

8/22/2023

AGENDA

MEETING PACKET



BLANCHARD CITY COUNCIL
REGULAR MEETING

6:00 P.M.
Immediately following BMIA Meeting

MUNICIPAL COURTHOUSE
300 N. MAIN STREET
BLANCHARD, OK 73010



AGENDA

Notice is hereby given of a regular meeting to be held at the Municipal Court House, 300 N. Main Street, Blanchard, Oklahoma, in accordance with the Oklahoma Open Meeting Act for the purpose of discussion, consideration and possible action, including, but not limited to, the approval, denial, amendment, revision or conditional approval, in whole or in part of the following Agenda items.

BLANCHARD CITY COUNCIL
REGULAR MEETING
TUESDAY, 22 AUGUST 2023
6:00 P.M.

IMMEDIATELY FOLLOWING THE BMIA MEETING

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the City Hall Bulletin Board on or before 5:00 p.m., Friday, the 18th day of August, 2023, in accordance with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk

A. MEETING CONVENED

1. CALL TO ORDER:
2. ROLL CALL:
3. DETERMINATION OF QUORUM:
4. PROCLAMATIONS:
 - a. September 11th; and
 - b. Constitution Week September 17-23.

B. BUSINESS AGENDA

The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action, including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of:

1. PUBLIC HEARING [**Attachment B-1**].

Open, conduct, and close Public Hearing to receive public comments on a Zoning Application for a PUD overlay submitted by:

Applicant: Alliance Property Group LLC.
Current Zoning: R-2 Combined Residential District
Proposed Zoning: PUD Planned Unit Development
Location: Lots 1-8 of Block One Hundred Twenty-Nine of the recorded plat
PC Resolution No: 2023-18

2. ORDINANCE [**Attachment B-2**].

Discussion and vote on a motion adopting an Ordinance accepting the recommendation of the Planning Commission and approve the above Zoning Application submitted by Alliance Property Group LLC.

3. EMERGENCY CLAUSE [**Attachment B-3**].

Take appropriation action re: adopting an Emergency Clause for Ordinance No. ____.

4. PUBLIC HEARING [**Attachment B-4**].

Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Abbie & Gayla Moosavi
Current Zoning: S-1 Suburban District
Proposed Zoning: R-E Residential Estates District
Location: Lot 4 of Block 12 of the Four Lakes III-A Recorded Plat

PC Resolution No: 2023-19

5. ORDINANCE [**Attachment B-5**].
Discussion and vote on a motion adopting an Ordinance accepting the **Planning Commission's** recommendation and approve the Zoning Application submitted by Abbie & Gayla Moosavi (Lot 4).
6. EMERGENCY CLAUSE [**Attachment B-6**].
Take appropriation action re: adopting an Emergency Clause for Ordinance No. ____.
7. PUBLIC HEARING [**Attachment B-7**].
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Abbie & Gayla Moosavi
Current Zoning: S-1 Suburban District
Proposed Zoning: R-E Residential Estates District
Location: Lot 7 of Block 12 of the Four Lakes III-A Recorded Plat
Resolution No: 2023-20
8. ORDINANCE [**Attachment B-8**].
Discussion and vote on a motion adopting an Ordinance accepting the **Planning Commission's** recommendation and approve the Zoning Application submitted by Abbie & Gayla Moosavi (Lot 7).
9. EMERGENCY CLAUSE [**Attachment B-9**].
Take appropriation action re: adopting an Emergency Clause for Ordinance No. ____.
10. PUBLIC HEARING [**Attachment B-10**].
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Denise Boothe
Current Zoning: A-1 Agricultural District
Proposed Zoning: C-1 Office District
Location: 306 NE 25th St.
Resolution No: 2023-21
11. ORDINANCE [**Attachment B-11**].
Discussion and vote on a motion adopting an Ordinance accepting the **Planning Commission's** recommendation and approve the Zoning Application submitted by Denise Boothe.

12. EMERGENCY CLAUSE [**Attachment B-12**].
Take appropriation action re: adopting an Emergency Clause for Ordinance No. ____.
13. RESOLUTION [**Attachment B-13**].
Discuss and vote on a motion adopting a Resolution approving the Planning Commission's recommendation to accept the Final Plat for Blackberry Pond Estates.
14. ENGINEERING SERVICES [**Attachment B-14**].
Discuss and vote on a motion accepting the Engineering RFOs and selecting an engineering firm to design the public improvements serving Blanchard's TIF District No. 2; to select one or more engineering firms for interview with the City Council; or to select one or more qualified firms for performance of some or all of the services requested in the RFO; to schedule a special meeting for items relating to the RFO or for any items related to selecting and engaging an engineering firm based on the responses thereto, and/or to authorize City Manager and the Capital Projects Manager engage in negotiations with selected firm(s); and to sign all documents related thereto.
15. ELECTRICAL SERVICES [**Attachment B-15**].
Discuss and vote on a motion accepting the bids for electrical services for the new Parks building and selecting the lowest and best bid submitted:
- | | | |
|----|-----------------------------------|--------------------|
| a. | <u>Chase Electric Inc., Minco</u> | <u>\$14,982.14</u> |
| b. | Burton Controls Inc, OKC | \$21,650.00 |
16. PAY INCENTIVE [**Attachment B-16**].
Discuss and vote on a motion to provide incentive pay for CDL as follows:
- | | | |
|----|----------|----------------|
| a. | Class C: | \$45.00/month |
| b. | Class B: | \$60.00/month |
| c. | Class A: | \$75.00/month. |
17. TORT CLAIM DENIAL [**Attachment B-17**].
Discuss and vote on a motion accepting OMAG's recommendation to deny a Tort Claim filed by:
- | | |
|---------------|--------------------|
| Claimant: | A-AAA RV Park, LLC |
| Date of Loss: | June 24, 2023 |
| Incident: | Property Damage |

18. PLAN REVIEW AGREEMENT [**Attachment B-18**].
Discuss and vote on a motion to enter into an agreement with Okie Safety for commercial plan review and inspection services, and to authorize the City Manager to sign all documents related thereto, subject to legal review and approval of said Agreement.
19. LETTER OF CREDIT RELEASE [**Attachment B-19**].
Discuss and vote on a motion to release Irrevocable Letters of Credit dated August 31, 2022 for IH Development, LLC as follows:
 - a. #20605397 \$763,500.98
 - b. #20605353 \$870,815.00
20. ROAD IMPROVEMENTS [**Attachment B-20**].
Further discussion, consideration and take appropriate action re: the status of Phase I and Phase II of Section Line Road Improvements.
21. FIRE STATION COMPLETION [**Attachment B-21**].
Further discussion, consideration and take appropriate action re: the status of subcontractor payments; and bonds.

C. CONSENT AGENDA

Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.

1. APPROVAL of regular meeting minutes of 7/25/23 [**Attachment C-1**].
2. ACKNOWLEDGE of payment of FYE2024 Claims and Expenditures in the total amount of \$696,604.44 [**Attachment C-2**].
3. ACKNOWLEDGE of payment of FYE2024 Payrolls in the total amount of \$195,778.25 [**Attachment C-3**].
4. ACKNOWLEDGE the transfer of the August 2023 Sales Tax as per Budget in the total amount of \$ [**Attachment C-4**].
5. ACCEPTANCE of the July 2023 Financial Report [**Attachment C-5**].
6. APPROVAL of July donations for animal welfare [**Attachment C-6**].
7. ACCEPTANCE of Permanent Easements granted by:
 - a. Amanda & Kody Romash, 1070 N. County Line Road [**Attachment C-7(1)**].
 - b. Brad D. Darling, 162 N. County Line Road [**Attachment C-7(2)**].
 - c. Chris R. & Lisa E. Freeman, 1206 N. County Line Road [**Attachment C-7(3)**].
 - d. Jack L. & Pamela K. Shannon, 1272 N. County Line Road [**Attachment C-7(4)**].
 - e. David E. and Tennille R. Orr, 1348 N. County Line Road [**Attachment C-7(5)**].

8. APPROVAL of Budget Modification for Parks [[Attachment C-8](#)].

D. CONSENT ITEM REMOVAL

Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.

E. PUBLIC COMMENTS

From the general public [limited to 3-minutes per speaker] for a total of 15-minutes on Utility related NON-AGENDA items. Preference will be given to Blanchard ratepayers and NO FORMAL ACTION will be taken.

F. COUNCIL/STAFF COMMENTS

This item is listed to provide an opportunity for the City Council and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

G. EXECUTIVE SESSION

1. MOTION to go into Executive Session to discuss the following item(s):
 - a. For the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business [[pursuant to Title 25 O.S. §307\(C\)\(10\)](#)].
2. RECONVENE into Open Session to consider and take appropriate action:
 - a. regarding the transfer of property, financing, or the creation of a proposal to entice a business to remain or locate within their jurisdiction.

H. FURTHER INFORMATION

1. REPORTS ~ Sales/Use Tax.
2. REPORTS ~ 2022/2023 Attendance.
3. REPORTS ~ Departmental Activities.

I. ADJOURNMENT



MEETING CONVENED



- **Called to Order**
- **Roll Call**
- **Determination of Quorum**
- **Citations/Proclamations**





Blanchard

Proclamation

Whereas the United States of America was brutally attacked on our own soil on September 11, 2001 through a senseless and cowardly act of terrorism; and

Whereas innocent people were killed and injured and our citizenry threatened as a result of these horrific acts; and

Whereas the death and destruction did not weaken the spirit of the American people, but instead, it united our citizenry and resulted in public and private expressions of heroism, compassion and patriotism; and

Whereas we salute those who responded to the tragic events with their courage and selfless determination, resources and skill and in some instances, their lives; and

Now Therefore, Be it Proclaimed by the City Council of the City of Blanchard proclaims September 11th as a day to remember and reflect on the tragedies that occurred twenty-two years ago; and that the citizens of Blanchard, in honor of the individual and collective victims of September 11th, observe a moment of silence at 12:00 noon on September 11th; and

Be it Further Resolved we proudly proclaim the liberties, freedoms and privileges that we, as citizens of the United States have been granted and finally;

Be it Further Resolved we preserve democracy as it exists in this great nation and that we stand strong together in our commitment to end terrorism; and that we let not the losses our country suffered on September 11th be in vain, but rather that we dedicate our time, talents and energy to the service of our country and of each other in hopes of creating the “stronger, more perfect union” envisioned by our nation’s founders.

Given Under My Hand and the Seal of the City of Blanchard this 22nd day of August 2023.

City Clerk

Mayor



Blanchard

Proclamation

Whereas *The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and*

Whereas *September 17, 2023, marks the two-hundred thirty-sixth (236) anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and*

Whereas *it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and*

Whereas *Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 – 23 as Constitution Week; and*

Now Therefore, Be it Proclaimed *by the City Council of the City of Blanchard do hereby designate the week of September 17th – 23rd as*

Constitution Week

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Given Under My Hand and the Seal of the City of Blanchard *this 22nd day of August 2023.*

City Clerk

Mayor



BUSINESS AGENDA





1



RESOLUTION NO. 2023-18

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, RECOMMENDING APPROVAL OF AN APPLICATION TO SUPERIMPOSE A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ON TERRITORY WITHIN THE R-2, COMBINED RESIDENTIAL DISTRICT; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP.

WHEREAS, Alliance Property Group LLC, owners, filed an application requesting a Planned Unit Development (PUD) Overlay to be superimposed on the property within the R-2, Combined Residential District, consisting of Lots 1-8 of Block 129 of the Original Blanchard Townsite, situated within the municipal limits of Blanchard; and

WHEREAS, the Commission held their Public Hearing on said Application at their regular meeting on Thursday, August 10th, 2023 to solicit general input in accordance with Section 21-1012 of the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS, at said hearing, upon considering all testimony and arguments, if any, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Commission voted to recommend approval of said Application to superimpose a Planned Unit Development (PUD) Overlay on territory within the R-2, Combined Residential District; and

WHEREAS, the Planning Commission did make the following findings to recommend such approval of said Zoning Application to the City Council:

1. Public Welfare
Approval of this Zoning Reclassification to a Planned Unit Development (PUD) Overlay to be superimposed on the property within the R-2, Combined Residential District DOES NOT create conditions that would be materially detrimental to the public health, safety and general welfare.

2. Consistent with General Plan
The Zoning Reclassification is consistent with the goals, objectives, and policies of the City's Vision 2035 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Blanchard, that:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. The Planning Commission hereby recommends to the City Council the approval of the PUD Overlay by Ordinance.

ADOPTED and **APPROVED** on this 10th day of August 2023, by the Planning Commission of the City of Blanchard, at a public meeting held in compliance with the Oklahoma Open Meeting Act, by the following vote:

AYES: *Les Franklin, Jeff Clay, Jimmy Franklin*

NAYS: *None*

ABSENT: *Armstrong, Roberts*



[Signature]
Acting Chairman

ATTEST:

[Signature]
City Clerk

Zoning Report

DATE: May 11th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Alliance Property Group LLC.
APPLICANT: Alliance Property Group LLC.
LOCATION: 604 S Jackson Ave
ZONING: R-2 Combined Residential District
PROPOSED ZONING: PUD Planned Unit Development
ORIGINAL TRACT: One (1): .64 Acres Mol

Background

The subject property is located at 604 South Jackson. The Property is undeveloped and is combined of eight (8) original town lots. The property is zoned R-2, Combined Residential District and the applicants request a PUD rezoning overlay with an R-2 underlying zoning. The applicant is looking for several exceptions to the zoning regulations requiring a PUD for the applicants to meet their goals. The concept for this PUD is to develop three, two-family, duplex residential buildings like the development directly across the street along Jackson Avenue. Outlined below are the exceptions they are seeking and in red out the R-2 zoning regulations in comparison.

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

Minimum lot size: 8,785 square feet.

Minimum lot size: Single-family dwelling 6,000 square feet. Two- family Dwelling 10,750 square feet.

Minimum lot width from the platted front building line: 62 feet.

The original Plat is Made up of eight (8) lots with a frontage of 25 feet each. The minimum frontage for single-family dwellings is 50 feet and 75 feet for two-family dwellings.

Minimum front yard setback: 25 feet.

Minimum front yard setback: 25 feet

Minimum rear yard setback: The lessor of either 25 feet or 20% of the lot depth.

Minimum rear yard setback: Single-family dwelling 25 feet. Two-family Dwelling the lessor of either 25 feet or 20% of the lot depth.

Minimum side yard: 5 feet for interior lot lines, 10 feet for the side yard abutting the side street of SE 7th Street on the corner lot. Dwelling separation shall comply with all applicable building and fire code regulations and be 6.5 feet from the property line on the north side adjacent to the alley.

Minimum side yard: 5 feet for single-story structures and 10 feet for two-story structures on interior side yard setbacks. On street-side side yard setbacks, the setback is 20 feet.

Coverage: Main and accessory buildings shall not cover more than 45% of the lot area.

Coverage: Maximum lot coverage is 35% of the lot area.

The Maps show duplex places on what appears to be three (3) lots whereas the land consists of eight (8) lots. The Zoning code on Two-Family dwellings being placed on the same lot as others reads as follows.

§ 21-725

9. Multiple adjacent and contiguous lots may be combined to meet the minimum area requirements or minimum frontage requirements for dwellings so long as not frontage or portion of the property used to qualify the location of one (1) dwelling structure is used to qualify the lot or lots for the location of additional dwelling structures.

10. Single lots may contain multiple two-family dwellings so long as each separate two-family dwelling meets all minimum lot area, lot frontage, and setback requirements without utilizing area or frontage assigned to another two-family dwelling.

The Planning Commission could recommend that the applicant replat the area.

Site Location & Description

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Block One Hundred Twenty-Nine (129), to the TOWN OF BLANCHARD, McClain County, Oklahoma, according to the recorded plat thereof.

Public Notification

A public notice sign was posted on, April 20th 2023. Public notice was posted in the paper on: April 20th 2023.

Zoning Code & General Plan Conformance

The current land use of this property is vacant, zoned R-2, Combined Residential District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as residential.

Utilities

The subject property is currently not served with public municipal water or public sanitary sewer.

Protest of Application

None

Attachments

- A. Application.
- B. Master development plan.
- C. Master development standards.
- D. Comments from City Engineer.
- E. Drainage report.
- F. Comments from City Engineer on Drainage report.



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: R-2 Combined Residential District Requested Zoning Classification: PUD

Street Address: 604 S. Jackson Avenue, Lots 1 through 8, Block 129 City, ST, ZIP: Blanchard, McClain County, Oklahoma

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Alliance Property Group, LLC.

If a corporation, corporate official name and seal: Dennis (Dusty) Boren

Mailing Address: 5200 NW 158th Street City, ST, ZIP: Edmond, OK 73013

Phone: (405) 850-5384 Fax: _____ Email: dusty.d.boren@gmail.com

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: same as above

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: Vacant


Reason for rezoning request: To allow 3 duplex structures

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: No deed restrictions

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: Kendall Dillon Address: 300 Pointe Parkway Blvd

Signature:  City, ST, ZIP: Yukon, OK 73099 Telephone: (405) 787-6270



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 2

REZONING PROCESS:

1. Complete this application with the required items listed on Page 3
2. Submit application with \$250 Filing Fee and \$45 Public Notice Sign Fee
3. After application and review by city officials, application will be placed on the next Planning Commission meeting agenda for a meeting at least 20 days in advance, but within 60 days of the date of filing. The Planning Commission will review and take action on the application, recommending approval or de-nial of the application. The Planning Commission meets the 2nd Thursday of each month at 6:30 pm at the Blanchard Municipal Courthouse, located at 300 N. Main.
4. The application and recommendation of the Planning Commission will be submitted to the City Council, which will review and take action on the application at their next regular meeting, approving or denying the application.
5. Upon approval, a final invoice for publication fees, additional mailing costs, and any other fees incurred during the process will be submitted to the applicant. Once paid, a certificate of Zoning will be available for the applicant.

Zoning Case Number: _____

Application Date: _____

Fee: \$295

WE, THE UNDERSIGNED, ASK THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA, TO APPROVE A ZONING CHANGE AS REQUESTED IN THIS APPLICATION ON THE TRACT OF LAND DESCRIBED HEREIN. WE ATTEST TO THE TRUTH AND CORRECTNESS OF ALL FACTS AND INFORMATION PRESENTED WITH THIS APPLICATION AND WILL OBSERVE AND CONFORM IN ALL ASPECTS OF THE ZONING REGULATIONS, AS AMENDED, OF THE CITY OF BLANCHARD AND HAVE RECEIVED A COPY OF THE POLICIES AND PROCEDURES REGULATING THE ZONING AMENDMENT APPLICATION. WE HEREBY AGREE TO PAY ALL ADVERTISING AND MAILING NOTIFICATION COST DIFFERENCES WHICH MAY BE GREATER THAN THE AMOUNT PAID WITH THIS APPLICATION FOR THE PUBLIC HEARINGS AS REQUIRED BY THE BLANCHARD ZONING REGULATIONS. THE CITY OF BLANCHARD IS AUTHORIZED TO PREPARE AND PUBLISH ALL REQUIRED LEGAL ADVERTISING AND MAIL NOTIFICATIONS, THE COST AND/OR COST DIFFERENCES OF WHICH IS TO BE BILLED TO THE NAME LISTED HEREIN FOR PAYMENT.

