

AGENDA
BOARD OF CITY COMMISSIONERS
April 18, 2016 AT 6:30 P.M.
COMMISSION CHAMBERS AT CITY HALL
SHAWNEE, OKLAHOMA

CALL TO ORDER

DECLARATION OF A QUORUM

INVOCATION

FLAG SALUTE

All motions will be made in the affirmative. The fact that a commissioner makes or offers a second to a motion does not mean that the commissioner must vote in favor of passage.

1. Consider approval of Consent Agenda:
 - a. Acknowledge staff will proceed in the instant meeting with the opening and consideration of bids as set forth in Agenda Item No. 14.
 - b. Minutes from the April 4, 2016 regular meeting.
 - c. Acknowledge the following reports and minutes:
 - License Payment Report for March 2016
 - Project Payment Report for March 2016
 - Shawnee Urban Renewal Authority Minutes from January 5, 2016 meeting
 - Shawnee Civic and Cultural Development Authority Minutes from February 18, 2016 meeting
 - Planning Commission Minutes from March 2, 2016 meeting
 - d. Mayor's Appointments

Shawnee Urban Renewal Authority
Stephen Rice 1st Partial Term Expires 02/02/2018
Replaces Wayne Jackson – Resigned

Renee Wortham 1st Full Term Expires 02/02/2019
Replaces Patty Nida – Termed Out
 - e. Acknowledge Workers Compensation Settlement – Greg Price
 - f. Authorize staff to advertise for bids for the Rehab Concrete Streets Maintenance Contract.
 - g. Authorize staff to advertise for bids the A.D.A. Handicap Ramps Project.

2. Citizens Participation
(A three minute limit per person)
(A twelve minute limit per topic)
3. Presentation by City Manager to Employee of the Month, Geoff Garner, Operations Department.
4. Introduction of Shawnee 2016 student/teacher delegation for exchange trip to Nikaho, Japan.

ADULT DELEGATES
Kelli Tatom, Teacher, Shawnee Middle School

STUDENT DELEGATES
Baylor Brannan, Shawnee Middle School
Kaydyn Drummond, Shawnee Middle School
Andie Hadley, Shawnee Middle School
Hanaa Saidi, Shawnee Middle School
Olivia Stobbe, Shawnee Middle School
Emily Lincicome, Grove Middle School
Mackenzie Steele, Grove Middle School
Ella Swantek, Grove Middle School
5. Consider a resolution declaring real property known as Lot 5 and Lot 6, Yahgnee Addition as surplus, authorizing staff to solicit sealed bids to sell the property and set a minimum bid.
6. Consider funding request by the Shawnee Veterans Memorial Committee to complete the Veterans Memorial in Woodland Veterans Park.
7. Consideration of approval of a Preliminary Plat for Timbers Park, a re-plat of Block 12, the Timbers Addition, located at Oaktree Court and Bent Tree Road. Case No. S07-16
Applicant: The Landrun Group, LLC.
8. Consideration of approval of a Final Plat for Timbers Park, a re-plat of Block 12, the Timbers Addition, located at Oaktree Court and Bent Tree Road. Case No. S08-16 Applicant: The Landrun Group, LLC.
9. Public hearing and consideration of an ordinance to rezone property located at 1500 East Independence Street from R-1; Single Family Residential to PUD; Planned Unit Development. Case No. P03-16; Applicant: The Landrun Group, LLC (*Deferred by Planning Commission to May 4, 2016 meeting*)
10. Discussion, consideration and possible action to authorize staff to enter into a contract to remodel the Emergency Operations Center (EOC).
11. Discussion, consideration and possible action to approve a Budget Amendment for remodel of the Emergency Operations Center (EOC).
12. Acknowledge Sales Tax Report received April 2016.

13. Discussion and possible action concerning health care options for City employees.
14. Consider Bids:
 - a. Union Street Sidewalk Projects, Contract No. COS-PW-15-01 (Open)
 - b. Auditorium HVAC Project (Open)
15. New Business

(Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)
16. Commissioners Comments
17. Adjournment

Respectfully submitted

Phyllis Loftis, 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

1. b.

Meeting Date: 04/18/2016

CC Minutes 04-04-2016

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Minutes from the April 4, 2016 regular meeting.

Attachments

CC Minutes 04-04-2016

BOARD OF CITY COMMISSIONERS PROCEEDINGS

APRIL 4, 2016 AT 6:30 P.M.

The Board of City Commissioners of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in Regular Session in the Commission Chambers at City Hall, 9th and Broadway, Shawnee, Oklahoma, Monday, April 4, 2016 at 6:30 p.m., pursuant to notice duly posted as prescribed by law. Mayor Mainord presided and called the meeting to order. Upon roll call, the following members were in attendance.

Wes Mainord

Mayor

Vacant

Commissioner Ward 1

Linda Agee

Commissioner Ward 2

James Harrod

Commissioner Ward 3-Vice Mayor

Keith Hall

Commissioner Ward 4

Lesa Shaw

Commissioner Ward 5

Micheal Dykstra

Commissioner Ward 6

ABSENT: None

INVOCATION

The Lord's Prayer

FLAG SALUTE

Led by Commissioner Agee

AGENDA ITEM NO. 1:

Consider approval of Consent Agenda:

- a. Acknowledge staff will proceed in the instant meeting with the opening and consideration of bids as set forth in Agenda Item No. 9.
- b. Minutes from the March 21, 2016 regular meeting and March 25, 2016 special call meeting.

c. Mayor's Appointments

Shawnee Civic and Cultural Development Authority

Lance Wortham 1st Full Term Expires 12/31/2020

Replaces Casey Bell – Termed Out

(Originally appointed March 7, 2016. Reconsidered to correct term expiration date)

d. Acceptance of Roadway Easement(s) along North Union Street.

A motion was made by Commissioner Dykstra, seconded by Vice Mayor Harrod, to approve the Consent Agenda Item Nos. 1 (a-d). Motion carried 6-0.

AYE: Dykstra, Harrod, Mainord, Hall, Shaw, Agee

NAY: None

AGENDA ITEM NO. 2:

Citizens Participation

(A three minute limit per person)

(A twelve minute limit per topic)

There was no Citizens Participation.

AGENDA ITEM NO. 3:

Mayor's Proclamations:

"Fair Housing Month"

April 2016

Justin DeBruin accepted the Mayor's Proclamation for "Fair Housing Month" presented by Mayor Mainord.

"National Public Safety

Telecommunications Week"

April 10-16, 2016

Christina Brown accepted the Mayor's Proclamation for "National Public Safety Telecommunications Week" presented by Mayor Mainord.

AGENDA ITEM NO. 4:

Discussion, consideration and possible action to authorize staff the enter into an agreement with Fritz Baily architects of Tulsa, Oklahoma to provide design,

engineering and biddable construction documents for the repair and renovation of Fire Station #2 located at 1401 North Bryan.

A staff report was given by Fire Chief Dru Tischer, explaining that Phase I of the renovation project has been completed and he is requesting the Commission approve Phase II, which will cost \$94,000.

City Attorney Joe Vorndran discussed the agreement and addressed Commission questions.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Agee, to authorize staff to enter into an agreement with Fritz Baily architects of Tulsa, Oklahoma to provide design, engineering and biddable construction documents for the repair and renovation of Fire Station #2 with the stipulation that before the final documents are ready for bid the City Commission will approve all plans and specifications. Motion carried 6-0.

AYE: Harrod, Agee, Mainord, Hall, Shaw, Dykstra

NAY: None

AGENDA ITEM NO. 5:

Discussion, consideration and possible action to approve a Budget Amendment for design, engineering and biddable construction documents for the repair and renovation of Fire Station #2 located at 1401 N. Bryan. Transfer from General Fund to Capital Fund. *(Tabled from February 16, 2016.)*

A motion was made by Vice Mayor Harrod, seconded by Commissioner Hall, to approve a Budget Amendment transfer from the general fund to the capital fund for design, engineering and biddable construction documents for the repair and renovation of Fire Station #2.

AYE: Harrod, Hall, Dykstra, Agee, Mainord

NAY: Shaw

AGENDA ITEM NO. 6:

Discussion, consideration and possible action to declare an emergency and authorize staff to replace stadium lighting

fixtures in the Grandstands at Shawnee Heart of Exposition Center.

A staff report was given explaining that one of the 100 foot light poles at the Grandstand had fallen. After examination it was determined that the remaining three stadium lights also need to be replaced. Current plans include lowering the lights from 100 feet to 80 feet in length for better stabilization. Shawnee Lighting was the only company providing a quote on the project in the amount of \$102,351.00. It was also noted that \$45,000 will be received from an insurance claim on the fallen pole.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Hall, to declare an emergency and award the bid to Shawnee Lighting in the amount of \$102,351.00.

AYE: Harrod, Hall, Shaw, Dykstra, Agee, Mainord

NAY: None

AGENDA ITEM NO. 7:

Discussion, consideration and possible action to approve a Budget Amendment to replace stadium lighting fixtures in the Grandstands at Shawnee Heart of Exposition Center.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Dykstra, to approve a Budget Amendment to replace stadium lighting fixtures in the Grandstands at Shawnee Heart of Exposition Center. Motion carried 6-0.

AYE: Harrod, Dykstra, Agee, Mainord, Hall, Shaw

NAY: None

AGENDA ITEM NO. 8:

Consider Oklahoma Municipal Retirement Fund lump sum payment from Defined Benefit Plan for Charles Huff.

A motion was made by Commissioner Hall, seconded by Commissioner Dykstra, to approve the Oklahoma Municipal Retirement Fund lump sum payment from Defined Benefit Plan for Charles Huff. Motion carried 6-0.

AYE: Hall, Dykstra, Agee, Harrod, Mainord, Shaw

NAY: None

AGENDA ITEM NO. 9:

Consider Bids:

- a. Procurement and Installation of Antennas, Feed Line and Hardware for North Radio Tower Site (Open)

BIDDER

AMOUNT

Sky Tower
Yukon, OK

Non valid bid

Midwest Underground Technologies Inc.
Edmond, OK

\$70,815.00

Emergency Management Director Don Lynch noted that Sky Tower of Yukon, Oklahoma did not provide a valid bid document. He read the bid from Midwest Underground Technologies Inc. of Edmond, Oklahoma into the record requested that the bid be awarded in the total amount of \$70,815.00.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Shaw, to accept staff's recommendation and award the bid to Midwest Underground Technologies Inc. in the total amount of \$70,815.00. Motion carried 6-0.

AYE: Harrod, Shaw, Dykstra, Agee, Mainord, Hall

NAY: None

AGENDA ITEM NO. 10:

Administrative Reports

- a. Don Lynch, Emergency Management Director – Presentation Regarding Tornado Preparedness

Mr. Lynch gave a presentation regarding tornado awareness and safety measures. He provided information on weather alerts and warnings, outdoor warning devices and public shelters. He also spoke of keeping pets safe during the storm and the dangers of driving during a flood event.

AGENDA ITEM NO. 11:

City Manager Update

a. Wayfinding

City Manager Justin Erickson reported that the Wayfinding consultant was in Shawnee this week and has presented a good plan. The current plan is to start implementing the wayfinding signage this summer with emphasis on the Downtown, the Heart of Oklahoma Exposition Center, as well as cultural and education centers.

AGENDA ITEM NO. 12:

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

There was no New Business.

AGENDA ITEM NO. 13:

Commissioners Comments

There were no Commissioners comments

RECESS CITY COMMISSION MEETING BY THE POWER OF THE CHAIR
TO CONVENE SHAWNEE AIRPORT AUTHORITY AND SHAWNEE
MUNICIPAL AUTHORITY (7:25 P.M.)

RECONVENE CITY COMMISSION MEETING BY THE POWER OF THE
CHAIR (7:26 P.M.)

AGENDA ITEM NO. 14:

Discussion, consideration and possible
action to go into Executive Session for
discussion in accordance with 25 O.S.
§307B(3), purchase or appraisal of real
property.

A motion was made by Vice Mayor Harrod, seconded by Commissioner Dykstra, to enter into Executive Session for discussion in accordance with 25 O.S. §307B(3), purchase or appraisal of real property. Motion carried 6-0.

AYE: Harrod, Dykstra, Agee, Mainord, Hall, Shaw

NAY: None

AGENDA ITEM NO. 15:

Discussion, consideration and possible action to go into Executive Session to discuss potential claims, litigation or other options regarding emergency (911) wireless telephone fees that were collected and not remitted to the City; as authorized by 25 O.S. §307(B)(4).

A motion was made by Commissioner Dykstra, seconded by Vice Mayor Harrod, to enter into Executive Session to discuss potential claims, litigation or other options regarding emergency (911) wireless telephone fees that were collected and not remitted to the City; as authorized by 25 O.S. §307(B)(4). Motion carried 6-0.

AYE: Dykstra, Harrod, Agee, Mainord, Hall, Shaw

NAY: None

COMMISSION ENTERED INTO EXECUTIVE SESSION AT 7:28 P.M. WITH ALL MEMBERS PRESENT

COMMISSION RECONVENED FROM EXECUTIVE SESSION AT 8:04 P.M. WITH ALL MEMBERS PRESENT

AGENDA ITEM NO. 16:

Consider matters discussed in Executive Session in accordance with 25 O.S. §307B(3), purchase or appraisal of real property.

No action taken.

AGENDA ITEM NO. 17:

Consider matters discussed in Executive Session regarding potential claims, litigation or other options regarding emergency (911) wireless telephone fees that were collected and not remitted to the City; as authorized by 25 O.S. §307(B)(4).

No action taken.

AGENDA ITEM NO. 18:

Adjournment

There being no further business to be considered, the meeting was adjourned by power of the Chair. (8:05 p.m.)

WES MAINORD, MAYOR

ATTEST:

PHYLLIS LOFTIS, CMC, CITY CLERK

Regular Board of Commissioners**1. c.**

Meeting Date: 04/18/2016

Acknowledge Reports & Minutes

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge the following reports and minutes:

- License Payment Report for March 2016
- Project Payment Report for March 2016
- Shawnee Urban Renewal Authority Minutes from January 5, 2016 meeting
- Shawnee Civic and Cultural Development Authority Minutes from February 18, 2016 meeting
- Planning Commission Minutes from March 2, 2016 meeting

Attachments

License Rpt 03-2016

Project Rpt 03-2016

SURA Minutes 01-05-2016

Expo Minutes 02-18-2016

Planning Minutes 03-02-2016

4/07/2016 3:05 PM
LICENSES: THRU ZZZZZZZZZZ

L I C E N S E P A Y M E N T R E P O R T
SORTED BY: CODE

PAGE:
PAYMENT DATES: 3/01/2016 TO 3/31/2016

** FEE CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====				
FEE CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAI
ALARM	BURGLAR/FIRE ALARM LICENSE	7	175.00CR			175.00
ALARMRENEW	BURGLAR/FIRE ALARM RENEW	10	150.00CR			150.00
BOATREG	BOAT REGULAR PERMIT	42	1,092.00CR			1,092.00
ELEC1	ELECTRICAL CONTRACTOR INITIAL	7	700.00CR			700.00
ELEC2	ELECTRICAL CONTRACTOR RENEW	3	225.00CR			225.00
FISHANNUAL	FISHING ANNUAL FEE	41	615.00CR			615.00
FISHDAILY	FISHING DAILY FEE	3	9.00CR			9.00
IMERC	ITINERANT MERCHANT FEE	1	50.00CR			50.00
LAKEINSP	LAKE LEASE INSPECTION	1	75.00CR			75.00
LAKELEASE	LAKE LEASE	12	6,503.38CR			6,503.38
MECH1	MECHANICAL CONTRACTOR INTIAL	2	200.00CR			200.00
MECH2	MECHANICAL CONTRACTOR RENEW	6	450.00CR			450.00
MIXER	MIXED BEVERAGE RENEWAL	2	1,800.00CR			1,800.00
PLUM1	PLUMBING CONTRACTOR INITIAL	3	300.00CR			300.00
PLUM2	PLUMBING CONTRACTOR RENEW	7	525.00CR			525.00
REFUND	REFUND	1	256.62CR			256.62
RESAL	RESIDENTIAL SALE	39	390.00CR			390.00
SIGN	SIGN HANGERS LICENSE FEE	1	75.00CR			75.00
SNOWC	SNOW CONE STAND LICENSE FEE	1	25.00CR			25.00
SOLIC	SOLICITOR ANNUAL LICENSE	1	50.00CR			50.00
SOLID	SOLICITOR DAILY LICENSE	2	6.00CR			6.00
STORM	STORM CELLAR LICENSE FEE	2	150.00CR			150.00
TREE	TREE TRIMMING LICENSE FEE	1	25.00CR			25.00
TOTAL			13,847.00CR			13,847.00

04/07/2016 3:33 PM
STATUS: ALL
SEGMENT CODES: All
FEE CODES: All

P R O J E C T P A Y M E N T R E P O R T

PAGE:
PROJECTS: THRU ZZZZZZZZZZ
PAYMENT DATES: 3/01/2016 TO 3/31/
SORTED BY: PRO

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-2133	UBCC FEE PAYABLE	328.00CR
001-4202	BUILDING PERMITS	12,923.49CR
001-4203	PLUMBING PERMITS	700.00CR
001-4204	ELECTRICAL PERMITS	200.00CR
001-4205	ZONING PERMITS & APPLICATIONS	1,956.00CR
001-4206	HEATING & A/C PERMITS	600.00CR
001-4249	OTHER PERMITS	830.00CR
001-4822	OTHER MISC. REVENUE	41.00CR
101-4249	OTHER PERMITS	75.00CR
501-4510	WATER TAPS	750.00CR
799-1023	BANCFIRST GENERAL	18,403.49

04/07/2016 3:33 PM
STATUS: ALL
SEGMENT CODES: All
FEE CODES: All

P R O J E C T P A Y M E N T R E P O R T

PAGE:
PROJECTS: THRU ZZZZZZZZZZ
PAYMENT DATES: 3/01/2016 TO 3/31/
SORTED BY: PRO

** SEGMENT CODE TOTALS **

SEGMENT CODE	DESCRIPTION	TOTAL PAID
B1-NEW	BUILDING CONSTRUCTION NEW	12,223.38CR
B3-REMODEL	BUILDING CONSTRUCTION REM	741.11CR
B4-CARPORT	BUILDING CARPORT	118.00CR
B4-SHELTER	BUILDING SHELTER	531.00CR
B4-STORAGE	BUILDING STORAGE SHED	214.50CR
E3-REMODEL	ELECTRICAL REMODEL/REPAIR	245.00CR
M3-REMODEL	MECHANICAL REMODEL/REPAIR	645.00CR
P3-REMODEL	PLUMBING REMODEL	490.00CR
UNAPPLIED	UNAPPLIED CREDITS	330.00CR
X-BORE/CUT	BORING & PAVING CUT PERMI	50.00CR
X-CURBCUT	CURBCUT/DRIVEWAY/SIDEWALK	25.00CR
X-DEMO	DEMOLITION PERMIT	100.00CR
X-PLATFIN	PLAT REVIEW FINAL	489.00CR
X-PLATREV	PLAT REVIEW PRELIM	257.00CR
X-SIGN	SIGN PERMIT	350.00CR
X-SWIMPOOL	SWIMMING POOL PERMIT	34.50CR
Z-OCCUP	OCCUPANCY PERMIT	350.00CR
Z-PUD	PLANNED UNIT DEVELOPMENT	550.00CR
Z-REZONCUP	REZONE W/ C U P	660.00CR
	TOTAL	18,403.49CR

SHAWNEE URBAN RENEWAL AUTHORITY MINUTES OF JANUARY 5, 2016

The Board of Commissioners of the **Shawnee Urban Renewal Authority** met for a regular meeting Tuesday, January 5, 2016 at 9:00 a.m. in the CDBG Conference Room, 227 N. Broadway, Suite C, Shawnee, Oklahoma.

Chairman Ron Henderson called the meeting to order at 9:02 a.m.

AGENDA ITEM NO. 2

ROLL CALL:

Roll call was taken showing the following members present:

Chairman	Ron Henderson
Commissioner	Monte Cockings
Commissioner	Tiffany Barrett

Absent:	Commissioner	Larry Gill
	Commissioner	Wayne Jackson

Guest:	Britney Burton	Planning Assistant
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Also present:

Justin Debruin, Planning Director

Bryan Logan, CDBG Coordinator/Rehab Specialist, SURA

Karen Drain, Secretary, SURA

Elaine Shrum, Administrative Specialist, SURA

A quorum was declared.

AGENDA ITEM NO. 3

APPROVAL OF MINUTES:

A motion to approve the minutes of December 8, 2015 was made by **Commissioner Cockings**, seconded by **Commissioner Barrett**. Motion carried with no abstentions.

VOTING YES: Henderson, Barrett, and Cockings

VOTING NO: None

AGENDA ITEM NO. 4
APPROVAL OF CLAIMS:

A motion to approve claims totaling \$ 18,004.67 was made by **Commissioner Cockings**, seconded by **Commissioner Barrett**. Motion carried with no abstentions.

VOTING YES: Henderson, Barrett and Cockings
VOTING NO: None

AGENDA ITEM NO. 5
REQUEST FOR ASSISTANCE:

Commissioner Gill arrived at 9:04 a.m.

Bryan Logan, CDBG Coordinator/Rehab Specialist reported on the following requests for assistance:

a) Emergency Assistance: Don Davis, 1227 Carol Dr.

Mr. Davis is 49 years old and is income qualified. He has owned his home 10 years. The home needs sewer line and water line replacement.

A motion to approve the request for assistance was made by **Commissioner Gill**, seconded by **Commissioner Barrett**. Motion carried with no abstentions

VOTING YES: Henderson, Barrett, Cockings and Gill
VOTING NO: None

b) First Time Home Buyer: Julia Newman, 1106 W. Dewey

Ms. Newman is 20 years old and is income qualified. She has a one year old daughter and a son due in March. She is employed and has never owned a home before.

A motion to approve the request for assistance was made by **Commissioner Barrett**, seconded by **Commissioner Gill**. Motion carried with no abstentions

VOTING YES: Henderson, Barrett, Cockings and Gill
VOTING NO: None

c) Emergency Assistance: Terri Slawson, 1218 E. Chandler

Ms. Slawson is 49 years old and is income qualified. She has owned her home 1 year. The home has a severe water leak under the house.

A motion to approve the request for assistance was made by **Commissioner Gill**, seconded by **Commissioner Cockings**. Motion carried with no abstentions

VOTING YES: Henderson, Barrett, Cockings and Gill
VOTING NO: None

d) First Time Home Buyer: Gary & Connie Cantrell, 420 S. Lincoln

Mr. & Mrs. Cantrell are 62 and 53 years old respectively. They are income qualified and have lived in the home one year. They lease the home from SURA and would like to purchase it now.

A motion to approve the request for assistance was made by **Commissioner Cockings**, seconded by **Commissioner Gill**. Motion carried with no abstentions

VOTING YES: Henderson, Barrett, Cockings and Gill
VOTING NO: None

**AGENDA ITEM NO. 6
UPDATE ON BID OPENINGS:**

Bryan Logan, CDBG Coordinator/Rehab Specialist addressed the following results:

a) Special Project: SURA, 1106 W. Dewey
Cost Estimate: \$ 22,775.00.00

3 bids received:

	<u>Bid Amount</u>
LG Construction	\$ 24,985.00
Unlimited Design:	32,125.00
Vallandingham Const:	15,910.00

Bid Awarded to: LG Construction. (Low bid did not complete bid documents)

b) Emergency Assistance: Nadine Tucker, 822 W. Ridgewood

Cost Estimate: \$ 9,060.00

4 bids received:

	<u>Bid Amount</u>
LG Construction	\$ 6,410.00
Patterson Roofing:	6,675.00
Unlimited Design:	14,675.00
Vallandingham Const:	8,175.00

Bid Awarded to: LG Construction

c) Home Repair: Bernie & Juliann Fellows, 624 N. McKinley

Cost Estimate: \$ 19,952.00

4 Bids received:

	<u>Bid Amount</u>
LG Construction:	\$ 17,283.00
Patterson Roofing:	17,750.00
Unlimited Design:	19,775.00
Vallandingham Const:	15,624.00

Bid Awarded to: LG Construction. (Low bid did not complete bid documents)

d) Home Repair: Brian & Angel Kirk, 1711 N. Market

Cost Estimate: \$ 19,350.00

4 Bids received:

	<u>Bid Amount</u>
LG Construction:	\$ 15,910.00
Patterson Roofing:	15,400.00
Unlimited Design:	17,475.00
Vallandingham Const:	15,624.00

Bid Awarded to: Patterson Roofing

AGENDA ITEM NO. 7

OLD BUSINESS:

There was no Old Business.

AGENDA ITEM NO. 8

NEW BUSINESS:

Bryan Logan, CDBG Coordinator/Rehab Specialist introduced the new Planning Assistant, Britney Burton to the Board.

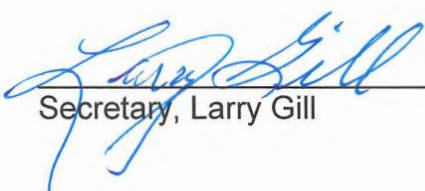
AGENDA ITEM NO. 9

ADJOURNMENT

There being no further business to come before the Board at this time, a motion to adjourn at 9:25 was made by **Commissioner Gill** seconded by **Commissioner Barrett**. Motion carried with no abstentions.

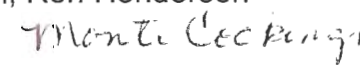
VOTING YES: Henderson, Barret, Cockings and Gill

VOTING NO: None



Secretary, Larry Gill



Chairman, Ron Henderson

Monte Cockings

A MEETING OF THE SHAWNEE
CIVIC AND CULTURAL DEVELOPMENT AUTHORITY
FEBRUARY 18, 2016
12:30 P.M.
HEART OF OKLAHOMA EXPOSITION CENTER

THE TRUSTEES OF THE SHAWNEE CIVIC AND CULTURAL DEVELOPMENT AUTHORITY MET FOR THEIR REGULAR SCHEDULED MEETING THURSDAY, FEBRUARY 18, 2016 AT 12:30 PM AT HEART OF OKLAHOMA EXPOSITION CENTER, PURSUANT TO NOTICE DULY POSTED AS PRESCRIBED BY LAW. NOTICE WAS FILED AT CITY HALL ON 2/12/2016 AT 4:18PM.

AGENDA ITEM NO.1

CALL TO ORDER.

THE MEETING WAS CALLED TO ORDER AT 12:35 PM BY MR. RANDY GILBERT, CHAIRMAN.

AGENDA ITEM NO.2

ROLL CALL

TRUSTEES PRESENT: MR. RANDY GILBERT
 MR. TIM BARRICK
 MR. JUSTIN ERICSON
 MR. KARL KOZEL

TRUSTEES ABSENT: MRS. RACHEL MELOT
 MRS. SUSAN HAVENS

ALSO IN ATTENDANCE: CINDY ARNOLD- CITY OF SHAWNEE, SHELLY WELCH OF FINLEY & COOK & MIKE CLOVER OF STUART & CLOVER, RANAY & BOBBYE CHURCHWELL

AGENDA ITEM NO.3

DECLARATION OF A QUORUM

CHAIRMAN MR. RANDY GILBERT, DECLARED A QUORUM.

AGENDA ITEM NO.6

APPROVAL OF MINUTES FROM JANUARY SC&CDA MEETING.

THE MOTION MADE BY TRUSTEE KOZEL, SECONDED BY TRUSTEE BARRICK TO APPROVE THE MINUTES AS PRESENTED FOR THE JANUARY 2016 MEETING. MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON, KOZEL
NAY: NONE
ABSTAIN:

AGENDA ITEM NO.8

APPROVAL OF THE MONTHLY FINANCIAL REPORT.

THE MOTION MADE BY TRUSTEE ERICKSON, SECONDED BY TRUSTEE KOZEL TO APPROVE THE MONTHLY FINANCIAL REPORT AS PRESENTED. MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON, KOZEL
NAY: NONE
ABSTAIN:

AGENDA ITEM NO.9

APPROVAL OF GENERAL CLAIMS.

THE MOTION MADE BY TRUSTEE KOZEL, SECONDED BY TRUSTEE ERICKSON TO APPROVE THE GENERAL CLAIMS. MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON, KOZEL
NAY: NONE
ABSTAIN

General Claims

A.	Fuelman	\$388.45
B.	City of Shawnee — Surcharge	\$112.00
C.	City of Shawnee — Utilities	\$285.26
D.	ArrowHead Center	\$1,911.95
E.	Cutting Edge Lawns	\$3,680.00
F.	Platinum Cleaning Services	\$2,700.00
G.	Finley & Cook	\$770.00
H.	Automatic Fire Control	\$980.00
I.	AT&T Mobility	\$48.58
J.	MetTel	\$737.18
K.	Vision Bank	\$454.04
L.	OG&E	\$34,251.41
M.	Constellation Energy	\$643.10
N.	AT&T	\$329.51
O.	ONG	\$1,893.96

General Add Ons:

A.	Techsico Solutions	\$180.00
B.	Airgas	\$62.87
C.	KIRC/ 105.9 FM	\$125.00
D.	Fastenal Company	\$241.69
E.	Tennant	\$475.96
F.	Armstrong	\$150.00
G.	INS	\$734.00
H.	Bankers Credit Card Services	\$264.47
I.	Stuart & Clover	\$422.50
J.	Ask About Windows	\$121.00
K.	Freds Tire & Battery	\$103.57
L.	Grimsleys	\$2,158.48
M.	Cintas	\$419.11

AGENDA ITEM NO.10

APPROVAL OF SPECIAL EVENT CLAIMS

THE MOTION MADE BY TRUSTEE KOZEL , SECONDED BY TRUSTEE BARRICK THAT THE SPECIAL EVENT CLAIMS BE APPROVED. MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON, KOZEL
NAY:
ABSTAIN:

Special Claims

Special Claims :

A.	Mike McCormick	\$300.00
B.	Vann & Associates	\$2,434.82
C.	Trailer Ranch 1 st Place	\$1,680.00
D.	Bloomer Trailers 2 nd Place	\$1,260.00
E.	National Saddlery 3 rd Place	\$840.00
F.	Cool Horse 4 th Place	\$420.00
G.	Winter Williams- Mileage	\$24.90
H.	Trey Britt- Mileage	\$46.40
I.	Creede Hicks- Mileage	\$8.88
J.	Ashley Moore-Mileage	\$35.50
K.	Allen Morse- Mileage	\$99.16
L.	Alex Odle- Milage	\$100.26

AGENDA ITEM NO.11

APPROVAL OF SHAVINGS CLAIMS

A.	Xylo of Oklahoma	\$5,940.00
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AGENDA ITEM NO.12DISCUSSION CONSIDERATION & POSSIBLE ACTION
TO ACCEPT THE ENGAGEMENT LETTER FROM
CBEW FOR THE AUDIT OF YEAR ENDING 2015.

THE MOTION MADE BY TRUSTEE BARRICK , SECONDED BY TRUSTEE KOZEL TO ACCEPT THE ENGAGEMENT LETTER FROM CBEW FOR THE AUDIT YEAR ENDING 2015. MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON , KOZEL
NAY:
ABSTAIN:

AGENDA ITEM NO.13

IFYR REPORTS

IFYR 2016 IS COMING, TRADESHOW APPLICATIONS ARE COMING IN, PERSONNEL CONTRACTS HAVE BEEN SENT OUT, STOCK INFO IS BEING HANDLED AND THINGS ARE LOOKING GOOD IN THE WORLD OF IFYR.

AGENDA ITEM NO. 14-18

COMMITTEE REPORTS, ADMINISTRATIVE REPORTS, OLD
BUSINESS, NEW BUSINESS, COMMENTS

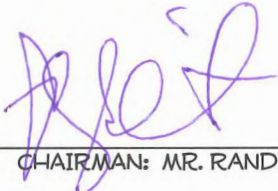
CHAIRMAN GILBERT BROUGHT THE POPULAS MEETING BEFORE THE BOARD AGAIN AS KIND OF A FOOD FOR
THOUGHT & THE PHOTOGRAPHY FEE FOR IFYR WAS BROUGHT UP AGAIN BY TRUSTEE BARRICK.

