ann Stafford 2013 Revocable Trust has requested his rezoning application be deferred to the next regular Planning Commission meeting of Wednesday, September 2nd, 2020.

Attachments:

- Staff Report
- Application and attachments
- Future Use Map from the 2040 Comprehensive Plan

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: Carole Ann Stafford 2013 Revocable Trust
represented by Ken Stafford
FOR: Rezoning from C-1 (Neighborhood Commercial) to
C-3 (Highway Commercial)
LOCATION: 0.19-acres at 1018 W. Benedict Street
CASE# P13-20

PLANNING COMMISSION MEETING DATE: Wednesday, August 5th, 2020

PLANNING COMMISSION RECOMMENDATION: Applicant requested deferment of this item until the
next regular Planning Commission meeting of Wednesday, September 2nd, 2020.

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
DEEM (VICE CHAIR)			X			
MATTHEWS (CHAIR)			X			
WALKER	X		X			
ENGLES	X		X			
LOFTIS-WALTON			X			
ROWELL			X			
MELOT			X			

RESPECTFULLY SUBMITTED,

Rebecca Blaine

PLANNING DIRECTOR

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____

APPLICANT: Carole Ann Stafford	
PROPERTY ADDRESS/LOCATION: 1018 W. BENEDICT STREET	

The applicant, Carole Ann Stafford 2013 Revocable Trust, is requesting a rezone of a 0.19-acre property from C-1 (Neighbourhood Commercial) to C-3 (Highway Commercial).	Surrounding Zoning Districts: R-1 (Single Family Residential), R-2 (Combined Residential) and I-2 (Light Industrial) make up the majority of surrounding properties. C-1 (Neighborhood Commercial), C-3 (Highway Commercial), R-3 (Multifamily Residential), and C-5 (General Commercial) are examples of spot zoning in this area. Notifications were mailed to surrounding property owners. No written responses have been received at this time.
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STAFF RECOMMENDATION

This application is being requested to market this existing building for lease to a wider array of businesses uses. **Business uses that could be allowed by right in the C-3 District that are not allowed in the C-1 District are:** *automotive repair, tires and service, towing and other road services, automotive sales and service, bus, motorcycle, all-terrain vehicle dealers, truck or large vehicle dealers, drive-in or drive-through restaurants, farm equipment sales and service, department store or super store, gasoline service station, hotel/motel/inn, laundry service or dry cleaning, light automobile dealer, lumberyard, building materials store or hardware store, outdoor sales and storage of materials, retail sales of low-point beer off-premise consumption, sales and service for mobile homes, travel trailers, large trucks and equipment, personal storage (mini-storage), tattoo parlors, veterinary clinic, wholesaling, storage, distribution, performance or movie theatre, indoor recreation, amusement activities such as mini-golf, arcade, bowling center, assisted living, nursing home, continuum of care facility, cemetery, monument, tombstone, mausoleum, funeral home, private school or university, bus terminal, bus maintenance facility.*

Business uses allowed by right in the C-1 (Neighborhood Commercial) District are: *administrative and professional office (without drive-through facility), animal sales, pet store, grooming, incidental use of kennel, bakery, food manufacturing and preparation, catering business (not associated with another permitted use), bed and breakfast, grocery store, food market, personal services, retail sales/service, home occupation, townhouses, fitness, recreational sports, gym, health spa, athletic club, religious facilities, city/county/federal facilities, community centers, community gardens, public safety-related or public administration facility, including ambulance service, public services or utilities, automobile parking facilities, bus stop shelter, or school and employee bus transportation.*

The 2040 Comprehensive Plan designates this area as Low Intensity Commercial which could be either Neighborhood Commercial District (C-1) or Suburban Office Commercial District (C-2). Granting of a C-3 application in this area would go against the Comprehensive Plan and be considered spot zoning.

STAFF RECOMMENDATION

The purpose of this rezone request is to widen the types of businesses the property could be leased for. The 2040 Comprehensive Plan discusses Low Intensity Commercial in Chapter 3 Shawnee Integrated Land Use as These areas improve economic performance and opportunities for social interaction, by locating diverse and complementary uses in close proximity. Higher-density mix of housing (see HDR), major commercial, office, and service uses, and limited low intensity industrial in suitable locations. Potential Zoning Classifications for this intensity are Neighborhood Commercial District; Central Business District; Other districts may apply with modification to allow residential uses. **Staff recommends denial of this application to keep in line with the majorities zonings of the area today and the future land use proposed for this area in the Comprehensive Plan.**

APPROVE		APPROVE WITH CONDITIONS		DENY
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: 2007 P13-20

Project Number: 200773

Date Filed: _____

Planning Commission Secretary

REQUEST:

☒ Rezoning
☐ Conditional Use Permit
☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-1 District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): Hoffmans Bldg Lots 12+E 1/2 lot 13, Lots 14+W 1/2 lot 13, Lots 15+16

LEGAL DESCRIPTION: 1018 W. Benedict St

PROPERTY OWNER (S): Carole Ann Stafford 2013 Revocable Trust

PROPERTY AGENT (APPLICANT): Carole Ann Stafford

APPLICANT'S ADDRESS: 119 W. Rosa

CITY: Shawnee **STATE:** OK **ZIP:** 74804

EMAIL ADDRESS: _____

TELEPHONE NUMBER: (405) 226-1018 **CONTACT NUMBER:** (405) 226-1018

DIMENSIONS OF PROPERTY: AREA: 21,328' WIDTH: 124'
LENGTH: 172' FRONTAGE: 124'

CURRENT ZONING: C-1 **CURRENT USE:** Warehouse

PROPOSED ZONING: C-3 **PROPOSED USE:** Unknown

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Carole Ann Stafford
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

By: Michelle Cook
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2511107-OK99

OWNERSHIP LIST

ORDER NO. 2511107

DATE PREPARED: May 28, 2020

EFFECTIVE DATE: May 21, 2020 @ 7:30 am

OWNER	LOT	BLK	ADDITION
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE, OK 74801	15 & 16	7	HOFFMAN
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE, OK 74801	14 & W2 OF 13	7	HOFFMAN
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE, OK 74801	12 & E2 OF 13	7	HOFFMAN
BENTON NELLIE K & OR GEORGIA A & OR HENRY A 1012 W BENEDICT SHAWNEE, OK 74801	8-11	7	HOFFMAN
ACOCK PROPERTIES LLC 2026 N BEARD AVE SHAWNEE, OK 74804	4-7	7	HOFFMAN
BIRDSELL HARVEY P P O BOX 1144 SHAWNEE, OK 74802	1-3	7	HOFFMAN
EMERALD CAPITAL GROUP LLC 1205 S AIR DEPOT #269 MWC, OK 73110	1 & 2	6	MEHMS
MCGUIRE WAYNE 1119 W DEWEY SHAWNEE, OK 74801	3	6	MEHMS
ASHWORTH BILL J & ADDILEEN N TRUST 1121 W DEWEY SHAWNEE, OK 74801	4	6	MEHMS
SCARBERRY JARED T 1123 W DEWEY SHAWNEE, OK 74801	5	6	MEHMS
DAUMAN J H % DERICK DAUMAN 1125 W DEWWY SHAWNEE, OK 74801	6	6	MEHMS
SHAWNEE HOUSING AUTHORITY 1002 W 7TH SHAWNEE, OK 74801	7	6	MEHMS
BOARD OF COUNTY COMMISSIONERS 325 N BDWY SHAWNEE, OK 74801	8	6	MEHMS