Property owner's signature: _____



Dennis Boren

Blanchard, Oklahoma 73010 | Phone: (405) 436-1111 | Fax: (405) 436-1111



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 3

ITEMS TO BE SUBMITTED WITH COMPLETED APPLICATION:

1. A copy of the Warranty Deed (as evidenced by the County). If filed with County for less than five (5) years it must show proof of receiving legal lot split approval

2. Provide one (1) certified survey of total site with the following information:
 - Legal description of total area and computed area to the hundredth of an acre

 - Scale, North Arrow, and Date

 - Key Map showing the location of the tract(s) referenced to existing and proposed major streets and section line roads

 - Location of existing buildings (size and type) and dedicated streets at the point where they adjoin and/or are immediately adjacent to the site

 - Length of boundaries of the tracts created and proposed location and width of streets, alleys, easements, and building setback lines where applicable

 - Location of utilities including existing or proposed, whether on or adjacent to site

 - General drainage shown by the use of directional arrows

 - Surveyor's Certificate: Original signature and seal of the registered land surveyor property notarized

3. Provide a certified abstractor's list of all property owners' names and addresses within 300' of the area to be rezoned that has been compiled and prepared by a title company authorized to issue title policies in the State of Oklahoma; or County Assessor; or Registered Surveyor; or Registered Engineer

4. If on a section line road, the property owners requesting rezoning must provide the City with a road and utility easement to effectuate a 50' right of way

NOTE: The Planning Commission SHALL NOT forward its recommendation to the City Council when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the City Council SHALL NOT be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.

**ALLIANCE PROPERTY GROUP, LLC
5200 NW 158TH STREET
EDMOND, OK 73013
(405) 850-5384**

February 28th, 2023

The City of Blanchard
Community Development/Planning
122 N. Main/PO Box 480
Blanchard, OK 73010

RE: Proposed PUD Rezoning
604 S Jackson Avenue

To Whom It May Concern:

This letter will provide Alliance Property Group, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of zoning for the 0.64± acres located at 604 S. Jackson and known as Lots 1 through 8, Block 129, Blanchard, McClain County, Oklahoma.


By: **Dusty Boren** Dennis (Dusty) Boren
Title: Manager

CTA# 23603600

RESIDENTIAL

Exhibit A – Legal Description

Lots located within the Southeast Quarter (SE/4) of Section Thirty (30), Township Eight North (T-8-N), Range Four West (R-4-W) of the Indian Meridian (I.M), City of Blanchard, McClain County, Oklahoma, being more particularly described as follows:

Lots One through Eight (1-8), Block One Hundred Twenty Nine (129) of the Blanchard addition, an addition to the city of Blanchard, McClain County Oklahoma.

RESIDENTIAL

THE CITY OF BLANCHARD
PLANNED UNIT DEVELOPMENT
PUD –
DESIGN STATEMENT
FOR
JACKSON AVENUE DUPLEXES
MARCH 29, 2023

PREPARED BY:

Crafton Tull
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
E kendall.dillon@craftontull.com

PREPARED FOR:

Alliance Property Group, LLC
5200 NW 158th St.
Edmond, Oklahoma 73013
P 405.850-5384
Dusty.d.boren@gmail.com

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RESIDENTIAL

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RESIDENTIAL

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Jackson Avenue Duplexes, consisting of 0.643 acres is located in McClain County, Blanchard, Oklahoma. The subject property is generally located on the corner of S. Jackson Ave and SE 7th St., LOT 1 thru 8 of block 129 Blanchard. Address of: 604 S. Jackson Ave. Blanchard, ok 73010.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property comprising the proposed PUD of Jackson Avenue Duplexes is described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is: Alliance Property Group, LLC, 5200 NW 158th St., Edmond, Oklahoma 73013.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned R-2 Combined Residential District and is vacant. Surrounding properties are zoned and used for:

North: R-2 Combined Residential District, existing single family

South: I-2 and is currently vacant

East: R-2 Combined Residential District, existing single family

West: PUD, developed as a duplex development

SECTION 5.0 PHYSICAL CHARACTERISTICS

The existing site contains two single-family residences and mature trees within the backyards. The site has a minimum slope with its highest elevation in the northeast corner at approximately 1238. The lowest elevation is in the southwest corner at 1229. The site drains east to west. The subject site is not located within a FEMA designated 100-year floodplain or floodway. The site is predominately Stephenville fine sandy loam, 3 to 5 percent slopes.

SECTION 6.0 CONCEPT

The concept for this PUD is to develop three, two-family, duplex residential buildings similar to the development directly across the street along Jackson Avenue.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The PUD development resides within the Original Blanchard Townsite and is a part of the original grid street layout. Jackson Avenue is the north-south street and SE 7th Street is the east-west street. A block to the west is the Main St. while three blocks east is Tyler Avenue, both acting as significant arteries through the City.

RESIDENTIAL

7.2 SANITARY SEWER

Sanitary sewer service is existing and available. The existing line runs to a lift station at 7th St SE and Monroe Avenue.

7.3 WATER

Water facilities for this property are available. Water services will be provided from a water main located along Jackson Avenue.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Blanchard Fire Department located at 106 S Monroe Avenue, approximately 0.5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

This property eventually drains into the Walnut Creek drainage basin. No Portion of the subject property is located within a FEMA 50 or 100 year flood plain.

7.8COMPREHENSIVE PLAN (Vision 2035)

The Comprehensive Plan (Vision 2035) designates this area as residential. The desired site use meets the Plan's goal of encouraging a mix of affordable single family, townhomes, duplexes and apartments that enhance the community character and provide a broad choice in housing types.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

RESIDENTIAL

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

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "R-2" Combined Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

9.1MODIFIED LOT REQUIREMENTS

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

- Minimum lot size: 8,785 square feet.
- Minimum lot width from the platted front building line: 62 feet.
- Minimum front yard setback: 25 feet.
- Minimum rear yard setback: The lessor of either 25 feet or 20% of the lot depth.
- Minimum side yard: 5 feet for interior lot lines, 10 feet for the side yard abutting the side street of SE 7th Street on the corner lot. Dwelling separation shall comply with all applicable building and fire code regulations, and 6.5 feet from the property line on the north side adjacent to the alley.
- Coverage: Main and accessory buildings shall not cover more than 45% of the lot area.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, rock, concrete board or stone masonry. No more than 20% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Blanchard's Landscaping Ordinance in place at the time of development. To the extent possible, existing trees shall be saved.

9.4 SCREENING REGULATIONS

The subject parcel shall meet the base zoning district requirements of the City of Blanchard's Screening requirements in place at the time of development.

RESIDENTIAL

9.5 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD. As per 21-756 of the zoning code, upon approval of the final plat, the City Council will adopt an ordinance officially authorizing a PUD for the area stipulated in the application. The ordinance of rezoning shall adopt the PUD master plan by reference and it shall be attached to said ordinance and become a part of the City's official record.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Blanchard City Code of Ordinances. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.7 ACCESS REGULATIONS

The PUD shall take access directly from Jackson Avenue.

9.8PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 21-506 of the City of Blanchard Municipal Code. Two separate parking spaces for each separate dwelling unit within the structure shall be provided. Forty foot wide, concrete driveways shall accommodate access to the garages for each duplex building.

9.9 SIGNAGE REGULATIONS

Residential development identification monument signs shall not be required or allowed for this PUD.

9.10 ROOFING REGULATIONS

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

9.11 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along Jackson Avenue and SE 7th St.

9.12 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD. Dwelling shall be one story in height.

9.13 SETBACK REGULATIONS

RESIDENTIAL

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

9.14 PUBLIC IMPROVEMENTS

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

9.15 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners.

10.0 DEVELOPMENT SEQUENCE

It is the intent of the development to sequence construction concurrently, but developmental phasing shall be allowed as a part of the development of this PUD if market conditions require a staggered sequence.

11.0 EXHIBITS

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

Exhibit A – Legal Description

Exhibit B – Master Development Plan

Exhibit C – Illustrative Master Development Plan

Exhibit D – Topography

Exhibit E – Site Context Plan

RESIDENTIAL

Exhibit A – Legal Description

Lots located within the Southeast Quarter (SE/4) of Section Thirty (30), Township Eight North (T-8-N), Range Four West (R-4-W) of the Indian Meridian (I.M), City of Blanchard, McClain County, Oklahoma, being more particularly described as follows:

Lots One through Eight (1-8), Block One Hundred Twenty Nine (129) of the Blanchard addition, an addition to the city of Blanchard, McClain County Oklahoma.

RESIDENTIAL

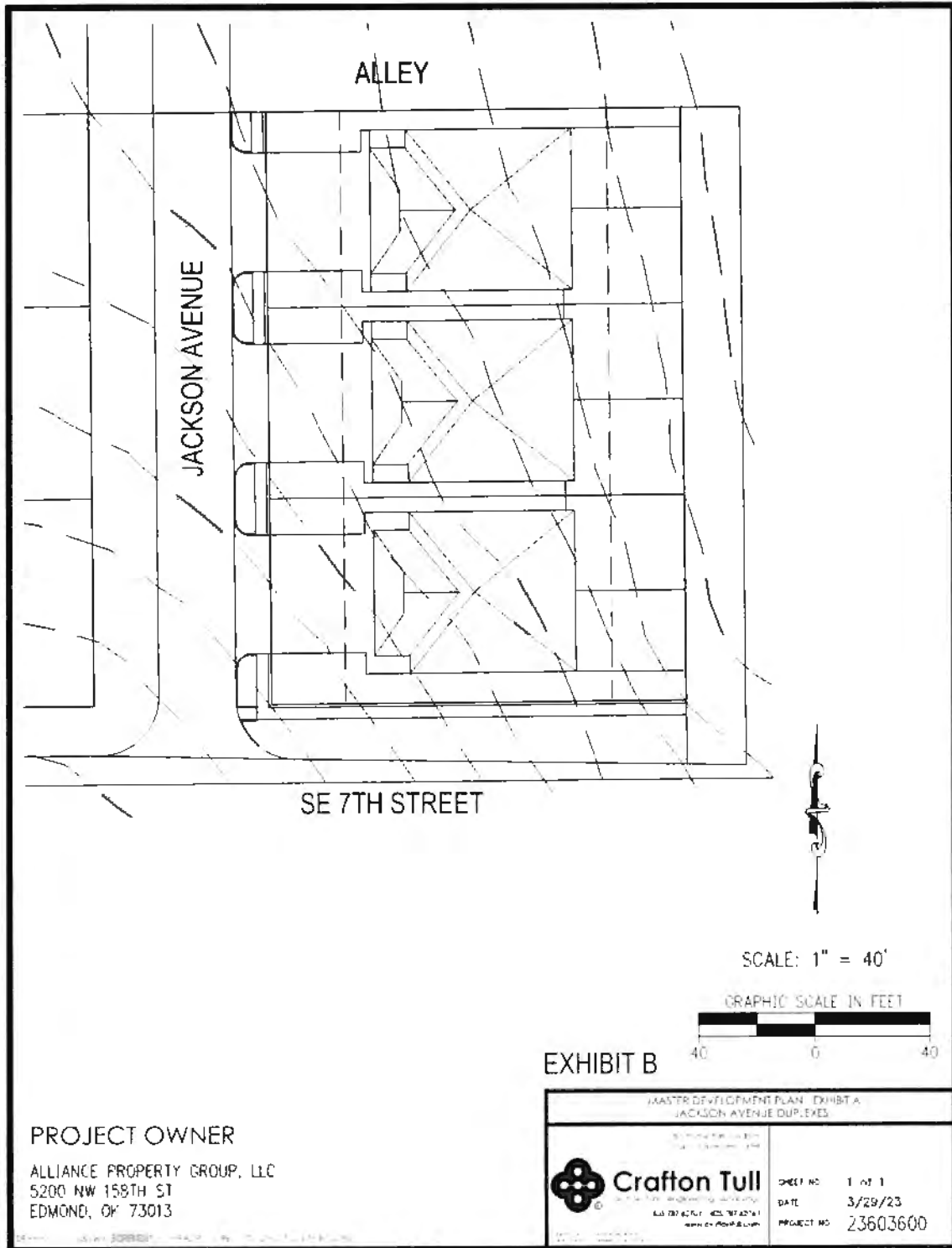


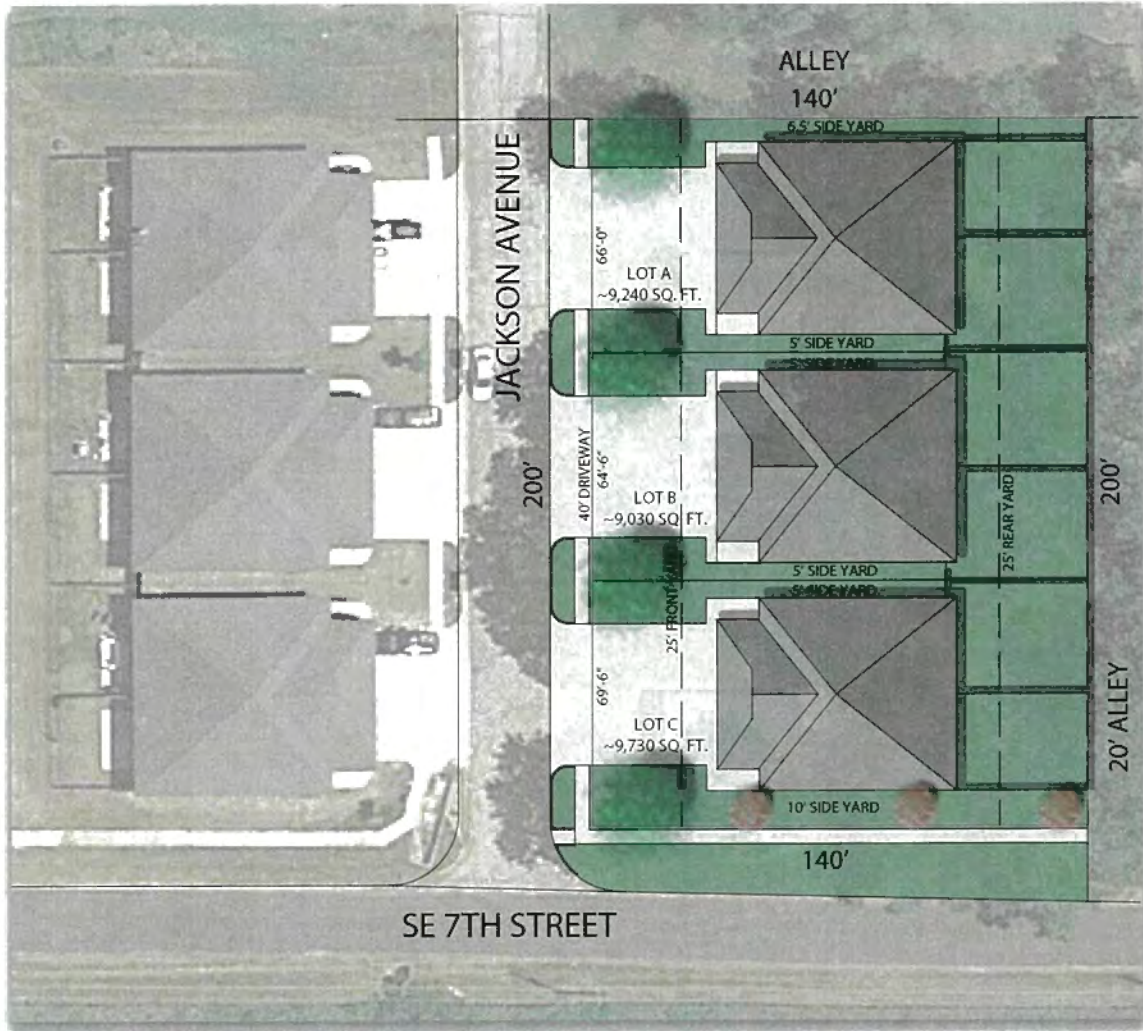
EXHIBIT B

PROJECT OWNER

ALLIANCE PROPERTY GROUP, LLC
5200 NW 158TH ST
EDMOND, OK 73013

MASTER DEVELOPMENT PLAN - EXHIBIT A JACKSON AVENUE DUPLEXES	
 Crafton Tull A Division of The Woodlands Company 610 7th Street, Suite 1000 Houston, TX 77001	SHEET NO. 1 OF 1 DATE 3/29/23 PROJECT NO. 23603600

RESIDENTIAL



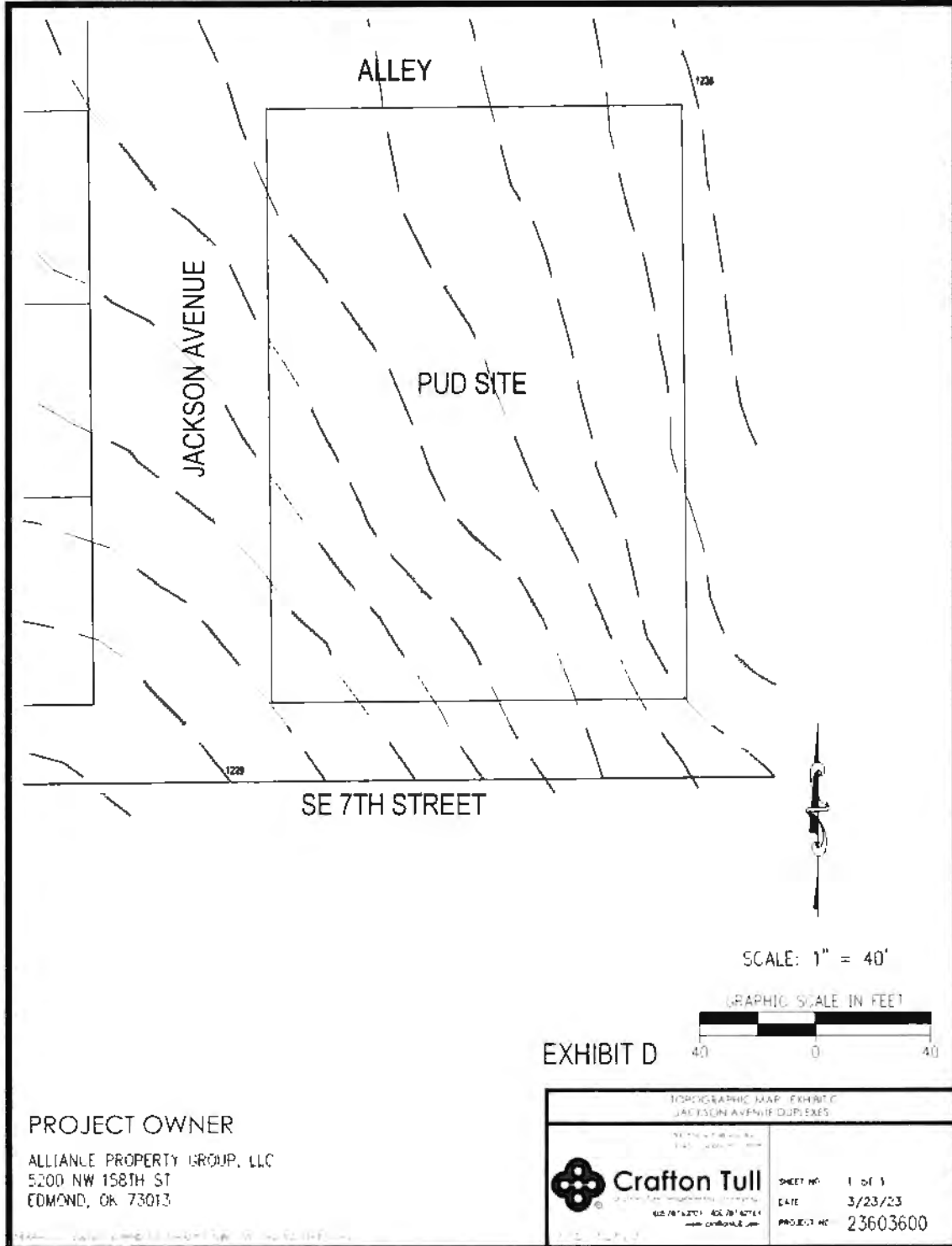
SUMMARY
EXISTING ZONING: R-2
(COMBINED RESIDENTIAL DISTRICT)
PROPOSED ZONING: PUD
SITE AREA: 200' X 140' OR 28,000 SQ. FT.
TWO-FAMILY DWELLING
DUPLEX BUILDINGS: 3 (6 UNITS)
PARKING REQUIRED: TWO PARKING SPACES
FOR EACH SEPARATE DWELLING UNIT WITHIN
THE STRUCTURE