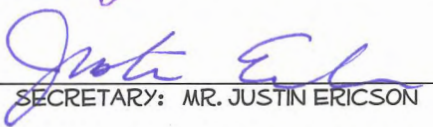
AGENDA ITEM NO.19

ADJOURNMENT

THE MOTION MADE BY TRUSTEE KOZEL, SECONDED BY TRUSTEE BARRICK TO ADJOURN THE MEETING. -
MOTION CARRIED.

AYE: GILBERT, BARRICK, ERICSON, KOZEL
NAY:
ABSTAIN:



CHAIRMAN: MR. RANDY GILBERT

SECRETARY: MR. JUSTIN ERICSON

PLANNING COMMISSION MINUTES

DATE: March 2nd, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, March 2nd, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1:

Roll Call

Upon roll call the following members were present:

Present: Clinard, Kerbs, Bergsten, Affentranger

Absent: Morton, Cowen, Kienzle

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the February 3rd, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. There were none and Commissioner Affentranger made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 3:

Citizen's Participation

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO. 4:

Case #S01-16 – Consideration of approval of a Preliminary Plat for Vision Addition, Section II, located at 4301 N. Harrison, Shawnee, OK

Applicant: Vision Bank, NA

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the property is zoned C-3; Highway Commercial with four total lots, two developmental lots and two out lots. It includes a collector street, four foot sidewalks and staff does recommend approval with five conditions, including a letter from FEMA indicating any changes to floodplain. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the A-1 zoning was a typo. Justin Debruin confirmed, explaining the map has not been updated. Commissioner Kerbs also asked if there was only an entry drive going in and Mr. Debruin agreed. Commissioner Kerbs asked if there would be any kind of flashing lights put in since it was on an incline. Justin Debruin stated he would look into that. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item

would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward and Carl Packwood came forward to speak. Mr. Packwood stated they had one parcel behind the bank under contract and would like to push along. Chairman Bergsten asked who is interested in property. Carl Packwood informed him a real estate developer from Oklahoma City would like to put in a strip center that will possibly house a restaurant. Richard Landes came forward went over plans and stated he would be happy to answer any questions. Chairman Bergsten asked if there were any questions, there were not and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any questions or comments. Commissioner Kerbs made a motion to approve with the five conditions, seconded by Commissioner Affentranger.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S02-16 –Consideration of approval of a Preliminary Plat for Rolling Hills Addition, located at the NE Intersection of Main & Bryan, Shawnee, OK

Applicant: Absentee Shawnee Housing Authority

Chairman Bergsten asked for the staff report. Commissioner Affentranger asked if he could interject and informed the Board that he currently serves on the Board of the Absentee Shawnee Housing Authority and planned to Abstain from voting and asked if there would be no quorum. Staff and the Board discussed the options and agreed to recess to ask City Attorney for an answer. Justin Debruin reconvened and went over staff report. Mr. Debruin informed the Board the proposal was for twenty-four single-family residential homes on around 9.3 acres with one common area. One existing home resides on Lot 11. Justin Debruin went on to specify four foot sidewalks and street improvements would be required. Sewer and water lines are in place and staff does recommend approval with five conditions. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the R-1P zoning listed is a conditional use permit. Mr. Debruin agreed and mentioned it was added in 2014 for the community center. Commissioner Kerbs asked if it would stay R-1P and the remainder would stay only R-1. Justin Debruin agreed. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. No one came forward. Chairman Bergsten asked if there were any questions or comments and Commissioner Kerbs asked if the sidewalks on Main Street would be required to extend all the way to the end of the property line. Justin Debruin agreed. The Commissioners made a motion to postpone and move the item towards the end of the meeting. The board reconvened after hearing agenda item number eight and Chairman Bergsten asked Mr. Erickson if he would come forward. Mr. Erickson stated the vote to abstain would not count and with quorum already being established, he believed the Commissioners could move forward with the motion. Chairman Bergsten asked for a motion and Commissioner Kerbs made a motion to approve with five conditions, seconded by Commissioner Clinard.

Motion passed:

AYE: Kerbs, Clinard, Bergsten

NAY:

ABSTAIN: Affentranger

AGENDA ITEM NO. 6:

Case #S03-16 –Consideration of approval of a Final Plat for Avonlea Addition, located at 789 W. Country Grove Dr., Shawnee, OK

Applicant: United Senior Properties

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the item was a request for a Final Plat for Avonlea Cottages. Justin Debruin stated it is an Assisted Living Facility located on Harrison Street and Country Grove Dr. The plans include an expansion and Mr. Debruin informed the Commissioners that for the need to have a drive onto Harrison Street, staff will require the applicant to acquire the driveway easement and shared access agreement between Car-Mart and Avonlea Cottages, easements and an outlot, as well as other items. Justin Debruin stated staff approves the Final Plat with six conditions. Chairman Bergsten asked if there were any questions, Commissioner Kerbs asked if the applicant would only be adding onto the existing driveway and Mr. Debruin agreed. Chairman Bergsten stated the plat looked nearly the same as the preliminary and Justin Debruin said they were essentially the same. Commissioner Kerbs asked if the floodzone is based off a 100 year or 50 year floodplain. Justin Debruin confirmed it was a 100 year. Chairman Bergsten asked if there were any other questions, there were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Chairman Bergsten asked if the driveway would be shared and Richard Landes said it would. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or a motion. Commissioner Clinard made a motion to approve with the six conditions, seconded by Commissioner Kerbs.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S04-16 – Consideration of approval of a Preliminary Re-Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Board that he would be presenting the staff reports for both cases together. The applicant requested to construct a car lot on approximately 1.42 acres with two points of access. Justin Debruin mentioned the only main concern is for the sewer expansion which would most likely come from the south end of Country Grove Dr. and staff does recommend approval for the preliminary plat re-plat with four conditions. Staff recommends approval for the final plat with five conditions. Chairman Bergsten asked if there were any questions for Justin Debruin. There were not and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward on either case. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Commissioner Kerbs asked if there was a still an empty lot behind and Mr. Landes agreed. Commissioner Clinard asked if there were any stone or brick on metal building. Mr. Landes stated it would not be all metal, maybe with brick veneer. Chairman Bergsten stated there was a requirement for the façade and also asked about the detention pond and storm water drainage. Chairman Bergsten asked if there were any questions or comments. Commissioner Kerbs made a motion to approve the Preliminary Re-Plat with four conditions,

seconded by Commissioner Affentranger. Commissioner Kerbs made a motion to approve the Final Plat with five conditions, seconded by Commissioner Affentranger.

Motion passed for Preliminary Re-Plat:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Case #S05-16 – Consideration of approval of a Final Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Combined staff report with Case #S04-16.

Motion passed for Final Plat:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director's Report

Justin Debruin discussed possibly bringing up an item for the next Agenda regarding ground floor residential downtown allowance. Mr. Debruin stated this would offer more options for Downtown but there would be a lot of details to discuss going forward. Commissioner Kerbs asked about frontal storage and Mr. Debruin mentioned checking into ordinances if it may need to be changed. Commissioner Clinard asked about the parking and Justin Debruin stated that may be another item to be looked over and discussed. Chairman Bergsten asked if Mr. Debruin had been able to research other cities and Mr. Debruin informed him he looked in Municode and viewed around ten to fifteen of them. Commissioner Clinard discussed looking at price points for the back of a building to see if it would be attractive. Commissioner Affentranger asked if the owner might be the one living in the back and Justin Debruin informed him he did see that too. Chairman Bergsten stated he saw benefits to the idea. Commissioner Kerbs mentioned a study that covered urban and downtown living and is interested in the report.

AGENDA ITEM NO. 10:

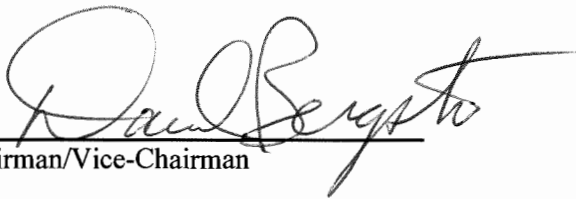
Commissioners Comments and/or New Business

Commissioner Kerbs wanted to add to Chairman Bergsten's statement on thanking him for his work and how appreciative he is.

AGENDA ITEM NO. 11:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary

Regular Board of Commissioners**1. d.**

Meeting Date: 04/18/2016

Mayors Appts

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Mayor's Appointments

Shawnee Urban Renewal Authority

Stephen Rice 1st Partial Term Expires 02/02/2018

Replaces Wayne Jackson – Resigned

Renee Wortham 1st Full Term Expires 02/02/2019

Replaces Patty Nida – Termed Out

Attachments

Rice Appl

Wortham Appl

CITY OF SHAWNEE



APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Stephen Rice</u>	Application Date: <u>4-5-16</u>
Address: <u>2724 Old Towne Trail Shawnee OK 74804</u>	
Mailing Address: <u>15 E 10th St Shawnee OK 74801</u>	
Daytime Phone: <u>664-6711</u>	Fax: _____ Email: <u>Finleycleaners@ATT.net</u>
Profession: <u>Dry Cleaner</u>	
Business Name: <u>Finley Cleaners & Shirt Service LLC</u>	
Business Address: <u>15 E 10th Shawnee 74801</u>	
Business Phone: <u>223-4216</u>	Fax: _____ Email: <u>Finleycleaners@Att.net</u>

Do you live within the City Limits 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? 42 Years

Select the Board/Committee/Commission you are interested in serving on: (please check)

☐ Airport Advisory Board	☐ Library Board
☐ Beautification Committee	☐ Oklahoma Baptist University Trust Authority
☐ Board of Adjustment (Zoning)	☐ Planning Commission
☐ Cable TV Advisory Committee	☐ Regional Park Oversight Committee
☐ Civic and Cultural Development Authority	☐ Shawnee Hospital Authority
☐ Community Service Contracts Review Committee	☒ Shawnee Urban Renewal Authority
☐ Economic Development Foundation, Inc. Board of Trustees	☐ Tourism Advisory Committee
☐ Housing Authority	☐ Traffic Commission
	☐ Building Code Board of Appeals
	☐ Other: _____

Why are you interested in serving on the Board/Committee/Commission selected above?

To serve others and give back to my city.

What will make you a good board member and what skills or knowledge do you have that would be relevant to this board/committee/commission?

Sat on the board for 6 years

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

Gateway
Kivans

List education, including degree(s) earned:

High School
Seneca State

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

SURA 6 years

Please include up to three personal or professional references:

Name	Relationship	Phone Number

PLEASE READ CAREFULLY:

Appointment by the Commission is for one term and individuals may not serve more than two consecutive full terms. Appointment to a second term remains at the discretion of the City Commission.

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 Stephen Kiv Date 4-5-16

Applications are retained on file for one (1) year. Applicants are encouraged to include a letter of interest with this application. Thank you for your interest in serving Shawnee.

Send application form to:

Shawnee City Clerk
PO Box 1448
Shawnee, OK 74802
878-1605 (phone)
878-1581 (fax)
dmayo@ShawneeOK.org

CITY OF SHAWNEE



APPLICATION TO SERVE

Boards, Committees, and Commissions

Name: <u>Benee Wortham</u>	Application Date: <u>4-4-16</u>
Address: <u>1309 Medinah Dr., Shawnee</u>	
Mailing Address:	
Daytime Phone: <u>323-1120</u>	Fax: <u>275-6473</u> Email: <u>beneewortham@att.net</u>
Profession:	
Business Name: <u>Demco Printing</u>	
Business Address: <u>226 N. Broadway</u>	
Business Phone: <u>273-8888</u>	Fax: <u>275-6473</u> Email: <u>demcoprinting@gmail.com</u>

Do you live within the City Limits 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? 45

Select the Board/Committee/Commission you are interested in serving on: (please check)

☐ Airport Advisory Board ☐ Beautification Committee ☐ Board of Adjustment (Zoning) ☐ Cable TV Advisory Committee ☐ Civic and Cultural Development Authority ☐ Community Service Contracts Review Committee ☐ Economic Development Foundation, Inc. Board of Trustees ☐ Housing Authority	☐ Library Board ☐ Oklahoma Baptist University Trust Authority ☐ Planning Commission ☐ Regional Park Oversight Committee ☐ Shawnee Hospital Authority ☒ Shawnee Urban Renewal Authority ☐ Tourism Advisory Committee ☐ Traffic Commission ☐ Building Code Board of Appeals ☐ Other:
---	--

Why are you interested in serving on the Board/Committee/Commission selected above?

My grandfather Buddy Henderson & my dad Ron Henderson have both served and I thought it would be a nice continuation of generations.

What will make you a good board member and what skills or knowledge do you have that would be relevant to this board/committee/commission?

I have seen the good work they do for the community and would like to help.

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

List education, including degree(s) earned:

BBA - Management - 1990

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
Brittyn Rosebure	friend/customer	323-1021
LD Wortham	father-in-law	273-6023
Jan Frichot	teacher	273-5774

PLEASE READ CAREFULLY:

Appointment by the Commission is for one term and individuals may not serve more than two consecutive full terms. Appointment to a second term remains at the discretion of the City Commission.

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 Gene Wortham Date 4-4-16

Applications are retained on file for one (1) year. Applicants are encouraged to include a letter of interest with this application. Thank you for your interest in serving Shawnee.

Send application form to:

Shawnee City Clerk
PO Box 1448
Shawnee, OK 74802
878-1605 (phone)
878-1581 (fax)
dmayo@ShawneeOK.org

Regular Board of Commissioners

1. e.

Meeting Date: 04/18/2016

WCC Price

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge Workers Compensation Settlement – Greg Price

Attachments

WCC Price

Mayor
WES MAINORD



The City of Shawnee

PO Box 1448
Shawnee Oklahoma 74802-1448
(405) 273-1250 Fax (405) 878-1581

www.ShawneeOK.org

Commissioners

WARD 1- VACANT
WARD 2- LINDA AGEE
WARD 3- JAMES HARROD
WARD 4- KEITH HALL
WARD 5- LESA SHAW
WARD 6- MICHAEL DYKSTRA

From: Terry Cook

Worker's Compensation: Summary Information

Date:	4/07/16
Employee Name:	Greg Price
Date of Hire:	7/17/2006
Injury Date:	4/08/2014
Position Held at Time of Injury:	Plant Manager
Type of Injury:	Neck & Body
Amount of Order:	\$ 30,000.00
Type of Payment:	Court Ordered Denying Compensability
Recommendation:	I recommend we accept this offer because the employee agreed to this settlement in the form of a Court Ordered Denying Compensability Settlement. This will close the case for good on his injuries and all others known or unknown with no possibility of future medical.
Respondent Payments:	\$ 140.00 Filing Fee \$ 0.00 Safety Fund Tax (.75%) \$ 0.00 Workers' Compensation Administration Fund Fee (2%)

Regular Board of Commissioners

1. f.

Meeting Date: 04/18/2016

Req Rehab Concrete Sts Mtc

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Authorize staff to advertise for bids for the Rehab Concrete Streets Maintenance Contract.

Attachments

Req Rehab Concrete Memo

Mayor
WES MAINORD



The City of Shawnee
Engineering Department
222 N. Broadway Ave
Shawnee, Oklahoma 74801
(405) 878-1660
www.ShawneeOK.org

Commissioners

LINDA AGEE
JAMES HARROD
KEITH HALL
LESA SHAW
MICHAEL DYKSTRA

M E M O R A N D U M

Date: April 13, 2016

To: Justin Erickson, City Manager

From: John Krywicki, P.E., City Engineer

Re: Authorization to Let for Bids the FY15-16 Rehab Concrete Streets Project:

At the April 18, 2016 City Commission meeting we will request authorization to advertise for bids the FY15-16 Rehab Concrete Streets Paving Project.

The project is a 'maintenance' type project whereby the concrete streets selected will have their broken, cracked paving panels removed and new concrete paving placed at various locations throughout the City. Targeted areas will be streets in Northridge, Larkins Meadow, and Thompson Acres additions, and at other locations determined by City Staff.

There is money in the budget to package a \$450,000 maintenance contract, and to bid out quantities of work to not exceed that limit.

If you have any questions or need additional information, please advise.

Regular Board of Commissioners

1. g.

Meeting Date: 04/18/2016

Req Handicap Ramps

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

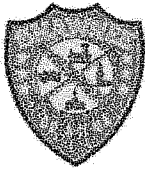
Authorize staff to advertise for bids the A.D.A. Handicap Ramps Project.

Attachments

Req Handcap Ramps Memo

Req Handicap Ramps Map

Mayor
WES MAINORD



The City of Shawnee
Engineering Department
222 N. Broadway Ave
Shawnee, Oklahoma 74801
(405) 878-1660
www.ShawneeOK.org

Commissioners

LINDA AGEE
JAMES HARROD
KEITH HALL
LESA SHAW
MICHAEL DYKSTRA

M E M O R A N D U M

Date: April 13, 2016

To: Justin Erickson, City Manager

From: John Krywicki, P.E., City Engineer

A handwritten signature in dark ink, appearing to be 'JK' or similar initials, written over the printed name of John Krywicki.

Re: Authorization to Let for Bids the FY15-16 ADA Handicap Ramps Project.

At the April 18, 2016 City Commission meeting we will request authorization to advertise for bids the FY15-16 ADA Handicap Ramps Project.

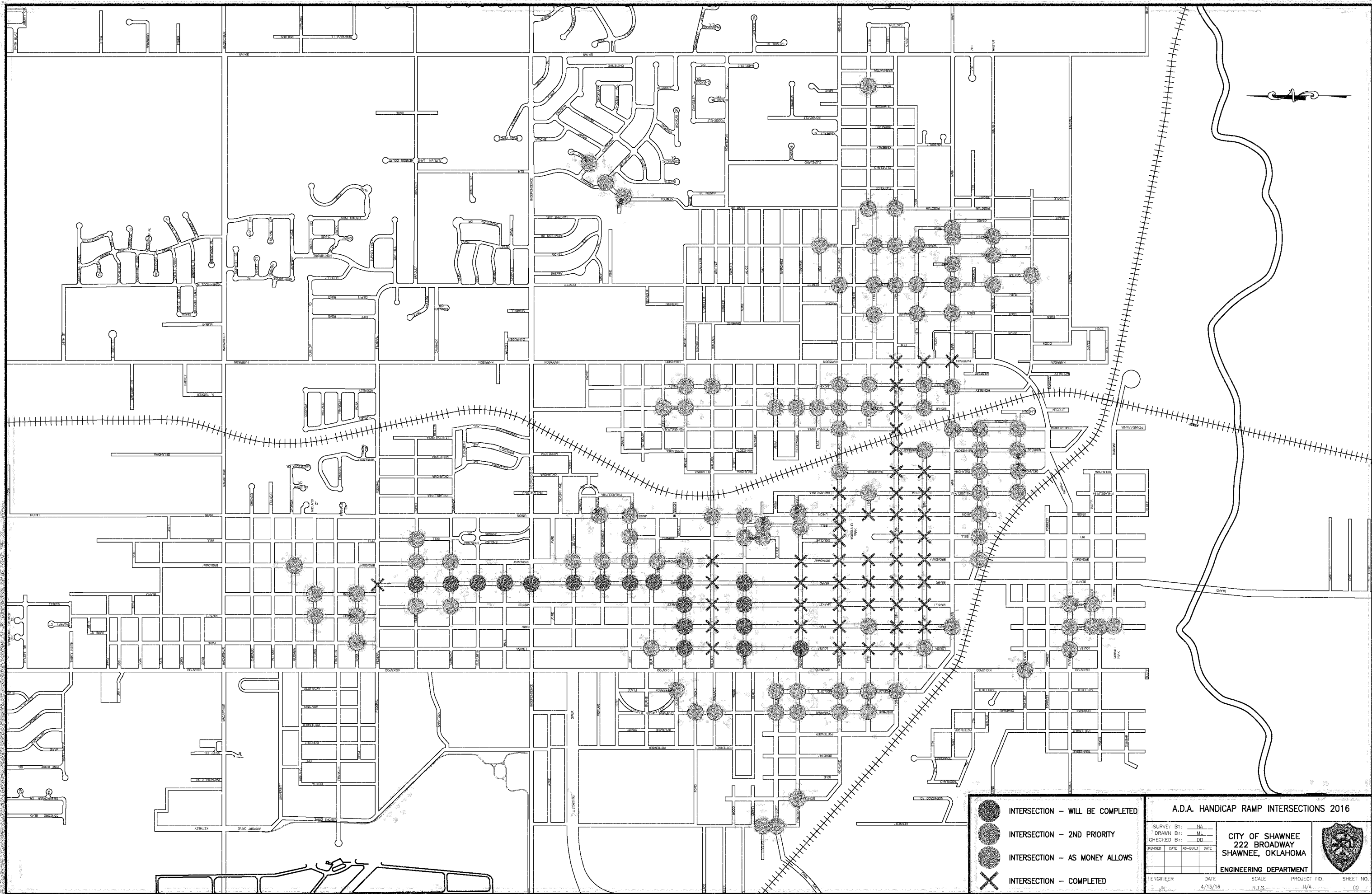
The project is for construction and installation of handicap ramps along streets that the City has resurfaced in the past. ADA requirements mandate that anytime we resurface or overlay a street, that we have to provide ADA handicap ramps at intersections that have existing curbs and sidewalks. At locations that have no sidewalks, we are required to provide an 'opening' in the curbing to allow for handicap access.

There was \$225,000 originally budgeted for FY15-16, and we currently have \$222,800 available for this project (see attached CAPITAL OUTLAY BUDGET REPORT).

If you have any questions or need additional information, please advise.

CITY OF SHAWNEE CAPITAL OUTLAY BUDGET REPORT

FUND	ACCOUNT	PROJECT	LINE	DESCRIPTION	BUDGET	ACTUAL	ENCUMBRANCES	BALANCE
STREET IMPROVEMENT FUND								
ENGINEERING								
CAPITAL OUTLAY-BLDGS/IMPRV								
302	5-0810-5420	608	0810-01	ADA CITYWIDE SIDEWALKS	250,000.00	0.00	0.00	250,000.00
302	5-0810-5420	608	0810-02	ADA HANDICAP RAMPS	322,838.00	0.00	0.00	322,838.00
302	5-0810-5420	608	0810-03	ADVEDIS SIDEWALK PROJECT	894,742.00	21,985.00	100,000.00	772,757.00
302	5-0810-5420	608	0810-04	AIRPROT LIGHTING	207,693.20	207,693.20	0.00	0.00
TOTAL CAPITAL OUTLAY-BLDGS/IMPRV					1,575,273.20	229,678.20	100,000.00	1,245,595.00
TOTAL ENGINEERING					1,575,273.20	229,678.20	100,000.00	1,245,595.00
NEW STREET PROJECTS								
CAPITAL OUTLAY - STREETS								
302	5-0820-5480	608	0920-08	PECAN GROVE ROAD	437,454.00	0.00	0.00	437,454.00
TOTAL CAPITAL OUTLAY - STREETS					437,454.00	0.00	0.00	437,454.00
CAPITAL OUTLAY - KICKAPOO ST								
302	5-0820-5481	608	0820-06	KICKAPOO SPUR TO FARRELL	2,600,000.00	0.00	0.00	2,600,000.00
TOTAL CAPITAL OUTLAY - KICKAPOO ST					2,600,000.00	0.00	0.00	2,600,000.00
STREETSCAPE MAINSTREET								
302	5-0820-5482	608	0820-07	MAINSTREET PROJECT	1,796,981.00	598,984.74	2,647,340.48	-1,449,344.22
TOTAL STREETSCAPE MAINSTREET					1,796,981.00	598,984.74	2,647,340.48	-1,449,344.22
TOTAL NEW STREET PROJECTS					4,834,435.00	598,984.74	2,647,340.48	1,588,109.78
STREETS								
CAPITAL OUTLAY - STREETS								
302	5-0920-5480	608	0920-11	BRIDGE MAINT	400,000.00	0.00	0.00	400,000.00
302	5-0920-5480	608	0920-12	STREET REPAIRS	422,801.00	225,795.94	88,170.19	108,834.87
TOTAL CAPITAL OUTLAY - STREETS					822,801.00	225,795.94	88,170.19	508,834.87
TOTAL STREETS					822,801.00	225,795.94	88,170.19	508,834.87



- INTERSECTION - WILL BE COMPLETED
- INTERSECTION - 2ND PRIORITY
- INTERSECTION - AS MONEY ALLOWS
- X INTERSECTION - COMPLETED

A.D.A. HANDICAP RAMP INTERSECTIONS 2016			
SURVEY BY: ML	CITY OF SHAWNEE		
DRAWN BY: ML	222 BROADWAY		
CHECKED BY: DD	SHAWNEE, OKLAHOMA		
REMOVED	DATE	AS-BUILT	DATE
ENGINEER	DATE	SCALE	PROJECT NO.
	4/13/16	N.T.S.	N/A
ENGINEERING DEPARTMENT			SHEET NO.
			00

Regular Board of Commissioners

3.

Meeting Date: 04/18/2016

EOM

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Presentation by City Manager to Employee of the Month, Geoff Garner, Operations Department.

Attachments

No file(s) attached.

Regular Board of Commissioners

4.

Meeting Date: 04/18/2016

Sister Cities Delegates

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Introduction of Shawnee 2016 student/teacher delegation for exchange trip to Nikaho, Japan.

ADULT DELEGATES

Kelli Tatom, Teacher, Shawnee Middle School

STUDENT DELEGATES

Baylor Brannan, Shawnee Middle School

Kaydyn Drummond, Shawnee Middle School

Andie Hadley, Shawnee Middle School

Hanaa Saidi, Shawnee Middle School

Olivia Stobbe, Shawnee Middle School

Emily Lincicome, Grove Middle School

Mackenzie Steele, Grove Middle School

Ella Swantek, Grove Middle School

Attachments

No file(s) attached.

Regular Board of Commissioners

5.

Meeting Date: 04/18/2016

Yahgnee Surplus Resolution

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider a resolution declaring real property known as Lot 5 and Lot 6, Yahgnee Addition as surplus, authorizing staff to solicit sealed bids to sell the property and set a minimum bid.

Attachments

Yahgnee Surplus Memo

Yahgnee Surplus Resolution



Date: April 18, 2016

To: Honorable Mayor and Members of the City Commission

From: Justin Erickson, City Manager

RE: Sale of Lot 5 and Lot 6, Yahgnee Addition

Background

This property was originally purchased by the Shawnee Convention and Visitor's Bureau in July 2009 for use as a visitor center. Title to the property was transferred to the City of Shawnee by virtue of a warranty deed dated January 18, 2013 and filed as Instrument No. 2013-2723 on February 8, 2013. The property is part of the Yahgnee Addition and is zoned for commercial use. It is located north of I-40 and east of State Highway 18 (Harrison), along Transportation Parkway.

Upon detailed review, it is my recommendation to dispose of the property and use all proceeds for tourism-related activities consistent with the requirements set forth in the Shawnee Municipal Code. The subject property is not desirable for any City operations and the land is not needed or suitable for any public use or purpose at this time.



Photo 1: Approximate property boundary outlined in yellow.

Recommendation

Staff recommends that the City Commission declare the subject property surplus and authorize staff to solicit sealed bids to be opened at the June 6, City Commission meeting with the minimum bid set at \$300,000.

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN REAL PROPERTY LOCATED AT LOTS 5 AND 6, YAHGNEE ADDITION SURPLUS AND NO LONGER NEEDED FOR CITY PURPOSES; DESCRIBING SAID PROPERTY; AND AUTHORIZING STAFF TO ADVERTISE FOR SEALED BIDS FOR THE SALE OF SAID PROPERTY.

WHEREAS, the City of Shawnee owns the following property:

Lots Five (5) and Six (6) YAHGNEE ADDITION, PHASE 1, a subdivision of a part of the Northwest Quarter (NW/4) of Section 32, Township 11 North, Range 4 East of the Indian Meridian, subject to existing zoning ordinances, rights-of-ways, encroachments that a survey may reveal and easements of record and less and except all oil, gas and minerals and oil, gas and mineral rights therein and thereunder;

WHEREAS, this property is no longer needed and surplus to the City of Shawnee; and

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

That the above-described property is hereby declared to be surplus and no longer needed for city purposes.

That city staff is hereby authorized to proceed with advertising for sealed bids for the sale of said property located at Lots 5 and 6, Yahgnee Addition and described as Lots Five (5) and Six (6) YAHGNEE ADDITION, PHASE 1, a subdivision of a part of the Northwest Quarter (NW/4) of Section 32, Township 11 North, Range 4 East of the Indian Meridian, subject to existing zoning ordinances, rights-of-ways, encroachments that a survey may reveal and easements of record and less and except all oil, gas and minerals and oil, gas and mineral rights therein and thereunder. The City of Shawnee reserves the right to reject any and all bids.

PASSED AND APPROVED this 18th day of April, 2016.

WES MAINORD, MAYOR

(SEAL)

ATTEST:

PHYLLIS LOFTIS, CMC, CITY CLERK

Regular Board of Commissioners

6.

Meeting Date: 04/18/2016

Veterans Req

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consider funding request by the Shawnee Veterans Memorial Committee to complete the Veterans Memorial in Woodland Veterans Park.

Attachments

Veterans Memorial Memo



Office of the City Manager

Date: April 18, 2016
To: Mayor and City Commissioners
From: Justin Erickson, City Manager
RE: Financial Assistance for Veterans Memorial

Request

Pursuant to the attached letter, Mr. Bill Ford on behalf of the Veterans Memorial Committee is requesting financial assistance to complete the Veterans Memorial in downtown Shawnee. The total cost to complete the project is approximately \$120,000. The request is for the City to pay one-half of this cost, with the other half coming from private fundraising efforts. The Veterans Committee has raised \$30,000 and is requesting that the City provide a 1:1 match to allow for the ordering of large granite panels that will include names of Oklahoma service members killed or missing in action.

Background

This project has an extensive history and has been a community-led effort over the last 10 years.

A check of City Commission minutes, reflects the following previous discussions:

Commission Meeting	Discussion/Action
July 16, 2007	Discussed early concept of memorial
April 21, 2008	City Commission approved plan/concept
November 3, 2008	City Commission made a pledge of \$50,000
January 20, 2009	Resolution #6345 approved, allotted funds

September 21, 2009	Additional \$10,000 transferred from remaining Centennial funds
January 17, 2012	Commission considered request for additional funding, no action
September 15, 2014	Commission considered request for additional funding (\$40,000), no action
October 6, 2014	Commission considered request for additional funding, no action
October 20, 2014	Commission considered request for additional funding, item tabled

Staff Recommendation

Approve the current matching expenditure of \$30,000 for improvements at the Shawnee Veterans Memorial. Staff will budget the remaining \$30,000 in the FY 16-17 Budget, with the final allocation to be presented to the City Commission for approval after the remaining \$30,000 match is raised by the Veterans Committee.

Budget Impact

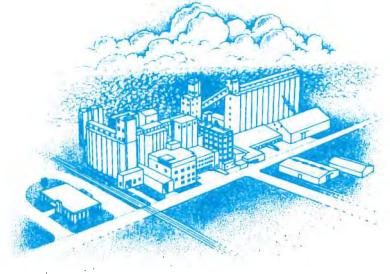
The City has unutilized capital funds that can be applied to this endeavor.



SHAWNEE MILLING COMPANY

GOOD MILLERS SINCE 1906

PHONE (405) 273-7000 • FAX (405) 273-7333 • P.O. Box 1567 • SHAWNEE, OK 74802-1567



April 5, 2016

Mr. Justin Erickson
City Manager
City of Shawnee
Shawnee, OK 74801

Dear Justin,

The Shawnee Veterans Memorial Committee, appointed by the City of Shawnee ten years ago, is comprised of the following individuals:

- *Tom Smith – Marines (DAV)
- *Tom Schrzan – Navy
- Barbara White – VFW Auxiliary
- James Comrey – Army (American Legion)
- Albert Brase – Air Force
- Robert Winchell – Navy Air (VFW)
- Tony Litherland – Air Force
- *Dave Boardman – Army
- *Cecil Johnston – Army – Deceased
- *Al Wright – Navy – Deceased
- *Don Price – Air Force – Architect
- *Bill Ford – Army

- *Original

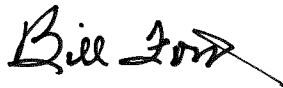
We would like to make a request that the City of Shawnee help us fund the granite panels that are being secured for the Veteran's Memorial Park in downtown Shawnee. We have already raised half of the amount, approximately \$30,000, and hope that the City of Shawnee will match that amount for \$30,000 for securing the panels. Next year these granite markers will be embossed with over 8,000 names of Oklahomans killed in action since the Spanish/American war.