NEWMAN JULIA KAY 1106 W DEWEY SHAWNEE, OK 74801	14	3	MEHMS
SPYBUCK LARRY E & NICHOLAS L PO BOX 3031 SHAWNEE, OK 74802	13	3	MEHMS
MRZ LIZZIES HOME RENTALS LLC 1303 W FARRALL SHAWNEE, OK 74801	12	3	MEHMS
TREAT EMMA E & LINDA C BLOCK 1122 W DEWEY SHAWNEE, OK 74801	11	3	MEHMS
CARTER TESSA & KYLE 1128 W DEWEY SHAWNEE, OK 74801	9 & 10	3	MEHMS
ROWDEN ROBIN L & WILLIAM J ROWDEN & JENNIFER C CHRISTIAN 9205 ACME RD SHAWNEE, OK 74804	1-7	22	MAYWOOD
LAMB DENNIS & BILLIE JO 1122 W LOCUST SHAWNEE, OK 74801	16-20	22	MAYWOOD
YORK RAYMOND P & YVONNE 825 NW 4TH ST OKLAHOMA CITY, OK 73106	21,22	22	MAYWOOD
WIGINTON DONNIE L 701 S RENNIE ADA, OK 74820	23-26	22	MAYWOOD
TATE TROY A & PHYLLIS J 1200 W BENEDICT SHAWNEE, OK 74801			A TRACT OF LAND BEG AT NE/C SE SW W955.7' TO A PT ON NORTH LINE OF CRI&P RR R/W S49°E 472.5' N31°E68' S49°E: 27' N82°E 544.8' TO A PT ON N-S 1/4 LINE THROUGH SAID SEC 13-10N-3E N190.5' POB LESS AND EXCEPT A TRACT BEG NE/C SE SW THENCE SOUTH ALONG THE EAST LINE 190.5' TO PT ON PRESENT NORTH R/W LINE OF ST. BENEDICT AVE THENCE SOUTHWESTERLY ALONG NORTH R/W 40.4' THENCE NORTH ON A LINE PARALLEL TO & 40'W OF EAST LINE OF SE SW 179.3' W15' THENCE NORTH ON LINE PARALLEL TO & 55'W OF EAST LINE SE SW 16.5' TO PT ON NORTH LINE SE SW THENCE EAST ALONG NORTH LINE 55' POB (13-10N-3E)

SALDIVAR JULIO C CAVAZOS & EVELYN HERNANDEZ 601 N KENNEDY SHAWNEE, OK 74801	28-30	8	HOFFMANS
DAVIS KARL LANE 1200 W BENEDICT SHAWNEE, OK 74801	25-27	8	HOFFMANS
TATE TROY & PHYLLIS 1200 W BENEDICT SHAWNEE, OK 74801	22-24	8	HOFFMANS
ACOCK PROPERTIES LLC 1011 W BENEDICT ST SHAWNEE, OK 74801	1-6	8	HOFFMANS
BRIMM MARY E & CONNIE E CHILDRESS 1114 W RIDGEWOOD SHAWNEE, OK 74801	18-21	8	HOFFMANS
GAINES TERRY L & CHERYLYN 2801 HORN LAKE RD NESBIT, MS 38651	N90' OF 13-17	8	HOFFMANS
RINDERER WILLIAM J 6 MELANIE LN SHAWNEE, OK 74801	N40' OF 13-17	8	HOFFMANS



DATE: July 17th, 2020

FROM: Rebecca Blaine, Planning Director

RE: **Rezone Request within 300' of your property**

The applicant, **Carole Ann Stafford 2013 Revocable Trust**, is requesting a rezoning from **C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District)** located at **1018 West Benedict Street**, and is legally described as:

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVEN (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

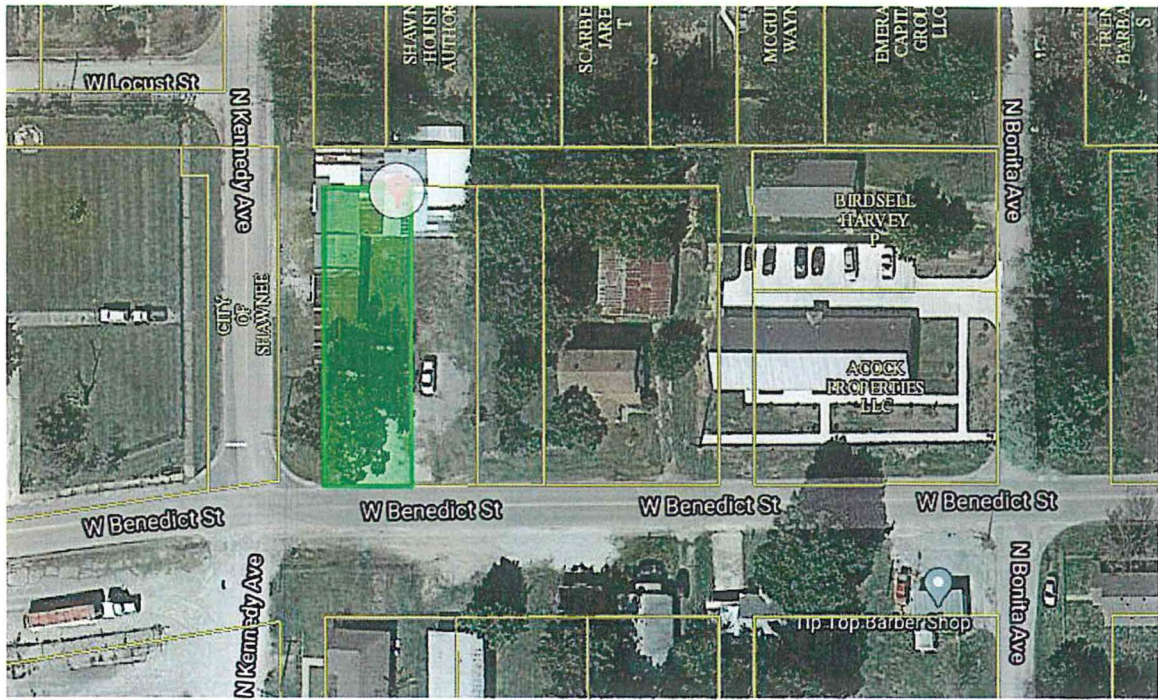
The purpose of the rezone request is to market the property for sale or lease for a greater variety of business uses allowable by right in the C-3 Zoning District.

You are receiving this letter because your property is within three hundred (300) feet of the property where this request is being proposed.

The Planning Commission will consider this request on **Wednesday, August 5th, 2020 at 1:30 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

The City Commission will consider this request on **Monday, August 17th, 2020 at 6:00 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

A location map has been provided on the back side of this letter for your reference.



Regards,

Rebecca Blaine, AICP, CNU-A, CFM

Planning Director

222 N. Broadway Ave.

Shawnee, OK 74801

D: 405.878.1665

rebecca.blaine@shawneekok.org

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P13-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed rezoning of property located within the City of Shawnee.

The property requesting a rezoning is described as follows:

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

General Location Known As:	<u>1018 WEST BENEDICT STREET</u>
Current Zoning Classification:	<u>C-1 (Neighborhood Commercial District)</u>
Requested Rezone:	<u>C-3 (Highway Commercial District)</u>
Applicant:	<u>Carole Ann Stafford 2013 Revocable Trust</u>

The public hearings will be held in the City Commission Chambers located inside City Hall at 16 W. 9th Street, Shawnee, OK 74802, as follows:

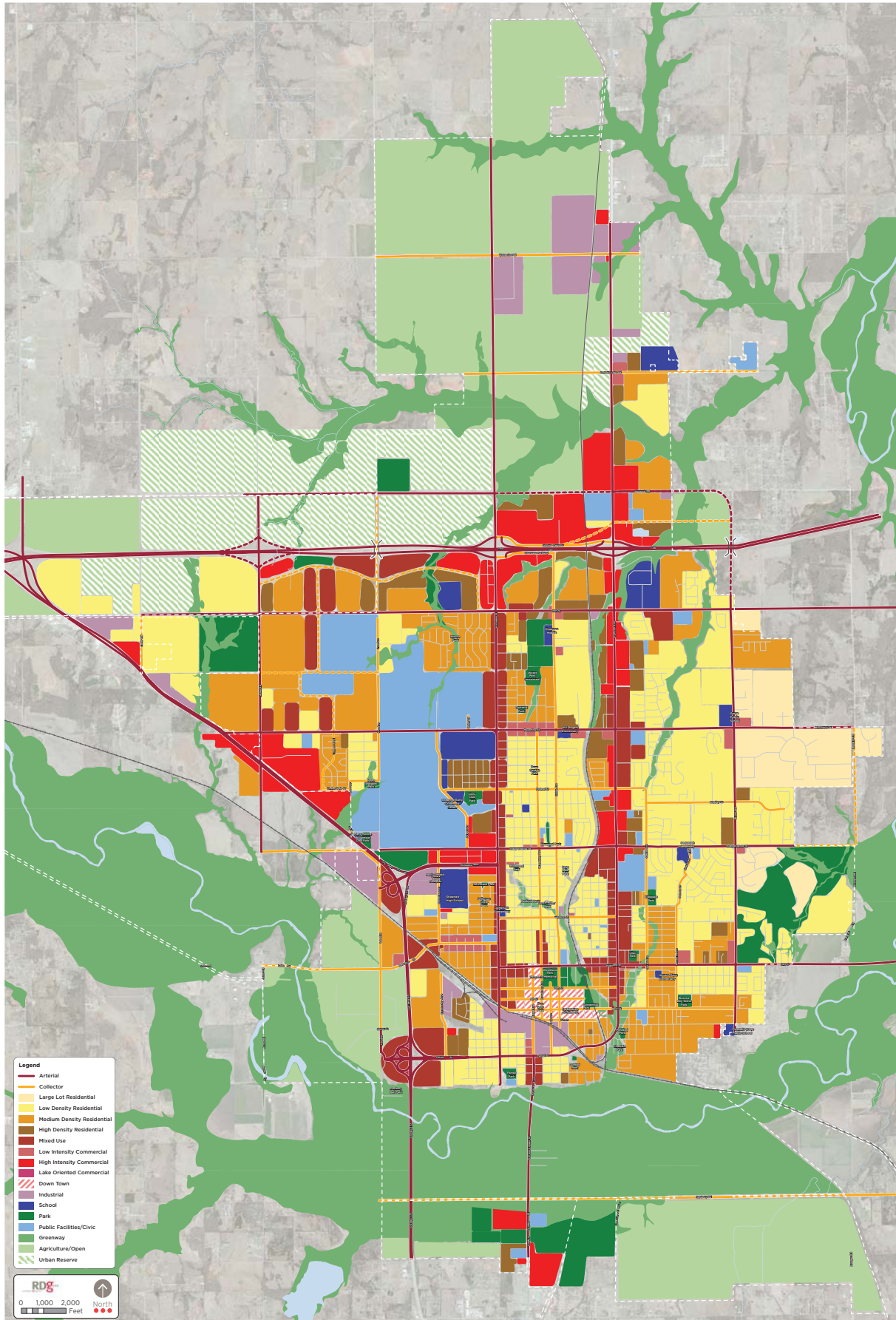
August 5th, 2020 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
August 17th, 2020 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding this application. The commissions reserve the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezoning will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) business days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 17th day of July 2020.

Rebecca Blaine, AICP, CNU-A, CFM
Planning Director, City of Shawnee

FIGURE 3.4: Future Land Use Plan



ORDINANCE NO. _____NS

AN ORDINANCE CONCERNING THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, TO-WIT: LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM ZONING CLASSIFICATION C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma on the 17th day of August, 2020, upon an application to rezone certain properties located in the City of Shawnee, Oklahoma, from zoning classification C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District).

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said application pursuant to notice as required by law and has submitted its final report and recommendation upon said application to the Board of Commissioners; and,

WHEREAS, it appears to be in the best interest of the City of Shawnee and the inhabitants thereof for said properties to be rezoned to C-3 (Highway Commercial District).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the following described property located in the City of Shawnee, Oklahoma, to-wit: LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM ZONING CLASSIFICATION C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE ACCORDINGLY.

PASSED AND APPROVED this 17th day of August, 2020.

ED BOLT, MAYOR

(SEAL)
ATTEST:

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this 17th day of August, 2020.

JOSEPH M. VORNDRAN,
CITY ATTORNEY

Regular Board of Commissioners

12.

Meeting Date: 08/17/2020

Sales Tax

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge monthly Sales Tax and Budget Report.

Attachments

Sales Tax



Date: August 17, 2020
To: Honorable Mayor and City Commissioners
From: Ashley Neel, CPA, Finance Director and City Treasurer
Subject: August Sales and Use Tax Deposit

Sales and Use Tax Collections: The Oklahoma Tax Commission (the “OTC”) collects and enforces collection of sales and use taxes, including special earmarked taxes such as alcohol and tobacco, for the entities responsible for remitting taxes to the City of Shawnee. Entities with monthly tax liabilities exceeding \$2,500 are required to remit tax estimates each month by the 20th; in addition, entities are required to report their final tax collections for the previous month along with a final payment of taxes for the previous month on the 20th. To summarize, tax collections remitted to the City of Shawnee by the OTC in August consist of July estimates and June final reported collections. Any taxes collected for months prior to June will include accrued late penalties and interest.

Sales Tax Collection Allocated by Fund:

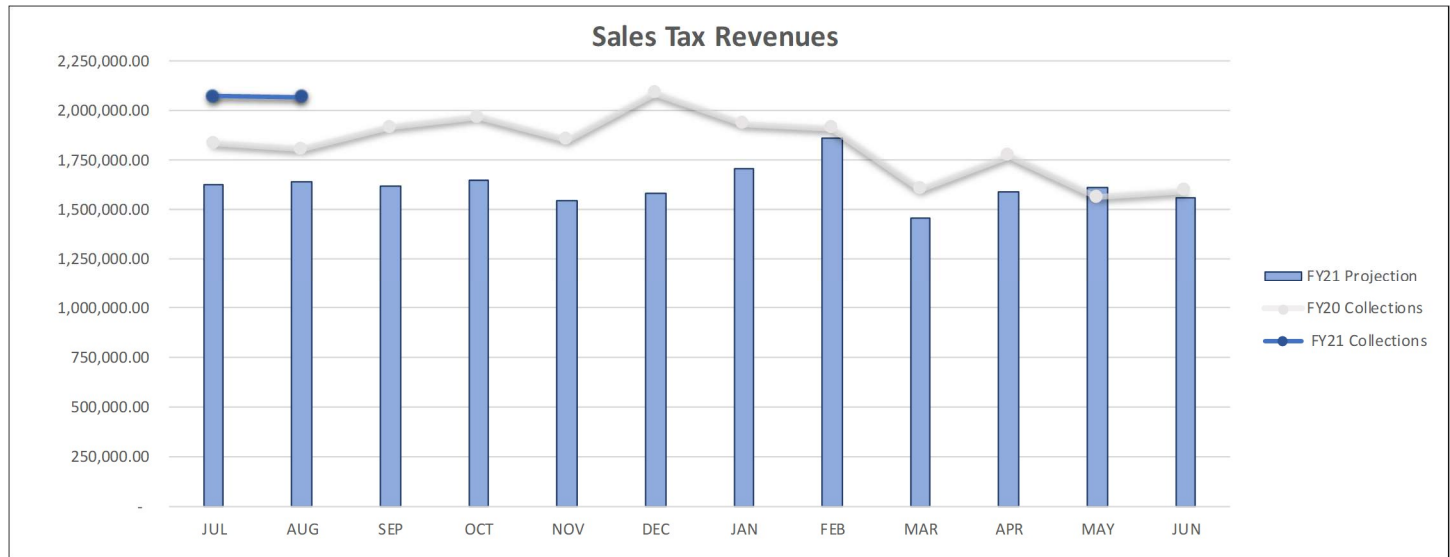
The August sales tax deposit was \$2,069,378.81, including interest of \$2,018.86, to be allocated as follows:

<u>Fund</u>	<u>Allocation</u>
General Fund	\$ 1,182,502.17
2018 Capital Improvements Fund	295,625.54
Capital Improvements Fund	229,109.81
Street Improvements Fund	258,672.35
Economic Development Fund	29,562.56
Police Sales Tax Fund	36,953.19
Fire Sales Tax Fund	36,953.19
Total Sales Taxes Collected	<u>\$ 2,069,378.81</u>

Finance Department Report:

Sales and use tax collections totaled \$2,270,036.04 for August 2020. It should be noted the sales tax estimate for FY 20-21 was based on a 12.5% reduction compared to the prior year budget. For the year, sales tax collections are up \$869,410 or 26.56%, over the projected budget year-to-date. Use tax collections are up approximately \$18,712, or 4.61%, over the projected budget year-to-date.