**JACKSON AVENUE
DUPLEXES**
ILLUSTRATIVE EXHIBIT
MASTER DEVELOPMENT PLAN

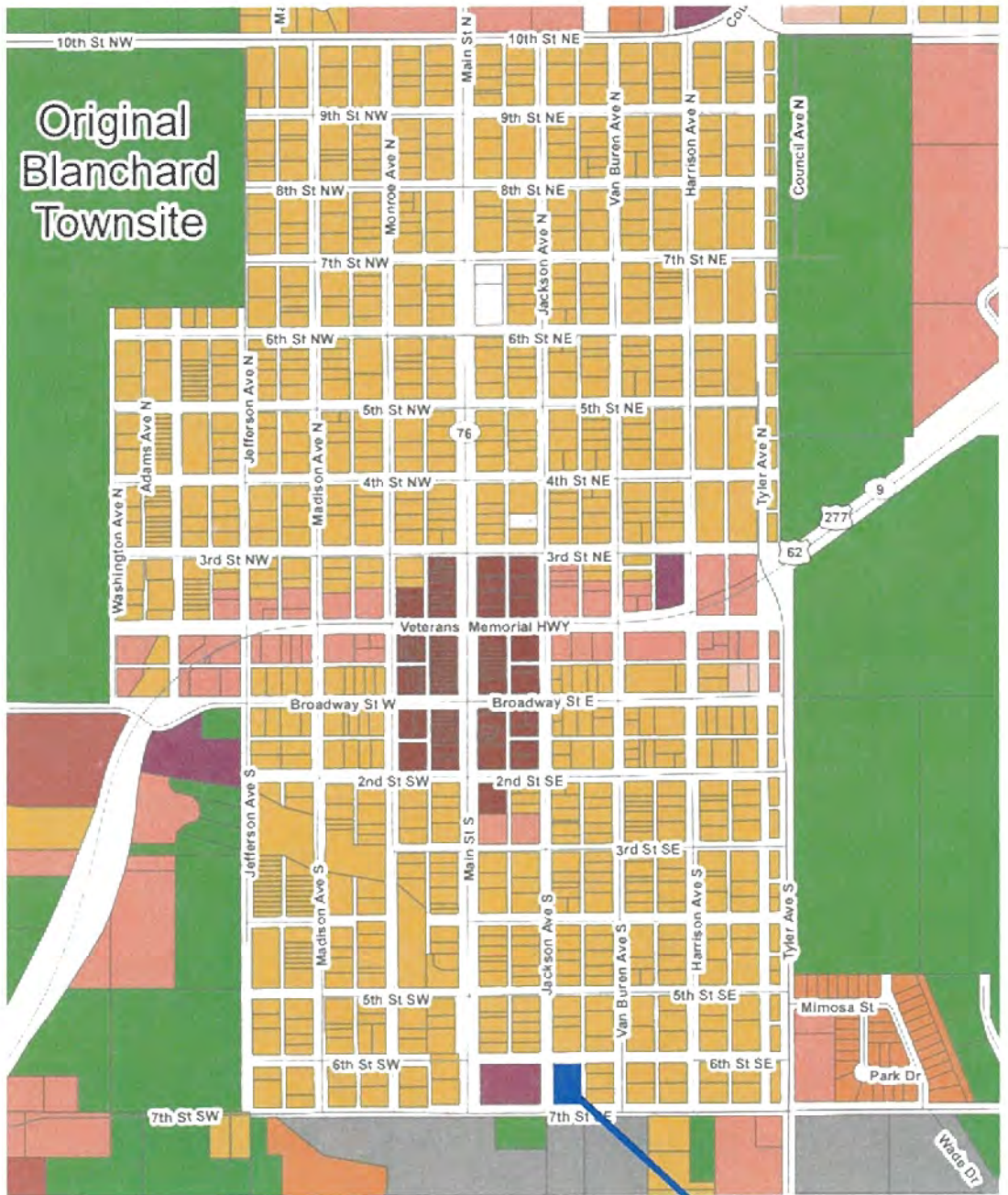
BLANCHARD, OK
MARCH, 2023



RESIDENTIAL



RESIDENTIAL



SITE

EXHIBIT E - SITE CONTEXT PLAN

ALLEY

JACKSON AVENUE

SE 7TH STREET



SCALE: 1" = 40'

GRAPHIC SCALE IN FEET



EXHIBIT A

MASTER DEVELOPMENT PLAN - EXHIBIT A
JACKSON AVENUE DUPLEXES

300 Ponte Prieta, Blvd
Tucson, Arizona 85709



Crafton Tull

architecture | engineering | surveying

405 787.6270 | 405 787.6276 |

www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA #73-RELI-EX-REG-4307004

SHEET NO.: 1 of 1

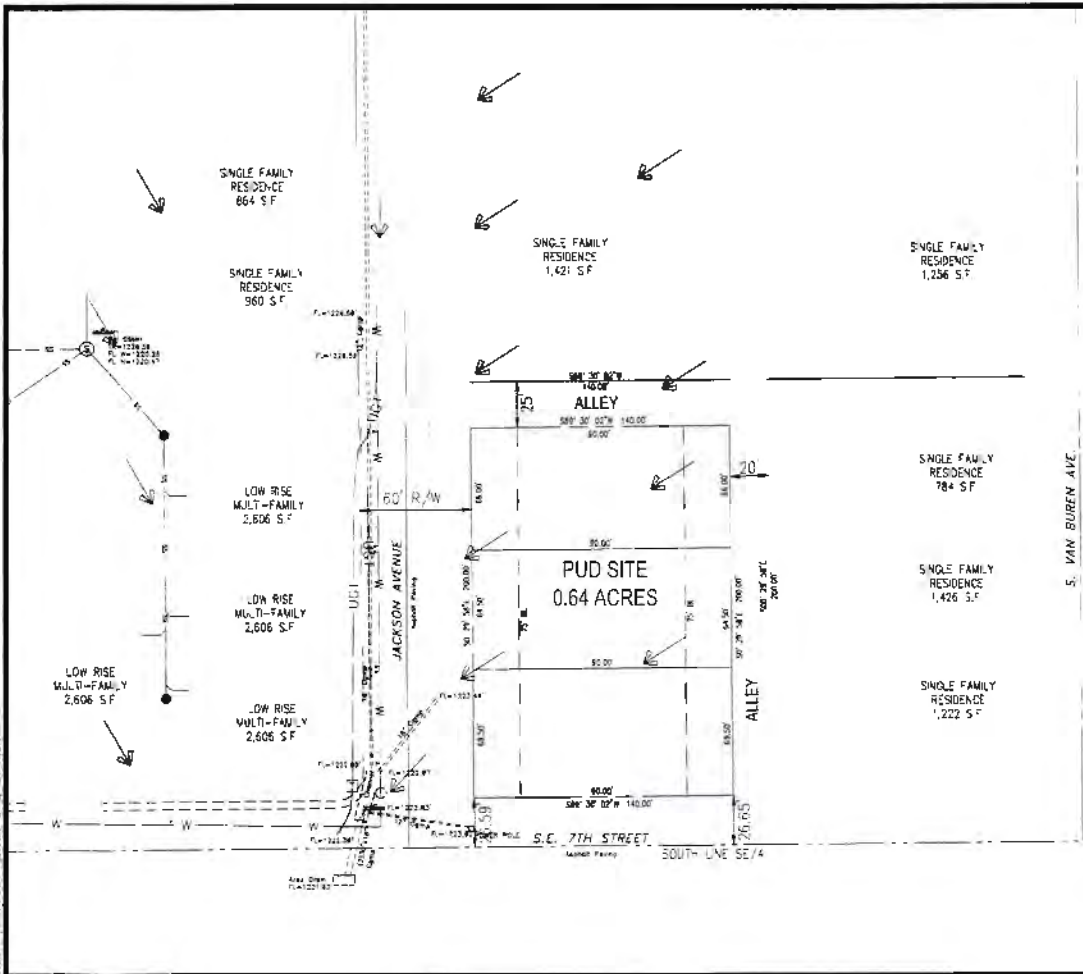
DATE: 3/23/23

PROJECT NO.: 23603600

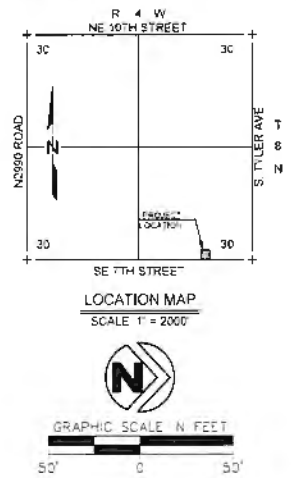
PROJECT OWNER

ALLIANCE PROPERTY GROUP, LLC
5200 NW 158TH ST
EDMOND, OK 73013

DRAWING: G:\23603600_30RENDUP_E\INFRASTRUCTURE\CIVIL\DWG\DRAWING\ DWG



0.64 ACRES GENERALLY LOCATED AT 604 S. JACKSON AND KNOWN AS LOTS 1 THROUGH 8, BLOCK 129, BLANCHARD, McCLELLAN COUNTY, OKLAHOMA



PROJECT OWNER
 ALLIANCE PROPERTY GROUP, LLC
 5200 NW 158TH ST
 EDMOND, OK 73013

TOPOGRAPHY MAP - JACKSON AVE DUPLEXES

Crafton Tull <small>LAND SURVEYING & ENGINEERING</small> <small>1111 W. 23RD AVENUE</small> <small>EDMOND, OKLAHOMA 73119</small>	SHEET NO.	01/01
	DATE	03/30/2023
	PROJECT NO.	23603600

**PLANNED UNIT DEVELOPMENT
COMMENTS**

May 4, 2023

EXISTING TOPOGRAPHY MAP

1. There is one (1) fire hydrant at the SW corner of this location. I recommend that the developer install another hydrant at the NW corner.
2. Drainage has been a concern at SE 7th and Jackson for many years. Detention and/or additional infrastructure will be required.



Hayden CityofBlanchard <cityplanner@cityofblanchard.us>

Jackson Street PUD Drainage Analysis

kenneth.sullivan@icloud.com <kenneth.sullivan@icloud.com>

Thu, Jul 20, 2023 at 11:36 AM

To: Hayden Wilkes <cityplanner@cityofblanchard.us>

Cc: Glenn Sullivan <glenns2@icloud.com>, David Standridge <publicworks@cityofblanchard.us>

I have reviewed the attached drainage report. The development will have a negligible effect on downstream drainage conditions. We asked the developer's engineer to clean ou the downstream channel and remove a blockage in the 7th street drainage structure. This report includes those improvements.

We recommend approving the report and allowing the development to proceed.

Kenneth C. Sullivan

Glenn Sullivan & Associates, Inc.

P.O. Box 720368

Norman, OK 73070

O 405-321-7232

C 405-802-8004

From: Kendall Dillon <Kendall.Dillon@craftontull.com>

Sent: Monday, July 10, 2023 8:19 AM

To: cityplanner@cityofblanchard.us

Cc: Jessica Murphy <Jessica.Murphy@craftontull.com>; Kenneth Sullivan <kenneth.sullivan@me.com>

Subject: Jackson Street PUD Drainage Analysis

Hayden,

[Quoted text hidden]



Drainage Report_Jackson Street Duplex.pdf

9927K



2



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AS AMENDED, TO SUPERIMPOSE A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY UPON TERRITORY WITHIN THE R-2, COMBINED RESIDENTIAL DISTRICT; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND DECLARING REPEALER.

WHEREAS Alliance Property Group LLC, owners and applicant, filed an application requesting a Planned Unit Development (PUD) Overlay to be superimposed upon property within the R-2, Combined Residential District as described in Section 1 below; and

WHEREAS the Commission held their public hearing on said application at their regular meeting on Thursday, August 10th, 2023 to solicit general input in accordance with Section 21-1012 of the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS at said hearing, upon considering all testimony and arguments, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Planning Commission voted and adopted Resolution No. 2023-18 recommending approval of said zoning; and

WHEREAS the Blanchard City Council held a public hearing on Tuesday, August 22nd, 2023, to solicit general input on the Planning Commission's recommendation in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That the Zoning Ordinance of the City of Blanchard, Oklahoma, as amended, is hereby amended to superimpose the boundaries of the Planned Unit Development (PUD), as shown upon the Official Zoning Map, to include therein the following described property in McClain County, State of Oklahoma, to wit:

Legal Description:

Lots 1 - 8 all in Block 129 of the Original Blanchard Townsite, situated within the municipal limits of the City of Blanchard, McClain County.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER. All former ordinances and/or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

PASSED and **APPROVED** by the City Council of the City of Blanchard, Oklahoma this 22nd day of August 2023.

Mayor

ATTEST: (SEAL)

City Clerk

APPROVED AS TO FORM this 21st day of August 2023.

City Attorney



3





4



RESOLUTION NO. 2023-19

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, RECOMMENDING APPROVAL OF AN APPLICATION TO INCLUDE ADDITIONAL TERRITORY WITHIN THE R-E, RESIDENTIAL ESTATES DISTRICT; AND TO DELETE SUCH PROPERTY FROM THE S-1, SUBURBAN DISTRICT.

WHEREAS, Abbie & Gayla Moosavi, filed an application requesting a zoning reclassification of land from the S-1, Suburban District to the R-E, Residential Estates District on property located at Lot Four (4) Of Block Twelve (12) in Four Lakes Phase III A in Grady County, Oklahoma, according to the recorded plat thereof; and

WHEREAS, the Commission held their Public Hearing on said Application at their regular meeting on Thursday, August 10th, 2023 to solicit general input in accordance with Section 21-1012 of the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS, at said hearing, upon considering all testimony and arguments, if any, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Commission voted to recommend approval of said Application to R-E, Residential Estates District; and

WHEREAS, the Planning Commission did make the following findings to recommend such approval of said Zoning Application to the City Council:

1. Public Welfare
Approval of this Zoning Reclassification to R-E, Residential Estates District DOES NOT create conditions that would be materially detrimental to the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Blanchard, that:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That the Planning Commission does hereby recommend to the City Council the approval of the Zoning Application for the reclassification of property to R-E. Residential Estates District.

ADOPTED and **APPROVED** on this 10th day of August 2023, by the Planning

Commission of the City of Blanchard, at a public meeting held in compliance with the Oklahoma Open Meeting Act, by the following vote:

AYES: *Les Franklin, Jeff Clegg, Jimmy Franklin*

NAYS: *None*

ABSENT: *Roberts, Armstrong*



[Handwritten Signature]

Acting Chairman

ATTEST:

[Handwritten Signature]

City Clerk

Zoning Report

DATE: August 10th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Abbie & Gayla Moosavi
APPLICANT: Abbie & Gayla Moosavi
LOCATION: 2753 Peregrine Drive
ZONING: S-1 Suburban District
PROPOSED ZONING: R-E Residential Estates District
ORIGINAL TRACT: One (1): 1.00 Acres Mol

Background

The subject property is located at 349 Imperial Drive. The Property is undeveloped and has a frontage of 145.20' on Peregrine Drive a street not maintained by the city of Blanchard. The property is zoned S-1, Suburban District, and the applicants are requesting a rezoning to R-E Residential Estates District. The property meets the lot frontage and size requirements for the R-E district.

Site Location & Description

Lot FOUR (4), of Block TWELVE (12), in FOUR LAKES PHASE III-A in Grady County, Oklahoma, according to the recorded plat thereof.

Public Notification

A public notice sign was posted on July 20th, 2023. Public notice was posted in the paper on July 20th, 2023.

Zoning Code & General Plan Conformance

The current land use of this property is vacant, zoned S-1, Suburban District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Agricultural.

Utilities

The subject property is currently not served with public municipal water or public sanitary sewer.

Protest of Application

None

Attachments

- A. Application.
- B. Plat.
- C. Maps.



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: S-1 Requested Zoning Classification: RE

Street Address: 2753 Peregrine Dr City, ST, ZIP: _____

Lot 4
Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Abbie & Gayla Morsavi

If a corporation, corporate official name and seal: _____

Mailing Address: 18313 S Fairview Dr. City, ST, ZIP: OKC, OK 73159

Phone: (405) 406-1177 Fax: _____ Email: MorsaviAbbie@gmail.com

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: _____

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: _____

Reason for rezoning request: Build home

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: _____

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: _____ Address: _____

Signature: _____ City, ST, ZIP: _____ Telephone: _____



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 2

REZONING PROCESS:

1. Complete this application with the required items listed on Page 3
2. Submit application with \$250 Filing Fee and \$45 Public Notice Sign Fee
3. After application and review by city officials, application will be placed on the next Planning Commission meeting agenda for a meeting at least 20 days in advance, but within 60 days of the date of filing. The Planning Commission will review and take action on the application, recommending approval or de-nial of the application. The Planning Commission meets the 2nd Thursday of each month at 6:30 pm at the Blanchard Municipal Courthouse, located at 300 N. Main.
4. The application and recommendation of the Planning Commission will be submitted to the City Council, which will review and take action on the application at their next regular meeting, approving or denying the application.
5. Upon approval, a final invoice for publication fees, additional mailing costs, and any other fees incurred during the process will be submitted to the applicant. Once paid, a certificate of Zoning will be available for the applicant.