They will be placed at a location on either side of the ceremonial bell on the East side of the Veterans Memorial Park and will have easy access by all, even those with disabilities. Next year the committee will raise another \$30,000 and hopefully the city will match that amount so that the 8,000 names will be embossed and complete this portion of the Memorial.

This will be a wonderful addition and will help complete this portion of the Veterans Memorial Park that we have been working on for 10 years. We believe this will be a wonderful addition to the City of Shawnee and a lasting memorial to all those who have served their country and especially those that made the ultimate sacrifice.

Thank you very much for your consideration as we complete this portion of the Veterans Memorial Park. We sincerely appreciate the consideration by the City of Shawnee and those who have served faithfully on our committee these past 10 years.

Sincerely yours,

A handwritten signature in black ink that reads "Bill Ford". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

William L. Ford
Shawnee Veterans Memorial Committee Chairman



SHAWNEE VETERANS MUSEUM BY-LAWS

ARTICLE I – NAME

THE SHAWNEE VETERANS MUSEUM COMMITTEE

This is the name of the committee, located in Shawnee Oklahoma, which is a subcommittee of the *Shawnee Veterans Memorial Committee*. It is composed of seven (7) citizens of Shawnee Oklahoma, with two (2) members from the city commission.

ARTICLE II – OBJECTIVES

The objectives of the committee are:

1. To promote and encourage the knowledge of the military history of the Oklahoma Veterans.
2. To aid in the education of the military history of the United States of America.
3. To maintain and facilitate the operation of the museum and its collection of archives and artifacts.
4. To encourage the next generations about the importance of the military history of the United States in securing our freedom and constitutional rights.

ARTICLE III - HONORARY COMMITTEE MEMBER.

Honorary Committee Members may be elected at any Shawnee Veterans Museum Committee meeting by two-thirds vote of the members present and voting.

ARTICLE IV – COMMITTEE POSITIONS AND THEIR DUTIES

Terms of Office.

The committee members shall serve for a minimum term of one year or more or until a replacement is found.

Committee Positions

Committee Chairman

The Committee Chairman shall preside at all meetings of the Committee. He shall manage the affairs of the Committee subject to any limitation or direction by the *Shawnee Veterans Memorial Committee* and the provisions of these bylaws. With the advice and consent of the *Shawnee Veterans Memorial Committee*, the Committee Chairman shall implement the consent of the *Shawnee Veterans Memorial Committee*. He shall be an ex-officio member of all committees.

Vice Committee Chairman

The Vice Committee Chairman shall assist the Committee Chairman. If the Committee Chairman plans to be unavailable to serve for a brief period (vacation, illness, etc.), he shall designate the Vice Committee Chairman to serve in his absence. In the event of the death, resignation, or absence of the Committee Chairman, the Vice Committee Chairman shall complete the term of office. If the Vice Committee Chairman cannot serve, the *Shawnee Veterans Memorial Committee* shall select a person to complete the Committee Chairman's term.

Committee Clerk

The Committee Clerk shall record all votes and actions taken at the *Shawnee Veterans Memorial Committee* and *Shawnee Veterans*

Committee Treasurer (Under the auspices of Finley and Cook)

1. The Treasurer shall receive all gifts and those given in trust. Any funds under the jurisdiction of the Treasurer shall be kept at such banks, trust companies or brokerage firms as the *Shawnee Veterans Memorial Committee* shall approve.
2. The Treasurer shall pay from the Operating Funds the budgeted expenses and obligations of the Shawnee Veterans Museum Committee. They shall include those funds required to be expended under the applicable provisions of the Internal Revenue Code of 1986 as amended.
3. The Treasurer shall keep a written account of all funds, which he shall make available for inspection by any officer upon request. The Treasurer shall prepare a quarterly report of all funds.

ARTICLE V – ELECTIONS

Election Eligibility.

Nominating Committee.

No member shall serve two consecutive three-year terms on the Nominating Committee. No current member of the Nominating Committee shall be eligible for nomination or election to any other office.

Shawnee Veterans Museum Committee Chairman.

The candidate for Shawnee Veterans Museum Committee Chairman shall have served on the *Shawnee Veterans Memorial Committee* for at least one year, and may not be elected for more than five consecutive years.

Nominations.

Nominating Committee shall present a slate of nominees for the elected officers and directors referred to in Article V. Shawnee Veterans Museum Committee Chairman, one member of the Nominating Committee, one member of the *Shawnee Veterans Memorial Committee*, and the Treasurer if his three-year term is completed. At the Shawnee Veterans Museum Committee meeting in April of each year the Nominating Committee shall place the slate in nomination, and any member shall have the opportunity to nominate additional candidates for any of the offices. Upon motion duly made, seconded, and voted, nominations shall be closed.

Election.

The nominees referred to in Article VI.3 shall be elected by a majority of the members present in person and voting at the Annual Meeting of the Shawnee Veterans Museum Committee in May, providing a quorum is present. In the case of an unopposed candidate or slate, the Clerk shall cast one vote on behalf of the membership.

Assumption of Duties.

Officers shall assume their duties upon the date of their election.

Vacancies.

If a vacancy in any elected office occurs, the Clerk shall promptly inform the Nominating Committee, who shall seek and present a candidate for vote by the *Shawnee Veterans Memorial Committee*.

Museum Staff

The Shawnee Veterans Museum Committee shall coordinate the staff. All staff shall be approved by the *Shawnee Veterans Memorial Committee* and shall report to the Shawnee Veterans Museum Committee Chairman. The staff's terms of service shall be specified in their job descriptions. The Shawnee Veterans Museum Committee Chairman may, with the approval of the *Shawnee Veterans Memorial Committee*, delegate supervision to other members of the *Shawnee Veterans Memorial Committee* and staff.

ARTICLE VI – MEETINGS

Shawnee Veterans Museum Committee Meetings.

1. Regular meetings of the Shawnee Veterans Museum Committee shall be held on Tuesday of each week at 4:00 pm. A special meeting of the Shawnee Veterans Museum Committee may be held at any time upon the call of the Shawnee Veterans Museum Committee Chairman or a majority of the Shawnee Veterans Museum Committee. The Shawnee Veterans Museum Committee shall be notified of the special meeting by the Clerk or the Shawnee Veterans Museum Committee Chairman five days before the meeting. Committee members shall acknowledge receipt of this notification. A majority of the Shawnee Veterans Museum Committee shall constitute a quorum at any meeting.
2. Members of the Shawnee Veterans Museum Committee may attend meetings of the *Shawnee Veterans Memorial Committee* and may be recognized, but may not vote.
3. The *Shawnee Veterans Memorial Committee* must ratify all action approved by the Shawnee Veterans Museum Committee before any action can be implemented. The *Shawnee Veterans Memorial Committee* has the final vote.

Rules of Order.

Meetings of the Shawnee Veterans Museum Committee shall be conducted in accordance with Robert's Rules of Order Newly Revised, latest edition, in all cases where such rules are applicable and are not inconsistent with the provisions of these Bylaws.

ARTICLE VII – AMENDMENTS

These Bylaws may be amended at any Membership meeting of the Shawnee Veterans Museum Committee by a two-thirds vote of members present and voting, provided that:

1. Due oral notice of the substance of such amendment has been given at the preceding meeting of the Shawnee Veterans Museum Committee, and
2. Due written notice of such amendment has been given in the notice for the meeting at which the amendment will be proposed and voted on.
3. All amendments must be approved by the *Shawnee Veterans Memorial Committee*.

ARTICLE VIII – DISSOLUTION OF THE VETERANS MUSEUM

In the unlikely event of the dissolution of the Shawnee Veterans Museum Committee, all funds, records, and other assets of the Shawnee Veterans Museum Committee shall transfer to a non-profit organization as determined by the officers and *Shawnee Veterans Memorial Committee* at that time. None of these funds, records or assets shall benefit any individual member or members of the Shawnee Veterans Museum Committee.

6375

RESOLUTION NO. 6345

A RESOLUTION OF THE CITY OF SHAWNEE, OKLAHOMA, ALLOTING FUNDS TO BE USED FOR IMPROVEMENTS AT THE CITY PARK KNOWN AS WOODLAND VETERANS PARK; ACKNOWLEDGING THE SHAWNEE VETERANS MEMORIAL COMMITTEE ARE THE PERSONS BEST QUALIFIED TO DETERMINE HOW TO EXPEND SAID FUNDS AND WHICH IMPROVEMENTS TO MAKE, ALL WITH THE UNDERSTANDING THAT SAID IMPROVEMENTS WILL BECOME AND REMAIN THE PROPERTY OF THE CITY OF SHAWNEE, OKLAHOMA.

WHEREAS, the City of Shawnee, in conjunction with veterans residing within the City has established the city park known as Woodland Veterans Park to be used for the honoring and remembering of the service rendered by veterans for the benefit of all Americans; and

WHEREAS, the City of Shawnee wishes to allot funds for the purpose of establishing memorials and other exhibits at Woodland Veterans Park to honor veterans; and

WHEREAS, the City of Shawnee acknowledges that the Shawnee Veterans Memorial Committee is best suited to determine how the funds should be spent on the park and which memorials and/or exhibits should be established with said funds; and

WHEREAS, it is understood by all parties that all memorials or exhibits established with the allotted funds will become fixtures in the city's park and remain the property of the City of Shawnee.

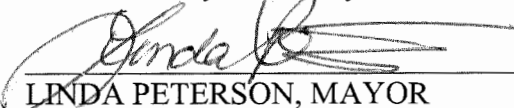
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the City of Shawnee hereby allots Fifty Thousand Dollars (\$50,000.00) to be used for the establishing of improvements at Woodland Veterans Park to honor the service of veterans rendered on behalf of the citizens of the United States of America.

SECTION 2: Be it further resolved that the Shawnee Veterans Memorial Committee will be responsible for determining which exhibits, memorials or other forms of remembrance will be established by the expenditure of the funds supplied by the City of Shawnee and to determine their location within the park.

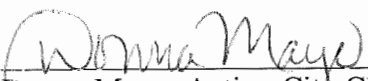
SECTION 3: Be it further resolved that all memorials, exhibits or other tangible forms of recognition placed in said park shall become the property of the City of Shawnee.

ADOPTED AND APPROVED this 20th day of January, 2009.



LINDA PETERSON, MAYOR

ATTEST:



Donna Mayo, Acting City Clerk
(SEAL)

Regular Board of Commissioners

7.

Meeting Date: 04/18/2016

S07-16 Timbers Prel Plat

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consideration of approval of a Preliminary Plat for Timbers Park, a re-plat of Block 12, the Timbers Addition, located at Oaktree Court and Bent Tree Road. Case No. S07-16 Applicant: The Landrun Group, LLC.

Attachments

S07-16 Timbers Pre Plat Staff Rpt

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: The Landrun Group, LLC
FOR: Preliminary Plat for Timbers Park, a Re-Plat of Block 12, the Timbers Addition to the City of Shawnee
LOCATION: Oaktree Ct. & Bent Tree Rd., Shawnee, OK
PROJECT# 160173 CASE# S07-16

PLANNING COMMISSION MEETING DATE: April 6th, 2016

PLANNING COMMISSION RECOMMENDATION: Died for lack of a second:

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
MORTON						
CLINARD						
KERBS						
BERGSTEN (CHAIRMAN)						
COWEN (VICE-CHAIRMAN)						
KIENZLE						
AFFENTRANGER	X					

RESPECTFULLY SUBMITTED,

Cheyenne Lincoln

SECRETARY, PLANNING COMMISSION

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

STAFF REPORT
Timbers Park
Preliminary Plat - Case #S07-16
Final Plat - Case #S08 -16

TO: Shawnee Planning Commission

AGENDA: April 6, 2016

RE: Timbers Park, Preliminary and Final Plat

PROPOSAL

The applicant is requesting Preliminary and Final Plat approval for 4 lots on approximately 1.12 acres of undeveloped land. Currently, residential properties surround the site. The property is located between Oak tree Court and Bent Tree Road. The site is currently zoned R-1 (Single Family Residential) which is appropriate for the proposed lot developments.

GENERAL INFORMATION

Applicant	The Land Run Group
Owner(s)	LLL Properties
Site Location/Address	Block 12 Timbers Addition
Current Site Zoning	R-1 (Single Family Residential)
Parcel Size	1.12 Acres (Approximate)
Proposed Use	Single family housing
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant
Surrounding Zoning	R-1 (Single Family Residential)



Figure 1: Aerial view of site – approximate total area outlined in red.

STAFF REVIEW AND ANALYSIS

The proposed development is consistent with current land use in the area, the designated zoning, and the Shawnee Comprehensive Plan for this area (Figure 4.2).

A total of four (4) lots are proposed to be developed on this property. According to the previous final plat, the land subject land was dedicated at a private park. As we do not currently have a requirement for parks in the Shawnee Subdivision Regulations, the request is acceptable.

STAFF RECOMMENDATION

PRELIMINARY RE-PLAT

Staff has **no objection** to the proposed preliminary re-plat for the subject property with the following conditions:

1. Provide the property boundary for the Preliminary Plat.
2. Submittal and approval of sanitary sewer plans by the City Engineer.
3. Submittal and approval of drainage/detention plans by the City Engineer.
4. All other applicable City standards apply.

FINAL PLAT

Staff has **no objection** to the proposed final plat for the subject property with the following conditions:

1. Present Lot 5 as a Common Area, instead of as a lot.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. The final engineered drainage plan must be approved by the City Engineer prior to construction.
4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Shawnee Comprehensive Plan
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Final Plat

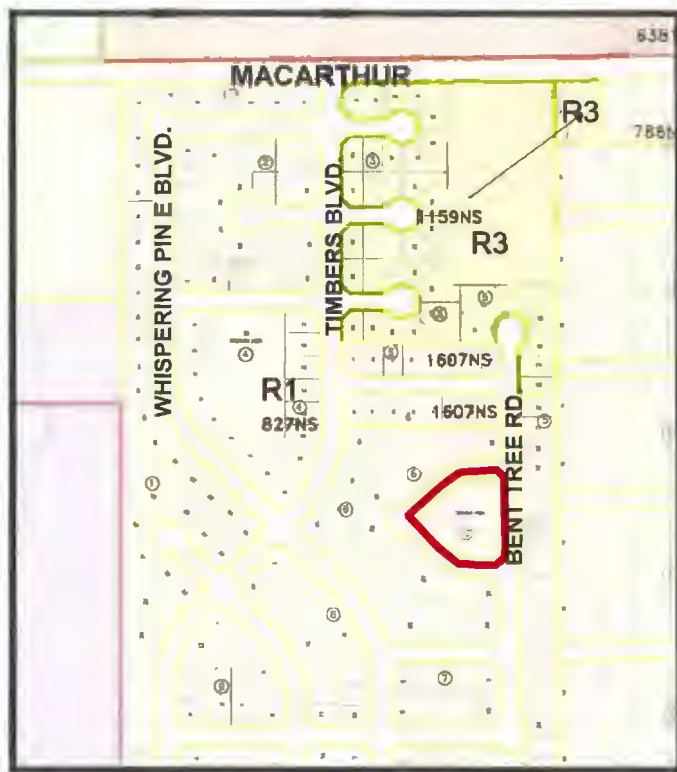


Figure 2: Zoning Map of site – approximate total area outlined in red.

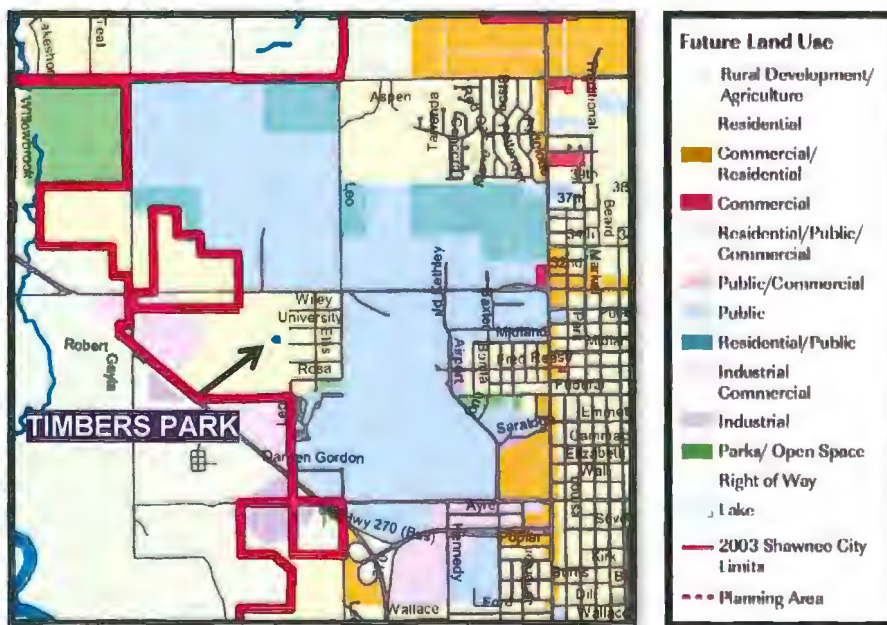
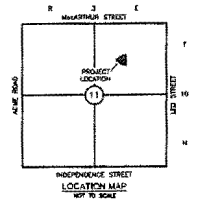


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

A RE-PLAT OF BLOCK 12,
THE TIMBERS ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



LEGAL DESCRIPTION:
BLOCK TWELVE (12), THE TIMBERS ADDITION TO THE CITY
OF SHARPSBURG, POTTER COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



TYP. STREET DETAIL

- LEGEND

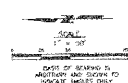
- (10) INCREASES 3/8" REIN. BAR, SET
- (11) INCREASES EXISTING REIN. PO
- 20 WATER METER
- 20 WATER VALVE
- 10 FIRE HYDRANT
- 10 POWER POLE
- 10 LIGHT POLE
- 1 CUY WIRE
- 1 GAS METER
- 1 VENT PIPE
- 1 TELEPHONE, PULLEY
- 1 ELECTRIC BOX
- 10 CLEAN OUT
- 1 MANHOLE
- 1 STORY GRAB
- 1 AIR COMPRESSOR
- 1 BENCHWAGON

- B/L = Indicates buffering line limits.
U/L = Indicates utility easements.
D/E = Indicates drainage easements.
W/L = Limits of no access.

STATISTICAL DATA

- a. Total gross area = 1.32
b. Total number of life = 5
c. Average of Defection in Contaminated Areas = 0.39 Acres.

TUE TELEPHONE UNOCCUPIED
 LXX UNDERGROUND ELECTRIC
 ONE OVERHEAD ELECTRIC & CABLE TV
 ADC FIBER OPTIC CABLE
 CAN CABLE TV
 INC IN/OUTSIDE LINE
 G GAS LINE
 HPG HIGH PRESSURE GAS LINE
 WATN WATER LINE
 S SENTRY BEYOND LINE
 STS STAFF SENSOR
 PSS PERCOLATED SENTRY SCOUT LINE
 FLICE FLICE
 FDIR FLOOR DIRECTION



Owner	Mike Little Construction
Project	Timbers Park
Sheet Title	Preliminary Plat
Design	all
Drawn	jad
Date	2/17

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
 116 N. BROADWAY • P.O. BOX 1584
 Shawnee, OK 74802-1584
 (405) 273-4222 CA# 6182 Exp. 6-30-2008
 E-mail: standes@landrungle.com



Revisions	
No.	Date

OWNER'S CERTIFICATE AND DEDICATION:

Known All Men By These Presents:
That _____ hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the land shown on the Final Plat of TIMBERS EAST ADDITION, an addition to the City of Shawnee, Oklahoma. That they have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat.

The _____ further certifies that it is the owner of and the only person, firm or corporation who has any right, title or interest in the land included in the above mentioned Final Plat, and they do hereby dedicate all streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, successors, administrators, and assigns forever and have caused the same to be released from all encumbrances to be executed on this _____ day of _____ 20__.

ATTEST: _____ BY: _____
Secretary _____ BY: _____
Name _____

STATE OF OKLAHOMA SS
COUNTY OF POTTAWATOMIE

Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____ 20__, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public

REGISTERED SURVEYOR'S CERTIFICATE:

I, Rev. Cotton, do hereby certify that I am by Profession a Land Surveyor, and that the Final Plat of TIMBERS EAST ADDITION, an addition to the City of Shawnee, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____ 20__, and that monuments shown thereon actually exist and their positions are correctly shown.

This plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

I further certify that said Final Plat complies with Requirements of Article VIII §73, Section 519 as amended.

Rev. Cotton, Reg. L.S. #1247, C.A.# 4760LS EXP. 6/30/2010

STATE OF OKLAHOMA SS
COUNTY OF _____

Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____ 20__, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness under my hand and seal this _____ day of _____ 20__.

My Commission Expires: _____ Notary Public

LEGAL DESCRIPTION:
BLOCK TWENTY (22), THE TIMBERS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT

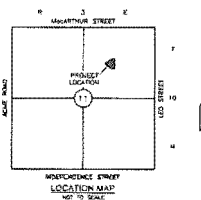
2



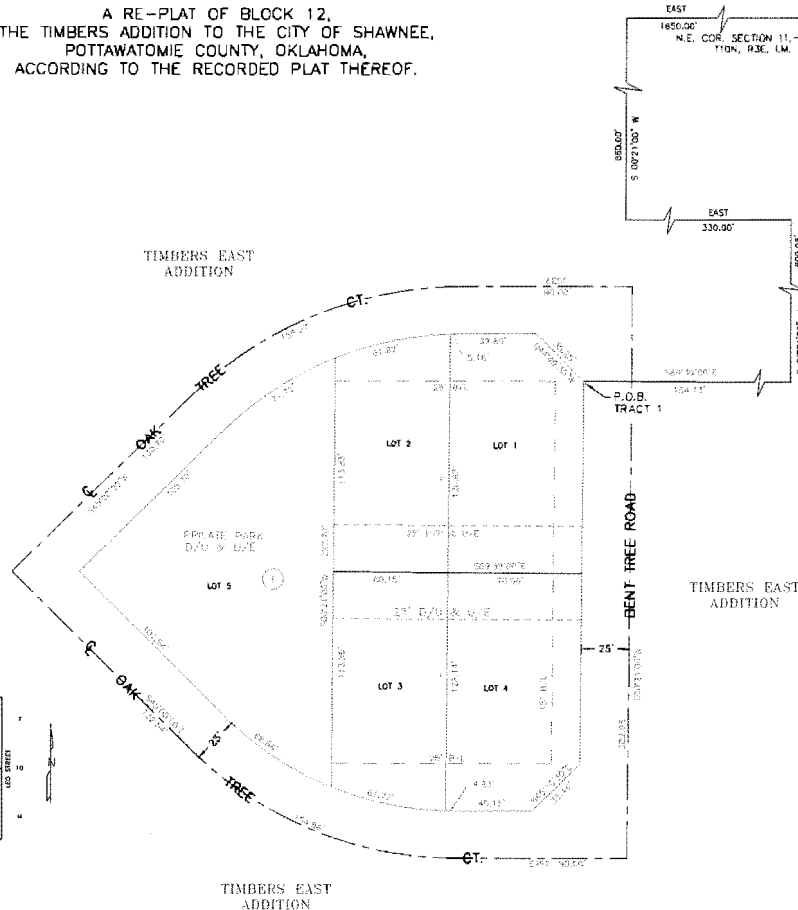
SCALE
1" = 30'

BASES OF BEARING
ARBITRARY

- LEGEND:**
(+) MEASURED EXISTING MON. OR
(-) MEASURED "X" MON. OR SET
(+) MEASURED EXISTING COR. "Y"
OR COR. LOCATED
R/L MEASURED EXISTING MON. OR SET
R/L MEASURED EXISTING MON. OR SET



FINAL PLAT TIMBERS PARK A RE-PLAT OF BLOCK 12, THE TIMBERS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



NOTARY PUBLIC'S CERTIFICATE

The undersigned, a duly qualified Notary Public in and for Pottawatomie County, State of Oklahoma, hereby certify that according to the records of said County, that the land included in the above plat of TIMBERS PARK, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be valid in accordance with all laws and regulations and returned to me unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances. EXCEPT all said and other mineral lands and interests which have been previously conveyed and encumbered and general mortgages of record.

EXECUTED at City of Shawnee, Pottawatomie County, State of Oklahoma, on this _____ day of _____ 20__.

ATTEST: _____ Notary Public

By: _____ Vice-President

STATE OF OKLAHOMA SS

COUNTY OF POTTAWATOMIE

The foregoing instrument was acknowledged before me this _____ day of _____ 20__,

By _____ Vice-President of Timbers Park & Trust Co., an Oklahoma Corporation, on behalf of the Corporation.

My Commission Expires: _____ Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am the duly elected, qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show all taxes and sell for the year 20__ and that none of the land shown on the foregoing plat, that the recorded statutory security has been deposited in the office of the County Treasurer, representing payment of the current year taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Shawnee, Oklahoma, this _____ day of _____ 20__.

County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, _____ Chairman of the City Planning Commission for the City of Shawnee, State of Oklahoma, hereby certify that the said commission duly approved the attached plat on the _____ day of _____ 20__.

Chairman

RECOGNITION OF DEDICATION OF CITY COMMISSION

BE IT RECOGNIZED by the Commission of the City of Shawnee, Oklahoma, that the dedication shown on the attached plat is hereby accepted. Attested by the Commission of the City of Shawnee, Oklahoma, this _____ day of _____ 20__.

Attest: _____ City of Shawnee, Oklahoma

City Clerk Mayor

CERTIFICATE OF CITY CLERK

I, _____ City Clerk of the City of Shawnee, State of Oklahoma, hereby certify that I have examined the records of said City and that the plat and general plat and all other instruments upon which special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the attached plat on the _____ day of _____ 20__.

City Clerk

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

THE LANDRUN GROUP, LLC
LandRun Engineering LLC
P.O. Box 900, Shawnee, OK 74801
405-272-4822 • www.landrun-engineering.com
C.A.# 6188 • EXP. 6-30-18

Date: 3/24/18

KLS Knight Land Survey
P.O. Box 231
Shawnee, OK 74801
405-272-4823

Timbers Park
Addition
Revised: 03/24/18

Drawn by: _____
Checked by: _____
1 OF 1



PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT The Land Run Group
APPLICANT ADDRESS PO Box 1584 Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landruggroup@landruggroup.com
NAME OF PLAT Timbers Park
LOCATION Block 12 Timbers ~~Sub~~ Addition / Oak Tree Ct & Bent Tree Rd
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST \$233.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST \$233.00

OWNER/DEVELOPER INFORMATION:

NAME LLL Properties
ADDRESS 901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billt@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landruggroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160013 CASE NUMBER: 507-16

DATE: 1-28-16 AMOUNT PAID: \$233.00 RECEIPT NO. 01840791

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT The LandRun Group
APPLICANT ADDRESS PO Box 1584, Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landrungroup@landrungroup.com
NAME OF PLAT Timbers Park
LOCATION Block 12 Timbers ~~Sub~~ Addition / Oak Tree Ct & Bent Tree Rd
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:

FEE: \$325.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4

TOTAL COST

FOR LESS THAN 2 ACRE LOTS:

FEE: \$325.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4 8.00

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4

TOTAL COST \$1 333.00

OWNER/DEVELOPER INFORMATION:

NAME LL Properties
ADDRESS 1901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billh@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landrungroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 1160174 CASE NUMBER: 508-116

DATE: 1-28-16 AMOUNT PAID: \$333.00 RECEIPT NO. 01840793

Regular Board of Commissioners

8.

Meeting Date: 04/18/2016

S08-16 Timbers Final Plat

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Consideration of approval of a Final Plat for Timbers Park, a re-plat of Block 12, the Timbers Addition, located at Oaktree Court and Bent Tree Road. Case No. S08-16 Applicant: The Landrun Group, LLC.

Attachments

S08-16 Timbers Final Plat

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: The Landrun Group, LLC
FOR: Final Plat for Timbers Park, a Re-Plat of Block
12, the Timbers Addition to the City of Shawnee
LOCATION: Oaktree Ct. & Bent Tree Rd., Shawnee, OK
PROJECT# 160174 CASE# S08-16

PLANNING COMMISSION MEETING DATE: April 6th, 2016

PLANNING COMMISSION RECOMMENDATION: No action taken:

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
MORTON						
CLINARD						
KERBS						
BERGSTEN (CHAIRMAN)						
COWEN (VICE-CHAIRMAN)						
KIENZLE						
AFFENTRANGER						

RESPECTFULLY SUBMITTED,

Cheyenne Lincoln

SECRETARY, PLANNING COMMISSION

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

STAFF REPORT
Timbers Park
Preliminary Plat - Case #S07-16
Final Plat - Case #S08 -16

TO: Shawnee Planning Commission

AGENDA: April 6, 2016

RE: Timbers Park, Preliminary and Final Plat

PROPOSAL

The applicant is requesting Preliminary and Final Plat approval for 4 lots on approximately 1.12 acres of undeveloped land. Currently, residential properties surround the site. The property is located between Oak tree Court and Bent Tree Road. The site is currently zoned R-1 (Single Family Residential) which is appropriate for the proposed lot developments.

GENERAL INFORMATION

Applicant	The Land Run Group
Owner(s)	LLL Properties
Site Location/Address	Block 12 Timbers Addition
Current Site Zoning	R-1 (Single Family Residential)
Parcel Size	1.12 Acres (Approximate)
Proposed Use	Single family housing
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant
Surrounding Zoning	R-1 (Single Family Residential)



Figure 1: Aerial view of site – approximate total area outlined in red.

STAFF REVIEW AND ANALYSIS

The proposed development is consistent with current land use in the area, the designated zoning, and the Shawnee Comprehensive Plan for this area (Figure 4.2).

A total of four (4) lots are proposed to be developed on this property. According to the previous final plat, the land subject land was dedicated at a private park. As we do not currently have a requirement for parks in the Shawnee Subdivision Regulations, the request is acceptable.

STAFF RECOMMENDATION

PRELIMINARY RE-PLAT

Staff has **no objection** to the proposed preliminary re-plat for the subject property with the following conditions:

1. Provide the property boundary for the Preliminary Plat.
2. Submittal and approval of sanitary sewer plans by the City Engineer.
3. Submittal and approval of drainage/detention plans by the City Engineer.
4. All other applicable City standards apply.

FINAL PLAT

Staff has **no objection** to the proposed final plat for the subject property with the following conditions:

1. Present Lot 5 as a Common Area, instead of as a lot.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. The final engineered drainage plan must be approved by the City Engineer prior to construction.
4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Shawnee Comprehensive Plan
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Final Plat

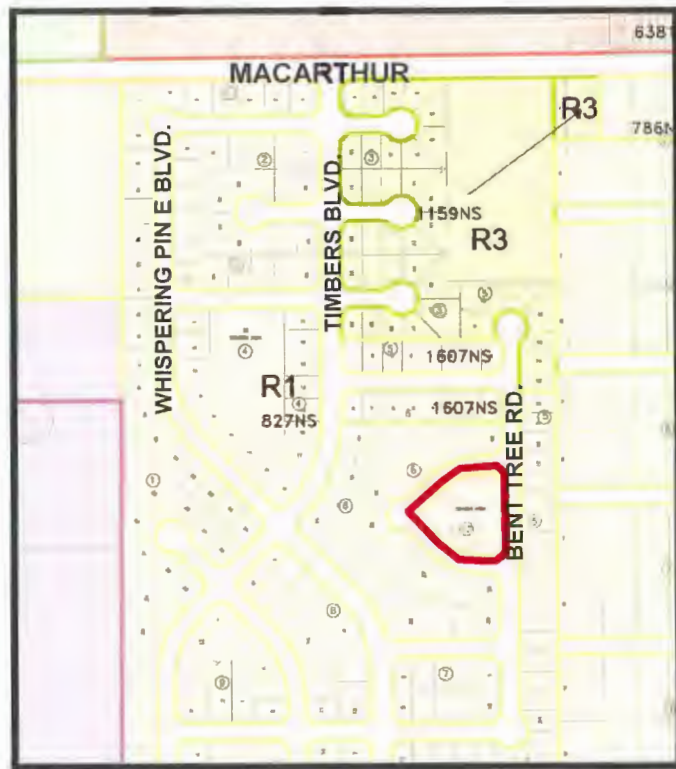


Figure 2: Zoning Map of site – approximate total area outlined in red.