Fiscal Year 2021 Sales Tax Collections and Performance:

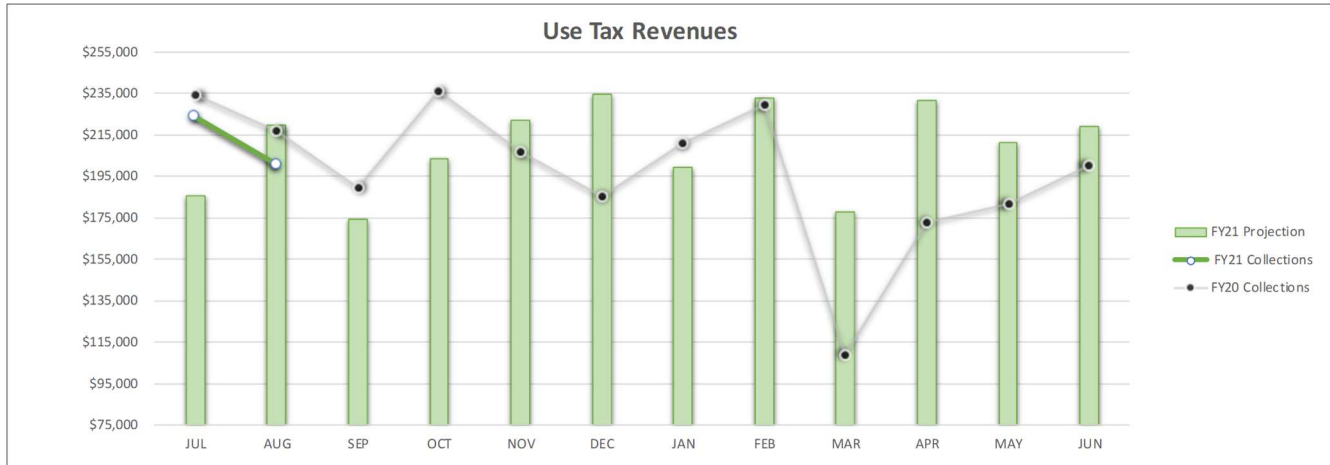


	Projected Budget	Actual	Amount Variance	Percentage Variance
Sales Tax Receipts (August 2020):	\$ 1,643,580	\$ 2,069,379	\$ 425,799	25.91%
Sales Tax Receipts (year-to-date):	\$ 3,272,841	\$ 4,142,251	\$ 869,410	26.56%

	August 2020	August 2019	Amount Variance	Percentage Variance
Sales Tax Receipts (vs Prior Year):	\$ 2,069,379	\$ 1,807,035	\$ 262,344	14.52%

	Year To Date FY 2021	Year To Date FY 2020	Amount Variance	Percentage Variance
Sales Tax Receipts (vs Prior Year):	\$ 4,142,251	\$ 3,641,370	\$ 500,881	13.76%

Fiscal Year 2021 Use Tax Collections and Performance:



	Projected Budget	Actual	Amount Variance	Percentage Variance
Use Tax Receipts (August 2020):	\$ 219,781	\$ 200,657	\$ (19,123)	-8.70%
Use Tax Receipts (year-to-date):	\$ 405,609	\$ 424,321	\$ 18,712	4.61%

	August 2020	August 2019	Amount Variance	Percentage Variance
Use Tax Receipts (vs Prior Year):	\$ 200,657	\$ 216,932	\$ (16,275)	-7.50%

	Year To Date FY 2021	Year To Date FY 2020	Amount Variance	Percentage Variance
Use Tax Receipts (vs Prior Year):	\$ 424,321	\$ 451,068	\$ (26,747)	-5.93%

Regular Board of Commissioners**17.**

Meeting Date: 08/17/2020

Applications

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Discussion, consideration and possible action to appoint a City Commissioner to the Ward 1 position to fill the open position left by the appointment of Ed Bolt as Mayor, to complete the remainder of term, expiring 2022. (*Deferred from August 3, 2020 City Commission meeting.*)

Attachments

Hennen

Kamm

Kenyon

MacDonald

Matthews

Morris

Odneal

Palmer

Date 7/27/2020 Time 11:07am

CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>REX B. HENNER</u>	Application Date: <u>7-27-2020</u>
Address: <u>2102 N. MINNESOTA, SHAWNEE, OK 74804</u>	
Mailing Address: <u>"</u>	
Daytime Phone: <u>405-517-5863</u>	Email: <u>rexhenner@gmail.com</u>
Profession: <u>RETIRED FROM CITY OF SHAWNEE. CURRENTLY TEACHING ASSISTANT FOR SPS.</u>	
Business Name: <u>SHAWNEE PUBLIC SCHOOLS - SECC</u>	
Business Address: <u>1831 AIRPORT DR. SHAWNEE, OK 74804</u>	
Business Phone: <u>405-273-3388</u>	Fax: _____ Email: _____

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? ☒ Yes or No (please circle)

How many years have you lived in Shawnee? 7

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

PLEASE SEE ATTACHED LETTER

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

PLEASE SEE ATTACHED LETTER

What civic or volunteer activities (if any) are you currently involved in?

STATE OF OKLAHOMA'S ADVISORY COMMITTEE ON SERVICES TO
PERSONS WITH DEVELOPMENTAL DISABILITIES

List education, including degree(s) earned:

BACHELOR OF SCIENCE IN BUSINESS - PUBLIC ADMINISTRATION
FROM UNIVERSITY OF PHOENIX

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

TRAFFIC COMMISSION - FEBRUARY 2019 THEN THE PRESENT

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
LEWIS WALTERS	PASTOR	405-273-6286
DAVID SPIES	FINANCIAL ADVISOR FRIEND	405-878-0990
ERIN TAYLOR	FR FRIEND - DISABILITIES ADVOCATE	405-226-0790

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature  Date: 7-27-2020

Applicants are encouraged to include a letter of interest and/or resume with this application.

Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

July 27, 2020

Mayor Bolt and Shawnee City Commissioners,

This letter is inform you of my interest in filling the Ward 1 City Commission vacancy.

I retired from the City of Shawnee after a 31 year career, 25 years in the Engineering Department and 6 years as the manager of the Airport. During my career I was involved in the design, inspection, and oversight of a wide variety of capital and public works projects. This included oversight of projects paid for by local taxpayer funding as well as state and federal grant funding.

I am a graduate of the Leadership Shawnee program, was chairman of the Oklahoma Floodplain Manager's Association, was a Regional Director for the Oklahoma Airport Operators Association, earned a Bachelor's Degree in Business with an emphasis in Public Administration, and am currently on the State of Oklahoma's Advisory Committee on Services to Persons with Developmental Disabilities.

I also had the opportunity to work closely with all the departments in the City's organization. I feel this gives me a unique perspective into what is necessary for the City to provide reliable services and infrastructure to all the citizens of Shawnee.

If selected, it would be my focus to work with the Commission to guide the City in a direction that would hopefully unify the entire community. This is a monumental task given the nature of politics, particularly at the local level. But it is my opinion that this body can come together and focus on the goals and issues important to the entire community while working to address issues that have caused division.

Thank you for your consideration and I look forward to hearing from you.

Rex Hennen
2102 N. Minnesota
Shawnee, OK 74804
405-517-5863
rexhennen@gmail.com

Date 7/28/2020 Time 8:00am

CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Randy Kamm</u>	Application Date: <u>7-27-2020</u>
Address: <u>3007 Kensington Place, Shawnee, OK 74804</u>	
Mailing Address: <u>Same as Above</u>	
Daytime Phone: <u>405-471-3438</u>	Email: <u>randy.kamm@gmail.com</u>
Profession: <u>Administrator</u>	
Business Name: <u>SSM Health Medical Group</u>	
Business Address: <u>3315 Kethley Rd.</u>	
Business Phone: <u>405-273-5801</u>	Fax: _____ Email: <u>randy.kamm@ssmhealth.com</u>

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ No (please circle)

How many years have you lived in Shawnee? 4 years

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

I believe that I can make a positive impact on our community.
Shawnee has tremendous potential for its citizens and businesses
and I would be honored to support this endeavor as a representative for Ward 1.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

I am Strategic in the planning process; Looking at things from different perspectives.
I care for our community and I want to see it obtain its full potential
I am Diplomatic, Loyal, Approachable, and accountable

What civic or volunteer activities (if any) are you currently involved in?