Zoning Case Number: _____

Application Date: _____

Fee: \$295

WE, THE UNDERSIGNED, ASK THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA, TO APPROVE A ZONING CHANGE AS REQUESTED IN THIS APPLICATION ON THE TRACT OF LAND DESCRIBED HEREIN. WE ATTEST TO THE TRUTH AND CORRECTNESS OF ALL FACTS AND INFORMATION PRESENTED WITH THIS APPLICATION AND WILL OBSERVE AND CONFORM IN ALL ASPECTS OF THE ZONING REGULATIONS, AS AMENDED, OF THE CITY OF BLANCHARD AND HAVE RECEIVED A COPY OF THE POLICIES AND PROCEDURES REGULATING THE ZONING AMENDMENT APPLICATION. WE HEREBY AGREE TO PAY ALL ADVERTISING AND MAILING NOTIFICATION COST DIFFERENCES WHICH MAY BE GREATER THAN THE AMOUNT PAID WITH THIS APPLICATION FOR THE PUBLIC HEARINGS AS REQUIRED BY THE BLANCHARD ZONING REGULATIONS. THE CITY OF BLANCHARD IS AUTHORIZED TO PREPARE AND PUBLISH ALL REQUIRED LEGAL ADVERTISING AND MAIL NOTIFICATIONS, THE COST AND/OR COST DIFFERENCES OF WHICH IS TO BE BILLED TO THE NAME LISTED HEREIN FOR PAYMENT.

Property owner's signature: _____



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 3

ITEMS TO BE SUBMITTED WITH COMPLETED APPLICATION:

1. A copy of the Warranty Deed (as evidenced by the County). If filed with County for less than five (5) years it must show proof of receiving legal lot split approval

2. Provide one (1) certified survey of total site with the following information:

-Legal description of total area and computed area to the hundredth of an acre

-Scale, North Arrow, and Date

-Key Map showing the location of the tract(s) referenced to existing and proposed major streets and section line roads

-Location of existing buildings (size and type) and dedicated streets at the point where they adjoin and/or are immediately adjacent to the site

-Length of boundaries of the tracts created and proposed location and width of streets, alleys, easements, and building setback lines where applicable

-Location of utilities including existing or proposed, whether on or adjacent to site

-General drainage shown by the use of directional arrows

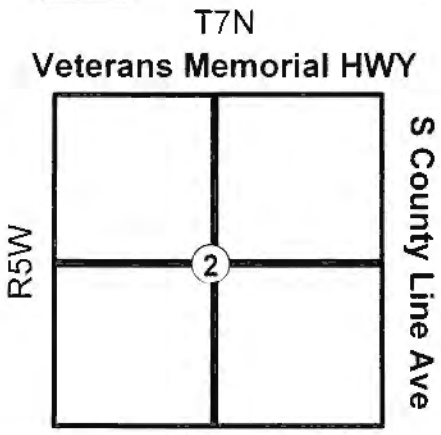
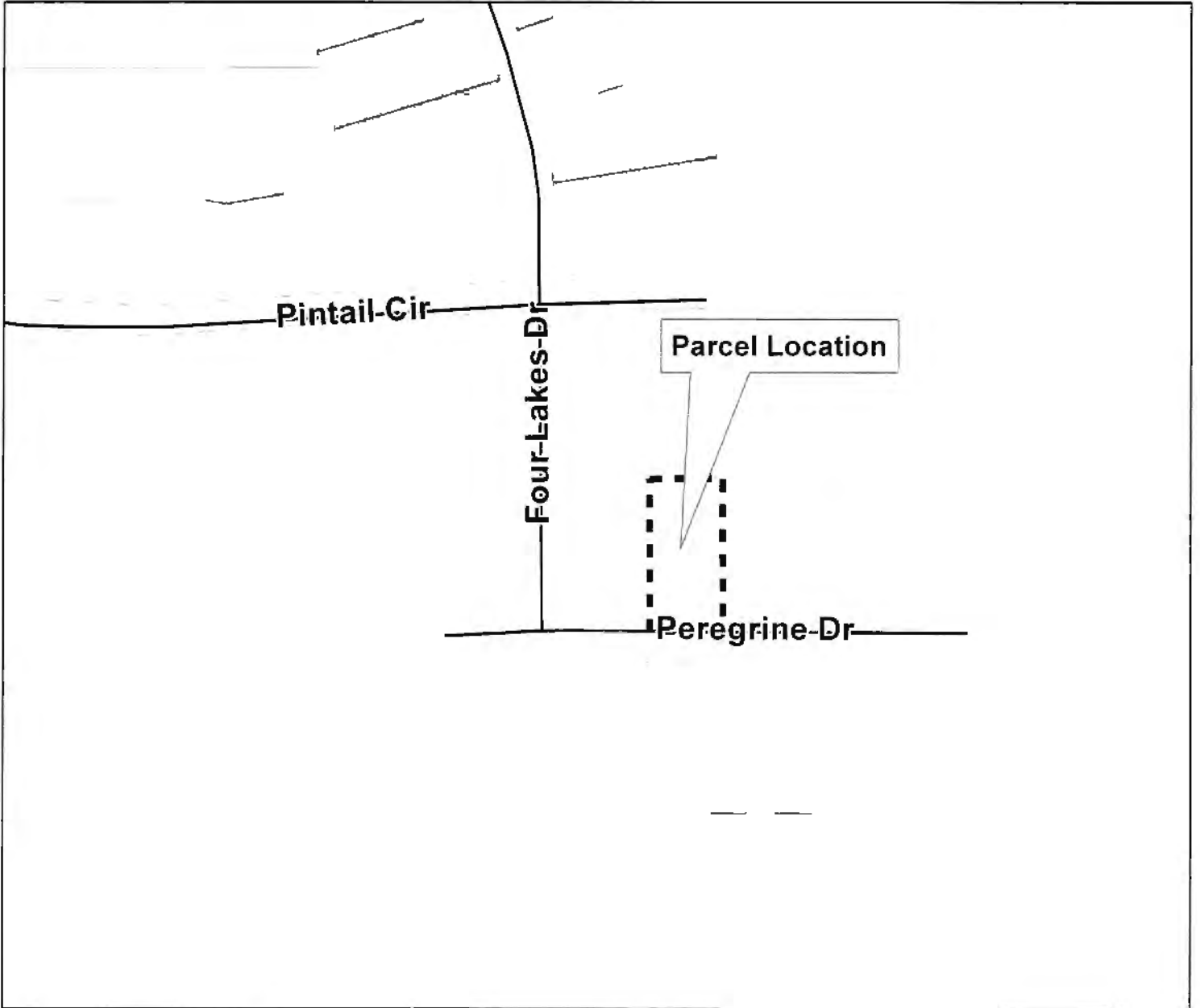
-Surveyor's Certificate: Original signature and seal of the registered land surveyor property notarized

③ Provide a certified abstractor's list of all property owners' names and addresses within 300' of the area to be rezoned that has been compiled and prepared by a title company authorized to issue title policies in the State of Oklahoma; or County Assessor; or Registered Surveyor; or Registered Engineer

4. If on a section line road, the property owners requesting rezoning must provide the City with a road and utility easement to effectuate a 50' right of way

NOTE: The Planning Commission SHALL NOT forward its recommendation to the City Council when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the City Council SHALL NOT be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.

City of Blanchard Planning Commission
 Applicant: Abbie & Gayla Moosavi
 2753 Peregrine Drive, Blanchard, Oklahoma
 Rezoning application to R-E from S-1



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Blanchard does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

	Date: July 17, 2023	Scale: N/A
	Drawn By: H Wilkes	

Red Book # 46

Four Lakes Phase III-A

Being a Subdivision of the North Half of the NE Quarter of the SE Quarter of Section 2,
T.7N.R.5W of the 1st M. Grady County, Oklahoma

Board of Commissioners of
Grady County, Oklahoma
Commissioners: [List of names]
Chairman: [Name]
Vice Chairman: [Name]
Recorder: [Name]
Auditor: [Name]

TAXES & OTHER CHARGES AND DEDUCTIONS

- The undersigned Clerk of the Board of Commissioners of Grady County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.
- The undersigned Clerk of the Board of Commissioners of Gracy County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.
- The undersigned Clerk of the Board of Commissioners of Gracy County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.
- The undersigned Clerk of the Board of Commissioners of Gracy County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.

[Signature]
Clerk of the Board of Commissioners
Grady County, Oklahoma

[Signature]
Commissioner

1. NAME OF SUBDIVISION
Four Lakes Phase III-A

2. LOCATION OF THE LAND
The land is located in the North Half of the NE Quarter of the SE Quarter of Section 2, T.7N.R.5W of the 1st M. Grady County, Oklahoma.

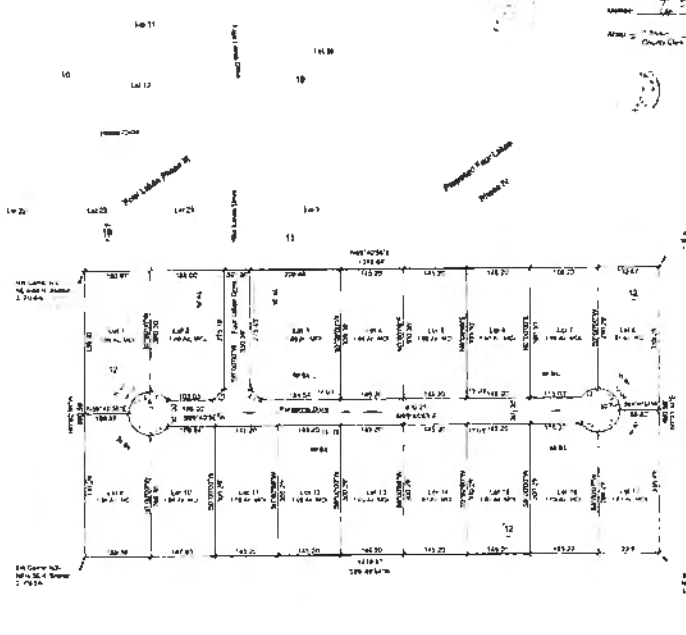
3. PURPOSE OF THE SUBDIVISION
The purpose of this subdivision is to divide the land into lots for residential purposes.

4. DESCRIPTION OF THE LAND
The land is located in the North Half of the NE Quarter of the SE Quarter of Section 2, T.7N.R.5W of the 1st M. Grady County, Oklahoma.

5. OTHER INFORMATION
The undersigned Clerk of the Board of Commissioners of Grady County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.

6. SIGNATURES
[Signatures of Commissioners]

7. NOTES
The undersigned Clerk of the Board of Commissioners of Grady County, Oklahoma, do hereby certify that the following is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Commissioners of Grady County, Oklahoma, on this 15th day of [Month], 2014.



Lot No.	Acres	Survey	Notes
1	0.25	1/4 Sec. 2, T.7N.R.5W	
2	0.25	1/4 Sec. 2, T.7N.R.5W	
3	0.25	1/4 Sec. 2, T.7N.R.5W	
4	0.25	1/4 Sec. 2, T.7N.R.5W	
5	0.25	1/4 Sec. 2, T.7N.R.5W	
6	0.25	1/4 Sec. 2, T.7N.R.5W	
7	0.25	1/4 Sec. 2, T.7N.R.5W	
8	0.25	1/4 Sec. 2, T.7N.R.5W	
9	0.25	1/4 Sec. 2, T.7N.R.5W	
10	0.25	1/4 Sec. 2, T.7N.R.5W	
11	0.25	1/4 Sec. 2, T.7N.R.5W	
12	0.25	1/4 Sec. 2, T.7N.R.5W	
13	0.25	1/4 Sec. 2, T.7N.R.5W	
14	0.25	1/4 Sec. 2, T.7N.R.5W	
15	0.25	1/4 Sec. 2, T.7N.R.5W	
16	0.25	1/4 Sec. 2, T.7N.R.5W	
17	0.25	1/4 Sec. 2, T.7N.R.5W	
18	0.25	1/4 Sec. 2, T.7N.R.5W	
19	0.25	1/4 Sec. 2, T.7N.R.5W	
20	0.25	1/4 Sec. 2, T.7N.R.5W	
21	0.25	1/4 Sec. 2, T.7N.R.5W	
22	0.25	1/4 Sec. 2, T.7N.R.5W	
23	0.25	1/4 Sec. 2, T.7N.R.5W	
24	0.25	1/4 Sec. 2, T.7N.R.5W	

8. RECORDING INFORMATION
This plat is being recorded in the public records of Grady County, Oklahoma, on this 15th day of [Month], 2014.

9. LOCATION MAP
A location map showing the subdivision's location within the larger section of land.

Grady County, Oklahoma
Four Lakes Phase III-A
Grady County, Oklahoma

OKCOUNTYRECORDS.COM



5



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AS AMENDED, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE {R-E}, RESIDENTIAL ESTATES DISTRICT; TO DELETE SUCH PROPERTY FROM THE {S-1}, SUBURBAN DISTRICT; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; DECLARING REPEALER; AND DECLARING AN EMERGENCY.

WHEREAS Abbie and Gayla Moosavi, owners, filed an application for a rezoning reclassification of property as described in Section 1 below from the S-1, Suburban District to the R-E, Residential Estates District; and

WHEREAS the Blanchard Planning Commission held a public hearing on Thursday, August 10th, 2023, to solicit general input in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS at said hearing, upon considering all testimony and arguments, if any, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Planning Commission voted and adopted Resolution No. 2023-19 recommending approval to the R-E District; and

WHEREAS the Blanchard City Council held a public hearing on Tuesday, August 22nd, 2023, to solicit general input on the Planning Commission's recommendation in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That the Zoning Ordinance of the City of Blanchard, Oklahoma, as amended, is hereby amended to change the boundaries of the {R-E}, Residential Estates District, as shown upon the Official Zoning Map, to include therein the following described property in Grady County, State of Oklahoma, to wit:

Legal Description:

Lot 4 of Block Twelve (12) located in Four Lakes Phase III-A in Grady County, Oklahoma, according to the recorded plat thereof.

SECTION 2. That the said described property in Grady County, State of Oklahoma, shall not be designated as part of the {S-1}, Suburban District upon the Official Zoning Map of the City of Blanchard, and is hereby deleted therefrom.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER. All former ordinances and/or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 5. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this 22nd day of August, 2023.

Mayor

ATTEST: (Seal)

City Clerk

APPROVED AS TO FORM this 21st day of August, 2023.

City Attorney



6





7



RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, RECOMMENDING APPROVAL OF AN APPLICATION TO INCLUDE ADDITIONAL TERRITORY WITHIN THE R-E, RESIDENTIAL ESTATES DISTRICT; AND TO DELETE SUCH PROPERTY FROM THE S-1, SUBURBAN DISTRICT.

WHEREAS, Abbie & Gayla Moosavi, filed an application requesting a zoning reclassification of land from the S-1, Suburban District to the R-E, Residential Estates District on property located at Lot Seven (7) Of Block Twelve (12) in Four Lakes Phase III-A in Grady County, Oklahoma, according to the recorded plat thereof; and

WHEREAS, the Commission held their Public Hearing on said Application at their regular meeting on Thursday, August 10th, 2023 to solicit general input in accordance with Section 21-1012 of the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS, at said hearing, upon considering all testimony and arguments, if any, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Commission voted to recommend approval of said Application to R-E, Residential Estates District; and

WHEREAS, the Planning Commission did make the following findings to recommend such approval of said Zoning Application to the City Council:

1. Public Welfare
Approval of this Zoning Reclassification to R-E, Residential Estates District DOES NOT create conditions that would be materially detrimental to the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Blanchard, that:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That the Planning Commission does hereby recommend to the City Council the approval of the Zoning Application for the reclassification of property to R-E, Residential Estates District.

ADOPTED and **APPROVED** on this 10th day of August 2023, by the Planning

Commission of the City of Blanchard, at a public meeting held in compliance with the Oklahoma Open Meeting Act, by the following vote:

AYES: *Leo Franklin, Jeff Clay, Jimmy Franklin*

NAYS: *None*

ABSENT: *Roberts, Armstrong*



[Signature]
Acting Chairman

ATTEST:

[Signature]
City Clerk

Zoning Report

DATE: August 10th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Abbie & Gayla Moosavi
APPLICANT: Abbie & Gayla Moosavi
LOCATION: 2627 Peregrine Drive
ZONING: S-1 Suburban District
PROPOSED ZONING: R-E Residential Estates District
ORIGINAL TRACT: One (1): 1.06 Acres Mol

Background

The subject property is located at 349 Imperial Drive. The Property is undeveloped and has a frontage of 115.06' on Peregrine Drive a street not maintained by the city of Blanchard. The property is zoned S-1, Suburban District, and the applicants are requesting a rezoning to R-E Residential Estates District. The property meets the lot frontage and size requirements for the R-E district.

Site Location & Description

Lot SEVEN (7), of Block TWELVE (12), in FOUR LAKES PHASE III-A in Grady County, Oklahoma, according to the recorded plat thereof.

Public Notification

A public notice sign was posted on July 20th, 2023. Public notice was posted in the paper on July 20th, 2023.

Zoning Code & General Plan Conformance

The current land use of this property is vacant, zoned S-1, Suburban District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Agricultural.

Utilities

The subject property is currently not served with public municipal water or public sanitary sewer.

Protest of Application

None

Attachments

- A. Application.
- B. Plat.
- C. Maps.



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: S-1 Requested Zoning Classification: RE

Street Address: 2027 Peregrine Dr City, ST, ZIP: _____
Lot 7

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Abbie & Gayla Moosavi

If a corporation, corporate official name and seal: _____

Mailing Address: 18313 S Fairview Dr. City, ST, ZIP: OKC OK

Phone: (405) 408-1177 Fax: _____ Email: MoosaviAbbie@gmail.com

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: _____

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: _____

Reason for rezoning request: Build home

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: _____

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: _____ Address: _____

Signature: _____ City, ST, ZIP: _____ Telephone: _____



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 2

REZONING PROCESS:

1. Complete this application with the required items listed on Page 3
2. Submit application with \$250 Filing Fee and \$45 Public Notice Sign Fee
3. After application and review by city officials, application will be placed on the next Planning Commission meeting agenda for a meeting at least 20 days in advance, but within 60 days of the date of filing. The Planning Commission will review and take action on the application, recommending approval or de-nial of the application. The Planning Commission meets the 2nd Thursday of each month at 6:30 pm at the Blanchard Municipal Courthouse, located at 300 N. Main.
4. The application and recommendation of the Planning Commission will be submitted to the City Council, which will review and take action on the application at their next regular meeting, approving or denying the application.
5. Upon approval, a final invoice for publication fees, additional mailing costs, and any other fees incurred during the process will be submitted to the applicant. Once paid, a certificate of Zoning will be available for the applicant.

Zoning Case Number: _____

Application Date: _____

Fee: \$295

WE, THE UNDERSIGNED, ASK THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA, TO APPROVE A ZONING CHANGE AS REQUESTED IN THIS APPLICATION ON THE TRACT OF LAND DESCRIBED HEREIN. WE ATTEST TO THE TRUTH AND CORRECTNESS OF ALL FACTS AND INFORMATION PRESENTED WITH THIS APPLICATION AND WILL OBSERVE AND CONFORM IN ALL ASPECTS OF THE ZONING REGULATIONS, AS AMENDED, OF THE CITY OF BLANCHARD AND HAVE RECEIVED A COPY OF THE POLICIES AND PROCEDURES REGULATING THE ZONING AMENDMENT APPLICATION. WE HEREBY AGREE TO PAY ALL ADVERTISING AND MAILING NOTIFICATION COST DIFFERENCES WHICH MAY BE GREATER THAN THE AMOUNT PAID WITH THIS APPLICATION FOR THE PUBLIC HEARINGS AS REQUIRED BY THE BLANCHARD ZONING REGULATIONS. THE CITY OF BLANCHARD IS AUTHORIZED TO PREPARE AND PUBLISH ALL REQUIRED LEGAL ADVERTISING AND MAIL NOTIFICATIONS, THE COST AND/OR COST DIFFERENCES OF WHICH IS TO BE BILLED TO THE NAME LISTED HEREIN FOR PAYMENT.