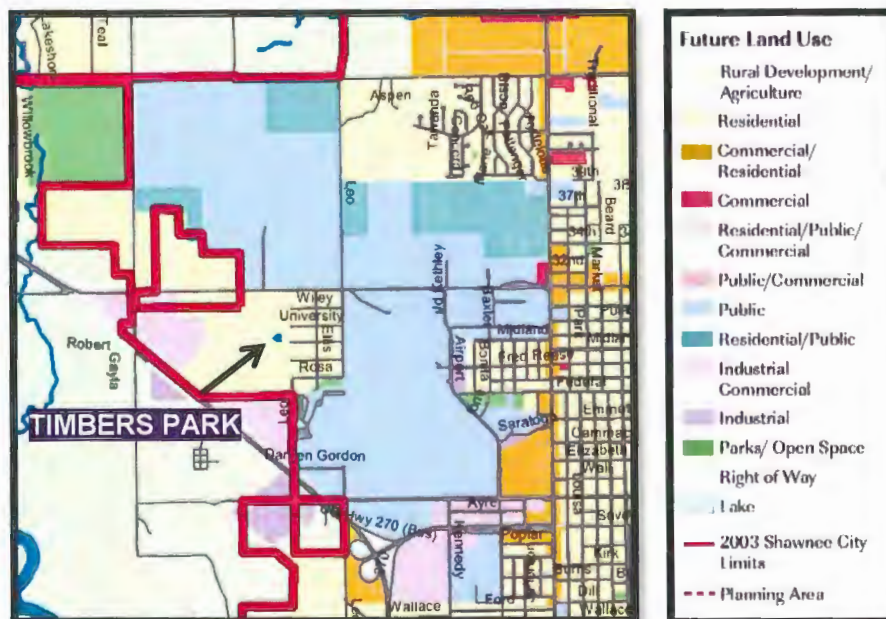
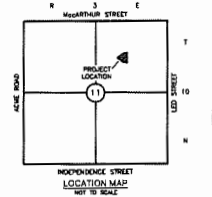


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

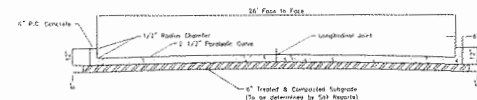
PRELIMINARY PLAT TO SERVE TIMBERS PARK

A RE-PLAT OF BLOCK 12,
THE TIMBERS ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.

**EXHIBIT
1**



LEGAL DESCRIPTION
BLOCK TWELVE (12), THE TIMBERS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



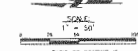
TYP. STREET DETAIL

LEGEND
(+) INDICATES 3/4" R/W P.V.
(-) INDICATES 3/4" R/W P.V.
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
LIGHT POLE
STOP SIGN
GAS METER
WATER METER
TELEPHONE METER
ELECTRIC BOX
CLEAN OUT
MANHOLE
STORM DRAIN
AIR CONDITIONER UNIT
BENCHMARK
ELEVATION
ELEVATION

B/L = Indicates building line limits.
U/E = Indicates Utility Easements.
U/S = Indicates Utility Easements.
N/A = Limits of no access.

STATISTICAL DATA

a. Total gross acres = 1.12
b. Total number of lots = 5
c. Acreage of Detention & Common Areas = 0.29 Acres.

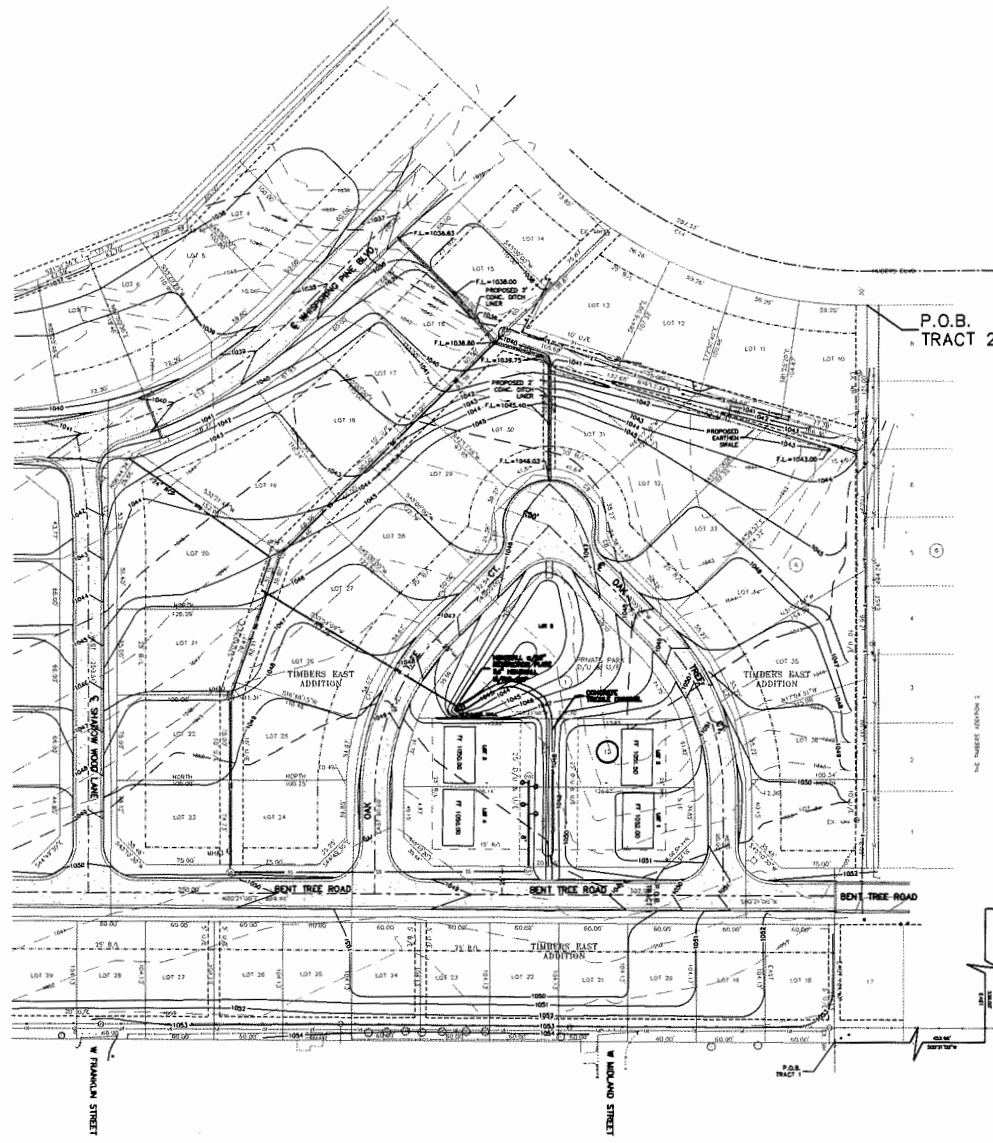


SCALE
1" = 50'

NOTES: IF ANYTHING IS ADDED, IT SHALL BE IN ACCORDANCE WITH THE CITY OF SHAWNEE.



Revisions



THE TIMBERS ADDITION

N.E. COR. SECTION 11, T.10N., R.10E., E.14.

Mike Little Construction
Timbers Park
Preliminary Plat

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
116 N. BROADWAY • P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 • FAX 6182 Exp. 6-30-2014
E-mail: stoness@landrungle.com

Stephen T. Lory
Professional Engineer
No. 1539
Date: 1-17-2015

Known All Men By These Presents:

The _____ further certifies that it is the owner of and the only person, firm or corporation who has any right, title or interest in the land included in the above mentioned Final Plat, and they do hereby dedicate all streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, successors, administrators, and assigns forever and have caused the same to be released from all encumbrances to be executed on this _____ day of _____, 20____.

STATE OF OKLAHOMA
COUNTY OF POTTAWATOMIE

My Commission Expires: _____
Notary Public

This plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

I further certify that said Final Plat complies with Requirements of Senate Bill 377, Section 518 as amended.

STATE OF OKLAHOMA SS
COUNTY OF _____

Witness under my hand and seal this _____ day of _____

My Commission Expires: _____
Notary Public

LEGAL DESCRIPTION

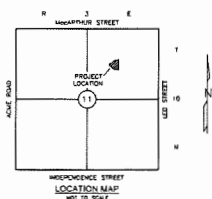
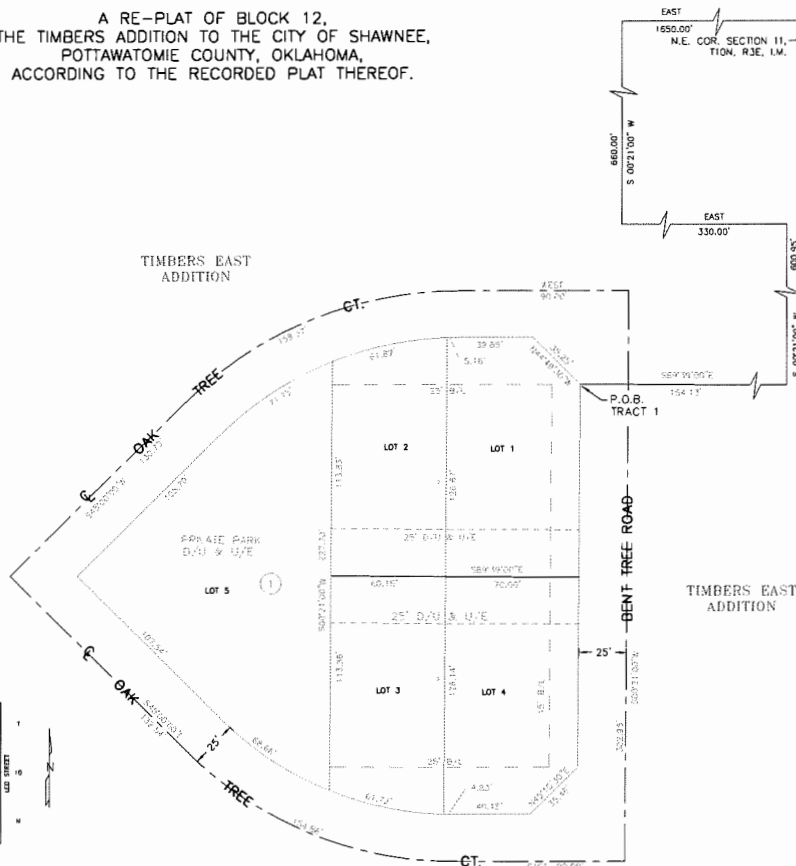
LEGAL DESCRIPTION:
BLOCK TWELVE (12), THE TIMBERS ADDITION TO THE CITY
OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO SUB DIVISION 14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1

EXHIBIT
2



SCALE:
1" = 30'

- LEGEND**
- (*) INDICATES
EXISTING IRON PIPE
 - (o) INDICATES
3/8" IRON PIPE
 - (x) INDICATES
EXISTING CUI "X"
 - U/E UTILITY EASEMENT
 - B/L INDICATES
BUILDING LINE
 - R/W INDICATES
RIGHT-OF-WAY

TIMBERS EAST
ADDITION

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plot of **Timbers Park**, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in _____.

All lands described and referred to are unencumbered by pending actions, mortgages, liens, mortgages, leases and other encumbrances. EXCEPT all gas and other mineral leases and interests which have been previously conveyed and recorded, and natural resources of record.

EXECUTED at City of Shawnee, Pottawatomie County, State of Oklahoma, on this 20 day

ATTEST: First American Title & Trust Co.

By: _____
and Coauthors

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } ss:

The foregoing instrument was acknowledged before me this _____ day of _____ 20____.

By _____ Vice-President of First American Title & Trust Co.
an Oklahoma Corporation, on behalf of the Corporation.

My Commission Expires: _____

History Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the law records of said County show all taxes paid for the year 20____ and prior years as the law shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

County Treasurer

CITY PLANNING COMMISSION APPROVAL

_____, Chairman of the City Planning Commission for the City of Shawnee, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat on the _____ day of _____, 20____.

CHAIWA

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Commission of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Commission of the City of Shawnee, Oklahoma, this _____ day of _____

Attest: City of Shawnee, Oklahoma

City Clerk

Mayor

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____.

City Clerk

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

THE LANDRUN GROUP, LLC
LandRun Engineering LLC
801 W 9th, SHAWNEE, OK. 74804
(405) 273-1202

Date: 3/24/11

KLS

PREPARED BY:
Knight Land Survey
CA # 3252 P.O. Box 231
EXP. 6-30-10 Shavnee, OK 748
405-273-6823

Timbers Park
Addition
SHAWNEE, OKLAHOMA

DRAWN BY: <u>sl</u>	DRAWING NO. <u>1</u>
---------------------	----------------------

DRAWN BY: <u>sl</u>	DRAWING NO. <u>1</u>
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DRAWN BY: <u>sl</u>	DRAWING NO. <u>1</u>
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PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT The Land Run Group
APPLICANT ADDRESS PO Box 1584 Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landrungroup@landrungroup.com
NAME OF PLAT Timbers Brk
LOCATION Block 12 Timbers ~~Brk~~ Addition / Oak Tree Ct & Bent Tree Rd
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST \$233.00

OWNER/DEVELOPER INFORMATION:

NAME LLP Properties
ADDRESS 901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billt@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landrungroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160013 CASE NUMBER: 507-16

DATE: 1-28-16 AMOUNT PAID: \$233.00 RECEIPT NO. 01840791

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT The Land Run Group
APPLICANT ADDRESS PO Box 1584, Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landrungroup@landrungroup.com
NAME OF PLAT Timbers Park
LOCATION Block 12 Timbers Addition / Oak Tree Ct &
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4 Bent Tree Rd

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$325.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST _____

FOR LESS THAN 2 ACRE LOTS: FEE: \$325.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4 8.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$1 333.00

OWNER/DEVELOPER INFORMATION:

NAME LL Properties
ADDRESS 1901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billh@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landrungroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 1160174 CASE NUMBER: 508-116

DATE: 1-28-16 AMOUNT PAID: \$333.00 RECEIPT NO. 01840793

Regular Board of Commissioners

9.

Meeting Date: 04/18/2016

P03-16 1500 E Independence PUD

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Public hearing and consideration of an ordinance to rezone property located at 1500 East Independence Street from R-1; Single Family Residential to PUD; Planned Unit Development. Case No. P03-16; Applicant: The Landrun Group, LLC *(Deferred by Planning Commission to May 4, 2016 meeting)*

Attachments

P03-16 1500 E Ind PUD Staff Rpt

P03-16 1500 E Ind PUD Addl Protest Ltrs

P03-16 1500 E Ind Ord

RECOMMENDATION TO:

MAYOR
BOARD OF CITY COMMISSIONERS
CITY OF SHAWNEE

RECOMMENDATION FROM:

CITY OF SHAWNEE
PLANNING COMMISSION

SUBJECT:

APPLICANT: The Landrun Group, LLC

FOR: Planned Unit Development

LOCATION: 1500 E. Independence St., Shawnee, OK

PROJECT#: 160322 Case# P03-16

LEGAL DESCRIPTION:

SEE OWNERSHIP LIST

CURRENT CLASSIFICATION:

R-1; Single Family Residential District

REQUESTED CLASSIFICATION:

PUD; Planned Unit Development

PROPOSED PROPERTY USE:

Duplex and Single Family Residential District

PLANNING COMMISSION MEETING DATE: April 6th, 2016

PLANNING COMMISSION RECOMMENDATION: Deferred to May 4th, 2016 Meeting:

VOTE OF THE PLANNING COMMISSION:

MEMBERS PRESENT: 7

MEMBERS:	1ST	2ND	AYE	NAY	ABSTAIN	COMMENTS
MORTON			X			
CLINARD			X			
KERBS	X		X			
BERGSTEN (CHAIRMAN)			X			
COWEN (VICE-CHAIRMAN)		X	X			
KIENZLE			X			
AFFENTRANGER			X			

RESPECTFULLY SUBMITTED,

Cheyenne Lincoln

SECRETARY, PLANNING COMMISSION

ACTION BY CITY COMMISSION:

PUBLIC HEARING SET: _____

DATE OF ACTION: _____

ADOPTED _____ DENIED _____

ORDINANCE NO. _____



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

STAFF REPORT
REZONE
CASE #P03-16

TO: Shawnee Planning Commission

AGENDA: April 6, 2016

RE: Rezone Request - R1: Single Family Residential District to
Planned Unit Development (PUD) – Country Grove Cottages

PROPOSAL

The applicant is requesting a rezone from R-1: Single Family Residential District to a PUD in order to develop a master planned site incorporating R-1 (Single Family Residential) and R-2 (Combined Residential). The subject site is approximately 12 Acres in size and is generally located on the north-east corner of East Independence and North Elm.

GENERAL INFORMATION

Applicant	The Land Run Group, LLC
Owner	Clayton Eads (contract to purchase – Marical Brothers Real Estate)
Site Location/Address	1500 E. Independence
Current Site Zoning	R1: Single Family Residential District
Proposed Zoning	PUD: R-1 & R-2
Property Area	12 Acres
Current Use	Single Family Residential
Proposed Use	Duplex and Single Family Residential Development

Comprehensive Plan Designation	Residential
Existing Land Use	Undeveloped
Surrounding Land Use	Residential/Rural Agricultural
Surrounding Zoning	A1: Rural Agricultural C1: Neighborhood Commercial R1: Single Family Residential R3: Multi-Family Residential

STAFF REVIEW AND ANALYSIS

The applicant is requesting approval to rezone the subject property from R-1 (Single Family Residential) to a Planned Unit Development (PUD) which incorporates both R-1 and R-2 (Combined Residential District) uses. *“A PUD is a special zoning district category that provides an alternate approach to convention land use controls. . . it is the intent of a PUD to encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties”* (Section 22-190, Shawnee Zoning Code).

The property is not currently owned by the applicant. Instead, a purchase agreement is in place between the property owner and applicant. It has been deemed by the City Attorney that this is an acceptable arrangement to proceed with a recommendation.

Background:

- The subject site was both rezoned from A-1 (Rural Agricultural) to R-1 (Single Family Residential) and received preliminary plat approval March 16, 2015.
- On January 6th, 2016, Case#P15-15 was reviewed by the Planning Commission with a goal to rezone the site from R-1 to R-2. Upward of 40 letters of protest and a petition were provided by neighboring property owners, many of whom were present at the Planning Commission meeting. After much discussion and debate, a vote to approve the case was denied. Then, a vote to defer until February 3rd, 2016 Planning Commission was approved.
- On February 3rd, 2016, Case #P15-15 was once again reviewed by the Planning Commission. After much discussion, the request for approval was denied. Application was withdrawn prior to City Commission review.



Figure 1: Aerial view of the site – approximate total area outlined in red.

Grove Park Cottages PUD

The Grove Park Cottages is a PUD designed to provide a mix of single family housing and duplexes on 12 acres of land located at the north-east corner of Elm and Independence. Instead of seeking approval for an R-2 zoning designation, allowing a complete duplex/triplex development, the PUD will incorporate both single family residential and duplex housing only. Possible amenities to be included are:

- Pond and common area
- Pavilion(s)
- Optional walking trail
- Public sidewalks along both Elm St. and Independence St.

All duplex housing is intended for rental purposes with a property association to provide for maintenance of all yards, common areas, and landscaping areas. Membership in the Property Association is mandatory and dues will be used to pay lawn/landscape maintenance, electric charges, general liability insurance, and reserves for maintenance, etc. Per the Design Statement, all duplex housing will be limited to single-story structures, with the units limited to two (2) bedroom and three (3) bedroom designs. The fifteen (15) eastern most lots are dedicated for single family residential allowing a buffer

between the duplex developments and the neighboring single family residential homes to the east.

Approximately 30 individual lots are shown with a maximum seventeen (17) multi-family duplex patio homes. However, at least six (6) lots requesting eventual use for duplex are not in conformance with code. They are too small.

Issues (As the PUD Design Statement states, “*In case of conflict between the provisions of the City codes and regulations and the provisions of the Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.*”):

1. Lots 3-8, Block 2, are designated as single family residential until 2020, with an option to develop as duplexes after that date. Duplex development will not be allowed on these sites as they are shown. These six (6) lots do not conform to lot standards for R-2, for the following reasons:
 - a. Duplex housing will require a minimum lot width of 80'. However, these lots are shown to be 75' in width.
 - b. The minimum lot size for an approved duplex lot is 10,000 square feet. These lots generally amount to 8,250 square feet.
2. Lot 1, Block 2 – According to the design statement, this lot will remain R-1 until 2020. After that date an option is presented to allow construction of a single management office. Staff will not recommend approval, at this time, for any commercial allowances. Such a request would require presenting this lot as Commercial before PUD approval. Also, Commercial access cannot be from a local street, so additional right-of-way would have to be established.
3. The Design Statement shows sidewalks on both Elm Street and Independence Street to be four (4) feet in size. Actually, the sidewalk along Independence Street is required to be six (6) feet as it is an arterial road.
4. Terminology issues:
 - a. “It is anticipated that all single lots under 0.25 acres will be developed as single family lots . . .” All lots that conform, by size, only for single family residential and not for duplex allowances, can only be developed as single family residential homes. No variance for duplex allowance on reduced lot sizes is requested or will be approved.
 - b. “In case of conflict between the provisions of the City codes and regulations and the provisions of the PUD, the provisions of this PUD shall be deemed to supersede.” Certain components of the Design Statement are dependent on review at the platting level and cannot be confirmed at this time, particularly drainage schedules.

There are a number of items to consider for this case, so first will be provided an explanation of Staff's approach to considering such a rezone:

1. What is the current zoning on the subject property?

R-1 (Single Family Residential). This zoning designation allows only single family residential homes.

2. What types of zoning designations exist in the general area?

R-1 zoning is the primary zoning classification in this area, to the north, south, east, and portions to the west. The properties fronting Independence St. directly adjacent to the west are C-1 (Neighborhood Commercial District), C-2 (Limited Office District), and R-3 (Multi-family Residential).

3. According the 2005 Shawnee Comprehensive Plan, what future land use designation is dedicated for both the property, and the area?

The zoning designation for both the property and a large portion of the general area is "Residential," which is described as, *"Within the Residential category, conventional one-family detached dwellings represent the primary use, although two-family units such as duplexes and 'granny flats' are acceptable throughout the area. . . . When appropriate, other uses may include multifamily residential activity and neighborhood commercial"* (Shawnee Comprehensive Plan P. 4-26).

4. Would such a zoning request be consistent with past and present allowances the City offers?

There are a number of items to consider when answering this question. The subject property fronts upon a major arterial, Independence Street. Other examples of major arterials in Shawnee would include: Kickapoo, Harrison, MacArthur, and Highland. If we explore trends and allowances along these major roads, we discover consistent multi-family and high density commercial allowances (Figure 4).

In regards to Independence Street, directly west of the subject property, there is already an approved R-3 (Multi-family Residential) zoning district and some commercial allowances. Less than a half-mile west, there are two multi-family establishments that exist along Independence Street. An interpretation of the code would say that a rezone from R-1 to PUD (R-1 & R-2) is arguably consistent to allowances in the immediate area, but less dense than the neighboring R-3 use designation. Such a rezone is also consistent with identical allowances along our other major arterials in Shawnee.

5. Based on size of the property, what further requirements will the property owner have to comply with before any structures are built?

Being that the property is approximately twelve (12) acres in size and the intent is to build numerous duplexes / single family homes, the project will have to go through the platting process outlined in the City of Shawnee Subdivision Regulations. As a PUD, the applicant will be bound to the required Design Statement. The Design Statement, in great detail, explains exactly what can be constructed on each lot. Any requested changes will require submittal of a revised PUD to the Planning Commission and City Commission for approval.

If the rezone is approved, the developer will have to first submit a preliminary plat. A preliminary plat requires the developer show several items, a few of which include:

- a. A general layout of the site, including roads, utilities, sidewalks, and number of lots intended for the site.
- b. Where the increased storm water runoff from building out the site will be managed (i.e. storm water detention / retention) and released at a pre-development rate.
- c. It shall be shown that all portions of the design are in conformance with R-2 zoning.

Once approved, construction documents must be provided to prove that all infrastructure and storm water plans will be constructed to the satisfaction of City requirements. These requirements are ensured before a final plat is approved.

For better understanding, the major complaints will be summarized with Staff commentary:

1. The surrounding property predominately consists of single family residences.

The surrounding area is, in fact, primary single family residential in nature. Though this is true and deserves consideration, the City has allowed similar or higher density rezones in the immediate area, which begs the question, are we being consistent on how we interpret these requests based on past and present decisions?

2. A fear that the subject rezone will negatively affect property values.

This is certainly a debatable topic. There is no overwhelming support to show that such a design will negatively affect property values. The primary goal of this PUD is to buffer the neighboring single family residential neighborhood and the proposed duplexes by incorporated required single family residential between the two.

3. An already existing flooding issue that will only be worse with increased development.

During the platting process, the site developers are required to produce a storm water drainage study, proving that the on-site storm water management method used will contain and release runoff at pre-development rates. They are not obligated to fix a regional issue, but simply not make it worse.

4. Traffic flow along the narrow Elm Street, further compounded with on-street parking.

This is a genuine concern. A requirement from the City, during platting, is half street improvements along Elm Street. To alleviate driveway concerns, the developer has established a maximum of seven (7) driveways along Elm Street.

5. Current development offers an element of city convenience and country living.

While this is true, the subject property exists within central Shawnee which is prime land for development. As the property sits today, development of single family residential homes can already occur.

6. High density developments generally have higher crime rates, low ownership pride and exceed parking needs.

The intended developer on this site has similar developments in town, including Golden Acres Cottages. It has been suggested by the developer that, similar to Golden Acres, a property association will be established allowing all maintenance and utilities to be centralized. Provided to these renters will be property maintenance and all parking will be adequate for City standards. The properties the developer currently maintains rent for \$1,200 - \$1,400 per month, indicating a proven quality product and certain standard of living. Also, higher crime rates associated with Golden Acres, or all duplex developments has not been proven to correlate with higher crime rates.

7. Increased traffic, noise, pollution, and increased danger to the health and safety of children.

Increased traffic, noise, and pollution are effects of any development, including the single family residential allowances already accepted on this site. The health and safety of children will be a very serious concern when considering any development in Shawnee. Based on the proximity to Sequoyah Elementary School, Staff will require sidewalks along both Elm Street and Independence to provide ideal walking space for children and citizens alike.

Staff has reviewed the Grove Park Cottages PUD and finds it to be in conformance with several of the requested changes from the Planning Commission. Instead of proposing all residential duplexes, the developer has provided a buffer of single family residential housing. Also, several amenities have been proposed to incorporate a pond, walking

train, park, benches, and pavilions. As requested, limiting drives along Elm Street will provide a higher degree of safety. Staff will not, at this time, approve any commercial uses on the site and still finds a number of corrections that will condition approval.

Based on the general consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff has no objection to the proposed zone change from R-1 (Single Family Residential) to the proposed PUD, with general corrections to the Design Statement.

STAFF RECOMMENDATION

Staff has **no objection** for the proposed rezone from ***RI (Single Family Residential)*** to ***PUD (Planned Unit Development)*** for the subject property with the following conditions:

1. Satisfaction of all items listed under “Issues.”
2. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Figure 4: Zoning Consistency Map
5. Figure 5: Site Outline
6. Exhibit 1: PUD Master Development Plan Map
7. Exhibit 2: PUD Design Statement
8. Exhibit 3: Letters of Protest



Figure 2: Zoning Map of site – approximate total area outlined in red.

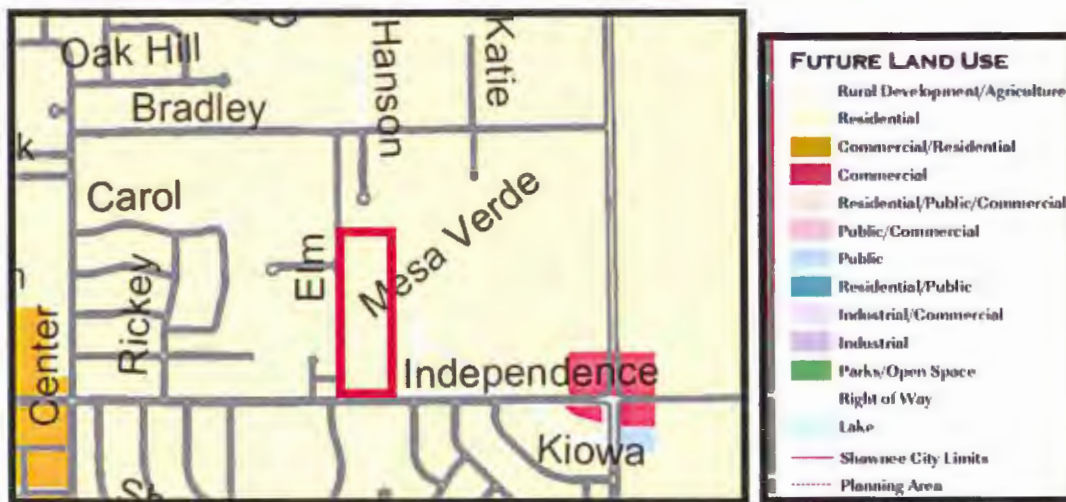


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in red

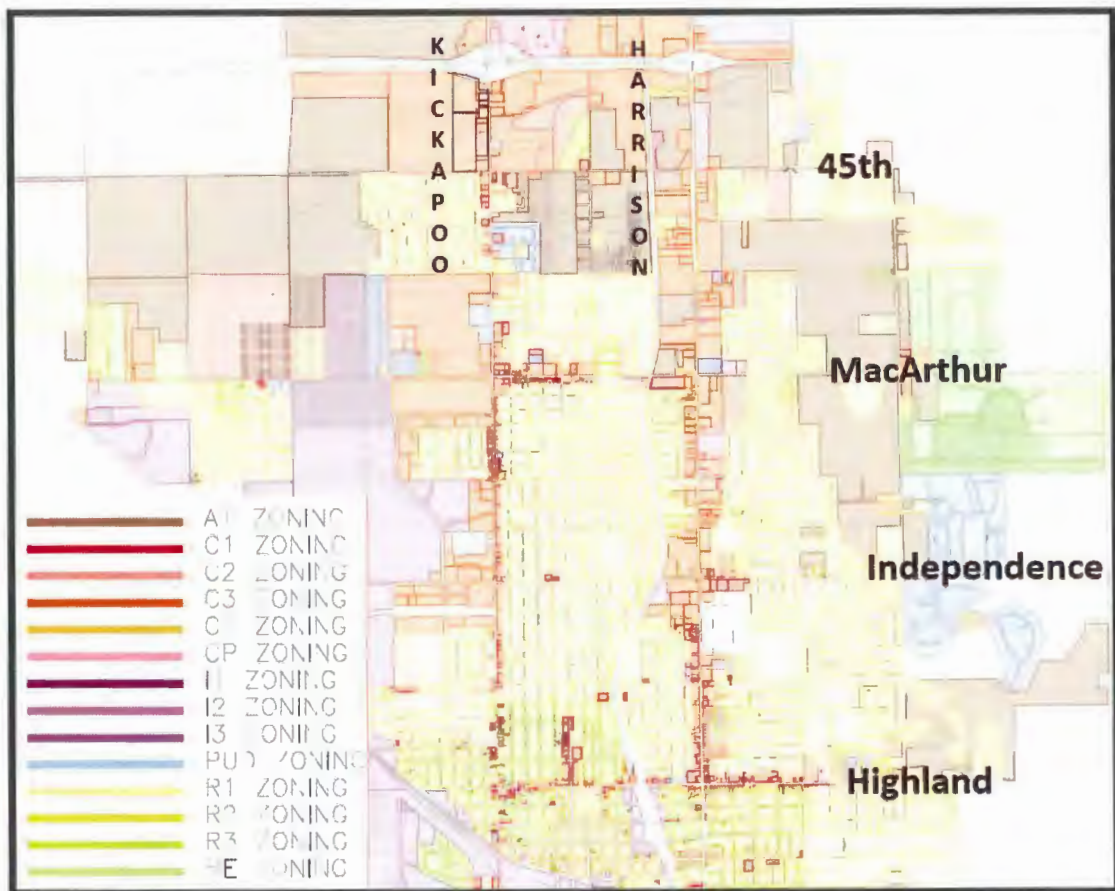


Figure 4: Zoning Consistency Map: Provided to show the correlation between major arterials and high density commercial and residential development.