United Way of Pottawatomie Co. Board member,

Shawnee Forward Education and Workforce development Comm.tee member

List education, including degree(s) earned:

B.S. Business Administration

Masters of Health Administration

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

No

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Dr. Phillip Haddad	Business Associate	405-596-7848
Chris and Nicki Shorman	Friends	405-275-9272
Rev. Tiffany Nagle-Monroe	Pastor	405-473-6652

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature



Date: 7-27-2020

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

Randy W. Kamm, MHA

3007 Kensington Place, Shawnee OK, 74804
405-471-3438 (cell)
randy.kamm@gmail.com

CORE COMPETENCIES

PROVEN LEADERSHIP	CHANGE AGENT	SOLID ACCOUNTABILITY
STRATEGY	EXECUTION	PHYSICIAN RELATIONS
VISIONARY	OPERATIONS	STRATEGIC RELATIONSHIPS
FINANCIAL ANALYTICS	SERVICE LINE DEVELOPMENT	TRAINING

EDUCATION

Oklahoma State University

Masters of Science- Healthcare Administration

Oklahoma State University

Bachelors of Science Business Administration

EXPERIENCE

Administrative Director, St. Anthony Shawnee Physicians

St. Anthony Shawnee Physicians, 60 providers, 21 clinics, outpatient Imaging and Therapy services, and 283 employees

May 2016- Present

- Responsible for Operations of 60 providers, 283 support staff, and outpatient services in 5 communities
- Erased \$1 Million budget deficit within 6 months of initial hire date for FY 2016 budget. Exceeded FY 2017 budget plan by \$2.9 Million.
- Procured budget funding for new CT, MRI, and Ultrasound equipment for FY 2018 to enhance operations of Imaging services.
- Leading change initiatives for patient and employee satisfaction to improve organizational culture.

Director, Physician Outreach and Network Development/ Interim ACEO

St. Anthony Shawnee Physicians, 60 providers, 21 clinics, outpatient Imaging and Therapy services, and 283 employees

July 2014- May 2016

- Served as Interim ACEO of facility from November 2015 to April 2016
- Directed Physician Recruitment and Network Development of physician enterprise
- Responsible for Physical Therapy, Physical Plant, Dietary, Environmental, and EMS service lines.
- Led alignment strategies for business development community relations
- Directed activities for strategic growth of hospital/clinic services lines
- Champion of employed physician governance committee development

System Director, Physician Recruitment and Practice Development

2012 – 2014

Director, Physician Recruitment (2004-2012)

- Directed all physician recruitment within the INTEGRIS Health system
- Championed all strategic physician manpower planning for INTEGRIS Health System
- Directed business development and physician support between INTEGRIS administration and physicians
- Created and Managed INTEGRIS Hospitals' recruitment budget
- Developed and maintained excellent relationships with communities and physicians within service areas

ACCOMPLISHMENTS/ACTIVITIES

- Shawnee Forward Education and Workforce development committee member
- Board member for United Way Pottawatomie County
- Volunteer for Shawnee Little Theater productions
- Volunteer for Tasty Monday's youth program at Lord of Life Lutheran Church
- Distance Fellowship Recipient- Oklahoma State University
- Chairman of Trustee Committee at New Covenant UMC
- Worship team Victory Christian Center, OKC and New Covenant UMC
- United Way loaned executive/ambassador

REFERENCES UPON REQUEST

Date 7/24/2020 Time 12:47pm



CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

IST

Name: <u>TONY BRIAN KENYON</u>	Application Date: <u>JULY 22, 2020</u>
Address: <u>1904 N. PHILADELPHIA AVE., SHAWNEE, OK 74804</u>	
Mailing Address: <u>SEE ADDRESS*</u>	
Daytime Phone: <u>405-208-0884</u>	Email: <u>TONY.B.KENYON@GMAIL.COM</u>
Profession: <u>ARAMARK HIGHER EDUCATION ACCOUNT DIRECTOR @ OBU, SHAWNEE, OK</u>	
Business Name: <u>ARAMARK</u>	
Business Address: <u>714 W. MIDLAND ST., SHAWNEE, OK 74804</u>	
Business Phone: <u>405-227-8709</u>	Fax: <u>NA</u> Email: <u>KENYON-TONY@ARAMARK.COM</u>

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ No (please circle)

How many years have you lived in Shawnee? 7 + YEARS

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

My primary goal as Ward 1 Commissioner is to provide representation for the citizens of the Ward to the various offices of municipal government and to make every effort to improve, build and maintain the City of Shawnee in order to elevate and enrich the quality of life for every resident.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

My qualifications include over 18 years of training, education and experience in organizational management and government operations in the military. Over 4 years of financial and operational management for Aramark at OBU, and knowledge as a vested long time citizen of Shawnee with 3 children in Shawnee Public Schools.

What civic or volunteer activities (if any) are you currently involved in?

I am a current member of the Oklahoma Army National Guard and Master Mason of the Oklahoma Masonic Fraternity

I am an avid supporter of the Shawnee YMCA and Shawnee Public Schools.

List education, including degree(s) earned:

High School Diploma from Shawnee High School class of 1996

Administrative and Operational Manager certificate, US Army Adjutant General School

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

No.

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Senator Ron Sharp	Personal Friend	405-788-2298
FREELAND WOOD	PESONAL FRIEND	405-496-7652
REPRESENTATIVE DELL KERBS	PERSONAL FRIEND	405-609-0308

LSF

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature



Date:

July 27, 2020

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

Oklahoma State Senate



July 22, 2020

To Shawnee City Commissioners:

This letter is written to recommend for your consideration of Tony Kenyon for the appointment to the Ward 1 Commissioner position for the City of Shawnee.

This position became an open seat after the at-large position of mayor of Shawnee was won by Ed Bolt, the former Ward 1 Commissioner.

I taught for 38 years at Shawnee High School. I currently serve as the State Senator for District 17 and am a resident of Ward 1.

Tony is a 1996 Shawnee High School graduate. As a senior, Tony was in my U.S. Government class.

As a student, Tony was an outstanding student and represented all that is good about our state and nation! With students like Tony I knew the future of our nation would be in good hands.

Now is the time to allow Tony to assume that leadership position.

After graduation, Tony enlisted and served our nation in the United States Army. He was in two active tours of duty overseas defending our nation from world terrorists.

After his active duty in the Army, Tony enlisted into the Oklahoma National Guard 45th Division.

Tony and his wife and three young children live at 1904 North Philadelphia (Ward 1), Shawnee, Oklahoma. His three children attend Shawnee Public Schools.

Tony currently works for Oklahoma Baptist University. He is active in the political affairs of our city, state, and nation.

Tony is exactly the type of young man the City of Shawnee should have on its Commission.

I would appreciate your consideration of Tony to the appointment to the Ward 1 Commissioner position.

Any additional reference that would be required to help Tony, please contact me at your convenience.

Sincerely,
Ron Sharp
405- 788-2298
senatorsharp@gmail.com

Letter of recommendation

For the ward 1 city commission position

I first met Tony Kenyon while I was the school resource officer at the Shawnee High school in 1994. When Tony graduated from Shawnee in 1996 he left to pursue a degree at the University of Oklahoma and then he joined the military. Due to the distance and our own everyday routines we lost touch for several years.

We met up again in 2016 when he returned to Shawnee after spending 14 years in the Army, Tony continues to serve our country proudly as a member of the Oklahoma Army National Guard. Since his return we have become close friends and enjoy spending time together. As I rediscovered who he has become over the years I have found that Tony is a person of caliber, integrity, generosity and charisma. I have found him very easy to talk to and often go to him for his advice or point of view, I very much value his opinion. Tony has many positive attributes but most of all he leads by example.