Property owner's signature: _____



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 3

ITEMS TO BE SUBMITTED WITH COMPLETED APPLICATION:

1. A copy of the Warranty Deed (as evidenced by the County). If filed with County for less than five (5) years it must show proof of receiving legal lot split approval

2. Provide one (1) certified survey of total site with the following information:

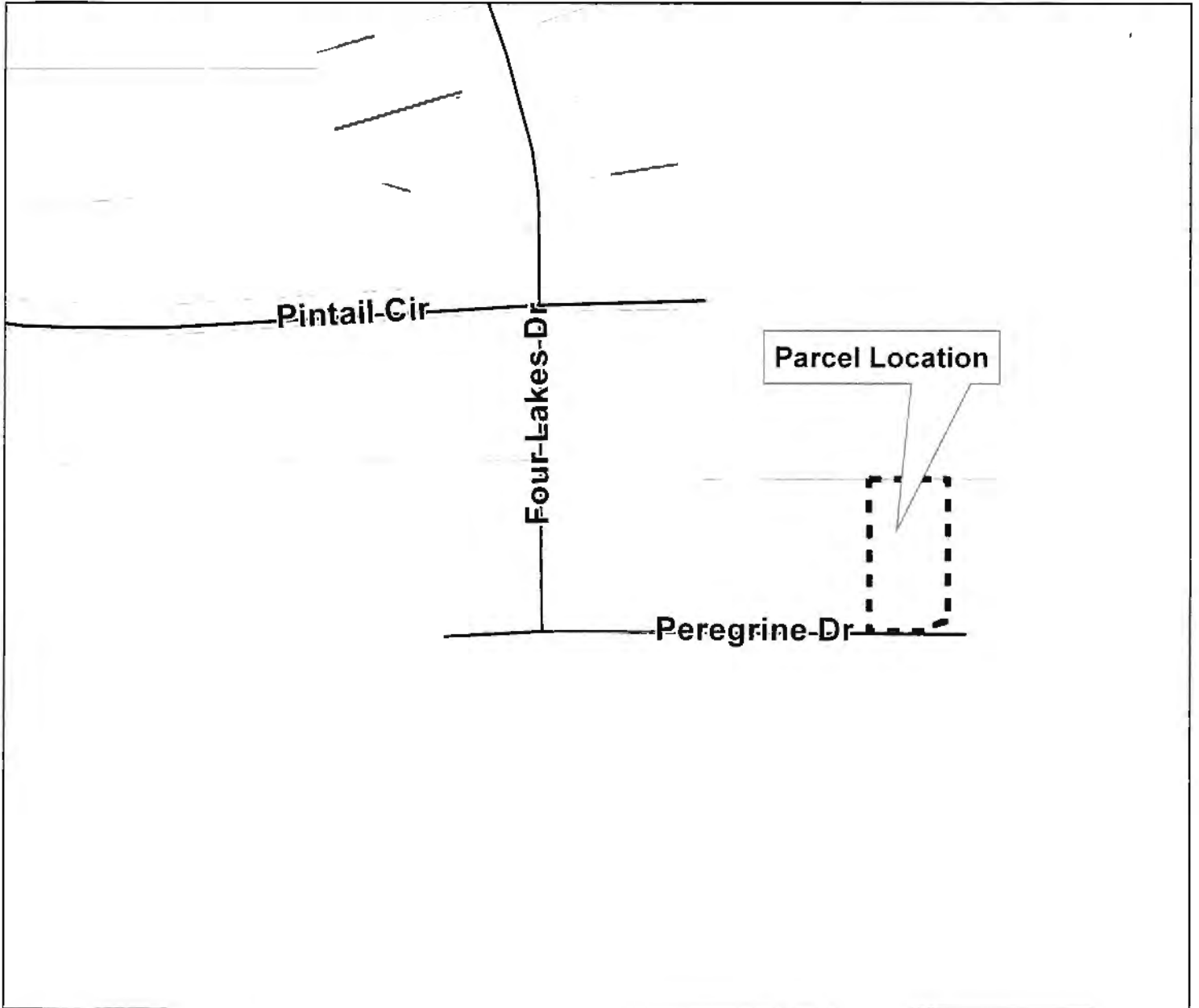
- Legal description of total area and computed area to the hundredth of an acre
- Scale, North Arrow, and Date
- Key Map showing the location of the tract(s) referenced to existing and proposed major streets and section line roads
- Location of existing buildings (size and type) and dedicated streets at the point where they adjoin and/or are immediately adjacent to the site
- Length of boundaries of the tracts created and proposed location and width of streets, alleys, easements, and building setback lines where applicable
- Location of utilities including existing or proposed, whether on or adjacent to site
- General drainage shown by the use of directional arrows
- Surveyor's Certificate: Original signature and seal of the registered land surveyor property notarized

3. Provide a certified abstractor's list of all property owners' names and addresses within 300' of the area to be rezoned that has been compiled and prepared by a title company authorized to issue title policies in the State of Oklahoma; or County Assessor; or Registered Surveyor; or Registered Engineer

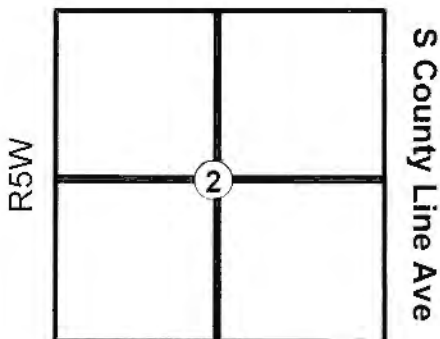
4. If on a section line road, the property owners requesting rezoning must provide the City with a road and utility easement to effectuate a 50' right of way

NOTE: The Planning Commission SHALL NOT forward its recommendation to the City Council when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the City Council SHALL NOT be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.

City of Blanchard Planning Commission
 Applicant: Abbie & Gayla Moosavi
 2627 Peregrine Drive, Blanchard, Oklahoma
 Rezoning application to R-E from S-1



T7N
 Veterans Memorial HWY



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Blanchard does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

Date: July 17, 2023	Scale: N/A	Drawn By: H Wilkes

Red 265 15 46

Four Lakes Phase III-A

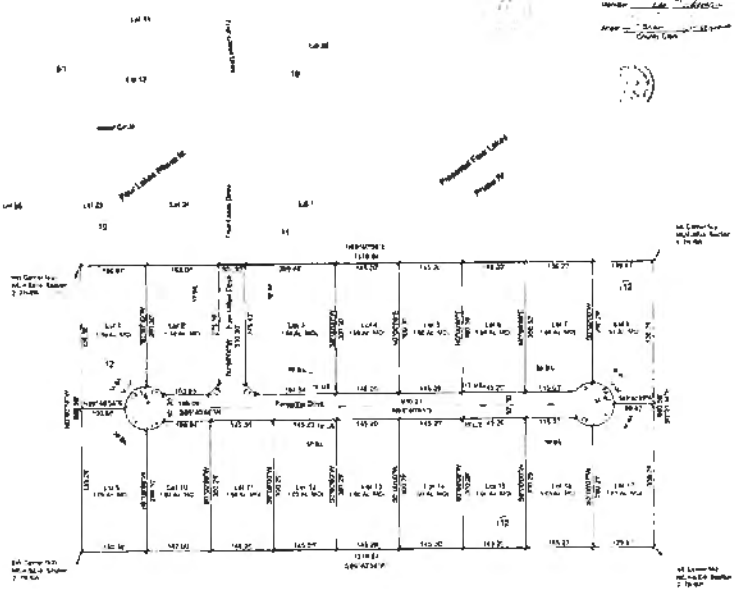
Being a subdivision of the North Half of the NE Quarter of the SE Quarter of Section 2
7-1/2 N R-5 W of the 11th, Grady County, Oklahoma

Record of County Clerk's Office
 Book 16 Page 154
 Volume 16 Page 154
 Date of Recording 05/13/2013
 Submitter 41772523
 Fee \$100.00
 Office 1600
 Name 41772523
 Address 41772523
 City Tulsa, OK

OWNER'S CERTIFICATE AND DECLARATION
 The undersigned, Chad Graham, hereby certifies that this plat is a true and correct representation of the land shown on the plat and that the same is in accordance with the laws of the State of Oklahoma and the rules and regulations of the Oklahoma State Board of Equalization. I declare under penalty of perjury that the information provided on this plat is true and correct to the best of my knowledge and belief.

I, the undersigned, Chad Graham, hereby certify that the information provided on this plat is true and correct to the best of my knowledge and belief.

Chad Graham
 Chad Graham



DEED OF CONVEYANCE
 This deed is made this 15th day of May, 2013, between Chad Graham, the grantor, and the Oklahoma State Board of Equalization, the grantee. The grantor hereby conveys to the grantee the land shown on the plat for the purpose of the Oklahoma State Board of Equalization. This deed is subject to the rules and regulations of the Oklahoma State Board of Equalization.

Chad Graham
 Chad Graham

Lot	Area (sq ft)	Area (ac)	Total Area (sq ft)	Total Area (ac)
1	10,000	0.23	269,473.77	6.16
2	10,000	0.23		
3	10,000	0.23		
4	10,000	0.23		
5	10,000	0.23		
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98	10,000	0.23		
99	10,000	0.23		
100	10,000	0.23		

NOTICE TO CREDITORS
 Notice is hereby given that the undersigned, Chad Graham, has filed this deed of conveyance with the Oklahoma State Board of Equalization. Any claims against the estate of Chad Graham must be filed with the court within the time specified in this notice.

Chad Graham
 Chad Graham

VIEW ADDITIONAL RECORDS AT
OKGOVNET.ORG/RECORDS.COM

SEARCH BY: 15483
 SEARCHED: 05/13/2013
 INDEXED: 05/13/2013
 SERIALIZED: 05/13/2013
 FILED: 05/13/2013

RECORDS SECTION
 GRADY COUNTY, OKLAHOMA

Grady County, Oklahoma
 Four Lakes Phase III-A
 Chad Graham, Inc.
 1600
 Tulsa, Oklahoma 74103



8



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AS AMENDED, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE {R-E}, RESIDENTIAL ESTATES DISTRICT; TO DELETE SUCH PROPERTY FROM THE {S-1}, SUBURBAN DISTRICT; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; DECLARING REPEALER; AND DECLARING AN EMERGENCY.

WHEREAS Abbie and Gayla Moosavi, owners, filed an application for a rezoning reclassification of property as described in Section 1 below from the S-1, Suburban District to the R-E, Residential Estates District; and

WHEREAS the Blanchard Planning Commission held a public hearing on Thursday, August 10th, 2023, to solicit general input in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS at said hearing, upon considering all testimony and arguments, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Planning Commission voted and adopted Resolution No. 2023-20 recommending approval of said zoning; and

WHEREAS the Blanchard City Council held a public hearing on Tuesday, August 22nd, 2023, to solicit general input on the Planning Commission's recommendation in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That the Zoning Ordinance of the City of Blanchard, Oklahoma, as amended, is hereby amended to change the boundaries of the {R-E}, Residential Estates District, as shown upon the Official Zoning Map, to include therein the following described property in Grady County, State of Oklahoma, to wit:

Legal Description:

Lot 7 of Block Twelve (12) located in Four Lakes Phase III-A of Grady County, Oklahoma, according to the recorded plat thereof.

SECTION 2. That the said described property in Grady County, State of Oklahoma, shall not be designated as part of the {S-1}, Suburban District upon the Official Zoning Map of the City of Blanchard, and is hereby deleted therefrom.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER. All former ordinances and/or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 5. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this 22nd day of August, 2023.

Mayor

ATTEST: (Seal)

City Clerk

APPROVED AS TO FORM this 21st day of August, 2023.

City Attorney



9





10



RESOLUTION NO. 2023-21

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, RECOMMENDING APPROVAL OF AN APPLICATION TO INCLUDE ADDITIONAL TERRITORY WITHIN THE C-1, OFFICE DISTRICT; AND TO DELETE SUCH PROPERTY FROM THE A-1, AGRICULTURAL DISTRICT.

WHEREAS, Denise Boothe, owner, filed an application requesting a zoning reclassification of land from the A-1, Agricultural District to the C-1, Office District on property located on a portion of the property located at 700 E Veterans Memorial HWY, a 1.18-acre tract of land within the municipal limits of Blanchard; and

WHEREAS, the Commission held their Public Hearing on said Application at their regular meeting on Thursday, August 10th, 2023 to solicit general input in accordance with Section 21-1012 of the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS, at said hearing, upon considering all testimony and arguments, if any, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Commission voted to recommend approval of said Application to C-1, Office District; and

WHEREAS, the Planning Commission did make the following findings to recommend such approval of said Zoning Application to the City Council:

1. Public Welfare
Approval of this Zoning Reclassification to C-1, Office District DOES NOT create conditions that would be materially detrimental to the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Blanchard, that:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That the Planning Commission does hereby recommends to the City Council the approval of the Zoning Application for the reclassification of property to C-1, Office District.

ADOPTED and **APPROVED** on this 10th day of August 2023, by the Planning Commission of the City of Blanchard, at a public meeting held in compliance with the Oklahoma Open Meeting Act, by the following vote:

AYES: *Les Franklin, Jeff Clay, Jimmy Franklin*

NAYS: *None*

ABSENT: *Roberts, Armstrong*



[Signature]
Acting Vice Chairman

ATTEST:

[Signature]
City Clerk

Zoning Report

DATE: August 10th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Denise Boothe
APPLICANT: Denise Boothe
LOCATION: 700 E Veterans Memorial HWY
ZONING: A-1 Agricultural District
PROPOSED ZONING: C-1 Office District
ORIGINAL TRACT: One (1): 1.18 Acres Mol
PROPOSED TRACTS: Two (2): Tract 1B: 1.18 Acres MOL
Tract 1A: 46.40 Acres MOL

Background

The subject property is located at 700 E Veterans Memorial HWY. The property owner of 48.92 acres MOL, wants to split off a 1.18 Acre MOL. The Property is undeveloped. Tract 1B will have a frontage of 235.53 along Veterans Memorial HWY. The applicant is requesting a rezoning to C-1 Office District on tract 1B. The property is zoned A-1, Agricultural District.

Site Location & Description

A tract of land lying in and being a portion of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Eight (8) North, Range Four (4) West of the Indian Meridian, McClain County, State of Oklahoma; said tract of land being more particularly described as follows:
COMMENCING at a Cut "X" found for the Southwest Corner of the NW /4 of said Section 29; thence South 89°59'55" East along the South line of said NW/4 a distance of 316.96 feet to a point on the Easterly right-of-way line of Oklahoma Federal Aid Project No. 318C (Veterans Memorial Highway/US. Highway No. 62 & 277); thence North 52°02'31" East along the said Right of Way line a distance of 768.95 feet to the POINT OF BEGINNING; thence continuing North 52°02'31" East along said Right of Way line a distance of 235.53 feet; thence South 37°27'33" East a distance

of 220.17 feet; thence South 52°31'30" West a distance of 233.29 feet; thence North 38°02'42" West a distance of 218.19 feet to the POINT OF BEGINNING.

Public Notification

A public notice sign was posted on July 20th, 2023. Public notice was posted in the paper on July 20th, 2023.

Zoning Code & General Plan Conformance

The current land use of this property is Agricultural, zoned A-1, Agricultural District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Commercial.

Utilities

The subject property is not served with public municipal water or public sanitary sewer. Water and Sewer lines are located within 300 ft of the proposed parcel.

Protest of Application

None

Attachments

- A. Application.
- B. Surveys.
- C. Maps.



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: Agricultural Requested Zoning Classification: Commercial C-1

Street Address: 700 E Veterans Memorial Hwy City, ST, ZIP: Blanchard, OK 73010
Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Denise R. Boothe

If a corporation, corporate official name and seal: _____

Mailing Address: 700 E Veterans Memorial Hwy City, ST, ZIP: Blanchard, OK 73010

Phone: 405-830-8297 Fax: _____ Email: _____

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: _____

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: _____

Reason for rezoning request: Selling 1 acre, purchaser will build medical office building

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: _____

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: _____ Address: _____

Signature: _____ City, ST, ZIP: _____ Telephone: _____



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 3

ITEMS TO BE SUBMITTED WITH COMPLETED APPLICATION:

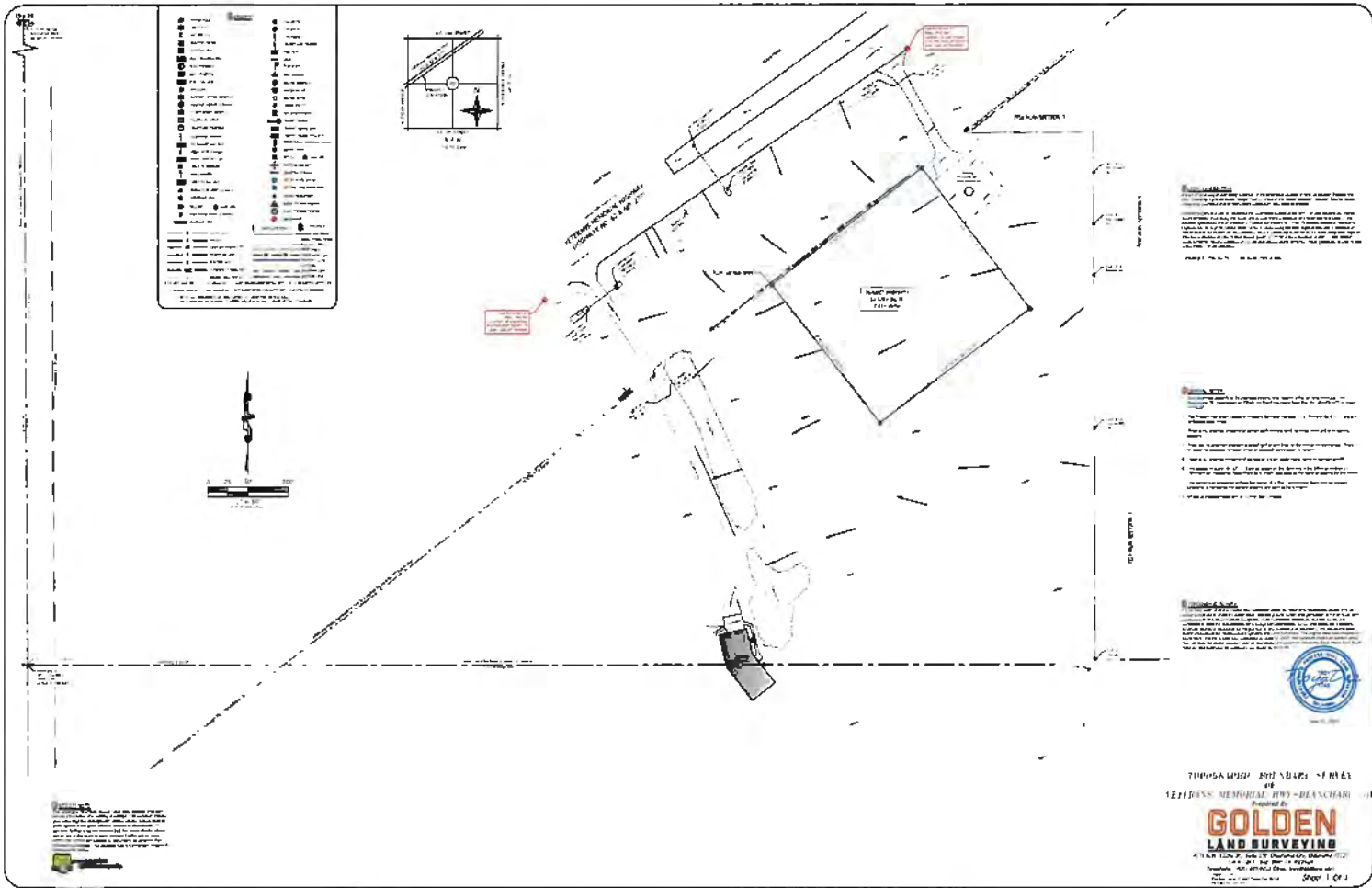
1. A copy of the Warranty Deed (as evidenced by the County). If filed with County for less than five (5) years it must show proof of receiving legal lot split approval!