BEING A PART OF THE SW 1/4 OF SECTION 2, T 10 N. R 4 E. UN.
CITY OF JAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

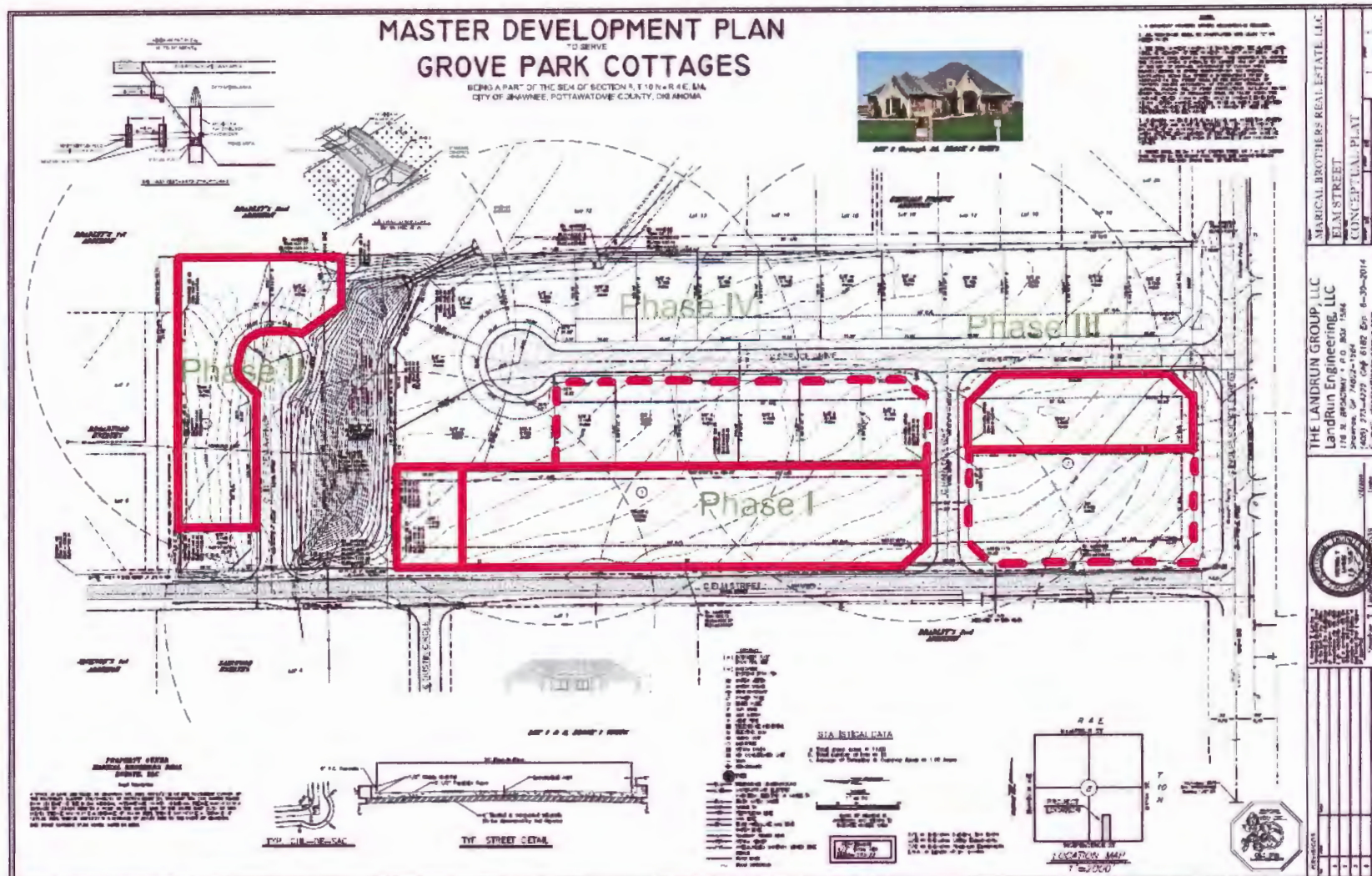
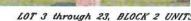
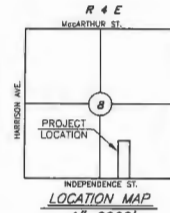
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Figure 5: Site Outline: Areas denoted in red represent potential duplex housing. Hatched lines indicated requested consideration for R-2 allowances after 2020.

BEING A PART OF THE SE/4 OF SECTION 8, T 10 N - R 4 E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

[illegible]

Revisions		Date	By
1			
2			
3			
4			



THE LANDRUN GROUP, LLC

ENGINEERING, DRAFTING, LAND MANAGEMENT, CONSTRUCTION MANAGEMENT, LEGAL

Master Plan of

Grove Park Cottages Independence & Elm Street Shawnee, OK

A Planned Unit Development

PUD #

February, 2016

An 11.99 acre tract in the Southeast Quarter
of Section 8, Township 10 North, Range 4 East I.M.,
City of Shawnee, Pottawatomie County, Oklahoma

EXHIBIT
2

OWNER/DEVELOPER

Marical Brothers Real Estate, LLC
16759 CR 3520
Ada, OK 74820

DEVELOPMENT CONSULTANTS

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

The LandRun Group, LLC
LandRun Engineering, LLC
JDGL Legal Resource, Group, LLC
201 West 9th Street
Shawnee, OK 74801

PART 1: DESIGN STATEMENT

GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The Grove Park Cottages is a privately funded planned residential community located on East Independence Street and Elm Street in Shawnee, Oklahoma. The land use is for a combination of single and multi-family residences that will be served by municipal water and sanitary sewer utilities. The development will be approximately thirty (30) individual lots with a maximum seventeen (17) multi-family duplex patio homes located on Lot 1 & Tract 2, Block 1, Tract 2 & Lot 3, Block 3, Tract 2, Block 2 and if not developed by 2020 Lots 3 through 8, Block 2. It is anticipated that all single lots under 0.25 acres will be developed as single family lots which would reduce the number of multi-family lots by 8 but the developer can re-consider Lot 1, Block 1 and Lot 3, Block 3 for multi-family before 2020. Lot 1, Block 2 is remaining R-1 till 2020 but then maybe reconsidered for R-2 or alternative zoning. Prior to 2020, Lot 1, Block 2 will be maintained as a greenbelt and possible private park with dog park area with the option of allowing construction of a single management office for the development. The optional management office will be developed with the same architectural style as the multi-family housing with potential amenities such as a community room, community pool and weight room. The development is established with a pond and common area, pavilions, and an optional walking trail to establish recreational amenities for the development to provide a small family environment (controlled by home owners association). Additional features include public sidewalks along Elm and Independence Streets capable of reaching the walking trail recently developed along Bryan Street and access to school facilities within walking distance. These features combined with the quiet surrounding residential neighborhoods establish this as an excellent location for a safe and secure development for younger and older families alike.

This development will be restricted to privately funded housing that must be maintained above standard median household income levels.

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 development effort was to combine a permanent housing environment with a percentage of transitional executive housing. The formation of a percentage of transitional executive housing in the development intertwined with permanent single family housing establishes an environment for younger and older executives moving into the community either on a temporary basis or in an area similar to the location where they intend to find permanent housing. A Property Association (PA) will be created in the subdivision covenants to provide for an elevated maintenance of all yards, common areas, landscaping areas inside and outside the walls of the individual homes and courtyards. Membership in the PA will be mandatory with dues assessed against each property. Said dues will be used to pay for lawn/landscape maintenance, electric charges, general liability insurance, reserves for maintenance, etc.

The Grove Park Cottages Addition will not be specifically geared toward any specific age group and there will not be an age restriction. The floor plans offered will be geared towards young or growing families with diversity in the amenities for a wider range of age groups. Transitional multi-family patio homes will be restricted to above standard median household income levels.

The common amenities being established for this development include walking trail around pond with benches and picnic tables, and pavilions. The covenants will be written to allow the PA to develop additional amenities upon the discretion of its members and city code requirements. All housing will require individual or group storm shelters.

Vehicle access to the development will be via Independence and Elm Streets. A maximum of one (1) individual drive on Elm Street, Independence Street, and Hamlock Way to serve Lot 1, Block 2. A maximum of six (6) individual drive on Elm Street, one (1) drive on Independence Street, and one (1) drive on Hamlock Way to serve Lots 1 & 2, Block 1. All other drives will be developed on public streets developed for Grove Park Cottages. On Elm Street for Lots 1 & 2, Block 1 a 15 foot (7.5 feet either side of property line) joint access easement/agreement will be established on all lots located in Block (1) along Elm Street. The depth of the cross-access agreement will be restricted to 55 feet from the west property line along Elm Street. Public water lines will be installed in the development allowing individual services for each home. Public sanitary sewer lines exist or will be developed 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 R-1 (North, South, East & West), R-3 (West), C-1 (West), A-1 (West and Northeast). Some special permit commercial zoning exists along Independence to the West that will have no impact on this development. This tract is currently zoned R-1 and the proposed PUD development is being developed as combined R-1 and some limited R-2 zoning characteristics. The defined purpose of R-2 zoning is as follows: an internally stable, attractive, orderly, and efficient residential environment, which is also the primary goal associated with this PUD development.

SUBDIVISION IMPROVEMENTS - DESCRIPTIONS, STANDARDS, COMMITMENTS, AND REQUESTS

1. WATER

All properties in Grove Park Cottages 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.

2. SANITARY SEWER

All properties in Grove Park Cottages will be served by a public sanitary sewer system that is connected to City of Shawnee mains in accordance with City of Shawnee standards.

3. STORM WATER CONSIDERATIONS

The subject tract generally drains to a channel running west to east approximately 1,100 feet north of the intersection of Independence and Elm Street. Due to drainage concerns in the area the channel will be excavated to provide detention and a controlled discharge to improve drainage conditions to both the Emerald Forest Addition and surrounding area. Drainage on Elm Street and internal streets will be

developed with a conventional curb and gutter drainage system routed to the pond and detention system. Flow continues east behind the Emerald Forest Addition until it goes under Independence and Bryan Streets into the Bridges Addition. The channel is routed through the addition and country club until it reaches the North Canadian River. City infrastructure was reviewed and it was determined that the only public storm sewer system capable of servicing this development was the curb and guttering system along the public streets. The cost to extend an underground piping storm sewer from this property to the nearest public system exceeded a practical distance or development cost from this property. A combination underground and surface storm water drainage/detention was developed in the drives and greenbelt areas with a controlled discharge into the pond to equal or reduce the pre-development rates currently existing from this property.

4. OTHER UTILITIES

Grove Park Cottages 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 require the establishment of a public street. The local streets will be public and constructed of subdivision standard code requirements. Elm Street does not currently meet minimum standards for a local street. A curb and gutter will be added to raise the east half of the street to City of Shawnee standards (1/2 street improvement).

A public sidewalk will be created along the perimeter of Elm and Independence Streets. The sidewalks shall be four (4) feet in width and meet ADA requirements except in areas where additional width is required by city codes.

6. OTHER IMPROVEMENTS

This development will comply with green initiatives where determined practical. All structures will meet energy star requirements and the use of recycled materials and green products will be incorporated into the structures and site amenities whenever possible.

THE FOLLOWING VARIATIONS FROM CITY STANDARDS ARE REQUESTED:

Curbing on Elm Street will be a conventional barrier curb. All internal curbing will be a 6" shallow roll curb. Such curbing is intended to alleviate the trip and fall hazard that a raised curb can create.

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

The Grove Park Cottages Subdivision will be developed in three (3) blocks. Each lot maintains frontage on a public street and meets subdivision requirements such as street frontage and direct access to public utilities (water and sanitary sewer). Specific structures are designed on each lot with minor modifications to provide an individual appearance of each structure while maintaining a uniform appearance for the development. The property association will maintain all garden areas outside the residential yards. The building setback established on the preliminary and final plat shall apply to the perimeter of the PUD. Minimum spacing between houses shall be ten feet (10') to meet fire code requirements. A sight proof wood fence six to eight feet (6'-8') in height shall be allowed along east line adjacent to existing residential properties. Lighting will be provided as part of

the development. It is intended that the Tracts defined for Multi-family housing remain as ownership to maintain a cohesive landscaping and maintenance. Future Platted Lots developed from the Master Plan Tracts must remain under single ownership unless administratively approved by the City of Shawnee planning director.

8. SIGNS

Signs will be subject to City of Shawnee sign regulations. The Developer anticipates monument signs at the entrances along Elm and Independence Streets. Each sign shall incorporate a monument base and shall not exceed 18 square feet of display area.

DEVELOPMENT FEATURES

The Grove Park Cottages will consist of multi-family patio homes limited to single-story structures with the units limited to two (2) bedroom and a (3) three-bedroom designs. The houses will be built with energy star rated services and will incorporate green products where applicable and feasible to the cost and design. Single family structures will be subject to conventional R-1 regulations.

The exterior of all residential structures will have a brick veneer with the roof design incorporating both hip and gable ends. Roof pitch of the units is anticipated to be 4/12. Exterior colors and floor plan orientation will be varied to create diversity and individuality. The architectural styling of the houses will be contagious within the development. Covenants will be established to provide additional architectural control of all structures.

DEVELOPMENT SCHEDULE

It is the intent of the Developer to begin all subdivision improvements as soon as City approvals are granted. A preliminary plat will be developed for the Grove Park Cottages Addition but all final plats will be developed in phases. The Tracts (larger parcels) defined in the Master Development Plan intended for R-2 Multi-family housing will be defined as individual lots during the platting stages. Completion of the drainage system will not be required until construction of the second phase of filing of the second plat. Construction of two houses will begin as soon as all subdivision improvements are completed, reviews of building plans are done, and building permits can be issued.

PART 2. PRELIMINARY PLAT

Location of the subject tracts is an 11.99 acre parcel located at the intersection of Elm and Independence Streets. The legal descriptions for the properties can be reviewed in the attachments.

A TRACT OF LAND DESCRIBED AS BEGINNING 660 FEET N89°43'27"E OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SW/C-SE/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N00°16'33"W A DISTANCE OF 1314.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID (SE/4); THENCE N89°19'27"E A DISTANCE OF 397.66 FEET; THENCE S00°16'33"E A DISTANCE OF 1314.50 FEET; THENCE S89°43'27"W A DISTANCE OF 397.66 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11.99 ACRES, MORE OR LESS.

Existing zoning is R-1. The parcel is to be developed and re-platted as Elm Street Cottages Addition, Section 1 through 4.

The Preliminary Plat has been prepared at a scale of (1" = 50') and is attached to this Design Statement as a part of the application for rezoning. The plat designates the design concept of Grove Park Cottages along with the general pattern of driveways / street and alley / lot sizes, etc. Exact configuration and measurements of lots and driveways may be adjusted in the platting process, but no significant deviation from the Preliminary Plat is anticipated. In case of conflict between the provisions of the City codes and Regulations and the provisions of the Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

EXHIBITS

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

A – Design Master Plan

EXHIBIT

3

CITY OF SHAWNEE PLANNING COMMISSION/CITY OF SHAWNEE CITY COMMISSION

REGARDING CASE #P03-16

I am protesting the rezoning of the property "General Location Known As" 1500 E. Independence St., Shawnee, OK from R-1 to PUD.

The surrounding property predominately consists of single family residences and I am vehemently opposed to this zoning change that will negatively affect property values, traffic flow along the narrow Elm Avenue and increased flooding in the area of my residence.

Any concentrated development along Elm Avenue increases the possibility of flooding and on-street parking which will turn this narrow two lane into a narrow one lane. Vehicles already have to pull to the shoulder when meeting school buses, sanitation trucks, etc.

Thank you for your consideration.

Frank Harris

Frank Harris 3-24-16

1800 N Elm Ave.

Shawnee, OK 74804

received
3-24-16

4/1/16

Shawnee Planning Commission
& Shawnee City Commission,

Re: Case # P03-16: Rezoning
as a Planned Unit Development

We write to express our strong opposition to the PUD referenced above. As a homeowner in the area, we are deeply concerned that these plans will change the fabric of our neighborhood in a detrimental way.

A multiunit rental development will increase

traffic congestion, decrease safety, and reduce property values.

Please note, we are not opposed to development per se. A development of single family owned homes consistent with the surrounding neighborhood would not be opposed.

The current development plan, however, is detrimental to our families & therefore not supportable. Please deny this request.

RECEIVED

APR 01 2016

CITY CLERK

Mike & Rhonda Bricker
& Dustin Cice
Shawnee, OK 74804

March 25, 2016

RE: CASE: PO3-16

To: City of Shawnee Planning Commissioners

City of Shawnee City Commissioners

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CITY CLERK

This letter is our formal protest in the rezoning request of the property located at the corner of Elm & Independence from an R-1 (Single Family) to a PUD.

A recent attempt to rezone this from R-1 to R-2 was met with great opposition and was voted down by the Planning Commission. We were surprised to receive another letter notifying us of another rezoning attempt. Changing the rezoning from a R2 to a PUD and allowing for multifamily dwellings (rental complex) is what we were opposed to the first time and what we are still opposing!

We want our neighborhoods which mainly consist of single family "owned" homes to remain just that!

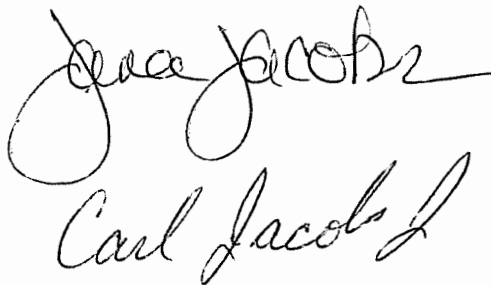
This rezoning application process has also been a concern to us. It makes no sense that the Landrum Group can propose this PUD rezoning but the plan isn't available in a timely manner for us to review. We've made several attempts to get this plan but were told it was not complete. Why we were even notified of this rezoning if the plans weren't complete & available to us?

****We are 100% opposed to this rezoning and would ask that you vote this down &
allow this property to remain a single family zone.****

Carl & Jana Jacobs

1508 Mesa Verde

Shawnee OK 74804



Carl Jacobs

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Letter of Protest

April 1, 2016

City of Shawnee Planning Commission/City Commission
City Hall
16 W 9th St.
Shawnee, Ok. 74801

Re: Re-Zoning Case # PO3-16

Dear Sirs:

We are writing this letter in protest of the proposed rezoning of the former Carpenter property (Independence & Elm) from R-1 to PUD. We have lived at 4 Dustin Circle off Elm Street for 29 years and are strongly against the zoning change. This quiet district of single family homes has provided our family and our neighbors the privacy and security that we had envisioned when we bought our home in the particular area of Shawnee.

Of primary concern is the potential dramatic increase in traffic on the streets (Elm Street in particular) in the immediate vicinity that already are in marginal condition, That being said, we see no positive results from changing the zoning status of this property either for our neighborhood or the city of Shawnee.

We feel the the PUD application is both incomplete and vague about the proposed phases of construction and the final PUD completion result. Therefore we ask that you deny the approval of re-zoning case #PO3-16.

Respectfully,



Wayne and Susan Courtney
4 Dustin Circle
Shawnee ,Oklahoma 74804

405-273-0439

Brian Dude

1709 Autumn Lane • Shawnee, OK 74804 • Phone: 405-990-4140



April 1, 2016

Lesa Shaw
Ward 5 Commissioner
City of Shawnee
16 W 9th St.
Shawnee, OK 74801

Dear Commissioner Shaw:

I am once again writing to you to express my concern regarding Case #P03-16 which addresses the rezoning of the former Carpenter property located at the intersection of Independence and Elm from R-1 to PUD. As we've been through the process before, with the developer proposal to rezone from R-1 to R-2, the case number may have changed, but I can assure you that the concerns and opposition to this development from my family and neighbors remains the same. I am happy to re-state those reasons for you below.

As a relatively recent arrival in Shawnee, and thus involved in the local real estate market, I am extremely troubled by the prospect of a rezoning decision that could have significant negative implications on my property value, as well as the property values of my neighbors.

Since purchasing our home last May, we have enjoyed the quietness and neighborliness we have found. We often walk our child and dog up and down Bradley, Elm and Independence and the surrounding neighborhoods. We have always felt safe doing so.

In my view, building a development like the one proposed by this group, not only is not a "fit" for the area based on the surrounding neighborhoods, but would also have a significant deleterious effect on the quiet, family-oriented atmosphere of the area.

Most significant, however, is the potential for a substantial loss of property value on our home. Based on the research I have seen, the impact of this development could be such that it would be untenable for our family to stay in our current home without suffering a significant financial blow.

In short, a development of this sort in our backyard is NOT what we signed up for when we moved to the area last year and I hope you will continue to do everything in your power to prevent this rezoning. Nothing has changed for the residents of this area since this developer last tried to pass this re-zoning, and I hope that the city will recognize that the will of the citizens who make this area our home is strongly in opposition to this project.

Thank you again for your time and attention to this matter.

Sincerely,

Brian Dude

Cc: City of Shawnee Planning Commission
Shawnee City Commission

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APR 01 2016
CITY CLERK

Larry & Diana Inman
1520 N. Elm Avenue
PO Box 3551
Shawnee, Oklahoma 74802-3551
405.273.7677 (H) 405.323.6070 (Cell)
Carpenter-n-Wife@sbcglobal.net

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CITY CLERK

TO: Planning Commission, City of Shawnee, OK,
RE: Case #PO3-16 Rezoning of former Carpenter property from R-1 to PUD Multi-Family

Friday 1 April 2016

Ladies and Gentlemen

We live at 1520 N. Elm Avenue, directly west of the property in question. We strongly object to the proposed development of the "Carpenter Property" as described in the "Grove Park Cottages Master Plan."

- 1) We are not against all development for this property. We would support R-1 with a single entrance from the primary street (Independence) diverging into internal cul-de-sacs. Such is the development pattern of other R-1 sub-divisions in the area: Emerald Forest, Dustin Circle, Briarwood Estates, Deerfield Estates, Granada Estates, Henson Hill, Windmill Ridge, and others.
- 2) The "Master Plan" document is inconsistent and incomplete. The plat is not specific as to what kind and how many structures and/or driveways will be placed in various sections of the development. (It is suspicious that virtually all details are missing from the "Duplex" section facing Elm Avenue, which was an extremely contentious element of the previous plat presentation.)
- 3) The zoning request includes both R-1, R-2 Multi-Family, as well as "Alternative Zoning." The opening of the development for "Alternative Zoning" is so vague as to allow for virtually any kind of development the builders desire, regardless of the current plat.
- 4) Turning this property into a large rental sub-division will negatively impact nearby property values.
- 5) Since we moved to 1520 N. Elm Avenue in 1997, we have been continually investing in our property and find this proposed rezoning distressing.

Larry & Diana Inman
1520 N. Elm Avenue
PO Box 3551
Shawnee, Oklahoma 74802-3551
405.273.7677 (H) 405.323.6070 (Cell)
Carpenter-n-Wife@sbcglobal.net

6) The presence of numerous driveways emptying onto Elm Avenue will create a traffic problem, as well as endanger children and adult pedestrians, especially because Elm Avenue is not a standard-sized street, at the same time as it is a cut-through street. Young men often enjoy Elm as a test road for their big engines.

7) The City of Shawnee will incur significant costs to improve Elm Avenue because of the increased traffic and driveways

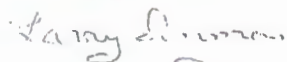
8) The presence of multi-family dwellings on Elm Avenue will necessitate numerous mail boxes and vehicles along the street as well as polycarts, and recycling boxes on trash pickup day.

9) This proposed development will destroy all local habitat within the 11.99 acres. This habitat currently supports deer, turkey, fox, and other local wildlife. A less dense R-1 project would not be so environmentally devastating.

Summary: You are the people responsible to the residents of Shawnee for the way development impacts all of us. You are charged with seeing to the interests of the local population rather than the sole interest of an out-of-town developer. There are many other locations in Shawnee where a development such as the one proposed by the Marical Brothers would be welcome and appropriate. 1500 E; Independence is not it.

Please do not approve this zoning change as presented by The Land Run Group and Marical Brothers Real Estate.

Sincerely,



Larry & Diana Inman

RECEIVED

APR 01 2016

CITY CLERK

Christopher E. Aston, Ph.D.
Homeowner and President,
Emerald Forest Homeowners' Association
1516 Mesa Verde
Shawnee, OK 74804

Friday, April 01, 2016

City of Shawnee Planning Commission
City of Shawnee City Commission

Re: Case #P03-16 Rezone of property from R1 to Planned Unit Development

To the Honourable Mayor, Commissioners, City Manager and City Planner,

I am president of the Emerald Forest Home Owners' Association and own a property (1516 Mesa Verde) that abuts directly to the east of the property referred to in case #P03-16.

I OPPOSE THE PROPOSED REZONING FROM R-1 TO PLANNED UNIT DEVELOPMENT (PUD)

of 1500 E. Independence Street. I ask you to **NOT APPROVE** the proposed rezoning from R-1 to PUD of 1500 E. Independence St.

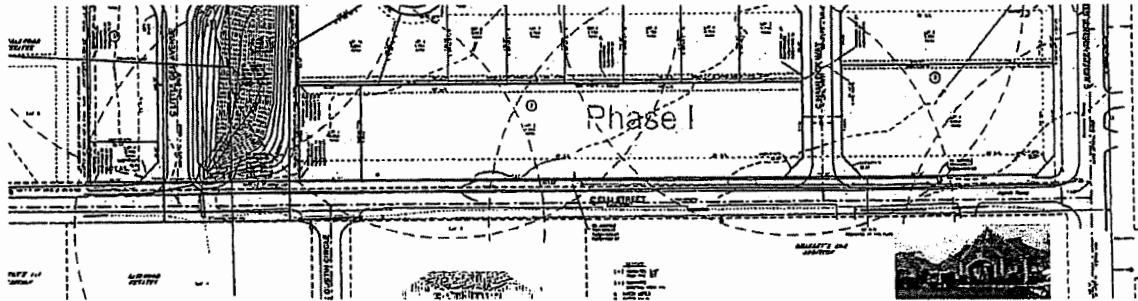
I will address the following concerns regarding the PUD proposal:

- Constituents
- Cost
- Consistency
- Congestion
- Crime
- Consequences

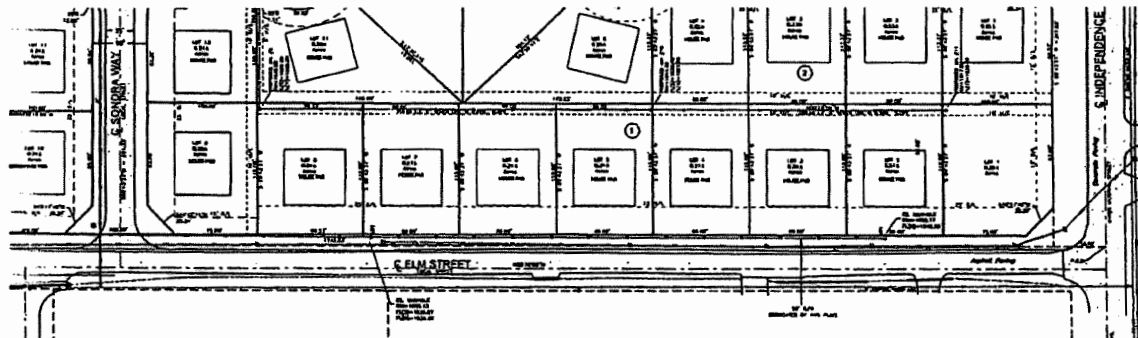
However, I first raise some issues regarding the application itself. First, we, the affected homeowners, received a notice of the rezoning request dated March 17th. It states on this notice that "A copy of the application is available for public inspection". This was not true. As of March 17th a copy of the application was not available. It was not until March 28th that a copy of the application was available for public inspection, leaving just 5 work-days to determine what the plan was and act before letters and petitions against the plan were due at the City Clerk's office. The reason given was that the City Planning department had required some changes. This suggests that application for the PUD was not, in fact, complete at the time that March 17th

notice to give adequate public inspection. To allow adequate time this application should be deferred to the next City Planning Commission meeting in May.

Second, the application, or more specifically the Conceptual Plat, is incomplete or at least lacking in key details. In the Plat the entire development along Elm Street and at the north end across the back of Autumn Lane is devoid of detail.



Buried in The Master Plan is that these blocks will be developed as duplexes with at least six driveways accessing directly onto Elm St. In a previous plan submitted by this same developer for this same property, the development along Elm St. was shown in detail



as duplexes with driveways accessing directly onto Elm St. This raised a lot of opposition, especially from homeowners on Elm St. and Dustin Circle with respect to subsequent congestion and safety issues on Elm St. The feeling among the affected homeowners is that the developers are being deceptive about their plans along Elm St. to avoid this same backlash. Indeed, looking at the Conceptual Plat as a whole, it is notable that while lots with single-family residences are actually drawn in the plat, no lot with a duplex multi-family residence is indicated anywhere. Knowing that it is the duplex, multi-family residences that provoked the most opposition that last time this same developer proposed a plan for this same property, this failure to indicate any multi-family residences also leaves the affected homeowners feeling that the developers are being deceptive about their plans. However, even what detail they show is deceptive. While lots 3 – 8 are indicated as single-family residences on the Conceptual Plat, the Master Plan states “if not developed by 2020 Lots 3 through 8” these will be developed as

duplexes. There are several other parts of the plan that allow the developers to change to duplex multi-family residences if the land is not already otherwise developed by 2020. Particularly egregious is the plan to rezone one block as R-2 when the previous rezoning application from R-1 to R-2 in this area was not approved by the Planning Commission. Given these deceptions, apparent or real, how can the homeowners be expected to trust the developers to hold to any of their assurances regarding who they accept to rent these residences? If only to provide complete details for blank spaces in the Conceptual Plat (that is, all of the duplexes) this incomplete application should be deferred to the next City Planning Commission meeting in May.

Apart from the application itself, this rezoning R-1 to a Planned Unit Development (PUD) has resolved none of the main issues that I had raised in opposition to the previous application for rezoning from R-1 to R-2.

CONSTITUENTS: In spite of the short time-frame (we were not going to ask people to sign a petition until we had seen what the PUD plans were, which was not until March 28th) we have already gathered fifty (50) signatures opposing the rezoning from R-1 to PUD . (Copies attached at the end of this letter.) These represent nearly all residences in the Emerald Forest Edition to the east and nearly all of the residences on Elm St. and Dustin Circle to the west of the proposed development. I remind you that against the previous attempt by this same developer for this same property with a very similar plan to build multi-family residences we collected 105 signatures and we expect more than this in opposition to this rezoning from R-1 to PUD. Thus far, for either round of petitions, has anyone that we approached refused to sign the petitions in opposition to multi-family residences in this development. The people living in this area surrounding 1500 E. Independence have repeatedly expressed their opposition to multi-family housing in this development. Please follow the will of the people and do not approve this application for rezoning of 1500 E. Independence from R-1 to PUD.