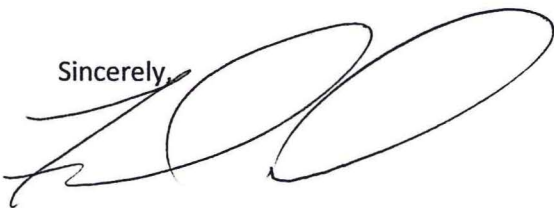
He and his wonderful wife Traci have 3 children in the Shawnee Public School system. Tony is a devoted and loving husband to his wife Traci and their children. We have had several conversations about our public educators here in Shawnee so I know that Tony is very attentive to Shawnee public education as well as the goings on of our local city government.

Tony has had the opportunity to spend many hours doing ride-a-longs with me in the past four years, he has not only seen our city as a citizen, but he has also seen it from the prospective of a police officer. I have found that he has remarkable insight and a genuine interest in making Shawnee a better place to live. Like all of us, Tony loves our community and would love to have the opportunity to serve it.

I know that Tony has extensive training in administration and operations management and is currently the Aramark account director at OBU where he oversees the daily operations of the OBU support staff.

I truly believe that Tony will serve our community proudly and would be an asset to the people of Shawnee and the board as our Ward 1 commissioner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Freeland Wood', with a large, stylized loop at the end.

Lieutenant Freeland Wood
Shawnee PD



OKLAHOMA ARMY NATIONAL GUARD
JOINT FORCE HEADQUARTERS
3501 MILITARY CIRCLE
OKLAHOMA CITY, OK 73111-4305

July 24, 2020

To Whom It May Concern:

It is my pleasure to be writing this letter of recommendation regarding an opportunity presented for Tony Kenyon. I have known Tony since 2004 by way of membership in the Oklahoma Army National Guard.

I can attest to his work ethic as he displays maturity at all times and an understanding beyond his years of age. He is a very dedicated, motivated and passionate Soldier who shows initiative. He is someone you can always count on to do the right thing and holds himself to the highest of standards. He is a tested and trusted Soldier that has managed teams of Soldiers. His rapport within the personnel and administration community is excellent. An effective leader continually sought for guidance and coaching for the entire chain of command. While his expertise has been primarily in human resources, operational planners seek his versatile expertise to develop risk assessments, detailed movement of troops and accomplishing mission objectives. He would bring great credit to any organization.

I think he would make a great candidate for public office, he has performed superbly in the hard jobs and has always shown great concern for his country. If you have any questions or need more information, please do not hesitate to contact me at 405-228-5544 or rosemary.l.masters.mil@mail.mil.

Sincerely,

A handwritten signature in cursive script that reads "Rosemary L. Masters".

Rosemary Masters
CW5, US ARMY
Deputy Director of Personnel/G1

RECEIVED CITY CLERK'S OFFICE

Date 7/29/2021 Time 12:43pm

CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Mandi MacDonald</u>	Application Date: <u>22 July 2020</u>
Address: <u>1511 N Broadway Shawnee, OK 74804</u>	
Mailing Address: _____	
Daytime Phone: <u>620-779-1532</u>	Email: <u>mandi.macdon@gmail.com</u>
Profession: <u>Librarian</u>	
Business Name: <u>North Rock Creek Public Schools</u>	
Business Address: <u>42400 Garrett's Lake Road Shawnee, OK 74804</u>	
Business Phone: <u>(405) 275-3473 ext. 336</u> Fax: <u>405.273.7368</u> Email: <u>amacdonald@nrcps.org</u>	

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ No (please circle)

How many years have you lived in Shawnee? 11 years

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

Shawnee is such a wonderful community. Over the last decade, I have seen it grow in such diverse ways. I believe that while Shawnee holds to the classic and desirable small town ideals of community and togetherness. As it grows, it needs leaders who remember that as decisions are made and it must have accountability for how it grows. The City Commission has the tough job of uniting the city and making sure that all of its parts are working together for the good of all of its citizens today and in the future.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

I would make a good Commissioner because I have a different perspective than the current Commissioners. I do not own a small business; I have not held a business leadership position in this town or been a part of the community as long as many who are currently on the Commission or who have run and applied in the past, but my insight as a teacher/librarian who is wholly concerned with the future of our community via the investment in today's youth as well as my time spent working in the public sector give me intimate knowledge of our youth and what they will need as they transition to adult citizens in our community.

What civic or volunteer activities (if any) are you currently involved in?

I currently volunteer as a kid's church teacher and college girls' Bible study leader at Heritage Church in Shawnee. I am also on the Friends of the Library Board. This fall I am one of several English teachers/librarians across the state involved in revising our current Oklahoma Academic Standards of English Language Arts.

List education, including degree(s) earned:

East Central University, Master's in Library Media Science 2019
Oklahoma Baptist University, Bachelor's in Secondary English Education 2012

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

No

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Blake Moody	Superintendent North Rock Creek Schools	405-630-9538
Britton Buss (OBU AVP for Tech, CTO)	Church Elder Heritage Church	405-585-3320
David Houghton (OBU Dean of Business)	Church Elder Heritage Church	405-585-7818

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature Mandi MacDonald Date: 30 July 2020

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

Shawnee City Clerk and Commissioners
16 W. 9th Street
Shawnee, OK 74802

Mandi MacDonald
1511 N Broadway
Shawnee, OK 74804
620-779-1532

To whom it may concern,

My name is Mandi MacDonald, an 11 year resident of the Shawnee area, and I am excited to submit my application for the vacant Ward 1 City Commission.

I am applying for the Ward 1 position because I love this city. After graduating from OBU in 2012, I didn't want to leave this town. It was growing (and continues to do so), vibrant, and filled with some of the best people I have ever met. As I've seen the town grow over the last decade, I know it has had growing pains but also great joys and triumphs with new businesses, an influx of newcomers and commuters, new city programs and opportunities for community involvement, all while adhering to the quintessential "small town values" that I've always known Shawnee to hold. I say "small town" as a woman who grew up in a true small town of 9,000, where I knew people's names, I knew the community well, and the community worked together well. While we are nearly 4 times that size, I believe those traits exist here in excess even as we are a burgeoning city.

I will be honest that my resume does not lend itself to a wide swath of community activity, but it shows my dedication to my school and church, pillars of our community. I have had the opportunity to serve hundreds of people in our community through teaching English at Bethel High School, North Rock Creek Middle and High School, and now as the NRC Middle and High School Librarian. Many of my students are now adults who live and work in Shawnee, contributing to our beautiful city. My time as an educator has caused me to be flexible, understanding, and a team-player not just with my school but with my community. Outside of those school communities, I've also held several positions with the Oklahoma State School Board, focusing mostly on our state ELA standards. These leadership positions have given me a tremendous impact on the whole state as I've been employed to create scaffolding and framework for standards, and now this fall as I am an advisor for the drafting of new standards. I've also served for many years in several different capacities at Heritage Church, mainly with college students that I hope to have influenced to stay in this great town just like I did. Outside of school and church, I serve on the Friends of the Library Board where I work with many people who have lived and breathed this community much longer than I have. I'm proud to serve on a board that provides for the continued access to literacy and knowledge.

I may not have the tenured experience of many of the current commissioners as.....
long-time residents or small-business owners, but I hope that you will consider me for the position of City Commissioner as I share a perspective of respect and concern for this community but perhaps a new and different point of view.