2. Provide one (1) certified survey of total site with the following information:
 - Legal description of total area and computed area to the hundredth of an acre
 - Scale, North Arrow, and Date
 - Key Map showing the location of the tract(s) referenced to existing and proposed major streets and section line roads
 - Location of existing buildings (size and type) and dedicated streets at the point where they adjoin and/or are immediately adjacent to the site
 - Length of boundaries of the tracts created and proposed location and width of streets, alleys, easements, and building setback lines where applicable
 - Location of utilities including existing or proposed, whether on or adjacent to site
 - General drainage shown by the use of directional arrows
 - Surveyor's Certificate: Original signature and seal of the registered land surveyor property notarized

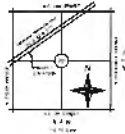
3. Provide a certified abstractor's list of all property owners' names and addresses within 300' of the area to be rezoned that has been compiled and prepared by a title company authorized to issue title policies in the State of Oklahoma; or County Assessor; or Registered Surveyor; or Registered Engineer

4. If on a section line road, the property owners requesting rezoning must provide the City with a road and utility easement to effectuate a 50' right of way

NOTE: The Planning Commission SHALL NOT forward its recommendation to the City Council when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the City Council SHALL NOT be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.



Symbol	Description
—	Property Line
- - -	Survey Line
⊙	Station
⊙	Corner
⊙	Reference Point
⊙	Well
⊙	Water
⊙	Tree
⊙	Rock
⊙	Other



NOTICE
 This map is a true and correct copy of the original survey as shown on the original survey plan and as shown on the original survey plan and as shown on the original survey plan.

NOTICE
 This map is a true and correct copy of the original survey as shown on the original survey plan and as shown on the original survey plan and as shown on the original survey plan.

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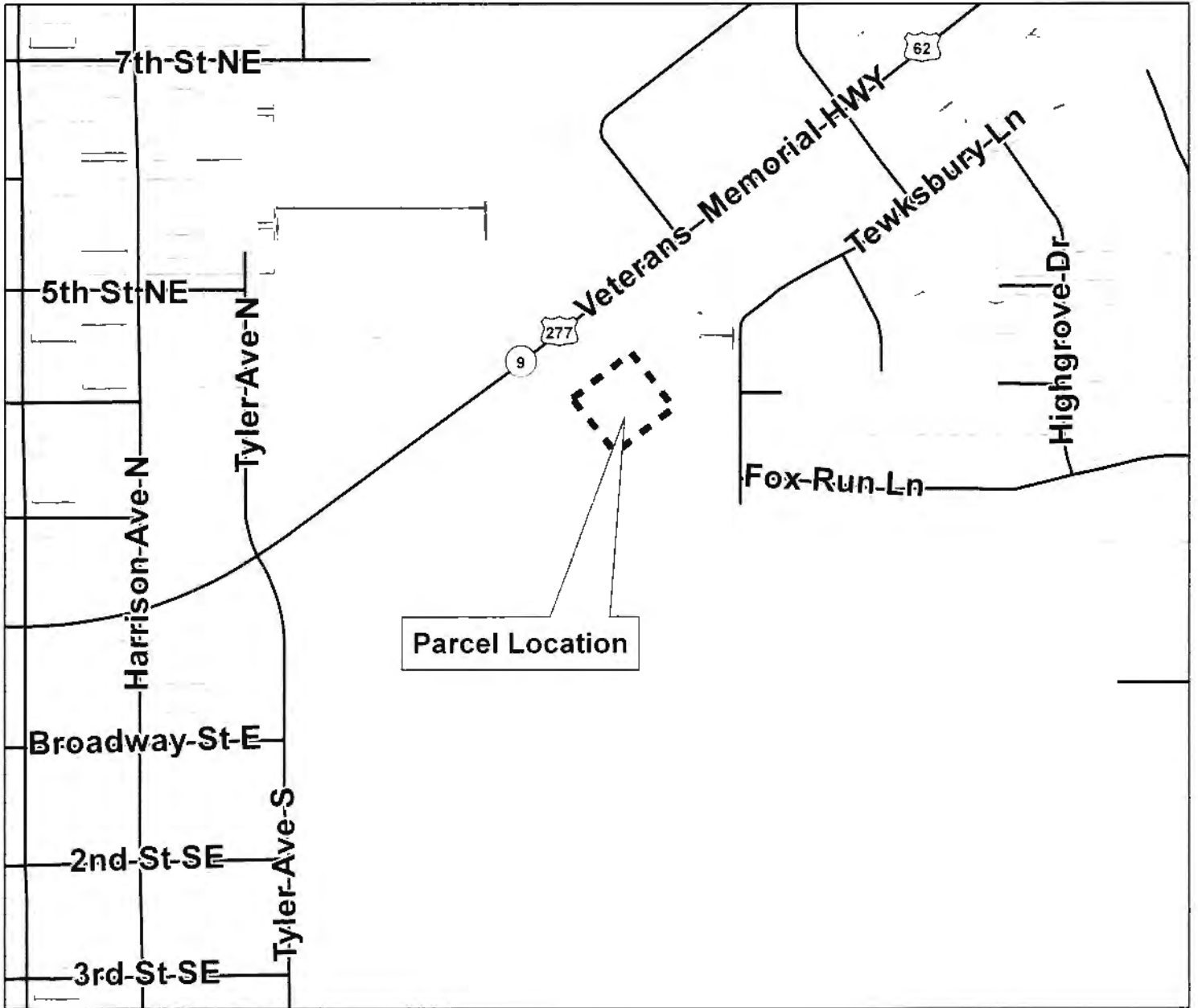


TOWNSHIP 202 N. 202 E. 202 E.
 SECTION 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

GOLDEN
LAND SURVEYING

1111 11th St. N. Golden, CO 80601
 Phone: 303.277.1111 Fax: 303.277.1111
 www.goldenlandsurveying.com

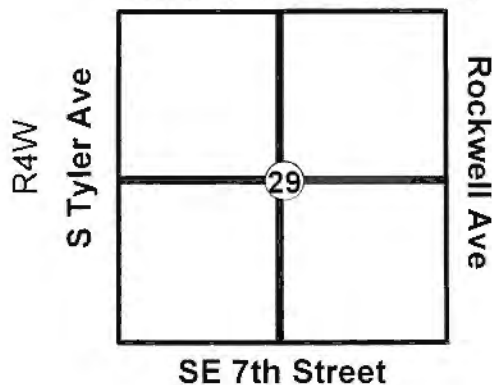
City of Blanchard Planning Commission Applicant:
 Denise Boothe
 In the the NW/4 of SEC 29 T8N-R4W
 Rezoning application to C-1 from A-1



Parcel Location

T8N

Veterans Memorial HWY



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Blanchard does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

	Date:		Scale:	Drawn By:
	July 17th, 2023		N/A	H Wilkes



11



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, AS AMENDED, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE {C-1}, OFFICE DISTRICT; TO DELETE SUCH PROPERTY FROM THE {A-1}, AGRICULTURAL DISTRICT; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; DECLARING REPEALER; AND DECLARING AN EMERGENCY.

WHEREAS Denise Boothe, owner, filed an application with the City of Blanchard for zoning reclassification of property as described in Section 1 below; and

WHEREAS the Blanchard Planning Commission held a public hearing on Thursday, August 10th, 2023, to solicit general input in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

WHEREAS at said hearing, upon considering all testimony and arguments, of all interested persons owning property within a three-hundred (300) foot radius of said parcel, the Planning Commission voted and adopted Resolution No. 2023-21 recommending approval of said zoning; and

WHEREAS the Blanchard City Council held a public hearing on Tuesday, August 22nd, 2023, to solicit general input on the Planning Commission's recommendation in accordance with the Blanchard Code of Ordinances and Title 11 O.S. Section 43-104; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That the Zoning Ordinance of the City of Blanchard, Oklahoma, as amended, is hereby amended to change the boundaries of the {C-1}, Office District, as shown upon the Official Zoning Map, to include therein the following described property in Oklahoma County, State of Oklahoma:

LEGAL DESCRIPTION:

A tract of land lying in and being a portion of the NW4 of Section 29-T8N-R4W of the Indian Meridian, McClain County, State of Oklahoma; said tract of land being more particularly described as follows: COMMENCING at a Cut "X" found for the SW Corner of the NW4 of said Section 29; thence

South 89 59'55" East along the South line of said NW4 a distance of 316.96 feet to a point on the Easterly right-of-way of Oklahoma Federal Aid Project No. 318C (Veterans Memorial Highway/ U.S. Highway No. 62 & 277); thence North 52 02'31" East along the said Right of Way line a distance of 768.95 feet to the POINT OF BEGINNING; thence continuing North 52 02'31" East along said Right of Way line a distance of 235.53 feet; thence South 37 27'33" East a distance of 220.17 feet; thence South 52 31'30" West a distance of 233.29 feet; thence North 38 02'42" West a distance of 218.19 feet to the POINT OF BEGINNING.

SECTION 2. That the said described property in McClain County, State of Oklahoma, shall not be designated as part of the {A-1}, Agricultural District upon the Official Zoning Map of the City of Blanchard, and is hereby deleted therefrom.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER. All former ordinances and/or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 5. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and **APPROVED** and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this 22nd day of August, 2023.

Mayor

ATTEST: (Seal)

City Clerk

APPROVED AS TO FORM on this 21st day of August, 2023.

City Attorney



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RESOLUTION NO. 2023-___

A RESOLUTION FOR THE PURPOSE OF ACCEPTING THE FINAL PLAT OF BLACKBERRY POND ESTATES, AN ADDITION TO THE CITY OF BLANCHARD, OKLAHOMA.

WHEREAS the Preliminary Plat for Blackberry Pond Estates, an addition to the City of Blanchard, was reviewed and approved SUBJECT to certain contingencies by the Blanchard Planning Commission on Thursday, the 11th day of May, 2023; and

WHEREAS the Final Plat for Blackberry Pond Estates, an addition to the City of Blanchard, was reviewed and approved by Resolution No. 2023-22 by the Blanchard Planning Commission on Thursday, the 10th of August, 2023; and

WHEREAS no public utilities or roads were required to be constructed; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Blanchard, Oklahoma, that:

Section 1. The City hereby accepts and approves the Final Plat for recording of Blackberry Pond Estates, located at the southwest intersection of 10th Street NE and MacArthur Avenue, as recommended by the Blanchard Planning Commission.

ADOPTED and **APPROVED** by the City Council of the City of Blanchard, Oklahoma, on this 22nd day of August, 2023.

Mayor

ATTEST: (Seal)

City Clerk

RESOLUTION NO. 2023-22

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, RECOMMENDING APPROVAL OF THE FINAL PLAT OF BLACKBERRY PONDS ESTATES.

WHEREAS, The Planning and Zoning Commission performs a valuable function for the City of Blanchard by making recommendations to the City Council for subdivisions and land use regulations; and

WHEREAS, The Planning and Zoning Commission reviewed the Preliminary Plat for Blackberry Ponds Estates, on May 11th, 2023; and

WHEREAS, The Planning and Zoning Commission reviewed the Final Plat at the August 10th, 2023 meeting; and

WHEREAS, The Planning and Zoning Commission voted to recommend approval of said final plat:

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Blanchard, hereby recommends approval of the Blackberry Ponds Estates Final Plat:

ADOPTED and **APPROVED** on this 10th day of August 2023, by the Planning Commission of the City of Blanchard, at a public meeting held in compliance with the Oklahoma Open Meeting Act, by the following vote:

AYES: *Les Franklin, Jeff Clay, Jimmy Franklin*

NAYS: *None*

ABSENT: *Armatary, Roberts*

ATTEST:



[Signature]
Acting Chairman

[Signature]
City Clerk

Final Plat Staff Report

DATE: August 10th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Final Plat Application

Application

APPLICANT: Terri Nelson
OWNER: Terri Nelson
LOCATION: NW corner of 10th and MacArthur
ZONING: R-1 Single Family Residential District
ORIGINAL TRACTS: One (1): 6.21 Acres MOL
PROPOSED TRACTS: Four (6): Tract 1: 1.37 Acres MOL
Tract 2: .96 Acres MOL
Tract 3: .96 Acres MOL
Tract 4: .96 Acres MOL
Tract 5: .98 Acres MOL
Tract 6: .98 Acres MOL

Background

The proposed development is located on the NW corner of 10th and MacArthur, both publicly dedicated and maintained streets by the City of Blanchard. All lots will have a lot frontage of at least 185'. The R-1 Zoning district has a minimum lot frontage requirement of 70'. The property is currently undeveloped and received a rezoning to the R-1 Zoning district on the September 27th, 2022, City Council Meeting. The Planning Commission held a pre-development meeting on June 9th, 2022. The Preliminary was reviewed and recommended for approval by the planning commission on May 11th, 2023. The City Engineer has reviewed the Final Plat and recommended his approval.

Site Location & Description

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-one (21), Township Eight (8) North, Range Four (4) West of the Indian Meridian, McClain County, Oklahoma, more particularly described as follows: Beginning at the SE/corner of said SE/4 at a found 3/8" iron pin, thence

S89°45'05"W and along the South line of said SE/4 a distance of 1206.68 feet; Thence N03°52'10"E a distance of 225.58 feet; Thence N89°45'05"E a distance of 1191.11 feet to a point on the East line of said SE/4; Thence S00°05'16"E and along the East line of said SE/4 a distance of 225.00 feet to the POINT OF BEGINNING. The described tract contains +/-6.21 acres as surveyed.

Public Notification

None is required.

Zoning Code & General Plan Conformance don

The current land use of this property is Vacant, zoned R-1, Single Family Residential District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Residential.

Utilities

The subject property is not currently served with public municipal water or public sanitary sewer. Public water is available within 300' of the proposed lot locations and all lots would be required to tie on the City's water at the time of building.

Protest of Application

None.

Attachments

- A. Application.
- B. Final Plat.
- C. Recommendation from City Engineer.

APPLICATION
for
FINAL PLAT OF SUBDIVISION
(Please Print (black Ink) or Type)

Applicant: Blackberry Pond Estates

Address: 3149 NE 10th St., Blanchard, OK 73010

Phone: 405-245-6988

Property address: 3149 NE 10th St., Blanchard, OK 73010

Legal Description: A tract of land located in the Southeast Quarter (SE/4) of
Section Twenty-one (21), Township Eight (8) North, Range Four (4)
West of the Indian Meridian, McClain County, Oklahoma,

Number of Acres: 6.21 acres

Proposed Name of Subdivision: 6 lots

Developer: Terri Nelson

Address: 3149 NE 10th St., Blanchard, OK

Phone: 405-245-6988

Engineer: Charles Allen

Address: 1601 SW 89th Street, Suite C-200 Oklahoma City, Oklahoma 73159

Phone: (405) 840-9901

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Blanchard and that I received a copy of the Policies and Procedures regarding this application and received a copy of the Subdivision Regulations. We attest to the truth and correctness of all facts and information presented in this application and agree to pay all fees as required.

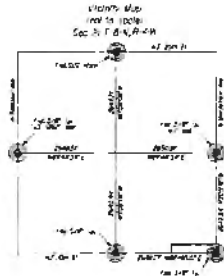
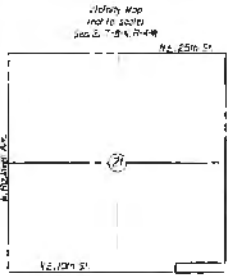
Terri A. Nelson
Signature of Applicant

1/12/23
Date

(For Official Use Only)

County Parcel Number: _____

**Final Plat of:
Blackberry Pond Estates
a subdivision of the SE 1/4 of Section 21,
Township 8 North, Range 4 West, Indian Meridian,
City of Blanchard, McClain County, Oklahoma**



Legal Description

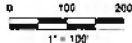
A tract of land located in the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Eight North, Range Four West of the Indian Meridian in McClain County, Oklahoma, more particularly described as follows: Beginning at the SE corner of said SE 1/4 and a found 3.28' from distance 189'45.05' on along the South line of said SE 1/4 a distance of 1206.50 feet; thence N65°34'07"E a distance of 225.50 feet; thence N89°45'05"E a distance of 189.45 feet to a corner on the East line of said SE 1/4; thence S89°45'05"E a distance of 225.50 feet to the "ACORN" OR "BEARING".

This tract contains 1.62 acres of acreage.

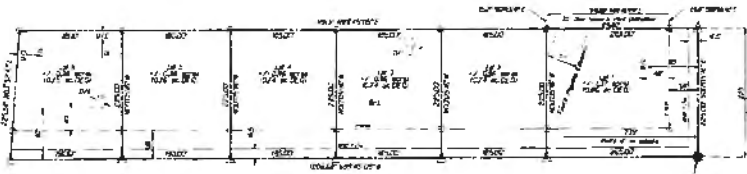
This legal description was prepared on July 25, 2022, by Matthew A. Sutterfield, License Professional Land Surveyor No. 1562.

This 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 and meets all other applicable rules and regulations of the Oklahoma State Board.

Boundaries shown herein are referenced to the Oklahoma Coordinate System of 1983, 2011 of Justice, South Zone.



- ▲ - 1/4 inch nail with 1/4 inch washer
- - 1/2 inch iron pin with 1/4 inch washer
- - 1/2 inch public corner
- - Station type of 1/4 inch
- RF - Reference Easement
- BL - Boundary Line
- UE - Utility Easement
- DF - Driveway Footprint



DEPARTMENT OF ENVIRONMENTAL QUALITY

The Purcell Office of the Department of Environmental Quality has approved this plat as a residential development for the use of public water systems from the City of Blanchard and individuals under the sewer system on the _____ day of _____, 2022.