COST: I and my fellow homeowners in Emerald Forest have substantial investments in our homes; homes that are valued at two, three or even four hundred thousand dollars. We are concerned that the proposed development of the neighboring property into rental properties, especially duplex rental properties as stated by the developers, as allowed under the proposed PUD rezoning, will negatively impact the values of our homes in neighborhood. Now some would say that the claim that neighboring rental properties will reduce property values, while widely believed, is anecdotal at best. Indeed, at the last Planning Commission meeting (January 6th) the City Planner, Justin Debruin, stated that he had not read anything to substantiate the

claim. To address this I researched the matter and found several research reports (Usery, 2012; Ellen, 2007; Obrinsky, 2007; Goetz, 1996; Sirmans, 1996; Wang, Grissom, Webb & Spellman, 1991 – see List of References). There are also some studies that failed to show a change in property values as pointed out by the developers at a City Planning Commission meeting for the previous application from same developer for this same property defending rezoning from R-1 to R-2 (multi-family residences). Of these studies, the most applicable to Shawnee is Usery (2012), which was based on Fort Collins, Colorado. Like Shawnee, Fort Collins is 40 miles from a major city (Denver); like Shawnee, Fort Collins has a college campus (Colorado State University), has Hospitals and much the same professional clientele that the developers claim to be targeting with their high-end rental residences. Usery (2012) showed that "Rentals within 1/4 mile of a sold home had a negative impact on price." My property and most if not all the Emerald Forest neighborhood, **lies within a quarter mile of the proposed rental properties.** Hence I and my fellow Emerald Forest homeowners believe our concern that our property values will be reduced is valid.

I would also point out that it is not just the homeowners in Emerald Forest that are concerned. From the petitions that have been circulated (see attached petitions – originals are with the City Commission), homeowners residing on Autumn Lane to the north, on Dustin Circle and N. Elm Street to the west, and on Sequoyah, Apache, Arapaho and others to the south are also concerned about the negative impact of the proposed development and are opposed to the rezoning of 1500 E. Independence from R-1 to PUD.

To what extent will prices be affected? Based on models presented by Usery and the proposed number of rental units from the developers, a homeowner can expect

a loss of 10% - 24%, that is, \$20,000 to \$48,000 dollars for a \$200,000 home, with the 24% being reached if the developers proceed with all of the duplex development hidden in their Master Plan. To be clear, this model does not consider the presence of rental property as an all or nothing effect. The model uses the percentage increase in the number of rental units within a quarter mile of Emerald Forrest. We are well aware of the neighboring rental units, such as those on the north-west corner of E. Independence and N. Elm (Sunset Village), and the rental properties on the south side of E. Independence. These have been factored in to the model. The predicted large loss in home value calculated above is due to the proposed massive development of rental property over and above what already exists. Rezoning from R-1 to PUD to allow higher density multi-family, duplex rental housing plays a large role in this.

The developers have claimed in the past (for example, at the City Planning Commission meeting on January 6th) that their rental property development on the corner MacArthur and N. Leo (see Figure 1) has actually increased property values in that neighborhood. One has to wonder

if, with the additional rental property development they are building next to the first, the three homes that will be hemmed in on the same block as these developments will actually see an increase in value. Are we to believe that increase in home values for home in the neighborhood of MacArthur and N.Leo (see Figure 2) implies that homes in Emerald Forest (see Figure 3), Dustin Circle (see Figure 4) and Autumn Lane (see Figure 5) will also see an increase in value? I for one fail to see the comparison.

CONSISTENCY: At a previous Planning Commission (January 6th) the City Planner, Justin Debruin, raised the point that the “Sunset Village” rental units on the north-west corner of E. Independence and N. Elm property is zoned R-3 and, therefore, sets a precedent for rezoning higher than R-1(single family residences) in the area. On looking at these surrounding neighborhoods I would point out that 1500 E. Independence is almost completely surrounded by either R-1 or A-1 zoning (according to the Planning Department’s website): Emerald Forest to the east is R-1, Autumn Lane to the north is R-1, Dustin Circle and N. Elm street are R-1 and A-1 and it is R-1 on the south side of E. Independence. If a quarter mile wide band is drawn around 1500 E. Independence (see Figure 6) then this R-3 (multi-family residence) zoned area represents less than 1% of the surrounding area. Thus, the current R-1 (single family residence) zoning is far more consistent with the area than the proposed PUD/multi-family residence zoning.

CONGESTION: A concern, which is perhaps a greater concern for those living on Elm St and Dustin Circle but I will mention here, is the increase in traffic that the development will cause, particularly from the duplexes, allowed under PUD zoning, the developers propose to build along Elm St. Elm St is currently a narrow road that is worrisome to drive particularly at night (see Figure 7). The developers, as required, will improve the side of the Elm Street abutting these proposed duplexes. Is the city prepared to improve the west side of the road at the same time? The west side is kerbed at the north end of Elm St (north of the north end of the 1500 E. Independence property but the east side is not, leaving Elm St. narrow north of the north end of the 1500 E. Independence property. Who will be responsible for ensuring that from Independence Bradley, Elm Street can safely accommodate the increased traffic, especially from the high density duplex rental property allowed by PUD zoning that will open directly on to Elm? There does not seem to be any plan in place for this.

CRIME: A second issue these Sunset Village units raise is increased crime rates. I and my fellow homeowners are concerned about increased crime in our neighborhood because of the proposed rental development. The **original plan** for the Sunset Village rental units was as a retirement community. These rental units have since been sold and have now become section-8 rental property. Those neighboring these rental units (Dustin Circle and Elm St.) now witness numerous visits by the police with arrests and searches. While the developers of the proposed rental properties on 1500 E. Independence swear up and down that they will not accept section-8 renters, there is no guarantee that a few years from now they sell the property and the new owners do accept section-8 renters, just as the above units changed from the original retirement community plan to section 8 rental property except on a far larger scale.

In this vein, consider the history of the Chapel Ridge development on Union and 45th Street that has some disturbing parallels to the proposed development of 1500 E. Independence. The **original plan** for the Chapel Ridge development was to provide high-end rental property, just like the intent of the current developers for 1500 E. Independence, to cater to professionals from, for example, OBU, St. Gregory's, the hospital and those commuting from Shawnee to Tinker AFB and OKC. Yes, we are aware that these were apartments, not duplexes or single family homes, but they are still rental properties. The developers were unable to achieve better than 10%-20% capacity and began to hemorrhage money. In desperation they turned the development into section-8 rental housing. The consequences have been far reaching. The local school, Will Rogers, once among the top schools scholastically in Shawnee, is now among the bottom. The free lunch program at Will Rogers went from 30% participation to 98% participation. Judging from recent reviews, there has been a significant up-swing in crime:

ChapelRidge of Shawnee

3.8 ★★★★★ 9 reviews

Sort by: Most helpful

**Mary Stevens**
Member since 11/11/2017

★ Very bad do not live here The rooms are infested with ants, the heaters don't work and don't get fixed there is gang violence within the people at the front desk are not nice Terrible terrible experience It's cheap because the [More](#)

**Kaitlin Dixon**
Member since 11/11/2017

★ Horrible people horrible environment to live in if you have kids instead of it called chapel ridge it should be called ghetto Ridge. security fences don't even work there is gang violence everywhere especially after hours car got broken [More](#)

**Brian Sharpe**
Member since 11/11/2017

★★★★ Nice place although the local tenants are less refined

The Chapel Ridge development was very nice with excellent amenities. It was close to OBU, the hospital and highway access. Yet with the goal of providing high end rental property for professionals in Shawnee it failed. One could conjecture reasons – perhaps there just is not a sufficient volume of professionals in Shawnee seeking such rental property to sustain a high-end rental development. No matter the reason, the question remains whether the proposed 1500 E. Independence rental development that is not as close to OBU, not as close to the hospital, not as close to highway access, will fare any better at attracting sufficient high-end clientele to fill the high density development afforded by PUD zoning to avoid a similar descent because of financial hardship. I am sure that with a little research several more such instances will be found. Again, while the developers of the proposed rental properties on 1500 E. Independence swear up and down that they will not accept section-8 renters, can they guarantee this for the next decade or two decades. Shawnee history with There is no guarantee that a few years from now they sell the property and the new owners do accept section-8 renters and we, the homeowners, are left with a mess on our hands, possibly a dangerous mess at that.

CONSEQUENCES: Speaking of Will Rogers School raises concern about the effect the 1500 E. Independence rental development will have on Grove School, the school in which area the development falls. More than likely the renters, high-end or low, will be younger families with children. Grove is already at capacity and has to expand with the new developments appearing along MacArthur. Given the higher density afforded by PUD zoning, what effect will 80 -120 additional children have on Grove School? What effect will it have if, like Chapel Ridge, larger numbers of these children are from families using section 8 housing, perhaps not with the current developers but with a future owner?

I and my fellow Emerald Forest homeowners see no benefit, only detriment, with re-zoning. Therefore, to reiterate, I ask you to NOT APPROVE the proposed rezoning from R-1 to PUD of 1500 E. Independence St.

Sincerely,



C. E. Aston

President of the Emerald Forest Homeowners' Association

Resident of 1516 Mesa Verde

Phone: 405 314-0737

Reference List

Usrey W (2012) The rental next door: the impact of rental proximity on home values, Dept of Economics, Colorado State University.

Ellen IG (2007) Does Federally subsidized rental housing depress neighborhood property values? *Journal of Policy Analysis and Management*, 26(2), 257-280.

Obrinsky MA (2007) Overcoming opposition to multifamily rental housing. National Multi Housing Council.

Goetz EL (1996) There goes the neighborhood? The impact of subsidized multi-family housing on urban neighborhoods. Center for Urban and Regional Affairs: Working Paper.

Sirmans JR (1996) Depreciation, maintenance, and housing prices. *Journal of Housing Economics*, 5, 369-389.

Wang K, Grissom TV, Webb JR & Spellman L (1991) The impact of rental properties on the value of single-family residences. *Journal of Urban Economics*, 30, 152-166.

Petitions

From concerned citizens and home owners to the City of Shawnee

Case #P03-16

From concerned citizens and home owners to the City of Shawnee Case #P03-16

Notice is hereby given to the Commissioners of the City of Shawnee that the following citizens
OPPOSE the proposed Rezoning of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4 SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning

General Location Known As: 1500 E. Independence St., Shawnee, OK
Current Zoning Classification: R-1; Single Family Residential District
Requested Zoning Classification: Planned Unit Development (PUD)
Proposed Use of Property: Single and Multi-Family Housing
Applicant: The Landrun Group, LLC

We the following live in the residential area whose property values and life would be adversely affected by the proposed change in the zoning. We feel that the City of Shawnee Commissioners are public servants elected to represent the citizens of Shawnee especially the stakeholders who are property owners that would be directly affected. We respectfully request that you as Commissioners follow the will of the people and not developer/speculators that do not plan on living in the habitats that they build.

Signature / Name	Address	Phone	Date
1. <i>Benny Payer</i>	1514 Mesa Verde	(405) 249-6904	3/31/16
2. <i>Carl J. Payer</i>	1510 Mesa Verde	405-202-6268	3/31/16
3. <i>Carl Payer</i>	1508 Mesa Verde	405-761-4044	3-31-16
4. <i>C.E. Payer</i>	1516 Mesa Verde	405-878-8082	3/31/16
5. <i>John</i>	1710 Wildwood	" 271-9408	3-31-16
6. <i>John</i>	1504 Mesa Verde	405-273-7891	3-31-16
7. <i>Robert Burnett</i>	1500 Mesa Verde	405-343-8809	3-31-16
8. <i>Robert Burnett</i>	1500 Mesa Verde	405-343-8809	3-31-16
9. <i>Karl Donnell</i>	1501 Mesa Verde	405-473-3700	3-31-16
10. <i>Allison Brown</i>	1705 Wildwood	405-517-7030	3-31-16
11. <i>Stella Howard</i>	1704 Wildwood	405-214-9414	3-31-16
12. <i>Shannon Ward</i>	1707 Wildwood	405-229-9861	3-31-16
13. <i>John Ward</i>	1707 Wildwood	405-613-9837	3/31/16
14. <i>Bob Dossert</i>	1713 Wildwood	405-275-0777	3/31/16
15. <i>Bob Dossert</i>	1713 Wildwood	405-275-0777	3/31/16
16. <i>R.D. Van Zant</i>	1715 Wildwood	2735 994	3-31-16
17. <i>John</i>	1715 Wildwood	273-5190	3-31-16
18. <i>Mark Hampton</i>	1715 Wildwood	273-5190	3-31-16
19. <i>John</i>	1718 Wildwood	405-630-8683	3-31-16
20. <i>John</i>	1718 Wildwood	405-914-6774	3-31-16

From concerned citizens and home owners to the City of Shawnee Case #P03-16

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General Location Known As: 1500 E. Independence St., Shawnee, OK
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 Proposed Use of Property: Single and Multi-Family Housing
 Applicant: The Landrun Group, LLC

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Signature / Name	Address	Phone	Date
1 Joe Hall	1513 MESA VERDE	405-203-1319	3-31-16
2 Joe Hall	1513 Mesa Verde	405-788-9465	
3 Tim R	1514 Mesa Verde	405 380 3236	3-31-16
4 Dr. Bonnie Brown	1516 Mesa Verde	405 823-3546	3-31-16
5 Crystal Meserup	1510 Mesa Verde	405-245-1326	3-31-16
6 Crystal Meserup	1500 mesa verde	405 343-6755	3-31-16
7 Crystal Meserup	1506 mesa verde	405 343-6766	3-31-16
8 Tim Hall	1704 Wildwood	405-214-9414	3-31-16
9 Tim Hall	1705 Wildwood		3/31/16
10 Roger Hansen	1709 Wildwood	275-3705	3/31/16
11 Jim Mergers	1710 wildwood	273-0870	3/31/16
12 Mike Shaw	1714 wildwood	405-384-9505	3-31-16
13 Lisa Smith	1714 wildwood		3-31-16
14 Anna Jacobs	1508 Mesa Verde	405 761-8046	3.31.16
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Signature / Name	Address	Phone	Date
1 <i>Shirley Prigley</i>	<i>1712 Wildwood</i>	<i>273-0870</i>	<i>3-31-16</i>
2 <i>Ron Shaw</i>	<i>1714 Wildwood</i>	<i>918-8</i>	<i>03-31-16</i>
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Signature / Name	Address	Phone	Date
1 <i>Danielle Smith</i>	1520 N Elm Shawnee	405.273.7677	3-31-2016
2 <i>Sandy Gorman</i>	1520 N Elm Shawnee	405-273-7677	3/31/2016
3 <i>Mike Nall</i>	2 DUSTIN Cir Shawnee	405-273-7677	3/31/2016
4 <i>Wayne Cumbey</i>	4 DUSTIN Cir Shawnee	405 273-0439	3/31/2016
5 <i>Dwight Coats</i>	4 DUSTIN Cir Shawnee	273-0439	3/31/2016
6 <i>Roger Klaus</i>	6 DUSTIN Circle	826-3672	3-31-16
7 <i>Phonnie Butcher</i>	7 DUSTIN Cir	642-1514	3/31/16
8 <i>John C. Cane</i>	1 DUSTIN CIR	517-1620	3/31/16
9 <i>Paul H. Hargis</i>	1800 N. Elm Ave	206-3332	3-31-16
10 <i>The Landrun Group</i>	1816 N ELM AVE	405 474 3637	3/31/16
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Signature / Name	Address	Phone	Date
1 <u>Coleen Chapman</u>	<u>1701 Autumn Ln Shawnee</u>	<u>405-275-4743</u>	<u>3/31/16</u>
2 <u>W. Chapman</u>	<u>1701 Autumn Ln Shawnee</u>	<u>"</u>	<u>3/31/16</u>
3 <u>W. Chapman</u>	<u>1704 Autumn Ln S</u>	<u>405-388-0860</u>	
4 <u>Robert Tucker</u>	<u>1704 Autumn Ln</u>	<u>405-514-7129</u>	<u>3-31-16</u>
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Properties around Golden Circle



10/10/10

4 1 10 10



View from the road (looking north of the house)





11, 12, 13, 14

Photo 11, 12, 13, 14



11, 12, 13, 14





Location of the house in the top right of the map



Figure 6: Zoning in the neighborhood of 1500 E. Independence within a surrounding quarter mile band.

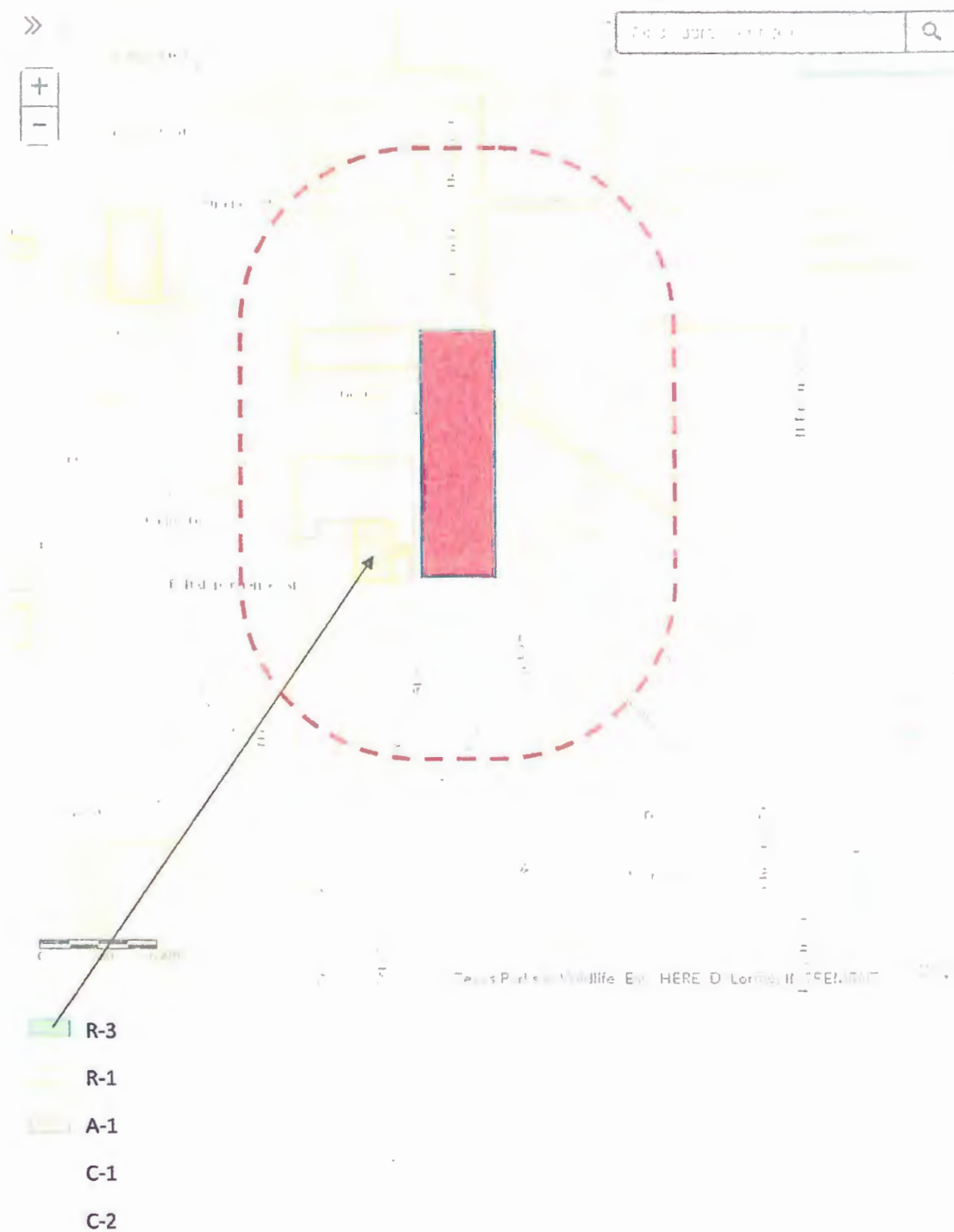


FIGURE 7



1500 E. Independence
Hwy. 20



RECEIVED

MAR 07 2016

PLANNING COMMISSION APPLICATION



PLANNING / CODE

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: POB-16

Project Number: 160322

Date Filed: 3-7-16

Cheryl Lincoln
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 R1 District to POD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1500 East Independence

LEGAL DESCRIPTION: See Exhibit 1

PROPERTY OWNER (S): Marical Brothers Real Estate

PROPERTY AGENT (APPLICANT): The LandRun Group, LLC

APPLICANT'S ADDRESS: PO Box 1584

CITY: Shawnee STATE: OK ZIP: 74802-1584

EMAIL ADDRESS: landrungle@landrungle.com

TELEPHONE NUMBER: (405) 273-4222 CONTACT NUMBER: (405) 273-4222

DIMENSIONS OF PROPERTY: AREA: 12245 sq. ft. WIDTH: 400' MOL
LENGTH: 1315' MOL FRONTAGE: 400' MOL

CURRENT ZONING: R1 CURRENT USE: Undeveloped

PROPOSED ZONING: POD PROPOSED USE: Single & Multi family 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. 1854949

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.: _____

[illegible]

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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.

First American Title & Trust Company

By: Jason Waldrop

By: 
Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2087504-SH99

OWNERSHIP LIST

ORDER NO. 2087504

DATE PREPARED: November 12, 2015
EFFECTIVE DATE: November 2, 2015 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
EADS CLAYTON H & JUDY KAYE 106 HUNTINGTON CT SHAWNEE OK 74801-0000			27-SU BEG 660'E SW/C SE N657.25' E397.66' S657.25' W397.66' POB. & TR BEG 660'E & 657.25'N SW/C SE N657.25' E397.6 6' S657.25' W397.66' POB 11.91 Acres
MACGILFREY EDWARD J 21500 CACIFA ST. # 92 WOODLAND HILLS CA 91367-0000			BRADLEY'S 2ND LOT 8 BEG SW/C LOT 8 E335' N295.6' E145' S112' E140' S54.40' W99.83' S129.40' W184.48' POB
WIGINTON DALE E 1510 N ELM SHAWNEE OK 74804-0000			BRADLEY'S 2ND S80' OF N112' OF E140' LOT 8
SWEARINGEN THOMAS & ESPERANZA 1214 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND PT LOT 8 COMM SW/C LOT 8 TH E520' POB N129.40' E99.83' S129.20' W100.52'
JACKSON FRED M JR 4600 WOODGATE CT LOOMIS CA 95650-0000			BRADLEY'S 2ND N32' OF E140' LOT 8 & S199.15' OF E140' LOT 7 LESS A TR BEG 61.4'N SE/C LOT 7 W140' N137.75' E140' S137.75' POB 2008-15534
<i>Lawrence D. & Diana Sue</i> <i>1520 N Elm Ave 74804 POB 3551</i> <i>Shawnee OK 74802</i> LOWE JIM D 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND 1/2 UNDIV INT. IN LOT 7 BEG 247'E NW/C LOT 7 S148.6' E142' S180' ETC.
LOWE JIM 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND BEG SW/C LOT 7 E389' N180' W214' S31.4' W25' S139' W150' S9.6' POB
HOBBS BELINDA G P O BOX 3634 SHAWNEE OK 74802-3634	1	2	LAIRWOOD ESTATES BLK 2 LOT 1 1.00 Lots
CLIMER DAN B & KATHRYN M 3 DUSTIN CIR SHAWNEE OK 74804-0000	2	2	LAIRWOOD ESTATES BLK 2 LOT 2 1.00 Lots
STEWART MICHAEL R & JULIA C 5 DUSTIN CIR SHAWNEE OK 74804-0000	3	2	LAIRWOOD ESTATES BLK 2 LOT 3 1.00 Lots
HALL KEVIN D & DIANA 2 DUSTIN CIR SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 BEG SE/C LOT 4 W145' N105' E145' S104.14' POB
COURTNEY WAYNE L & SUSAN K TRUST 4 DUSTIN CIRCLE SHAWNEE OK 74804-0000	3	1	LAIRWOOD ESTATES BLK 1 LOT 3 1.00 Lots
KLAUS ROGER 6 DUSTIN CIR SHAWNEE OK 74804-0000	2	1	LAIRWOOD ESTATES BLK 1 LOT 2 1.00 Lots
HARRIS FRANK R & VALERIE M 1800 N ELM SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 LOT 4 LESS BEG SE/C LOT 4 W145' N105' E145' S104.14' POB 1.00 Lots

RILEY CONNIE 13 CHEYENNE SHAWNEE OK 74801-0000			BRADLEY'S 1 ST BEG SW/C LOT 10 TH W 330 N 220 E 330 S 220 POB
BDC HOMES LLC % JOHN F BARRETT 1210 GORDON COOPER SHAWNEE OK 74801-0000			BRADLEY'S 1ST THE WEST 25' OF A TRACT OF LAND DESCRIBED AS THE E305' LOT 9 & N90' OF E305' LOT 10
HEMBREE SHELLEY K 1702 AUTUMN LANE SHAWNEE OK 74801-0000			BRIARWOOD ESTATES LOT 6 & TR BEG AT SW/C LOT 5 TH N33.07' N78°E65.27' TH SW53°79.04' POB 1.25 Lots
TUCKER MICHAEL R & SABRA S 1704 AUTUMN LN SHAWNEE OK 74801-0000	5		BRIARWOOD ESTATES LOT 5 LESS TR
SHETTY 2012 REVOC TRUST 1706 AUTUMN LN SHAWNEE OK 74801-0000	4		BRIARWOOD ESTATES LOT 4 1.00 Lots
CHAPMAN WILLIAM A & COLEEN P 1701 AUTUMN LN SHAWNEE OK 74804-0000			BRIARWOOD ESTATES LOT 7 & BEG SW/C OF LOT 7 BROARWOOD ESTATES-REPLAT BLK 11 BRADLEY'S 1ST TH S25' E160' N25' W160' POB 1.00 Lots
SMITH GREGORY J & KIMBERLY F 1703 AUTUMN LN SHAWNEE OK 74804-0000	8		BRIARWOOD ESTATES LOT 8 1.00 Lots
COLUMBUS RONNIE R & JULIA F 1705 AUTUMN LN SHAWNEE OK 74801-0000	9		BRIARWOOD ESTATES LOT 9 1.00 Lots
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74802-1341	12		BRADLEY'S 1ST LOT 12 4.70 Acres
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74804-0000			A TR IN SE BEG 1057.66' E & 967.40' N SW/C TH N 350' E 931.67' S 973.34' N56°W 1119.44' POB LESS .24 AC TO HONEYFARM 14.10 Acres
PECK ROBERT G & BETTY A TRUST 1706 WILDWOOD SHAWNEE OK 74801-	8	1	EMERALD FOREST BLK 1 LOT 8
HOWARD TODD & STARLA 1704 WILDWOOD SHAWNEE OK 74804-0000	9	1	EMERALD FOREST BLK 1 LOT 9 1.00 Lots
FEH GODWIN 1511 MESA VERDE SHAWNEE OK 74801-0000	10	1	EMERALD FOREST BLK 1 LOT 10
HALL LARRY JOE & RONDA L 1513 MESA VERDE SHAWNEE OK 74804-0000	11	1	EMERALD FOREST BLK 1 LOT 11
BOONE BONNIE S & CHRISTOPHER ASTON 1516 MESA VERDE SHAWNEE OK 74804-0000	12	1	EMERALD FOREST BLK 1 LOT 12
POYER JAMES REID II & TAMARA L 1514 MESA VERDE SHAWNEE OK 74804-0000	13	1	EMERALD FOREST BLK 1 LOT 13 1.00 Lots
PARSONS GLEN R 1512 MESA VERDE SHAWNEE OK 74801-0000	14	1	EMERALD FOREST BLK 1 LOT 14 TOD STEVEN R PARSONS & DAVID A PARSONS 2013-7616

MCSPAREN ARTHUR & CRYSTAL 1510 MESA VERDE SHAWNEE OK 74804	15	1	EMERALD FOREST BLK 1 LOT 15
JACOBS CARL E JR & JANA S 1508 MESA VERDE SHAWNEE OK 74801-0000	16	1	EMERALD FOREST BLK 1 LOT 16
BALL LUVERNE & RANDALL 1506 MESA VERDE SHAWNEE OK 74801-0000	17	1	EMERALD FOREST BLK 1 LOT 17
ADKISON JENNY LOU 1504 MESA VERDE SHAWNEE OK 74804-0000	18	1	EMERALD FOREST BLK 1 LOT 18
MCCOIN BILL 1502 MESA VERDE SHAWNEE OK 74804-0000	19	1	EMERALD FOREST BLK 1 LOT 19
BURNETT BOBBY G & JOANN W 1500 MESA VERDE SHAWNEE OK 74804-0000	20	1	EMERALD FOREST BLK 1 LOT 20
AKIN FRED DEAN 1501 MESA VERDE SHAWNEE OK 74804-0000	21	1	EMERALD FOREST BLK 1 LOT 21
CRANE TONIA ANN & CAMERON K 1503 MESA VERDE SHAWNEE OK 74804-0000	22	1	EMERALD FOREST BLK 1 LOT 22
BROWN JEFF & ALLISON REVOCABLE TRUST 1705 WILDWOOD SHAWNEE OK 74804-0000	23	1	EMERALD FOREST BLK 1 LOT 23
WARD SHANNON T & MARY ANN 1707 WILDWOOD SHAWNEE OK 74804-0000	24	1	EMERALD FOREST BLK 1 LOT 24
WATSON GLENN V & LORINE P TRUST 1925 E BRADLEY SHAWNEE OK 74804-0000	13		BRADLEY'S 1ST S305' LOT 13 W/EASEMENT 2.35 Acres
SCHOOL LAND SCHOOL #93 SHAWNEE OK -0		C	LARKINS MEADOW BLK C 1.00 Lots
JONES BRITT JR & DOLORES 2 SEQUOYAH SHAWNEE OK 74801-0000	2	B	LARKINS MEADOW BLK B LOT 2 1.00 Lots
ASKAY RAYMOND & MARIE 4 SEQUOYAH SHAWNEE OK 74801-0000	3	B	LARKINS MEADOW BLK B LOT 3 1.00 Lots
MILLER DAVID A & AIMEE M 102 BAKER ST SHAWNEE OK 74801-0000	4	B	LARKINS MEADOW BLK B LOT 4 1.00 Lots
STARNES KEATH E 8 SEQUOYAH SHAWNEE OK 74804-0000	5	B	LARKINS MEADOW BLK B LOT 5 1.00 Lots
MORMAN CHURCH XXXXXXXXXX SHAWNEE OK 74801-0000	1	B	LARKINS MEADOW BLK B LOT 1 1.00 Lots
STREET CATHY L & DEBRA GARCIA 14051 CARNELL ST WHITTIER CA 90605-0000	5	6	LARKINS MEADOW BLK 6 LOT 5 1.00 Lots
CHAKENATHO CORENE 7 APACHE SHAWNEE OK 74804-0000	4	6	LARKINS MEADOW BLK 6 LOT 4 1.00 Lots

HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	3	6	LARKINS MEADOW BLK 6 LOT 3 1.00 Lots
SAXON STEVEN E & LISA D 1816 OAKRIDGE DRIVE SEMINOLE OK 74868-0000	2	6	LARKINS MEADOW BLK 6 LOT 2 1.00 Lots
HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	1	6	LARKINS MEADOW BLK 6 LOT 1 1.00 Lots
EXLEY WINSTON B & LINDA F P O BOX 1092 SHAWNEE OK 74802-7092		7	LARKINS MEADOW BLK 7 N60' LOT 13
RODGERS JOHN R 4 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N55' LOT 12 & S15' LOT 13
WILSON JOQUETA 36204 HARDESTY RD SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N50' LOT 11 & S10' LOT 12
SAMPLE STEVEN & CISSILI 8 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N40' LOT 10 & S15' LOT 11
SMITH KRISTIN 807 N KIMBERLY TECUMSEH OK 74873-0000		7	LARKINS MEADOW BLK 7 N37' LOT 9 & S25' LOT 10 1.00 Lots
SIMS DARRELL D & CAROLYN M 7 ARAPAHO SHAWNEE OK 74801-0000	4	7	LARKINS MEADOW BLK 7 LOT 4 1.00 Lots
STEWART THOMAS M & JOYCE C 5 ARAPAHO SHAWNEE OK 74801-0000	3	7	LARKINS MEADOW BLK 7 LOT 3 1.00 Lots
JORDAN CLAUDE L & SUSAN 3 ARAPAHO SHAWNEE OK 74801-0000	2	7	LARKINS MEADOW 2ND BLK 7 LOT 2 1.00 Lots
DEES GEORGE W & FRANCES L ET AL 1 ARAPAHO SHAWNEE OK 74801-0000	1	7	LARKINS MEADOW BLK 7 LOT 1

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P03-16

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on an application for approval of a Planned Unit Development, which is a special zoning district, on property located within the City of Shawnee.