Thank you for your consideration,

Mandi MacDonald

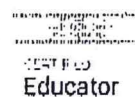
Mandi MacDonald

mandi.macdon@gmail.com
1511 N Broadway Ave
Shawnee, OK 74804

(620) 779-1532



CERTIFIED
Educator



CERTIFIED
Educator

Education

East Central University

M. Ed, Library Media
December 2019
GPA: 4.0/4.0

Oklahoma Baptist University

BS. Ed., Secondary English
May 2012
GPA: 3.7/4.0

Work Experience

Librarian, Secondary

Middle and High School – North Rock Creek Public Schools

- Curriculum development and supplementation
- Collection curation and development
- Technology assistance and implementation specialist

August 2019– Present

Educator, 7th and 8th Grade ELA, English I, Pre AP English I

Middle and High School – North Rock Creek Public Schools

- Organizing and creating appropriate lesson plans and goals
- Monitoring and managing classroom procedures and behavior

August 2017– May 2020

Curriculum Resource Writer

Oklahoma State Department of Education

- Writing objective analyses for 9th-12th grade ELA OAS standards
- Collaborating with peers to create better teaching practice for OAS standards

April 2018– November 2018

Educator, English I, English II, Pre AP English II

Bethel High School – Bethel Public Schools

- Developed original Pre AP program for 10th grade students
- Collaborated with grade level History and Science teachers to make cross-curricular assignments
- Consistent 85%-95% pass rate for 10th grade English II EOI/OCCT

August 2012– May 2017

Educator, English Language Arts

Alternative Education Program – Bethel Public Schools

- Worked with students grades 7-12 seeking an alternative way to earn high school credits

August 2016– May 2017

Licenses and Endorsements

Oklahoma Teacher Certification

English, 5-12th grades
Library Media Specialist

May 2012 (Renewed 2017)

References

Chad Brooking

North Rock Creek High School

Current supervisor; co-worker while at Bethel High School
Work Number: 405-275-3473
Email: cbrooking@nrchs.org

Principal

Blake Moody

North Rock Creek Public Schools

Superintendent
Work Number: 405-275-3473
Email: bmoody@nrchs.org

Superintendent

Awards and Memberships

POE Junior High Merit Award Winner

2019

Oklahoma Library Association

2019-Present

American Association of School Libraries

2019-Present

Professional Oklahoma Educators

2012-Present

Other Teaching/Education Experience

Intermediate Sequoyah Reading Team Member

Oklahoma Baptist University

2020-2023

OAS ELA Draft Review Committee Member

Oklahoma State Department of Education

Fall 2020

Presenter/Speaker (Mental Health YA)

Oklahoma Librarians Association Annual Conference

July 2020

Mentor Teacher (Student Teacher in Classroom)

Oklahoma Baptist University

Spring 2018

Guest Speaker (Student Teaching Seminar)

East Central University, OK

November 2017

Designer/Developer

TeachersPayTeachers.com

June 2017-Present

Community and School Involvement

Friends of the Library Board

Pioneer Library, Shawnee

2020-Present

Prof. Dev. Committee President

Bethel High School

2013-2017

Poetry Out Loud Coordinator

North Rock Creek

2019-Present

The Posted Paw Newspaper Advisor

Bethel High School

2013-2017

POE Building Coordinator

North Rock Creek

2019-Present

Poetry Out Loud Coordinator

Bethel High School

2012-2017

Student Council Advisor

North Rock Creek

2018-Present

Creative Writing Teacher/Tutor

Mandi MacDonald Writing Workshops

2016-Present

Freshman Sponsor

North Rock Creek High School

2018-2020

College Lifegroup Leader

Heritage Church

2014-2020

HS Planning, Development Team

North Rock Creek

2018-2019

Kids' Church Teacher

Heritage Church

2014-Present

OETT Grant Leadership Team

North Rock Creek Middle School

2017-2019

Women's Ministry Team Leader

Heritage Church

2015-2018

Class of 2018 Sponsor

Bethel High School

2014-2017

Sunday School Teacher

Heritage Church

2016-2018

Date 7/27/2020 Time 2:48 pm

CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Daniel MATTHEWS</u>	Application Date: <u>7-27-2020</u>
Address: <u>4704 Kellye Green Shawnee OK 74804</u>	
Mailing Address: <u>Same</u>	
Daytime Phone: <u>405-573-5752</u>	Email: <u>danielmatthews80@yahoo.com</u>
Profession: <u>Executive Director</u>	
Business Name: <u>Community Market of Pottawatomie County</u>	
Business Address: <u>PO Box 1654 Shawnee OKLA 74802</u>	
Business Phone: <u>405-788-4557</u>	Fax: <u>N/A</u> Email: <u>dmatthews@ourcommunitymarket.org</u>

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? ☒ Yes or No (please circle)

How many years have you lived in Shawnee? 35 years in city limits - 38 years in county

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

I love this city & believe we are positioned for positive change if we capitalize on current opportunities. I believe we are at a critical place where we can design this city for the next generation. I want to create a city where business thrives & is attractive for young families to put down roots.
 What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?
I have experienced city government & process as a member of the planning commission. I worked extensively on the new comprehensive plan, and am prepared to help execute that vision. My background as a VP of Finance & now CEO have helped me grow as a leader.

What civic or volunteer activities (if any) are you currently involved in?

Board member - United Way, Board Member - Kiwanis club, Letter
Carriers Food Drive, Little Olympics, Legacy Parenting volunteer & supporter

List education, including degree(s) earned:

Bachelors Degree - Major - Church Ministry - Family of Faith Chr. University
Masters Degree - Public Administration - In Progress

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

Yes - Planning Commission of Shawnee, OK - 2 1/2 years. Currently
the chairman of that commission.

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Kathy Laster	community partner	405-570-7264
Joe Ford	friend / project partner	405-213-6555
Casey Bell	Banker	405-443-9559

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature  Date: 7-27-2020

Applicants are encouraged to include a letter of interest and/or resume with this application.

Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org



CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Robert L. Morris</u>	Application Date: <u>29 July 2020</u>
Address: <u>1307 Windsor pl. Shawnee, OK 74804</u>	
Mailing Address: <u>Same as above</u>	
Daytime Phone: <u>405-215-4696</u>	Email: <u>FTBLL57@AOL.COM</u>
Profession: <u>Aviation Mechanic</u>	
Business Name: <u>Tinker AFB</u>	
Business Address: <u>Midwest City 73110</u>	
Business Phone: <u>N/A</u>	Fax: <u>—</u> Email: <u>N/A</u>

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ No (please circle)

How many years have you lived in Shawnee? 40 years

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

To move my Ward and the whole of Shawnee into
future endeavors that would benefit us all.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

a willingness to ~~learn~~ learn and/or change my mind on any ~~prev~~
preconceived biases with all facts taken into consideration; • an
understanding of, listening to, and conveying the actual wishes
of my Ward and the public as a whole; • the ability to put the
citizens of Shawnee and the law therein ahead of any
personal bias; • a willingness to always invite citizens
feedback, whether pro or con, on any issues or plans that
Shawnee may face

What civic or volunteer activities (if any) are you currently involved in?

Shawnee Masonic Lodge #107

List education, including degree(s) earned:

FAA A&P license for over 17yrs

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

NO

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Shanelylynn Yates	friend	405-306-6411
Molly Neikes	friend	405-915-5521
Andrea Koepke	friend	405-788-6194

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature Robert J. Moon Date: 29 July 2020

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

Date 7/23/2020 Time 8:00am

CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Chris M Odneal</u>	Application Date: <u>07/22/2020</u>
Address: <u>1503 N Broadway 74804</u>	
Mailing Address: _____	
Daytime Phone: <u>405-777-7622</u>	Email: <u>chrisodneal@gmail.com</u>
Profession: <u>Systems Analyst</u>	
Business Name: <u>GO Consulting Services</u>	
Business Address: <u>105 N Union STE 900 74801</u>	
Business Phone: <u>405-214-6090</u>	Fax: _____ Email: _____

Do you live within Ward 1 of the City of Shawnee? ☒ Yes or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ No (please circle)

How many years have you lived in Shawnee? 3 in Pottawatomie County since 1998

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

I want to serve my community and help make Shawnee an even better place to live.

My goal is to make sure that Shawnee Citizens can live a safe and health life in Shawnee.

I am excited to raise my kids here and want to help build a bright future for Shawnees' youth.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

I have run GO Consulting Services for the last 13 years.

I was on the Downtown Shawnee Board in 2008

What civic or volunteer activities (if any) are you currently involved in?

List education, including degree(s) earned:

Associates Degree Seminole State college

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
Bradley Carter	Colleague and Friend	405-808-0963
Liz Fogarty	Friend	405-990-6561
Randy Thomason	Professional	405-6596798

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature Chris M Odneal Date: 07/22/2020

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org



CITY COMMISSION
WARD 1
APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Steve Palmer</u>	Application Date: <u>7/21/2020</u>
Address: <u>105 W. Midland</u>	
Mailing Address: <u>Same</u>	
Daytime Phone: <u>405-481-6313</u>	Email: <u>neighboring101@gmail.com</u>
Profession: <u>Non Profit Director</u>	
Business Name: <u>Neighboring 101 Inc.</u>	
Business Address: <u>126 S. Center Shawnee OK 74801</u>	
Business Phone: <u>Same</u>	Fax: <u>None</u> Email: <u>Same</u>

Do you live within Ward 1 of the City of Shawnee? ☒ (Yes) or No (please circle)

Do you currently serve on a City board or committee? Yes or ☒ (No) (please circle)

How many years have you lived in Shawnee? 25 years

Why are you interested in serving as Ward 1 Commissioner on the City Commission?