Environmental Programs Specialist
Department of Environmental Quality

OWNER'S CERTIFICATE AND DEDICATION
KNOWN ALL MEN BY THESE PRESENTS:

Blackberry Pond Development, LLC do hereby certify that they are the owner of and the duly person, firm, or corporation having any right, title or interest in and to the land shown on the final plat, and that they have caused the same to be prepared and plotted for the purposes of creating Blackberry Pond Estates an addition to McClain County, Oklahoma.

Blackberry Pond Development, LLC

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, personally appeared Blackberry Pond Development, LLC, to be known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes herein set forth.

My Comm. No. Expires _____ Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Matthew A. Sutterfield, do hereby certify that I am a Licensed Land Surveyor, and that the final plat correctly represents a correctly surveyed walk under my direction, and that the monuments shown herein exist and their positions are correctly shown.

Matthew A. Sutterfield, P.L.S. No. 1562

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew A. Sutterfield, to be known to be the identical person who has executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal the _____ day of _____, 2022.

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 Grady County, State of Oklahoma, for the term ending on said County now in effect are paid on the _____ day of _____, 2022, and that there is no delinquent tax shown on the final plat, that the required statutory penalty has been satisfied in the office of County Treasurer guaranteeing payment of the current year taxes. In witness where, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2022.

County Treasurer

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Blanchard, Oklahoma, hereby certify that: have examined the records of said city and find that all deferred payments of unsecured indebtedness upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land on the above plat on this _____ day of _____, 2022.

City Clerk

ACCEPTANCE OR DELEGATION BY CITY COUNCIL

Be it resolved by the City Council of Blanchard, Oklahoma, that the dedications shown on the within plat are hereby accepted by the Council of the City of Blanchard, Oklahoma.

Signed on this _____ day of _____, 2022.

City Clerk

Mayor

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Planning Commission of the City of Blanchard, Oklahoma, do hereby certify that the Blanchard Planning Commission duly approve this plat.

Signed on this _____ day of _____, 2022.

Planning Commission Chairman

BOUNDARY ABSTRACTS & CERTIFICATE

The undersigned, on this, qualified and lawfully Bound Abstractor of Title in and for the County of McClain, State of Oklahoma, hereby certifies that the records of said County show that the land shown on the final plat is vested in Blackberry Pond Development, LLC, of the _____ day of _____, 2022. There are no actions pending in judgment of any nature against said land or the owner thereof; that the taxes are paid for the year _____ and prior years; that there are no outstanding tax sales certificates against said land and no tax certificates issued in any process; that there are no liens, mortgages, or encumbrances of any kind upon the land included in the final plat except mortgages, liens, and rights-of-way as recited or granted.

Abstractor



SUTTERFIELD
LAND SURVEYING

Sutterfield Land Surveying, LLC
1010 N. 25th
Blanchard, OK 73008
mat@sutterfieldlandsurveying.com

Surveyed May 21, 2022
Lester May 21, 2022
Address: 2145 NE 19th St, Blanchard, Okla. 73010
Phone No. 405-223-1888



Hayden CityofBlanchard <cityplanner@cityofblanchard.us>


Final Plat

kenneth.sullivan@icloud.com <kenneth.sullivan@icloud.com>
To: Hayden Wilkes <cityplanner@cityofblanchard.us>

Thu, Jul 27, 2023 at 8:51 AM

I recommend approval.

{Quoted text hidden}

 **22107 Final - Blackberry Pond Estates_v5.pdf**
1006K



14



	Freese & Nichols	Crafton Tull	Guernsey	Glenn Sullivan & Associates	Parkhill	Total
A. Capability to perform all or most Aspects of the project, such as planning, environmental evaluations, financial analysis, civil design, mechanical and electrical engineering.	13.2	14	12.8	8.8	11.8	15
B. Recent experience in public projects comparable to the proposed projects.	13	12.9	13.4	7.5	8.8	15
C. Reputation for professional integrity and competence.	4	3.9	4.2	4.0	1.7	5
D. Evidence that consultant has established and implemented an Affirmative Action Program, and consultant has experience in DBE requirements associated with Federal grants.	3.8	4.6	3.9	3.3	3.9	5
E. Key personnel's professional background and successful relevant experience.	4.4	4.1	4.7	4.6	4.1	5
F. Demonstrated ability to meet schedules or deadlines, and to complete projects without having major cost escalations, overruns, or disputed claims.	12.8	12.8	12.6	12.6	9	15
G. Quality of projects previously undertaken.	4.7	4.6	4.4	4.0	4.5	5
H. Familiarity with the project and demonstrated understanding of the projects' potential problems and the owner's special concerns.	4	4.2	4.6	4.3	3.2	5
I. Capability to furnish qualified inspectors with commercial project experience for construction inspection.	13	8.6	13	14.3	10.6	15
J. Demonstrated capability to properly administer projects funded by federal/state grants.	12.8	11.4	5	12.6	13.4	15
Total Points	85.7	81.1	78.6	75.9	71	100



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NOTICE TO BIDDERS

The City of Blanchard requests Sealed Bids for: Bid No. 2023-04 for electrical services to serve one (1) 40' x 60' Metal Building.

To receive or view specifications or see the project, contact:

Mr. Chris Wittenbach, Parks Director or Micheal Meade
122 N. Main Street
Blanchard, OK 73010
Phone: (405) 485-9392 Cell 405-248-6521
Email: parks@cityofblanchard.us

The City of Blanchard reserves the right to reject any and all bids when such rejection is in the best interests of the City. Bids must be submitted on the forms provided in the bid documents for response to be considered. Please submit the sealed bid to one of the following:

Mailing Address: City of Blanchard
City Clerk's Office – ATTN: Parks Bid Package
P.O. Box 480
Blanchard, OK 73010

Hand or Special Delivery:
City of Blanchard
ATTN: Diana Daniels

122 N. Main Street
Blanchard, OK 73010

State on the outside bottom left-hand corner of the bid envelope the following:

Bid No. 2023-04 Electrical Services for (1) 40' x 60' Metal Building Do not open until Tuesday, August 15, 2023 at 2:00 pm

Due Date: Bids must be received on or before 2:00 p.m. on Tuesday, August 15, 2023 to be considered. Bids received more than ninety-six (96) hours, excluding Saturdays, Sundays and holidays before the time set for opening of bids, as well as bids received after the time set for opening, will not be considered and will be returned unopened.

Public Opening: Sealed bids filed with the City Clerk's Office shall be

publicly opened and read aloud at the time stated above and considered by the City Manager and presented to the following next available City Council meeting. The opening of bids will be at the City Hall Conference Room located at 122 N. Main Street, Blanchard, OK, 73010.

Evaluation/Award: All bids will be evaluated by staff. The City reserves the right to reject any and all proposals. The successful bidder will be notified in writing.

Diana Daniels

7/24/2023



Signature of Authorized Agent

8/14/2023

Date



Complete Parks Bid Package

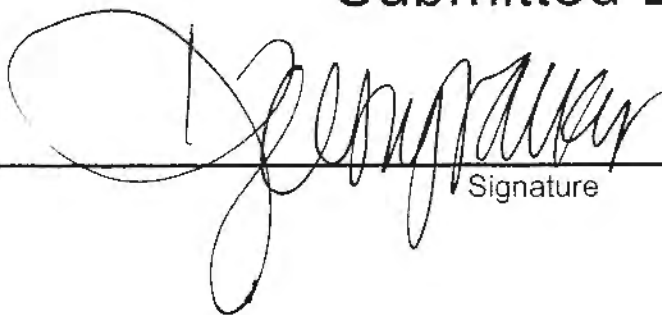
Bid No. 2023-04

**ELECTRICAL SERVICES for
(1) 40' x 60' Metal Building**

Bid Due Date/Time: August 15, 2023

by 2:00 p.m.

Submitted By:



Signature

BID

Total Bid Price \$ 14,982.¹⁴

Any omitted (excluded) item(s):

Sheetrock repairs

fire alarm system

- 200 Amp Panel -

42 Circuits

Chase Electric Inc. 115 SW Sager Rd., Minco, OK 73059

Company Name

Address

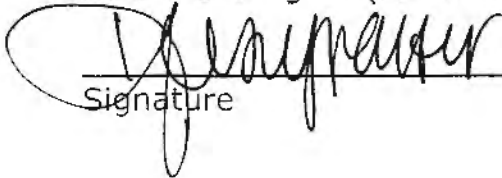
* (405) 779-0240 / (405) 779-7960

Telephone

Fax

Kelsey Walker Co-owner

Authorized Agent (Print Name & Title)



Signature

8/14/2023

Date

NON-COLLUSION AFFIDAVIT OF VENDOR

This affidavit **MUST** accompany your response.

COUNTY OF Grady)
) SS
STATE OF OKLAHOMA)

AFFIDAVIT

I, Kelsey Walker, declare under oath, under penalty of perjury, that I am lawfully qualified and acting officer and/or agent of Chase Electric Inc., and that:

1. The affiant has not been party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any official of the state or political subdivision of the State, including the City of Blanchard or Blanchard Municipal Improvement Authority, as to quantity, quality or price in the matter of the attached proposal, or any other terms of said prospective contract; or in any discussion between Proposer and any official of the State, including the City of Blanchard or Blanchard Municipal Improvement Authority, concerning the exchange of money or other thing of value for special consideration in the letting of a contract and,

2. Kelsey Walker, has not pled guilty to or been convicted of a felony charge for fraud, bribery or corruption involving sale of real or personal property to any state or any political subdivision of a state.

3. That no person, firm, corporation subsidiary, parent, predecessor or other entity affiliated with or related to has been convicted of a fraud, bribery, or corruption relating to sale of real or personal property to any state or political subdivision of a state.

Kelsey Walker
(Officer or Agent)

Subscribed and sworn to before me this 14 day of August, 2023.

(SEAL) Kasey Engbert Commission No: 21010381
Notary Public



NOTARIZED SWORN STATEMENT (Contract)

STATE OF OKLAHOMA)
) SS
COUNTY OF Grady)

Kelsey Walker, of lawful age, being first duly sworn, on oath says:

1. (s)he is the duly authorized agent of Chase Electric Inc., the contractor under the contract which is attached to this statement, for the purpose of certifying the facts pertaining to the giving of things of value to government personnel in order to procure said contract;

2. (s)he is fully aware of the facts and circumstances surrounding the making of the contract to which this statement is attached and has been personally and directly involved in the proceedings leading to the procurement of said contract; and

3. neither the contractor nor anyone subject to the contractor's direction or control has paid, given or donated or agreed to pay, give or donate to any officer or employee of the City of Blanchard any money or other thing of value, either directly or indirectly, in procuring the contract to which this statement is attached.

Name & Title Kelsey Walker - Co-owner

Signature [Handwritten Signature]

County of Grady

State of Oklahoma

Subscribed and sworn to before me this 14 day of August, 2023.

[Handwritten Signature]
Notary Public

Commission No: 21010381



**Request for Taxpayer
 Identification Number and Certification**

Give form to the requester. Do not send to the IRS.

Print or type
 See Specific Instructions on page 2.

Name (as shown on your income tax return) CHASE T. WALKER	
Business name, if different from above CHASE ELECTRIC INC.	
Check appropriate box: <input type="checkbox"/> Individual sole proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D-disregarded entity, C-corporation, Partnership) ▶ <input type="checkbox"/> Exempt payer <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) 115 SW SAGER ROAD	Requester's name and address (optional)
City, state, and ZIP code MINCO OR 97059	
List account number(s) (see instructions)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

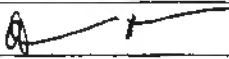
Social security number : : :
OR
Employer identification number 87-2981815

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me) and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below)

Certification instructions. You must check out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally payments other than interest and dividends, you are not required to sign this Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person ▶  Date ▶ **8/14/2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT : If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed if **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on This certificate does not confer rights to the certificate holder in lieu of such an endorsement(s).

PRODUCER CANYON LANDS INSURANCE 1 PO BOX 40160 MESA, AZ 85274-0160	CONTACT NAME:		
	PHONE (A/C. No. Ext.): (480) 288-5900	FAX (A/C. No. Ext.): (480) 288-5906	
	E-MAIL ADDRESS:		
INSURED CHASE ELECTRIC, LLC 115 SW SAGER RD MINCO, OK 73059-3084	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : FIDELITY AND GUARANTY INSURANCE COMPANY		
	INSURER B : TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA		
	INSURER C : TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA		
	INSURER D :		
	INSURER E :		
INSURER F :			

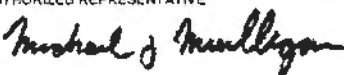
COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			8IP-8W277405-23-42	06/11/2023	06/11/2024	EACH OCCURRENCE	\$1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$200,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	\$6,000	
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY	\$1,000,000	
	OTHER						GENERAL AGGREGATE	\$2,000,000	
							PRODUCTS - COMP/OP AGG	\$2,000,000	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO						BODILY INJURY (Per person)	\$	
	OWNED AUTOS ONLY	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$	
	HIRED AUTOS ONLY	<input type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			CUP-8W334834-23-42	06/11/2023	06/11/2024	EACH OCCURRENCE	\$1,000,000	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE	\$1,000,000	
	DED <input type="checkbox"/>	<input checked="" type="checkbox"/>	RETENTION \$ 5000						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB-8W276758-23-42	06/11/2023	06/11/2024	<input checked="" type="checkbox"/> PER STATUTE	OTH -ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	Y/N				N/A	E.L. EACH ACCIDENT	\$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS BELOW							E.L. DISEASE - EA EMPLOYEE	\$1,000,000
								E.L. DISEASE - POLICY LIMIT	\$1,000,000
							\$		
							\$		
							\$		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CHASE ELECTRIC, LLC 115 SW SAGER RD MINCO, OK 73059-3084	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS AUTHORIZED REPRESENTATIVE 
--	--

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Chase Electric

Residential, Commercial, Solar and Industrial

TO: The City of Blanchard
122 N. Main Street
Blanchard, OK 73010
ATTN: Diana Daniels

August 15th, 2023

Vendor Background and Qualifications:

- **Everett Construction**-We have wired metal homes and barns for Everett Construction for the past 5 years. These buildings range from 1,200sqft to 5,200sqft. We provide each customer exactly what they want ranging from simple to the most extravagant.
- **ADT Solar**-We began working with ADT Solar at the end of 2021 for all their main panel upgrades as well as other electrical services. We performed over 600 jobs total for ADT Solar.
- **HomeServe USA**-We are offered service jobs for OG&E customers through HomeServe. On average, we accept and complete 10 service jobs a week for HomeServe.
- **LifeStance Health**-We are currently working on a full, commercial rewire for LifeStance Health in Edmond, OK. They are updating all their offices and updating their electrical as well.
- **Suntria Solar**-We recently began working with Suntria Solar and provide on an average 4 main panel upgrades a week for their customers.
- **Service calls**-We receive multiple service calls for both commercial and residential electrical issues. We have one Chase Electric vehicle fully devoted to service jobs.
- **Chase Walker** is an electrical contractor and has been in the electrical trade for over 12 years. We strive for perfection for every customer. Our company has multiple, fully outfitted Chase Electric vehicles, that make service calls faster and allow the techs to complete the job the same day. We are licensed, bonded and insured.



115 SW Sager Road
Minco, OK 73059



+405 779 0240 Chase
+405 779 7960 Kelsey



Chase.walker@thechaseelectric.com
Kelsey.walker@thechaseelectric.com

NOTICE TO BIDDERS

The City of Blanchard requests Sealed Bids for: Bid No. 2023-04 for electrical services to serve one (1) 40' x 60' Metal Building.

To receive or view specifications or see the project, contact:

Mr. Chris Wittenbach, Parks Director or Micheal Meade
122 N. Main Street
Blanchard, OK 73010
Phone: (405) 485-9392 Cell 405-248-6521
Email: parks@cityofblanchard.us

The City of Blanchard reserves the right to reject any and all bids when such rejection is in the best interests of the City. Bids must be submitted on the forms provided in the bid documents for response to be considered. Please submit the sealed bid to one of the following:

Mailing Address: City of Blanchard
City Clerk's Office – ATTN: Parks Bid Package
P.O. Box 480
Blanchard, OK 73010

Hand or Special Delivery:
City of Blanchard
ATTN: Diana Daniels

122 N. Main Street
Blanchard, OK 73010

State on the outside bottom left-hand corner of the bid envelope the following:

Bid No. 2023-04 Electrical Services for (1) 40' x 60' Metal Building Do not open until Tuesday, August 15, 2023 at 2:00 pm

Due Date: Bids must be received on or before 2:00 p.m. on Tuesday, August 15, 2023 to be considered. Bids received more than ninety-six (96) hours, excluding Saturdays, Sundays and holidays before the time set for opening of bids, as well as bids received after the time set for opening, will not be considered and will be returned unopened.

Public Opening: Sealed bids filed with the City Clerk's Office shall be

publicly opened and read aloud at the time stated above and considered by the City Manager and presented to the following next available City Council meeting. The opening of bids will be at the City Hall Conference Room located at 122 N. Main Street, Blanchard, OK, 73010.


Evaluation/Award: All bids will be evaluated by staff. The City reserves the right to reject any and all proposals. The successful bidder will be notified in writing.

Diana Daniels

7/24/2023



Signature of Authorized Agent



Date



Complete Parks Bid Package

Bid No. 2023-04

**ELECTRICAL SERVICES for
(1) 40' x 60' Metal Building**

Bid Due Date/Time: August 15, 2023

by 2:00 p.m.

Submitted By:

A handwritten signature in blue ink, appearing to be 'Cory Horvath', written over a horizontal line.

Signature

Cory Horvath

INSTRUCTIONS TO BIDDERS

Bid No. 2023-04

Electrical Services for (1) 40' x 60' Metal Building

ISSUED: July 24, 2023

CLOSES: August 15, 2023

GENERAL: Total bid price shall include all delivery charges, inspection fees and any other fees and charges to be charged to the City of Blanchard for this purchase and items shall be shipped or delivered F.O.B. Blanchard, Oklahoma to the user facility. All items bid shall be new, first quality parts and fittings.

BID FORMS: Bids must be submitted on the forms provided in the bid documents for response to be considered. All proposals must contain:

1. **Signed** and completed Bid Form
2. **Signed** and completed Non-Collusion Affidavit
3. **Signed** and completed Indemnification Agreement
4. **Signed** and completed Notarized Sworn Statement
5. **Signed** and completed Vendor Registration/W9 Form
6. Verification of Insurance
7. Vendor Background and Qualifications

The completed bid return will, upon acceptance by the City of Blanchard, become the defined contract specification.

EXCEPTIONS/VARIATIONS: Any variation from the specifications herein must be clearly indicated on the form provided and attached to the bid return. List any variation by specific items in enough detail to enable staff to make an accurate evaluation of the exception.

SUBMISSION OF BID: Each bid must be submitted in a sealed envelope for confidentiality of bid information prior to bid opening. All bids must be marked, on the outside sealed envelope, preferably in the lower left hand corner, to wit; bid number and bid title. Bidder's company name and address must appear in the upper left corner of the sealed envelope. All bids must be submitted to the City Clerk's Office, City Hall, 122 N. Main Street (P.O. Box

NON-COLLUSION AFFIDAVIT OF VENDOR

This affidavit **MUST** accompany your response.