The applicant requests a Planned Unit Development for the following described property:

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/C SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning.

General Location Known As:	<u>1500 E. Independence St., Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>Planned Unit Development (PUD)</u>
Proposed Use of Property:	<u>Single & Multi-Family Housing</u>
Applicant:	<u>The Landrun Group, LLC</u>

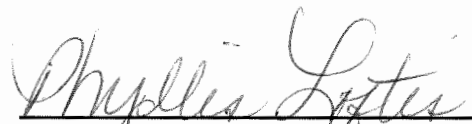
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

April 6 th , 2016 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
April 18 th , 2016 AT 6:30 P.M.:	CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those persons appearing in support or opposition of the proposed Planned Unit Development 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) 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 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.

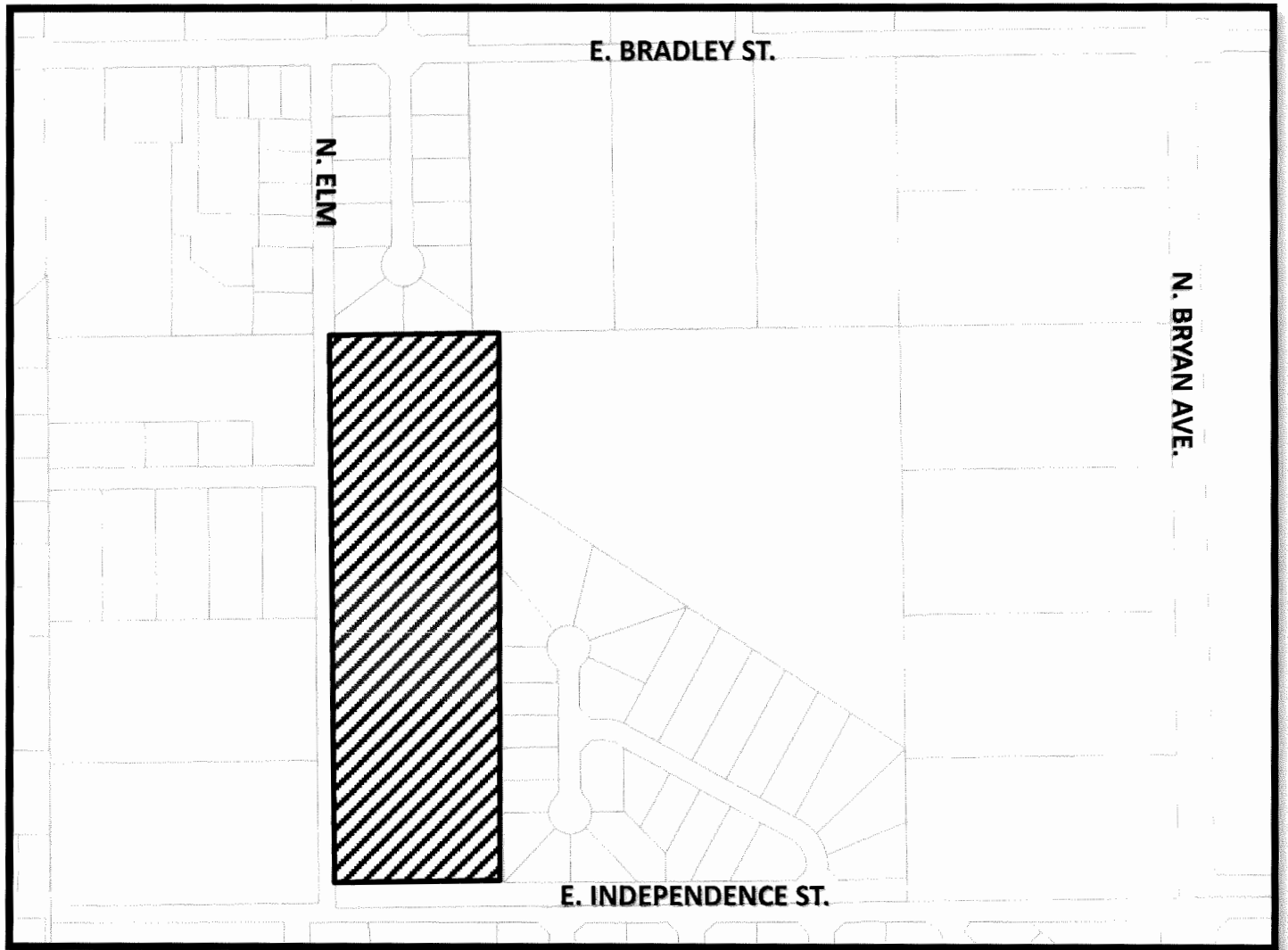
Witness my hand this 17th day of March, 2016.




Phyllis Loftis, City Clerk

LOCATION MAP

CASE# P03-16



1513 Mesa Verde

Shawnee, OK 74804
April 1, 2016

RECEIVED
APR 01 2016
CITY CLERK

To the City Planning Commission and to the City Commission

Letter of Protest concerning Case #PO3-16

My wife and I protest the proposed rezoning of 1500 E. Harrison from R-1 to PUD. We believe the Master Plan submitted in support of rezoning reflects confused or duplicitous thinking about the proposed Planned Unit Development.

The following nine points suggest confusion or duplicity by the developers.

1. This development is going to be called "Grove Park Cottages"—or maybe it will be called "Elm Street Cottages" (Master Plan, Cover and Part 1, paragraph 1).
2. The developers will build single-family houses on both sides of Spruce Drive—but maybe later they will change the West side of the street to duplexes even though this will make the single-family houses less desirable. Will they inform the people who want to rent the single-family houses that they might build duplexes across the street from their houses?
3. The developers recognize that they should "provide amenities and services that might not be required or possible in a conventional development" (General Provisions of PUD, 22-190.5). They surely know that these "amenities should be considered as an important justification for development and City approval of a PUD" (General Provisions of PUD, 22-190.5, A. 8). Knowing this, they say that they will provide a greenbelt and private park (though they might replace these with a management office), and if they build the management office it will "potentially" (but clearly not necessarily) provide amenities such as a community room, pool and weight room. So the developers have listed these required amenities but have not promised to provide any of them.
4. The developers know that their development should "maximize the unique physical features of the particular site" (General Provisions of PUD 22-190.2, B.2), so they will use a creek bed as the location for a pond. They will build a "walking trail around [the] pond with benches and picnic tables, and pavilions" (Master Plan, page 3, paragraph 1). However, in their general statement about the development (page 2, paragraph 1), they state that the walking trail around the pond is "optional." This provides the developers with a way to avoid building the walking trail, and maybe the benches and picnic tables as well.
5. They apparently believe their plan is "in accordance with the spirit and purpose of the . . . land use and zoning districts adjacent to it" (General Provisions, 22-190.5, A. 1.), even though less than one percent of the area within one-fourth mile of 1500 E. Harrison is multifamily housing, and in spite of petitions signed by about

100 people who live around 1500 W. Harrison protesting the building of rental duplexes on this lot.

6. In spite of many people living on and using Elm Street who believe that increased travel on the narrow street will be dangerous, the developers nevertheless find it necessary to build up to six drives in addition to the outlet street, Hamlock Way, on Elm Street.

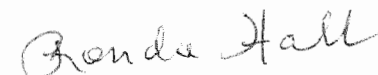
7. The developers understand that they must employ treatments to "separate the PUD from abutting properties, including commitments to landscaping, screening, earth berms, or similar techniques" (General Provisions of PUD, 22-190.6, 11.a.). However, they choose the cheapest and shortest-lasting method, a wood fence (Master Plan, page 4, #6).

8. In order to provide for the "permanent retention and continued maintenance" (General Provisions of PUD, 22-190.5, A.8) of (potential) open spaces, along with "an elevated maintenance of all yards . . . landscaping areas inside and outside the wall of the individual homes and courtyards," a "Property Association (PA) will be created in the subdivision covenants" (Master Plan, page 2, paragraph 3). Based on our experience of the difficulty of maintaining a neighborhood association even when everyone owns his home, we are doubtful that several temporary residents in rental property will step forward to take this responsibility upon themselves. We doubt that this method will insure the permanent retention and maintenance of open spaces and residential lawns.

9. The developers seem confused about who will maintain different areas. In their description on page 2, paragraph 3, they propose that all landscaping areas including "all yards . . . inside and outside the wall of individual homes and courtyards" will be maintained by the Property Association. But on page 4, #7, they restrict the Property Association's responsibility to "all garden areas outside the residential yards." This is not a clear statement about who will care for the yards.

Ronda and I believe these inconsistencies, suggesting poor planning and disregard for the provisions for PUD zoning and for previous protests, should lead the Planning Commission and the City Commission to deny the application to rezone the property at 1500 E Harrison, leaving it R-1.


Joe Hall


Ronda Hall



March 22, 2016

City Manager Justin Erickson
City of Shawnee Mayor Wes Mainord
City Commissioners – Mainord, Agee, Harrod, Hall, Shaw, Dykstra
City Planning - Morton, Clinard, Kerbs, Bergsten, Cowen, Kenzle, Affentranger

RECEIVED
APR 05 2016
CITY CLERK

Re: Rezone of property Case #P03-16

To Whom It May Concern:

We, Todd and Starla Howard, have lived in the neighborhood of Emerald Forest, for the past 10 years at 1704 Wildwood.

We have been informed as to the rezoning effort and are opposed to a Planned Unit Development (PUD)/Single & Multi-Family Housing. This is not a positive endeavor for our neighborhood of Emerald Forest on Mesa Verde and Wildwood. We wish for this property to remain at the current zoning classification of R-1; Single Family Residential District.

This rezoning will draw additional traffic around the school, which is likely to present additional risk/danger to the health and safety of our children. This property is on a corner, at a bus stop, in a school zone; therefore, there is much concern for traffic and congestion. Flooding and drainage is also an issue for homes in Emerald Forest and surrounding neighborhoods. Crime is also another factor. Noise and other nuisances are other issues. Another huge concern is home value diminution for the homes in Emerald Forest as well as other nearby neighborhoods.

As homeowners and residents of Emerald Forest, we believe that the rezoning will have a significant impact on the character and quality not only of our neighborhood, but of the township as a whole. Fear of decreased property value and concern of investments are valid reasons and concerns for opposing this rezoning. This zoning change could adversely impact many neighborhoods in the township. The rezoning also may mean a tax increase. The new development may not enlarge the tax base enough to pay for the new schoolrooms and additional county services its residents may require. Rezoning can promote neighborhood decay and speed the demise of the single family neighborhood. Zoning is meant to preserve this, not endanger or attack this.

On another note, I have taught at Will Rogers Elementary School in the Shawnee Public School system for 20 years. In this time I have witnessed first hand these types of developments that come in to our communities and districts labeled "high income" but our community has never been able to support "high income" rental property and therefore become low income, Section 8, Native American, tribal housing. These developments also have a very high mobility rate which in turn effects a school system/district dramatically in a very negative way.

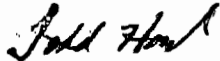
In the 20 years of teaching I have serviced these type families and have witnessed the high mobility rate at which these families move about the community. Will Rogers has gone

from 32% free and reduced lunches to 97% free and reduced lunches based on poverty rate since properties such as these developed in our district. This is not beneficial to school districts (test scores, class size, teacher student ratio, etc.). I also realize that many community members earn a living by buying, selling, building and renting properties such as these. We as a community cannot continue to cater to this endeavor. There is a healthy balance to be maintained (agricultural, residential, commercial, R-1, R-2, etc.). Our rental property percentage is just as much or more than our single family home properties.

This is why the planning committee, commissioners and mayor are in place to maintain this healthy balance. It is not a question of the quality of materials, craftsmanship or intent. It is a question of is this a healthy balance for our community, this particular neighborhood, location, school district, etc. The high mobility rate will also cause this development to decrease in appearance and value thus decreasing surrounding property values. We can also not compare Golden Acres or other developments such as these to the intended development. Each neighborhood, location, community, district has it's own individual impact and issues. Golden Acres is zoned much differently at a much higher standard than this intended development and has a very different impact on that area's property value.

This why we are here today to ask the committee, commission and mayor to please maintain a healthy balance and deny the rezoning of property case #P03-16.

Sincerely,



Todd Howard
1704 Wildwood
405-214-9414



Starla Howard
1704 Wildwood
405-214-9414

RECEIVED
APR 05 2016
CITY CLERK

ORDINANCE NO. _____NS

AN ORDINANCE CONCERNING THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SHAWNEE, OKLAHOMA, FROM R-1; SINGLE FAMILY RESIDENTIAL DISTRICT TO P.U.D.; PLANNED UNIT DEVELOPMENT AS DESCRIBED BELOW, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SHAWNEE, ACCORDINGLY.

To-wit: 1500 E Independence Street
Shawnee, Oklahoma
LEGAL DESCRIPTION

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning, containing 11.99 acres, more or less, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

WHEREAS, pursuant to notice duly given as required by law, a public hearing was conducted by the Board of Commissioners of the City of Shawnee, Oklahoma on the 18th day of April, 2016 upon an application to rezone certain property located in the City of Shawnee, Oklahoma from R-1; Single Family Residential District to P.U.D.; 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 property to be rezoned to P.U.D.; 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 within the corporate limits of the City of Shawnee, Oklahoma,

To-wit: 1500 E Independence Street
Shawnee, Oklahoma
LEGAL DESCRIPTION

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning, containing 11.99 acres, more or less, Pottawatomie County, Oklahoma, according to the recorded plat thereof,

be hereby rezoned P.U.D.; Planned Unit Development.

PASSED AND APPROVED this 18th day of April, 2016.

WES MAINORD, MAYOR

(SEAL)

ATTEST:

PHYLLIS LOFTIS, CMC, CITY CLERK

Approved as to form and legality this 18th day of April, 2016.

JOSEPH VORNDRAN
CITY ATTORNEY

Regular Board of Commissioners

10.

Meeting Date: 04/18/2016

EOC Remodel

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Discussion, consideration and possible action to authorize staff to enter into a contract to remodel the Emergency Operations Center (EOC).

Attachments

EOC Remodel Memo

EOC Remodel Contract



Date: April 18, 2016

To: Honorable Mayor and Members of the City Commission

From: Justin Erickson, City Manager

RE: Request to Contract for EOC Remodel

NATURE OF THE REQUEST:

I am writing to request permission for staff to issue a purchase order to a contractor for remodeling of the Emergency Operations Center (EOC) at City Hall.

STAFF ANALYSIS/ CONSIDERATIONS:

Funds were approved in this year's budget for replacement of the carpet in the Emergency Operations Center. In November, 2015, some of the sheets of wallboard and attached crown molding became un-attached from the cylinder block walls of the EOC Operations Room.

In January 2016, I set out obtaining quotes for replacement of the wallboard and flooring along with removal of two non-load-bearing walls to increase the size of both the operations room and the communications room in the EOC. Since we were reworking both the flooring and the wall board it would be appropriate to remove the walls as part of this project.

Estimating that the project cost would be under \$25,000 I obtained permission from the City Manager to obtain quotes.

It took some time to find contractors who would provide a quote on the project. While we were working through the process, in preparation for the project and in light of safety concerns about additional panels falling, staff removed the wall covering and other items from the rooms where the project is to take place.

I received a quote from Sagemill Construction (the firm that remodeled our dispatch center and Fire Station Number 2 on East Main Street) in the amount of \$34,450.00. A second quote was received from Advanced Maintenance Company for an amount of \$24,840 and the City would purchase the laminate flooring for the rooms (estimated cost of materials \$3638.54). A third quote was received but later rescinded. The following contractors were contacted but no quotes received: Ferguson Construction, Oklahoma Construction, and Greg Cullison Construction all of Shawnee. Copies of the quotes are attached for your review.

Because the amount of the lowest quote is \$28,478.54 which is over the \$25,000 City Manager spending authority, I am respectfully seeking your approval on this project and authorization for staff to issue Purchase Orders to Advanced Maintenance Company and the flooring provider for the project.

BUDGET CONSIDERATIONS:

Funding for these operations would come from a budget amendment prepared by the City Treasurer/Finance Director and submitted under another line item on this meeting's agenda.

STAFF RECOMMENDATION:

Staff recommends approval of this request because it will provide for these rooms to be placed back into operation. In addition to the use of the operations room during emergency situations, it is used for staff meetings, training sessions, committee and work group meetings, interviewing potential employees, and for other functions. It is important that this room be placed back into operations as soon as possible and since it is a location that is representative of City Government, we would desire that it present a good image.

Since our radio room is used frequently during storm season and since that season is upon us, time is also of the essence in returning it to full operational capability.

Thank you for your favorable attention to this request.

Don Lynch

From: JOSHUA FREED <jfreed76@yahoo.com>
Sent: Tuesday, March 15, 2016 3:41 PM
To: Don Lynch
Subject: emergency management rehab

Mr Lynch, I have reveiwed my notes from our earlier discussion and priced labor and materials. I can certainly get you an official proposal if we want to proceed, but I wanted to get you a number as quickly as possible since time is a factor on this project. I can provide all labor and materials excluding the purchase of the laminate to complete the project for \$24,840. Please let me know if I can do anything else to help. thanks, Joshua Freed @ Advanced Maintenance Co. 405 831 9949

Sagemill Construction LLC

1208 S. Dawson
Meeker, OK 74855
Cell # (918-810-4071)
rance@sagemill.net

Project name: City of Shawnee Emergency Management Remodel
Project address: Shawnee City Hall

Proposal for the renovation of the existing emergency management area below is a summary of work to be completed.

- Demo of existing wall coverings, block walls and all other items needed to complete work.
- New framing, sheetrock, tape bed and paint in meeting area.
- Paint all other walls in entry way and office area.
- New window, sliding door and hardware between meeting room and adjacent office.
- New bulk heads to accommodate ceiling heights.
- New wood flooring per sample throughout the area.
- Excludes any new plumbing, hvac or electrical work besides what may be required in the demo.
- Replace damaged ceiling tile as needed.

Price-\$34,450

Sagemill Construction LLC will provide all labor, material, and equipment needed to perform our work to your satisfaction.

Sincerely,

Rance Miller
Sagemill Construction LLC
918-810-4071
rance@sagemill.net

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (the "Agreement") dated this _____ day of _____, 20____,
BETWEEN

SHAWNEE EMERGENCY MANAGEMENT, SHAWNEE , OKLAHOMA (the "Customer")

- AND -

Advanced Maintenance Company, LLC of 17100 Magnino, Shawnee , Oklahoma
 (the "Contractor").

BACKGROUND:

- A. The Customer is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Customer.
- B. The Contractor is agreeable to providing such services to the Customer on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Customer and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Services Provided

- 1. The Customer hereby agrees to engage the Contractor to provide the Customer with services (the "Services") consisting of:
 - o *SEE ATTACHED ESTIMATE # 1034 AND LIST OF ACTIVITY*
 - o _____
- 1. The Contractor hereby agrees to provide such Services to the Customer. The Services will also include any other tasks which the Parties may agree on in writing.

Performance

- 1. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Compensation

- 1. For the services rendered by the Contractor as required by this Agreement, the Customer will provide compensation (the "Compensation") to the Contractor as follows:
 - o The contractor will be paid *SEE ATTACHED ESTIMATE*
 - o *Customer will pay one-half of the contract price upon completion of one-half of the work and the balance of the contract price will be paid upon completion of the project*

Term of Contract

- 5. The contractor shall have a reasonable time to complete the project.

Additional Compensation

- 6. In addition to the Compensation, the Contractor will be entitled to the following additional compensation for performing the Services:

o _____

Reimbursement of Expenses

- 7. The Contractor has included reasonable and necessary expenses in the contract as attached. Unusual expenses like walls having poured concrete and rebar in the concrete block or bearing walls will need to be a modification of the contract.
- 8. The Contractor will furnish statements and vouchers to the Customer for all such unusual expenses.

Capacity/Independent Contractor

- 9. In providing the Services under this Agreement it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Customer acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service.

Notice

- 10. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of this Agreement at the addresses listed above or to such other addresses as any Party may request.

Insurance

- 11. The Contractor will be required to maintain general liability insurance. Customer will be required to maintain insurance on the building for storms and/or casualty during the construction of the project.

Dispute Resolution

- 12. In the event a dispute arises out of or in connection with this Agreement, the Parties will attempt to resolve the dispute through friendly consultation.
- 13. If the dispute is not resolved within a reasonable period, then any or all outstanding issues between the Parties relating to this Agreement will first be submitted to neutral, non-binding mediation in accordance with any statutory rules of mediation. The Parties agree to participate in mediation in good faith and will attempt to resolve any disputes promptly and within a reasonable time period. If the mediation does not successfully resolve the dispute, then the Parties may proceed to seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.
- 14. The Parties further agree to share the costs of mediation equally and each Party will pay its own expenses of preparation and representation by counsel in the mediation.

Costs and Legal Expenses

15. In the event that legal action is brought to enforce or interpret any term of this Agreement, the prevailing Party will be entitled to recover, in addition to any other damages or award, all reasonable legal costs and fees associated with the action.

Modification of Agreement

16. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

Time of the Essence

17. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

Entire Agreement

18. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

Governing Law

19. It is the intention of the Parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Oklahoma, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

20. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

Waiver

21. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on the date first above written.

ATTEST:	
Phyllis Loftis, CMC, City Clerk	(Customer) Justin Erickson, City Manager
	Advanced Maintenance Company, LLC (Contractor)

Approved as to form and legality this ____ day of _____, 2016

Joseph Vorndran, City Attorney

Advanced Maintenance Company

17100 Magnino Rd.
Shawnee, OK 74801
(405)395-9648
jfreed76@yahoo.com

ESTIMATE

ADDRESS

Emergency Management
(Shawnee)
16 W. Ninth St.
Shawnee, ok 74801 pott

ESTIMATE # 1034**DATE 04/14/2016**

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/14/2016	Labor	1	24,840.00	24,840.00

EOC Remodel- Provide materials and labor necessary to remodel city hall basement including, but not limited to the following: demo wall and double door and tile in ceiling as needed to match up demo 10' block wall and add plate window demo 11' block wall and relocate electric drywall main room, bed/tape, texture, and paint install laminate floor throughout and base shoe or rubber base (flooring materials to be provided by customer)

included in price is all prep, cleanup, hauling, damage control, punchlist, and all related costs.

Upon acceptance of this estimate we will provide the customer with a set of drawings and description of the exact scope of work along with a contract binding both parties and proof of general liability/workers comp insurance.

Thank you, Joshua K. Freed @amc

Thank you for your business!

TOTAL

\$24,840.00

Accepted By

Accepted Date

Regular Board of Commissioners

11.

Meeting Date: 04/18/2016

EOC Remodel Budget Amd

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Discussion, consideration and possible action to approve a Budget Amendment for remodel of the Emergency Operations Center (EOC).

Attachments

EOC Remodel Budget Amd

Estimated Revenue, Fund Balance, or Transfers IN

Appropriations

Posted By _____ Date _____ BA# _____ Pkt.# _____

Regular Board of Commissioners**12.**

Meeting Date: 04/18/2016

Sales Tax 04-2016

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Acknowledge Sales Tax Report received April 2016.

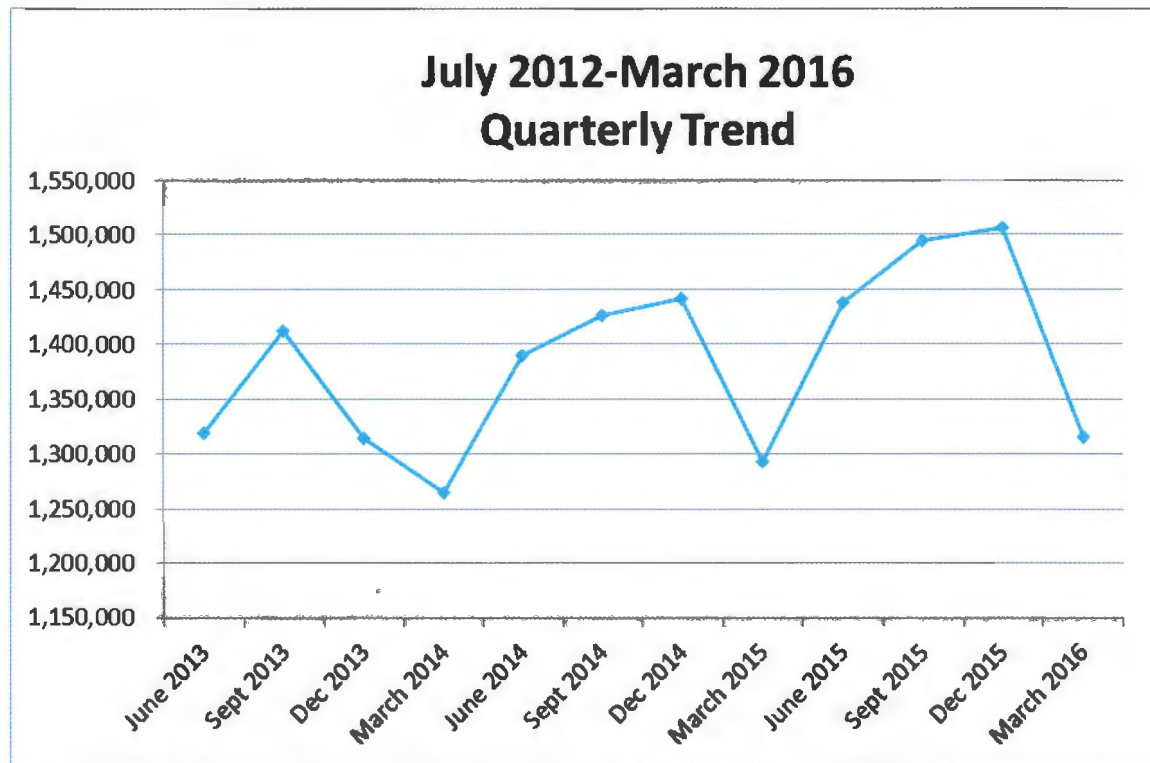
AttachmentsSales Tax 04-2016

City of Shawnee Memorandum



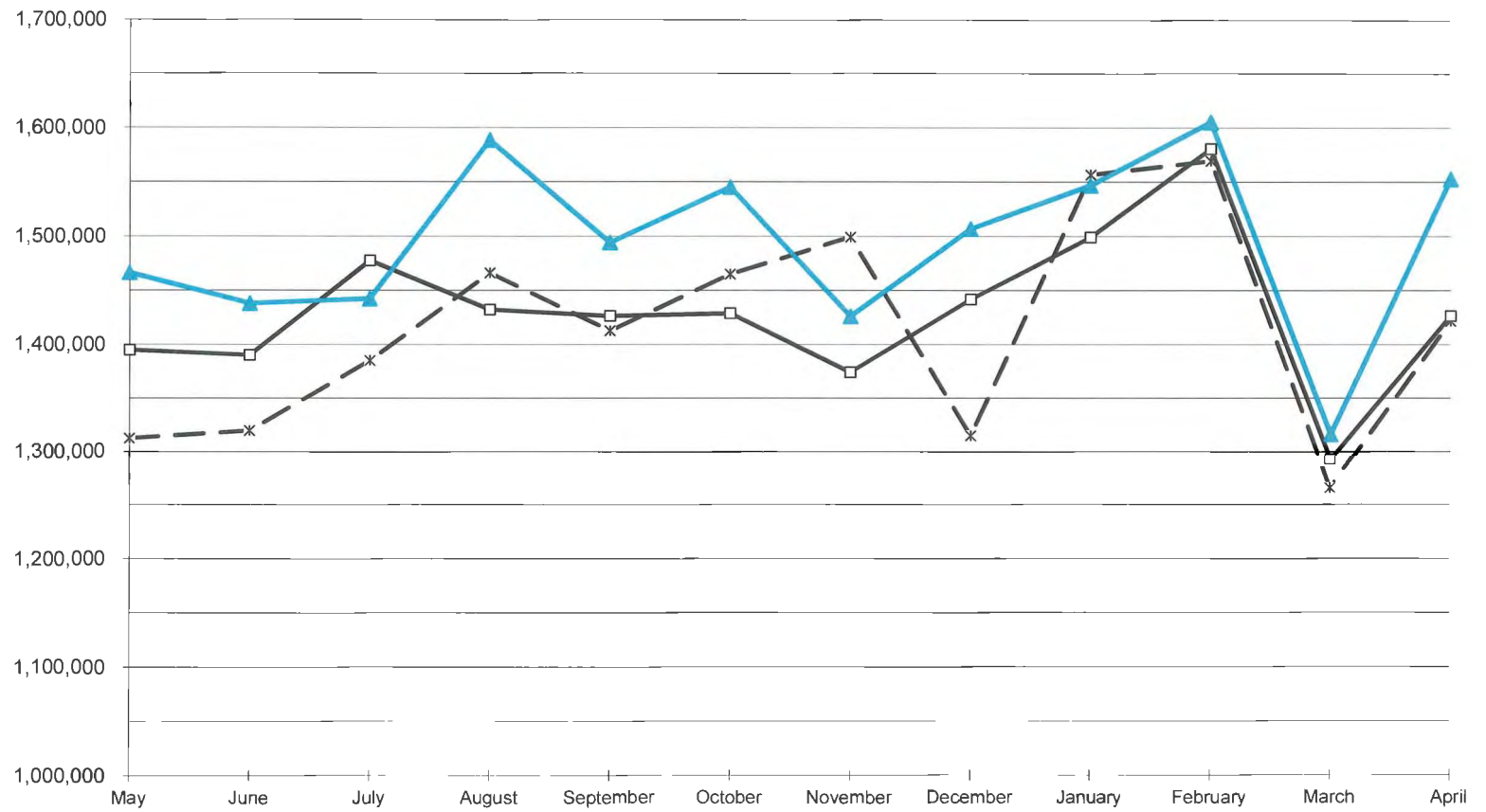
To: Mayor and City Commissioners
CC: Justin Erickson, City Manager
From: Cynthia S. Arnold, Finance Director
Date: April 11, 2016

April sales tax collected was \$1,552,529 up \$126,078 or 8.84% over last year. For fiscal year 2015-2016 we are up 4.48% over fiscal year 2014-2015



	May 2013	May 2014	May 2015	Increase (Decrease)	
	through	through	through	Over Prior Year	
Month	April 2014	April 2015	April 2016	Amount	Percentage
May	1,312,710	1,394,972	1,466,536	71,564	5.13%
June	1,319,813	1,390,155	1,438,144	47,989	3.45%
July	1,385,055	1,477,552	1,442,218	(35,334)	(2.39%)
August	1,466,250	1,432,227	1,588,410	156,183	10.90%
September	1,412,708	1,426,359	1,494,203	67,844	4.76%
October	1,465,063	1,428,921	1,545,245	116,324	8.14%
November	1,499,183	1,374,143	1,426,192	52,049	3.79%
December	1,315,025	1,441,774	1,506,784	65,010	4.51%
January	1,556,616	1,499,067	1,546,951	47,884	3.19%
February	1,569,453	1,580,604	1,605,202	24,598	1.56%
March	1,265,687	1,292,781	1,316,044	23,263	1.80%
April	1,421,540	1,426,451	1,552,529	126,078	8.84%
Total	16,989,102	17,165,004	17,928,457	763,452	4.45%
		Prior Year	Current Year	Increase (Decrease)	
Period		Actual	Actual	Over Prior Year	
Fiscal Year to Date		14,379,878	15,023,777	643,899	4.48%

Sales Tax -May 2013-April 2016



—x— May 2013 through April 2014

—□— May 2014 through April 2015

—▲— May 2015 through April 2016

Regular Board of Commissioners

13.

Meeting Date: 04/18/2016

Healthcare Options

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Discussion and possible action concerning health care options for City employees.