I want to be involved in working more strategically with fellow citizens in Shawnee.

What will make you a good Commissioner and what skills or knowledge do you have that would be relevant to this Commission?

I believe we need to come together more effectively as a community. My skills are relevant to developing more cooperation from both individuals + organizations.

What civic or volunteer activities (if any) are you currently involved in?

Kiwanis, I work as a volunteer with Community Renewal, Shawnee Housing Authority, Attend Life Church.

List education, including degree(s) earned:

Edmond High School - Graduated 1976, OSU Graduated 1980 Business Admin.

Have you ever served on a City-appointed board/committee/commission before? If so, which ones and for how long did you serve?

I have not served on any city boards.

Please include up to three personal or professional references:

Name:	Relationship:	Phone Number:
<i>Bill Mecke</i>	<i>Friend</i>	<i>405-919-4530</i>
<i>Tiffany Walker</i>	<i>Friend</i>	<i>405-434-9420</i>
<i>Ryan Brooks</i>	<i>Co Worker</i>	<i>405-802-8318</i>

PLEASE READ CAREFULLY:

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in disqualification from further consideration.

Signature *Steve Pahr* Date: *7/21/2020*

Applicants are encouraged to include a letter of interest and/or resume with this application.
Thank you for your interest in serving the City of Shawnee.

Send application for to:

Shawnee City Clerk
16 W. 9th Street / P.O. Box 1448
Shawnee, OK 74802
Phone: (405) 878-1604
Fax: (405) 878-1581
CityClerk@ShawneeOK.org

Steve Palmer

105 W. Midland, Shawnee, Ok. 74804

405-481-6313

Neighboring101@gmail.com

Mayor Bolt and the entire City Commission of Shawnee Ok.,

My name is Steve Palmer and I am submitting my application for the City Commission Seat representing Ward 1 here in Shawnee. For the past 5 ½ years as I have worked here locally in non profit work with Neighboring 101 I have had the opportunity to be involved with a large part of our community working with both individuals and organizations and it has given me a wonderful perspective on different aspects of our community. I would like to take what I have learned and put it into action on the city commission of Shawnee.

Thank you for considering my application for this position because I believe if I am appointed I can see how it will be a wonderful opportunity for me personally. The window of opportunity Shawnee finds itself presented with at this time is pivotal for our future success as a thriving community and anything I can do to empower our community to work together more effectively is a task that I am excited to engage in.

Thanks to each of you for the difference you are making,

Steve Palmer

Regular Board of Commissioners

19.

Meeting Date: 08/17/2020

Ward 1 Resolution

Submitted By: Kacie Eck, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider a resolution calling and providing for the holding of a special election in the City of Shawnee, Oklahoma, for the purpose of nominating and electing candidates for the office of City Commissioner of the First Ward; establishing a filing period and qualifications for such office; designating the manner of electing the office named herein; providing for said election to be conducted by the Pottawatomie County Election Board; providing for voting by absentee ballot.

Attachments

Ward 1 Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SHAWNEE, OKLAHOMA CALLING AND PROVIDING FOR THE HOLDING OF NONPARTISAN SPECIAL ELECTION IN THE CITY OF SHAWNEE, OKLAHOMA, FOR THE PURPOSE OF NOMINATING AND ELECTING CANDIDATES FOR THE UNEXPIRED TERM OF THE OFFICE OF CITY COMMISSIONER OF THE ONE WARD; ESTABLISHING A FILING PERIOD AND QUALIFICATIONS FOR SUCH OFFICE; DESIGNATING THE MANNER OF ELECTING THE CITY OFFICE NAMED HEREIN; PROVIDING FOR SAID ELECTION TO BE CONDUCTED BY THE POTTAWATOMIE COUNTY ELECTION BOARD; AND PROVIDING FOR VOTING BY ABSENTEE BALLOT.

WHEREAS, by virtue of the provisions of the City Charter of the City of Shawnee, Oklahoma, nonpartisan special election is hereby authorized and called to be held in the City of Shawnee, Oklahoma.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Commission of Shawnee, Oklahoma:

- A. A special election shall be held on the 9th day of February, 2021, the same being the second Tuesday in February, for the purpose of submitting to the registered, qualified voters of the City of Shawnee, the names of all persons who have properly filed or been filed as candidates in the special election for the unexpired term of the City Commissioner of the First Ward. Provided, that except as otherwise in the City Charter specifically provided, the election laws of the State of Oklahoma applicable to municipal elections are adopted and put into effect hereby and the results of the election shall be canvassed, published and declared as provided by law.
- B. The filing period for the elections authorized herein shall be during normal business hours on the 7th, 8th, and 9th of December, 2020. Any qualified elector may become a candidate for the office named herein by filing with the Secretary of the Pottawatomie County Election Board, during the filing period, a written declaration of candidacy as provided in the Charter of the City of Shawnee, provided that any qualified elector can be a candidate for only one (1) office. Any qualified elector so filing for Commissioner may withdraw from the election by filing written notice with the Secretary of the County Election Board no later than 5:00 p.m. on December 11th, 2020. Provided, that no person shall be qualified to become a candidate for any office herein unless such person shall have attained the age of twenty-five (25) years and shall have been, for at least six (6) months prior to filing a declaration of candidacy, a qualified elector as provided by the Charter of the City of Shawnee and the laws of the State of Oklahoma and a resident within the ward for which such person files for office. All declarations of candidacy, petitions and election ballots shall be nonpartisan in form and shall have no party designation of any kind and no sign, mark, symbol or device of a partisan character.
- C. If on the date of closing of filing for candidacy for any office herein, only one (1) candidate has filed for any particular office or offices, said candidate or candidates shall be chosen

to their respective offices and no election shall be held. Provided further, that if on the date of closing of filing for the offices herein, only two (2) candidates have filed for any office, said candidates shall be placed on the ballot at the special election and no special runoff election shall be held. Provided further, that if on the date of closing of filing for the office herein, more than two (2) candidates have filed for any office, their names shall be placed on the ballot at the special election. If at the special election provided for herein no candidate receives fifty percent (50%) majority of the votes cast, there will be no runoff election held and the candidate receiving the majority of the votes will be declared the winner of the election and shall be issued a certificate of election. In the event of a tie vote in any election provided for herein, the successful candidate shall be determined by the flip of a coin. If one (1) of the two (2) candidates nominated for an office dies or removes from the city or from his ward, the remaining candidate is elected ipso facto and shall be issued a certificate of election.

- D. The County Election Board shall prepare all ballots and conduct the election provided for herein in the manner set forth in, and in accordance with, the Charter of the City of Shawnee and the laws of the State of Oklahoma. The names of the candidates for the office provided herein shall be submitted to the registered, qualified electors of the City of Shawnee and each office shall be voted on at large. The precinct boundary lines for the purpose of holding said election shall be those as designated by the County Election Board of Pottawatomie County, Oklahoma, as changed by city ordinance and shall include all the area within the city limits of the City of Shawnee, and where there shall be a conflict between the area designated by the Election Board and said ordinances, the area as designated by ordinance shall prevail. The polls of said elections shall be opened at 7:00 a.m., and shall remain open continuously until and be closed at 7:00 p.m. on the designated day.
- E. Registered, qualified electors may vote in said election by absentee ballot. Absentee ballots shall be obtained from the Secretary of the County Election Board and shall be requested, cast, and returned in the manner prescribed by the special election laws of the State of Oklahoma relating to voting by absentee ballot.
- F. The provisions of this resolution are severable and, if any sentence, provision, or other part of this resolution shall be held invalid, the decision of the court so holding shall not affect or impair any of the remaining parts or provisions of this ordinance.

PASSED AND APPROVED this _____ day of _____, 2020.

ATTEST:

ED BOLT, MAYOR

(SEAL)

LISA LASYONE, CMC, CITY CLERK