Attachments

Healthcare Options Memo



Date: April 18, 2016

To: Honorable Mayor and Members of the City Commission

From: Justin Erickson, City Manager

RE: Insurance Work Group Recommendation for Contract Renewals

Commissioners:

The City Manager's office concurs with the City of Shawnee Insurance Work Group recommendation to continue our contracts. The Insurance Work Group collectively met during three meetings to discuss plan performance, rating methodology, underwriting and strategic development in preparation for the 2016 renewal. Based upon the outcome of those meetings it is the Work Group's recommendation to renew with the existing carriers accepting the proposed renewals. Those renewals are outlined in the attached memorandum provided by Jennifer Dawson, Human Resources Assistant.

We recommend **approval** of the contracts.



Date: April 12, 2016
To: Mayor and City Commissioners
From: Cynthia Arnold, Finance Director/Treasurer
RE: Health Insurance

Nature of the Request:

To increase the health insurance contribution from the City to absorb half of the increase of the 2016-2017 Blue Cross Blue Shield rates.

Staff Analysis, Considerations:

We went to market to get new quotes for health insurance for the city. Aetna did not quote, United Healthcare quoted with the same rates as our current plan and Blue Cross Blue Shield had an increase of 6.2%. The employee work group recommends staying with Blue Cross Blue Shield for the following reasons;

1. Employees have history with the plan
2. Plans are slightly different(based on 2000 plan individual)

	Blue Cross	United Healthcare
Out of pocket max-based on individual		
In network	\$4,000	\$ 6,000
Out of network	\$7,000	\$12,000

Deductible-based on individual		
In network	\$2,000	\$2,000
Out of network	\$2,000	\$5,000
Urgent Care	\$ 35	\$ 75

	Blue Cross	United Healthcare
Primary	\$ 35	\$ 30
Specialist	\$ 35	\$ 30 or \$60

Blue Cross Blue Shield rates for 2016-2017(City contribution- with 3.1% increase)

	<u>Current</u>	<u>Proposed</u>	<u>Difference</u>
Employee only	\$378.68	\$391.64	\$12.96
Emp + Spouse	\$707.38	\$735.36	\$27.98
Emp + Children	\$662.88	\$687.10	\$24.22
Emp + Family	\$912.04	\$951.30	\$39.26

Employee rates per month with 3.1% increase

	<u>Current</u>	<u>With increase</u>	<u>Difference</u>
Employee only	\$40.18	\$ 53.16	\$12.98
Emp + Spouse	\$198.00	\$226.08	\$28.08
Emp + Children	\$120.08	\$144.34	\$24.26
Emp + Family	\$357.46	\$396.80	\$39.34

Currently we have the following employees on the tiers and the increase would be \$81,190.68 for the city and the employees would pick up the additional \$81,190.68 for a total increase of \$162,156.60. Should the employee choose to upgrade their plan with smaller deductibles, the employee would pick up the difference. All rates are based on the \$2,000 plan. This includes union and non- union. The unions would have to be negotiated.

Employee only	129
Emp + Spouse	42
Emp + Children	72
Emp + Family	55

Recommendation

Staff is recommending approving the additional health insurance contributions for non-union employees.

Budget Consideration:

The draft budget does include the increase in health premiums and each fund can sustain this increase

CITY OF SHAWNEE
2016 Insurance Work Group Recommendations
April 12, 2016

EXECUTIVE SUMMARY:

Once again, City of Shawnee's Insurance Work Group met with the INSURICA team to review plan performance, review proposed renewal, additional rate negotiations and last alternate plan options proposed by competing carriers. After thorough analysis of the employee benefit program the Insurance Work Group provides its' recommendations for the 2016 renewal of the City's employer sponsored employee benefit program below:

EMPLOYER SPONSORED GROUP HEALTH PLAN:

OVERVIEW: *The Insurance Work Group recommends the City renew the group health plan with the incumbent provider, Blue Cross & Blue Shield of Oklahoma. This recommendation is based upon the following reasons:*

- Blue Cross' proposed renewal was 11% which would have increased cost by an additional \$307,334 per year. INSURICA worked to negotiate the proposed renewal down to 6.2%, thus reducing the annual increase to \$171,430 reducing the increase by \$135,904 for 2016-2016 benefit plan year.
- Competing proposals from Aetna and United Health proved competitively priced however Aetna's proposal's annual cost was about ¾ of a percentage point less than Blue Cross. With each carriers' costs so close a change creating disruption was not warranted or recommended.
- United Health's proposal came in right where Blue's current premiums are set, thus concerning the Insurance Work Group that United Health had possibly shadow priced the rates.
 - Serious concern was voiced by the Insurance Work Group about United Health's proposal being too aggressive, which they feared would result in an even higher renewal in 2017.
- In summation, representatives participating in the Insurance Work Group voted to recommend Blue Cross. It was the Insurance Work Group's opinion Blue Cross offered the City a history of fair renewals, excellent customer service, quick claims payment and excellent access to contracted Doctors and hospitals. With the uncertainty of United Health's rate strategy the group's representatives felt this could result in difficult renewals for the City going forward.

FINAL RECOMMENDATION: The Work Group recommends:

- Renew with Blue Cross & Blue Shield- accepting the 6.2% renewal increase.

II. VOLUNTARY GROUP DENTAL PLAN:

OVERVIEW: *The City's colleagues remain very pleased with the benefit and service provided by Delta Dental.*

- Delta proposed no premium increase for 2016-2017
 - This will mark the third year of no rate increase for the voluntary dental plan.

FINAL RECOMMENDATION: The Work Group recommends the City renew with Delta "as-is" accepting their offer to continue the current benefit without any premium increase.

III. EMPLOYER PAID EMPLOYEE/DEPENDENT GROUP TERM LIFE, OPTIONAL LIFE:

- As a result of loss history and plan demographics, Prudential Life has requested a 17% increase in the group term life premium. The 17% equates to a \$2,104 annual increase in premium. Total premium for group term life/ad&d is currently approximately \$11,837 per year, and by accepting the proposed renewal the revised annual cost would be \$13,941 per year.

FINAL RECOMMENDATION: The Insurance Work Group took into consideration Prudential not increasing the group life rate throughout the past six years. Understanding claims had been paid during this time warranted a rate adjustment for 2016. The Insurance Work Group recommends the City renew with Prudential.

IV. WORKSITE BENEFITS / SECTION 125 CAFETERIA-FLEX PLAN ADMINISTRATION:

OVERVIEW: *AF continues to offer free flex administration coupled with their NO COST Flex Card allowing the Plan's participants ease in using the benefit.*

- American Fidelity has proposed no changes to their voluntary plans for the 2016 renewal.

FINAL RECOMMENDATION: The Insurance Work Group recommends that the City accept AF's renewal offer at 0% increase in Administration costs!

V. VSP / VOLUNTARY VISION PLAN:

OVERVIEW: *VSP has been a long-trusted vision provider for colleagues choosing to participate in the coverage, and the plan has had several multiple year rate guarantees honored by VSP, thus keeping related premiums relatively low for those participating in the plan.*

- VSP's most recent multiple year rate guarantee is set to expire at the end of June, therefore the plan is again up for renewal in 2016. VSP is proposing a modest rate adjust increasing cost 4.6% which increases annual premium by \$1,084 per year.

FINAL RECOMMENDATION: The Insurance Work Group voted to keep VSP and is not interested in shopping the benefit. The group's reasoning for not shopping is their understanding of the local Optometrists all agreeing VSP is the preferred Vision insurance

accepted by most practices in Shawnee. Plus, colleagues participating in the vision plan feel there is a positive return on the premium they invest in the coverage, service is excellent and access to a broad network of contracted Optometrists is ready accessible through the Plan. Last, the coverage is paid 100% by employees participating in the plan coverage, and the increase does not drastically change the member's per pay period deduction, so for example the employee only tier would only have a \$0.36 per month increase. So the increase doesn't create a hardship for those enrolled in the plan.

IN CLOSING:

The Insurance Work Group does appreciate the opportunity to provide feedback and to submit recommendations to the City's Management team. We would welcome the opportunity to discuss any questions surrounding the recommendations and look forward to learning the City's final decision regarding the desired direction of the employee benefit program renewal.

Jennifer Dawson
Chairperson for Insurance Work Group
405-878-1650

Dustin Brand
Consultant
(405) 556-2225

CITY OF SHAWNEE
Proposed Medical Renewal Cost Analysis
Prepared by INSURICA for your July 1, 2016 Effective Date



		Current		Renewal		REVISED	
		BLUE CROSS BLUE SHIELD					
		Blue Options \$2000					
		In-Network	Out-of-Network	In-Network	Out-of-Network		
Rates	\$2,000 Count						
Employee Only	43	\$418.86		\$444.79		\$444.79	
Employee + Spouse	17	\$905.38		\$961.44		\$961.44	
Employee + Children	34	\$782.96		\$831.44		\$831.44	
Employee + Family	21	\$1,269.50		\$1,348.10		\$1,348.10	
Estimated Annual Premium		\$1,040,191		\$1,104,594		\$1,104,594	
Percentage Change (Current)				6.2%		6.2%	
Dollar Change (Current)				\$64,403		\$64,403	
Deductible							
Individual		\$2,000	\$2,000	\$2,000	\$2,000		
Family		\$6,000	\$6,000	\$6,000	\$6,000		
Coinsurance		Pref PPO: 80% Choice PPO: 70% Out of Net: 50%		Pref PPO: 80% Choice PPO: 70% Traditional: 60%			
Out-of-Pocket Maximum		Pref PPO: \$4,000 ind / \$12,000 family Choice PPO: \$5,000 ind / \$12,700 fam Out-of-Network: \$7,000 ind / \$21,000 family		Pref PPO: \$4,000 ind / \$12,000 family Choice PPO: \$5,000 ind / \$12,700 fam Out-of-Network: \$7,000 ind / \$21,000 family			
Individual							
Family							
Hospitalization		Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%		
Outpatient Surgery		Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%		
Emergency Room		\$100 + Deduct & Coinsurance		\$100 + Deduct & Coinsurance			
Urgent Care		\$35 copay	Deduct & 50%	\$35 copay	Deduct & 50%		
Primary Dr. Visit		\$35 copay	Deduct & 50%	\$35 copay	Deduct & 50%		
Specialist Visit		\$35 copay	Deduct & 50%	\$35 copay	Deduct & 50%		
Prescription Drugs							
Generic		\$20 copay		\$20 copay			
Preferred Brand		\$40 copay		\$40 copay			
Non-Preferred Brand		\$60 copay		\$60 copay			
Specialty Drugs		\$150 copay		\$150 copay			

Current		Renewal		REVISED
* BLUE CROSS BLUE SHIELD				
Blue Options \$1,000				
In-Network	Out-of-Network	In-Network	Out-of-Network	
\$448.16		\$475.91		\$475.91
\$973.34		\$1,033.61		\$1,033.61
\$841.72		\$893.84		\$893.84
\$1,364.78		\$1,449.28		\$1,449.28
\$377,565		\$400,943		\$400,943
		6.2%		6.2%
		\$23,378		\$23,378
\$1,000	\$1,000	\$1,000	\$1,000	
\$3,000	\$3,000	\$3,000	\$3,000	
Pref PPO: 80% Choice PPO: 70% Out of Net: 50%		Pref PPO: 80% Choice PPO: 70% Out of Net: 50%		
Pref PPO: \$3,000 ind / \$9,000 family Choice PPO: \$4,000 ind / \$12,000 fam Out-of-Network: \$6,000 ind / \$18,000 family		Pref PPO: \$3,000 ind / \$9,000 family Choice PPO: \$4,000 ind / \$12,000 fam Out-of-Network: \$6,000 ind / \$18,000 family		
Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%	
Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%	
\$100 + Deduct & Coinsurance		\$100 + Deduct & Coinsurance		
\$30 copay	Deduct & 50%	\$30 copay	Deduct & 50%	
\$30 copay	Deduct & 50%	\$30 copay	Deduct & 50%	
\$30 copay	Deduct & 50%	\$40 copay	Deduct & 50%	
\$10 copay		\$10 copay		
\$25 copay		\$25 copay		
\$50 copay		\$50 copay		
\$150 copay		\$150 copay		

Current		Renewal		REVISED
* BLUE CROSS BLUE SHIELD				
Blue Options \$750				
In-Network	Out-of-Network	In-Network	Out-of-Network	
\$461.16		\$489.71		\$489.71
\$996.80		\$1,058.52		\$1,058.52
\$862.02		\$915.39		\$915.39
\$1,397.70		\$1,484.24		\$1,484.24
\$1,351,051		\$1,434,700		\$1,434,700
		6.2%		6.2%
		\$83,649		\$83,649
\$750	\$750	\$750	\$750	
\$2,250	\$2,250	\$2,250	\$2,250	
Pref PPO: 80%		Pref PPO: 80%		
Choice PPO: 70%		Choice PPO: 70%		
Out of Net: 50%		Out of Net: 50%		
Pref PPO: \$3,000 ind / \$9,000 family		Pref PPO: \$3,000 ind / \$9,000 family		
Choice PPO: \$4,000 ind / \$12,000 fam		Choice PPO: \$4,000 ind / \$12,000 fam		
Out-of-Network: \$6,000 ind / \$18,000 family		Out-of-Network: \$6,000 ind / \$18,000 family		
Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%	
Deduct & Coins	Deduct & 50%	Deduct & Coins	Deduct & 50%	
\$100 + Deduct & Coinsurance		\$100 + Deduct & Coinsurance		
\$20 copay	Deduct & 50%	\$20 copay	Deduct & 50%	
\$20 copay	Deduct & 50%	\$20 copay	Deduct & 50%	
\$30 copay	Deduct & 50%	\$30 copay	Deduct & 50%	
\$10 copay		\$10 copay		
\$25 copay		\$25 copay		
\$50 copay		\$50 copay		
\$150 copay		\$150 copay		

Calendar year deductible, coinsurance, and plan copayments all count toward the satisfaction of the calendar year out-of-pocket maximum. Meeting Date 2/18/2016

The information provided above is for illustrative purposes only. All plan designs and rates are subject to final underwriting approval by the carrier. Discrepancies are determined by the Carrier's Policy.

Regular Board of Commissioners

14. a.

Meeting Date: 04/18/2016

Bids Union St Sidewalk

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Union Street Sidewalk Projects, Contract No. COS-PW-15-01 (Open)

Attachments

Union St Sidewalk Notice

Union St Sidewalk Notice List

Union St Sidewalk Plan Holders

NOTICE TO BIDDERS

Sealed bids will be received by the City of Shawnee, Oklahoma, City Hall, 16 West 9th – P.O. Box 1448, Shawnee, OK 74802-1448 up to 4:00 p.m., **Monday, April 18, 2016**, for:

**BID: CONTRACT NO. COS-PW-15-01
UNION STREET SIDEWALK PROJECT**

Bidding Documents, Plans and Specifications are available to qualified bidders at the office of City Engineer, 222 North Broadway, Shawnee, OK 74802-1448. The fee for Plans and Specifications is \$50.00 per contract set and is non-refundable. No documents will be mailed unless the request is accompanied by an additional \$10.00 per set to cover mailing cost. **A Pre-Bid Conference is scheduled for Wednesday, April 6, 2016, at 11:00 a.m. in the Engineering Conference Room, 222 North Broadway, Shawnee, OK.**

Each bid shall be filed in a sealed envelope. On the front of each envelope shall be written the following words to the left of the address:

**BID: CONTRACT NO. COS-PW-15-01
UNION STREET SIDEWALK PROJECT
April 18, 2016**

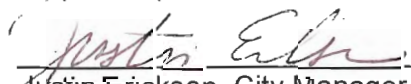
This project shall include **construction of sidewalks on Union from MacArthur to the middle school**. BIDDERS must obtain Bid Documents directly from the City of Shawnee in order for Bids to be acknowledged. The ORIGINAL COPY of each bid shall be filed with the City Clerk of the City of Shawnee, Oklahoma, together with a sworn anti-collusion affidavit in writing that the bidder has not entered into any agreement, expressed or implied, with any other bidder, or bidders, for the purpose of limiting the bid, or bidders, or parcel out to any bidder, or bidders or any other persons, any part of the contract or subject matter of the bid.

Each BIDDER shall attach to his/her BID filed with the City of Shawnee either a bidder's bond, a certified check, or a cashier's check made payable to the City of Shawnee, in an amount not less than five percent (5%) of the amount of bid as a guarantee of delivery of the service in full compliance with the specifications as issued by the City of Shawnee. Should the successful BIDDER fail to deliver the service in full compliance with the specifications within forty-five (45) days after acceptance of his/her bid, the bidder's bond, certified check or cashier's check deposited with his/her bid will be retained as and for liquidated damages. The deposit of each unsuccessful bidder will be returned when his/her bid is rejected.

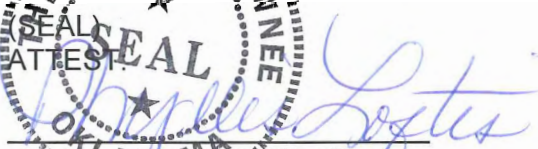
The bids filed with the City Clerk will be opened and considered by the Board of Commissioners at a Public Meeting in the City Hall, Shawnee, Oklahoma, at 6:30 p.m., **Monday, April 18, 2016**. The City of Shawnee reserves the right to reject any and all bids.

CITY OF SHAWNEE, OKLAHOMA
a Municipal Corporation

BY:


Justin Erickson, City Manager




Phyllis Long, City Clerk

Project Mailing list
COS-PW-15-01
Union Street Sidewalk Project

**A-1 DOZER & EXCAVATING
38107 – 45TH STREET
SHAWNEE, OK 74804**

**ACE PAVING & CONSTRUCTION INC
NBU 8108
PRAGUE OK 74864**

**All Roads Paving
10200 N.W. 10th Street
Oklahoma City, OK 73127**

**Arbor Transport & Construction
P.O. Box 1721
Norman, OK 73070**

**A-TECH PAVING
P O BOX 2865
EDMOND OK 73083-2865**

**Austin Paving
PO Box 2707
Stillwater, OK 74076**

**Bishop Paving
PO Box 1334
OKC,OK 73101**

**CGC,LLC
101 W. 5th Street
Edmond, Oklahoma 73003**

**Christian Construction Company
20125 180th Street
Purcell, OK 73080**

**Cimarron Construction Company
7409 N.W. 85th Street
OKC,OK 73132**

**Connelly Paving Company
P.O. Box 75450,
OKC, OK 73147**

**Continental Construction Corporation
5720 N. Industrial Blvd.
Edmond, OK 73034**

**Continental Construction
10900 Hefner Pointe Dr. Suite
202
OKC,OK 73120**

**Cove Creek Construction
912 East Main St.
PO Box 350
Clarksville, Arkansas 72830**

**CP3 Enterprises
13112 NS 3500
Maud, Oklahoma 74854**

**C-P Integrated Services
3007 NW 63rd Street STE 205
Oklahoma City, OK 73116**

**Davenport Construction
6001 N. Horseshoe Bend
Edmond, Ok 73034**

**DOLESE
20 N W 13TH
OKLAHOMA CITY OK 73103**

**Downey Contracting LLC
3217 N.E. 63rd
OKC,OK 73121**

**DTH Construction
35603 Moccasin Trail
McLoud, OK 74851**

**Duit Construction Company, Inc.
6250 Industrial Blvd.
Edmond, OK 73034**

**Eagle Vision Construction
PO Box 1225
Shawnee, OK 74802**

**Ferguson Waterworks
2220 S.E. 18th St.
OKC, Ok 73129**

**Forsgren, Inc.
3000 North 23rd Street
Fort Smith, Arkansas 72904**

Project Mailing list
COS-PW-15-01
Union Street Sidewalk Project

**Gayler Construction Services
Rt.1 Box 318
Earlsboro, Ok 74840**

**Gibson & Associates, Inc
11210 Ryliecrest
Balch Springs, Texas 75180-0579**

**Hardcore Concrete Construction
Group
15 Angie Lane
Shawnee, OK 74801-3916**

**HASKELL LEMONS, LLC.
PO Box 75608
OKC, OK 73147**

**HD Supply
14701 E. 116 N
Owasso, Ok 74055**

**Heller Construction
PO Box 1438
Hot Springs, Arkansas 71902**

**Howard Construction
901 S. Spring Lane
Blanchard, OK 73010**

**Howards Excavating and Paving
14000 S. Meridian Ave.
OKC, Ok 73173**

**J & S Dozer
1822 Elmgrove Road
Muskogee, Ok 74403**

**Jordan Contractors
123 S. Broadway
Tecumseh, Ok 74873**

**Keystone Services, Inc.
P.O. Box 218
Bixby, OK 74008**

**Krapff Reynolds Construction
Company
2400 N.E. 4th Street
OKC,OK 73117**

**Kraus Construction
2419 N. O Street
Fort Smith, Arkansas 72901**

**Kustom Krete
1901 Glenn Wood Dr.
Moore, OK 73160**

**Landes Engineering, L.L.C.
P. O. Box 1032
Shawnee, OK 74802-1032**

**Legacy Services, Inc.
10020 NW 134th Street
Yukon, OK 73099**

**MARKWELL PAVING COMPANY
P O BOX 82005
OKC OK 73148**

**McWane Pipe
10012 S. Maplewood Pl
Tulsa, OK 74137**

**Medevelop
3847 S. Boulevard, Suite 400
Edmond, OK 73013**

**Meridian Contracting Inc
17500 S. Sooner Rd
Norman, OK 73071**

**Merryman Excavators
1501 Land Road
Woodstock, IL**

**Midstate Traffic Control
12501 N. Sante Fe
OKC,OK 73114**

**Mike Little Construction
1901 N. Kickapoo
Shawnee, OK 74804**

**Nash Construction Company
700 S. Irving
Oklahoma City, OK 73129**

Project Mailing list
COS-PW-15-01
Union Street Sidewalk Project

**OBC Inc
PO Box 3817
Edmond, Ok 73083**

**Parathon Construction
PO Box 1287
Edmond, Ok 73083-1287**

**Pbx Corporation
PO Box 644
Sapulpa, Ok 74067**

**Peter Porter
4409 N. Bryan Ave.
Shawnee, OK 74804-2352, R007**

**PIONEER ROCK
P O BOX 176
COMMERCE OK 74339**

**PM Construction
131 N. Richey
Pasadena, Texas 77506**

**RUDY CONSTRUCTION CO.
P O BOX 14575
OKC OK 73113**

**SAC Services
3600 S. Ross Ave.
Oklahoma City, OK 73119**

**SHELL CONSTRUCTION
P.O. Box 1178
OKC, OK 73101**

**Shiloh Enterprises, Inc.
5720 N. Industrial Blvd.
Edmond, OK 73034**

**Shoestring Enterprises LLC
PO Box 390
Olustee, OK 73560**

**Silver Star Construction, Inc.
2401 S. Broadway
Moore, OK 73160**

**TG Excavating
26016 E. Admiral Place
Catoosa, OK 74015**

**Time Striping Inc.
PO Box 1236
Van Buren, Arkansas 72957**

**TJ Campbell
6900 S SUNNYLANE
OKC OK 73135**

**Tom Hudson Paving
7400 W. HWY 33
Guthrie, OK 73044**

**Tonto Construction Inc
8101 W. 33rd Street South
Muskogee, Ok 74401**

**Traffic and Lighting Systems
13305 N. Sante Fe
OKC, OK 73114**

**Trent Construction
2200 N. Luther Road
Harrah, Ok 73045**

**T T K CONSTRUCTION
P O BOX 3681
EDMOND OK 73083**

**Urban Contractors
7113 N. Bryant Ave.
OKC, OK 73121**

**Water Works Plumbing, Inc
2613 N. Shields Blvd
Moore, Ok 73160**

**Wee Construction Co
PO Box 263
Washington, OK 73093**

**White Hawk Engineering &
Design, LLC
PO Box 7620
Moore, OK 73153-1620**

Project Mailing list
COS-PW-15-01
Union Street Sidewalk Project

**White's Construction
2019 Spencer Dr.
Harrah, Ok 73045**

**WOOD & SONS PAVING
200 E. INTERSTATE 35
EDMOND OK 73034**

**Wynn Construction
11901 N. Eastern Ave.
OKC, OK 73131**

**Central Contracting
17301 South Sunny Lane
Norman, Ok 73071**

**Martin Marietta Materials Inc
1404 SW 89th Street
Okc, Ok 73159-6305**

**MKEC Engineering
1000 W. Wilshire suite 401
Okc, Ok 73116**

**Branco Enterprises, Inc
PO Box 459
Neosho, Missouri 64850**

**Oklahoma Concrete LLC
Tyler Beaty
5990 Callahan Way NE
Piedmont, Ok 73078**

**C3 Construction
Chris Whisenant
1012 N. Mississippi, Suite A
Ada, Ok 74820**

**Benchmark Enterprises
Becky Wagnon
PO Box 140121
Broken Arrow, OK 74014**

**Dodge Data & Analytics
Attn: Plan Coordinator
3315 Central Avenue
Hot Springs, AR 71913**

CITY OF SHAWNEE
PLAN HOLDER'S LIST
CONTRACT NO. COS-PW-15-01
UNION STREET SIDEWALK PROJECT
(FROM MACARTHUR TO THE MIDDLE SCHOOL)
(HAVE CONFIRMED RECEIPT OF ADDENDUM)

Business Name: RUDY CONSTRUCTION CO.
Contact: PHIL PRATT
Address: PO BOX 14575
OKC, OK 73113
Telephone: 405-478-9900
Fax: 405-478-9901
Cell:
E-Mail: PPRATT@RUDYCONSTRUCTION.COM
Paid for & Picked Up Specs: 4/6/16 CK # 62442

Business Name: PARATHON CONSTRUCTION
Contact: JIMMY SMITH
Address: PO BOX 1287
EDMOND, OK 77083
Telephone: 405-202-0643
Fax: 866-391-1572
Cell: 405-202-0643
E-Mail: PARATHONCONSTRUCTION@GMAIL.COM
Paid for & Picked Up Specs: 4/6/16 CH# 4238

Business Name: CP INTEGRATED SERVICES
Contact: JAY HUGHES
Address: 3007 NW 63RD ST.
OKC, OK 73120
Telephone: 405-732-0532
Fax: 405-242-6499
Cell: 405-627-7280
E-Mail: JAYHUGHES@COXINET.NET
Paid for & Picked Up Specs: 4/6/16 CREDIT

Business Name: S & J CONSTRUCTION
Contact: GENE PARVIN
Address: PO BOX 2543
SAPULPA, OK 74066
Telephone: 918-521-0310
Fax: 918-722-7483
Cell: 918-521-0310
E-Mail: GPARVIN.SJC@GMAIL.COM
Paid for & Picked Up Specs: 4/6/16 CK #4027

Business Name: KRAPFF REYNOLDS CONSTRUCTION
Contact: JAKE JONES
Address: 2400 NE 4TH STREET
OKC, OK 73117
Telephone: 405-733-9682
Fax: 405-516-0081
Cell: 405-205-9111
E-Mail: JAKE@KRAPFF-REYNOLDS.COM
Paid for & Picked Up Specs: 4/6/16 CK #215671

Business Name: _____
Contact: _____
Address: _____

Telephone: _____
Fax: _____
Cell: _____
E-Mail: _____
Paid for & Picked Up Specs: _____

Regular Board of Commissioners**14. b.**

Meeting Date: 04/18/2016

Bids Auditorium HVAC

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Information

Title of Item for Agenda

Auditorium HVAC Project (Open)

Attachments

Bids Auditorium HVAC Notice

Bids Auditorium HVAC Notice List

Bids Auditorium HVAC Prebid Mtg

Bids Auditorium HVAC Plan Holders

NOTICE TO BIDDERS

Sealed bids will be received by the City of Shawnee, 9th & Broadway, P. O. Box 1448, Shawnee, Oklahoma, up to 4:00 p.m., Monday, April 18, 2016 for:

Auditorium HVAC Project

Instructions and bid documents are available to qualified bidders at:

Reidprographics
6800 N. Shartel Oklahoma City, Ok 73116
asap@reidprographics.com
Phone 405-848-7274
Fax 405-848-0086

And:

Don's Copiers
1502 N. Beard
Shawnee, Ok. 74804
Phone: (405) 273-7755
Contact: Steve Holland - sholland@donscopiers.com

Instructions and Bid Documents can be viewed at:

Fairview Cemetery Office, 1400 north Center Street Shawnee, Oklahoma 74801
8:00 am to 4:00 pm Monday – Friday.

Fosdick & Hilmer Engineers, 710 Asp Avenue, Norman, Ok 73069
(405) 271-4551

A non-mandatory pre bid meeting will be on April 6, 2016 at 10:00AM CST at the Auditorium located at 400 N. Bell Street Shawnee, OK 74801.

Each bid shall be filed in a sealed envelope. On the front of each envelope shall be written the following words to the left of the address:

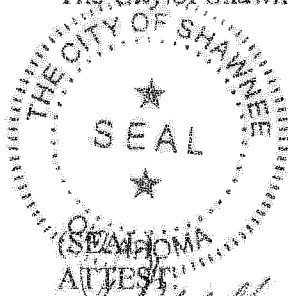
BID – Auditorium HVAC Project
April 18, 2016

The ORIGINAL bid shall be filed with the City Clerk of the City of Shawnee at 16 W. 9th Street, together with a sworn non-collusion affidavit in writing that the bidder has not entered

into any agreement, expressed or implied, with any other bidder, or bidders, for the purpose of limiting the bid, or bidders or parcel out to any bidder, or bidders or any other persons, any part of the contract or subject matter of the bid.

Bids will be opened and considered by the Board of City Commissioners at a Public Meeting in the City Hall Commission Chambers, 16 W. 9th Street Shawnee, Oklahoma 74801, at 6:30 p.m., Monday, April 18, 2016.

The City of Shawnee reserves the right to reject any or all bids.



Phyllis Lottis, CMC, City Clerk

CITY OF SHAWNEE, A Municipal Corporation

By: *Justin Erickson*
Justin Erickson, City Manager

Auditorium HVAC Project

NOTICE to BIDDERS LIST:

American A/C & Heating
212 W. Main St.
Shawnee, Oklahoma 74801
(405) 275-3223

Sparks Heat & Air, Inc.
128 Summit Dr.
Shawnee, Oklahoma 74801
(405) 273-1521

Kizzia Heat & Air
624 Kickapoo Spur
Shawnee, Oklahoma 74801
(405) 273-6617

Watkins Heating and Air
21205 Bethel Rd.
Tecumseh, Oklahoma 74873
(405) 275-1974

Jackson Mechanical (405) 999-6009
Matt Olson mattolson@jacksonmechanicalokc.com
Jim Nance jimnance@jacksonmechanicalokc.com

Lieber Mechanical (405) 265-4695
Gary Baker glbaker@liebermech.com

Air Force 1 A/C & Heating L.L.C. (405) 388-8110
Tim Muirhead tim_af1@yahoo.com

Hardesty Team (405) 521-0101
Larry Glidewell larry@hardestyteam.com

Patco Electrical Services (405) 213-3857
Chris Clark cclark@patcoelectrical.com

All Phase Electric (405) 273-3381
Charlie Thompson apewc94@sbcglobal.net

'planroom@swcnews.com'

Auditorium HVAC Pre Bid Meeting

Name (Print)

Mandy Russell

Company/address

Federal Maintenance 1900 NE 36th, OKC, OK 73111

Phone Number

405-812-4339

Email Address

MRussell@FederalMaintenance

Fax

405-203-4482

Name (Print)

Steve Kuhnt JR

Company/address

Phone Number

688-3754

Email Address

Steve.W.Kuhnt@

Fax

Name (Print)

Carbin Acoet

Company/address

Acoet Climate Control

Phone Number

405-641-9204

Email Address

AcoetClimateControl@yahoo.com

Fax

Name (Print)

Company/address

Phone Number

Email Address

Fax

Name (Print)

Company/address

Phone Number

Email Address

Fax

PLAN HOLDERS LIST

McGraw-hill

Kathy Marshall
Tel: 912-351-4504
Fax: 877-836-5711
02/09/16 11:04 am

iSqFt

4500 Lake Forest Drive
Suite 502
Blue Ash, OH 45242
Steven Albrinck
Tel: 5135601190
Fax: 5135601190

Johnson Controls **Steve Kuhnert**

Federal Mechanical **Marty Russel**