COUNTY OF OKlahoma)
) SS
STATE OF OKLAHOMA)

AFFIDAVIT

I, RYAN OVERHOLT, declare under oath, under penalty of perjury, that I am lawfully qualified and acting officer and/or agent of Burton Controls Inc., and that:

1. The affiant has not been party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any official of the state or political subdivision of the State, including the City of Blanchard or Blanchard Municipal Improvement Authority, as to quantity, quality or price in the matter of the attached proposal, or any other terms of said prospective contract; or in any discussion between Proposer and any official of the State, including the City of Blanchard or Blanchard Municipal Improvement Authority, concerning the exchange of money or other thing of value for special consideration in the letting of a contract and,

2. RYAN OVERHOLT, has not pled guilty to or been convicted of a felony charge for fraud, bribery or corruption involving sale of real or personal property to any state or any political subdivision of a state.

3. That no person, firm, corporation subsidiary, parent, predecessor or other entity affiliated with or related to has been convicted of a fraud, bribery, or corruption relating to sale of real or personal property to any state or political subdivision of a state.

[Signature]
(Officer or Agent)

Subscribed and sworn to before me this 15th day of August, 2023.

KATRINA **(SEAL)**
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES FEB. 23, 2025
COMMISSION # 21002429

Katrina Smith Commission No: 21002429
Notary Public

NOTARIZED SWORN STATEMENT (Contract)

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

RYAN OVERHOLT, of lawful age, being first duly sworn, on oath says:

1. (s)he is the duly authorized agent of Burton Controls Inc., the contractor under the contract which is attached to this statement, for the purpose of certifying the facts pertaining to the giving of things of value to government personnel in order to procure said contract;

2. (s)he is fully aware of the facts and circumstances surrounding the making of the contract to which this statement is attached and has been personally and directly involved in the proceedings leading to the procurement of said contract; and

3. neither the contractor nor anyone subject to the contractor's direction or control has paid, given or donated or agreed to pay, give or donate to any officer or employee of the City of Blanchard any money or other thing of value, either directly or indirectly, in procuring the contract to which this statement is attached.

Name & Title RYAN OVERHOLT PRESIDENT

Signature [Handwritten Signature]

County of Cleveland

State of Oklahoma

Subscribed and sworn to before me this 15th day of August, 2023.

[Handwritten Signature]

Notary Public
KATRINA L SMITH
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES FEB. 23, 2025
COMMISSION # 21002429

Commission No: 21002429

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. BURTON CONTROLS, INC.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals, see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 11600 S. MERIDIAN AVE	Requester's name and address (optional)
6 City, state, and ZIP code OKLAHOMA CITY, OK 73173	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
7	3 - 1 3 1 8 6 0 7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 8/15/2023
------------------	----------------------------	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McAnally Wilkins Inc. PO Box 60810 Midland TX 79711	CONTACT NAME: Linsey Little PHONE (A/C, No., Ext.): 432-685-9300 FAX (A/C, No.): E-MAIL ADDRESS: Linsey@mcanallywilkins.com
	INSURER(S) AFFORDING COVERAGE
License#: 15714884 SURTCON-01	NAIC # INSURER A : Imperium Insurance Company 35408 INSURER B : AGCS Marine Insurance Company 22837 INSURER C : Colony Insurance Company 39993 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 621082528 **REVISION NUMBER:**

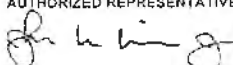
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD.	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		OGS-IIC-GL-0009246-01	11/1/2022	11/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000 S & A Pollution \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS		OGS-IIC-CA-0000245-01	11/1/2022	11/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		OGS-IIC-CX-0000214-01 EXO4279097	11/1/2022 11/1/2022	11/1/2023 11/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Total limit \$ 10,000,000
A	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	OGS-IIC-WC-0000023-01	11/1/2022	11/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Installation: Fltr Rented & Leased		MXI9307982450145	11/1/2022	11/1/2023	Any One Site Deductible Limit 25,000 2,500 750,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 All policies except Workers' Compensation include a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status. All policies include a blanket automatic waiver of subrogation endorsement that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it. Policies certified contain 30-day notice of cancellation. The General Liability policy includes a special endorsement that contains "primary & non-contributory" wording.

The Workers' Compensation includes an alternate employer endorsement that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it.

CERTIFICATE HOLDER **CANCELLATION**

City of Blanchard 122 N. Main Street Blanchard OK 73010	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Burton Controls is a diversified electrical company. In 1981 Burton Controls perfected its expertise in oilfield service electrical work, since then we have expanded our establishment into 4 different divisions. Proudly providing a variety of services not only in the gas and oil industry, we now target other markets in need of quality electrical work. As Burton Controls has grown so have our divisions. We offer services in: Drilling Service and Construction, Production Operations, Residential and Commercial.

Commercial and Residential Services

Burton Controls is excited to offer commercial and residential electrical services. Our experienced team of licensed electricians are equipped to handle all of your commercial and residential needs.

- New Construction
- Whole Home Backup Generators
- Service and Repair
- 24/7 electrical services

Like all of our divisions quality control and customer satisfaction are the focus.



16



Agenda Request

The State of Oklahoma has five types of commercial licenses. These licenses are A, B, C, D and M. The City is in need for more incentives to attract more CDL qualified drivers to work in Streets and Public Works. New equipment and bigger equipment is requiring us to have more A and B license holders.

State of Oklahoma classes that apply to the needs of Blanchard are A, B, and C.

Class A Commercial is operating any combination of vehicles with a gross vehicle weight rating (GVWR) of 26,001 pounds or more. The GVWR of the vehicle being towed should be over 10,000 pounds.

Class B Commercial is operating any combination of vehicles with a gross vehicle weight rating (GVWR) of 26,001 pounds or more. The GVWR of the vehicle being towed should not exceed 10,000 pounds.

Class C Commercial permits the holder to operate any single vehicle designed to transport hazardous materials or carry 16 or more passengers.

Class D and M do not apply to this request.

Currently the City offers one \$45.00 license for CDL.

After surveying several cities almost all cities pay incentives based on the three classes.

City Staff recommends to pay an incentive in the following manner:

Class C: \$45.00/month

Class B: \$60.00/month

Class A: \$75.00/month

The City has one (1) Class A Licenses

The City has three (3) Class B Licenses

The Public Works Department is working on local classes training additional employees to get there Class A or B licenses.



17





July 27, 2023

Ms. Donna Boyce
208 NE 85th St #13
Newcastle, Oklahoma 73065

RE: Member : City of Blanchard
Claimant : A-AAA RV Park, LLC
Date of Loss : June 24, 2023
Claim No. : 213304-1-LN

Dear Ms. Boyce:

As the adjuster for the Oklahoma Municipal Assurance Group, the insurer for the City of Blanchard, I am recommending denial of this claim and find no liability on the City of Blanchard's part for this claim.

We have completed our investigation. It was determined there was no negligence by the officer as he was performing his assigned duties.

Based on this information we are recommending denial of this claim to the City of Blanchard.

Sincerely,

Leslie Noriega,
Claims Adjuster

cc: City of Blanchard



July 27, 2023

City of Blanchard
Attn: Diana Daniels
P. O. Box 480
Blanchard, Oklahoma 73010-0480

RE: Member : City of Blanchard
Claimant : A-AAA RV Park, LLC
Date of Loss : June 24, 2023
Claim No. : 213304-1-LN

Dear Ms. Daniels:

OMAG has completed its investigation regarding the above referenced claim. It is OMAG's recommendation that this claim be denied because OMAG finds no liability on the City's part regarding this incident. The City is not required nor obligated to take any formal action on this Claim. However, if the City opts to do so, please let us know.

Thank you,

Leslie Noriega,
Claims Adjuster

B. THIS SECTION IS FOR USE BY THE PUBLIC ENTITY WHICH RECEIVES THE CLAIM

To inquire about this claim you may write to OMAG Claims Dept. or call 1-800-234-9461

This Notice of Tort Claim was received by Diana Daniels

(Title) City Clerk, on July 5, 2023

For further information on this claim contact Diana Daniels

(Title) City Clerk, by telephone at (405) 485 9325

The following reports, statements or other documentation, which support our understanding of the facts relating to this claim are attached:

Incident report
narrative of incident
pictures

Information for City Owned Vehicle Involved:

Year: 2021 Make: FORD Model: EXPLORER Last 4 Vin#: 1482 Dept: P.D.

As a result of this incident, are there damages to the City vehicle? YES NO

If YES, please fill out an OMAG Auto Loss Notice to have it repaired.

Persons who have knowledge of the circumstances surrounding this claim are:

Name	Title/Position	Telephone
1. <u>OFFICER CASTO</u>	<u>Seargent</u>	<u>405 485 9391</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

Submitted by: Diana Daniels Date 7/13/23, 20

Title: City Clerk

AFTER THE PUBLIC ENTITY HAS RECEIVED THIS CLAIM, PLEASE PROVIDE INFORMATION REQUESTED ABOVE AND IMMEDIATELY SEND TO:

OMAG Claims Dept.
3650 S. Boulevard
Edmond, OK 73013
Phone (405) 657-1400
Fax (405) 657-1401
claimsdepartment@omag.org

Incident Report
Investigation Completed
Investigation Made at Scene
Photographs

DO NOT WRITE IN THIS SPACE

INCIDENT REPORT

(1) Reporting Agency: BLANCHARD POLICE DEPARTMENT
Case Number (Agency Use): 2023-0044
Motor Vehicles Involved: 01
Number Injured: 00
Number Killed: 00

(2) Date of Collision (mm/dd/yyyy): 06/24/2023
Time: 2115
County Number and Name: 44 MCCLAIN
Nearest City or Town Number and Name: 05 BLANCHARD

(3) Distance from Nearest City or Town Limits:
Control #, Int ID, Location, East Grid, North Grid, Administrative

(4) Street, Road or Highway: 208 NE 85TH ST, NEWCASTLE, OK 73065
Distance from (Nearest) Intersecting Street, Road or Highway

(5) Unit: 01
Occupants Type: 01 D
Last Name: CASTO
First: JOHN
Middle: WILLARD
Date of Birth (mm/dd/yyyy): 12/03/1982
Sex: M

(6) Address: 2113 EAST FOX LANE, NEWCASTLE, OK 73065
Telephone (Use Area Code): 4058500774

(7) Driver License Number: R081397809
State: OK
Class Endorsement(s): A N
Restriction(s): K
Inj. Sev.: 1
Type of Injury: 00000
Drv./Ped. Cond.: 1
OP Use: 4

(8) Ejected Extricated Test (% BAC) Transported by To Medical Facility License Plate Number State Month Year
Air Bag: 1 1 1 50
License Plate Number: CI42788
State: OK
Month: 0
Year: 0

(9) VIN: 1FM5K8AB1MGB21482
Vehicle Year: 2021
Color: BLK
2nd Color: 000
Make: FORD
Model: EXPL
Veh. Conf.: 02
Extent of Damage: 2

(10) Insurance Company Name: OMAG
Policy Number: 2
Insurance Telephone (Use Area Code):

(11) Vehicle Removed by:
Owner's Last Name: CITY OF BLANCHARD
First:
Middle Initial:

(12) Owner's Address: PO BOX 480, BLANCHARD, OK 73010
Oversized Load: 0
Towed Veh. Type: 00
Rollover:
Phone present: X
Burned:
Phone in use:

(13) Citation Number, Statute/Ordinance Number, Citation Number, Statute/Ordinance Number

(14) Unit:
Occupants Type:
Last Name:
First:
Middle:
Date of Birth (mm/dd/yyyy):
Sex:

(15) Address:
City:
State:
Zip:
Telephone (Use Area Code):

(16) Driver License Number:
State:
Class Endorsement(s):
Restriction(s):
Inj. Sev.:
Type of Injury:
Drv./Ped. Cond.:
OP Use:

(17) Ejected Extricated Test (% BAC) Transported by To Medical Facility License Plate Number State Month Year
Air Bag: 0
License Plate Number:
State:
Month:
Year:

(18) VIN:
Vehicle Year:
Color:
2nd Color:
Make:
Model:
Veh. Conf.:
Extent of Damage:

(19) Insurance Company Name:
Policy Number:
Insurance Telephone (Use Area Code):

(20) Vehicle Removed by:
Owner's Last Name:
First:
Middle Initial:

(21) Owner's Address:
City:
State:
Zip:
Oversized Load:
Towed Veh. Type:
Rollover:
Phone present:
Burned:
Phone in use:

(22) Citation Number, Statute/Ordinance Number, Citation Number, Statute/Ordinance Number

(23) Investigating Officer: CASTO, JOHN
Badge Number: 00505
Troop/Div.:
Reviewed by (Init.):
Reviewer Badge Number:
Date of Report (mm/dd/yyyy): 06/24/2023

Table with columns for Driver/Pedestrian Condition, Occupant Protection (OP) in Use, Air Bag Deployed, Ejected, Extricated, Chemical Test, Extent of Damage, Insurance Verification, Oversized Load, Toward Vehicle Type.

Use of contents for commercial solicitation is unlawful



(24) Unit Injured Witness Passenger Prop. Owner Pos in Veh. Last Name First Middle Initial Date of Birth (mm/dd/yyyy) Sex
 A-AAA RV PARK

(25) Address City State Zip Telephone (Use Area Code)
 Same as Driver 208 NE 85TH ST, NEWCASTLE, OK NEWCASTLE OK 73065 4053873334

(26) Injury Severity / Type OP Use Air Bag Ejected Extricated Transported by To Medical Facility Property Type
 000000 FENCE/GATE AT PARK

(27) Unit Injured Witness Passenger Prop. Owner Pos in Veh. Last Name First Middle Initial Date of Birth (mm/dd/yyyy) Sex

(28) Address City State Zip Telephone (Use Area Code)
 Same as Driver

(29) Injury Severity / Type OP Use Air Bag Ejected Extricated Transported by To Medical Facility Property Type

(30) Unit Injured Witness Passenger Prop. Owner Pos in Veh. Last Name First Middle Initial Date of Birth (mm/dd/yyyy) Sex

(31) Address City State Zip Telephone (Use Area Code)
 Same as Driver

(32) Injury Severity / Type OP Use Air Bag Ejected Extricated Transported by To Medical Facility Property Type

(33) Unit Injured Witness Passenger Prop. Owner Pos in Veh. Last Name First Middle Initial Date of Birth (mm/dd/yyyy) Sex

(34) Address City State Zip Telephone (Use Area Code)
 Same as Driver

(35) Injury Severity / Type OP Use Air Bag Ejected Extricated Transported by To Medical Facility Property Type

Complete information below if this vehicle is being used for COMMERCE/BUSINESS and has a GVWR/GCWR IN EXCESS OF 10,000 LBS., or has a HAZMAT PLACARD, or is a BUS WITH SEATING FOR NINE OR MORE INCLUDING THE DRIVER

(36) Unit Carrier Name Address

(37) City State Zip GVWR 0 - 10K lbs. 10,001 - 26K lbs. 26K+ lbs. Axle Qty. Cargo Body Vehicle Use
 Interstate Commerce
 Intrastate Commerce
 Other Non-Commercial
 Government

(38) U.S. DOT Number NASI Report Number Placard Number Haz. Mat. Class Haz. Mat. Involved Haz. Mat. Release
 OK Yes No Yes No

(39) Unit Carrier Name Address

(40) City State Zip GVWR 0 - 10K lbs. 10,001 - 26K lbs. 26K+ lbs. Axle Qty. Cargo Body Vehicle Use
 Interstate Commerce
 Intrastate Commerce
 Other Non-Commercial
 Government

(41) U.S. DOT Number NASI Report Number Placard Number Haz. Mat. Class Haz. Mat. Involved Haz. Mat. Release
 OK Yes No Yes No

Position in Vehicle	Vehicle Configuration	Cargo Body Type
<p>00. Not Applicable 18. Front Row - Other 28. Second Row - Other 38. Third Row - Other 48. Fourth Row - Other 50. Sleeper Section of Truck Cab</p> <p>See manual for additional seating examples</p>	<p>00. N/A</p> <p>01. Passenger Veh.-2 Dr 02. Passenger Veh.-4 Dr 03. Passenger Veh. Conv. 04. Pickup 05. Single Unit Truck, 2 axles 06. Single Unit Truck, 3+ axles</p> <p>07. School Bus 08. Truck/Trailer 09. Truck-Tractor (Bobtail) 10. Truck-Tractor/Semi-Trailer 11. Truck-Tractor/Double 12. Truck-Tractor/Tuple 13. Bus/Large Van 9-15 occupants including driver 14. Bus 16+ occupants including driver 15. Motorcycle 16. Motor Scooter/Moped 17. Motor Home</p> <p>18. Farm Machinery 19. ATV 20. SUV 21. Passenger Van 22. Truck more than 10,000 lbs., Cannot Classify 23. Van 10,000 lbs. or Less 24. Other 99. Unknown</p>	<p>00. N/A</p> <p>01. Bus 9-15 seats 02. Bus 16+ seats 03. Van / Enclosed Box / Stock Trailer 04. Cargo Tank 05. Flatbed</p> <p>06. Intermodal 07. Dump Truck/Trailer 08. Concrete Mixer 09. Auto Transporter 10. Garbage/Refuse</p> <p>11. Hopper (grain/chips/gravel) 12. Pole Trailer 13. Log Trailer 14. Vehicle Towing Vehicle 15. Other 99. Unknown</p>



Unit	Total Lanes In Roadway	Legal Speed	Pedestrian / Pedalcyclist Only		
01	02	35	Actions Prior to Collision	Location at Time of Collision	Safety Equip.
					Unit Number of Vehicle Striking

Was the collision in or near a construction, maintenance or utility work zone? (If yes, complete this section) Yes No

Type of Work Zone	Location of the Work Zone
1 Lane Closure	1 Before the First Work Zone Warning Sign
2 Lane Shift/Crossover	2 Advance Warning Area
3 Work on Shoulder or Median	3 Transition Area
4 Intermittent or Moving Work	4 Activity Area
9 Unknown	5 Termination Area
	9 Unknown

Workers Present Yes No Unknown

Light 2

1 Daylight
2 Dark-Not Lighted
3 Dark-Lighted
4 Dawn
5 Dusk
6 Dark-Unknown
7 Lighting
9 Unknown

What Vehicle Was Going to Do

Unit 1 Unit 2

05

Weather 01

01 Clear
02 Fog/Smog/Smoke
03 Cloudy
04 Rain
05 Snow
06 Sleet/Hail (Freezing Rain/Drizzle)
07 Severe Crosswind
08 Blowing Snow
09 Blowing Sand, Soil, Dirt
10 Other
99 Unknown

What Vehicle Did

Unit 1 Unit 2

05

Locality 1

1 Residential
2 Business
3 Industrial
4 School
5 Not Built-up
6 Mixed Use
7 Other
9 Unknown

Type of Intersection 3

0 Not an intersection
2 Y-Intersection
3 T-Intersection
4 Four-Way Intersection
5 Five-Point or More of Interchange
7 Traffic Circle
8 Roundabout
9 Unknown

Visibility Obscured by

Unit 1 Unit 2

00

Incident Type 51

00 Not an Incident
51 Private Property
52 Deliberate Intent
53 Medical Condition
54 Legal Intervention
55 Suicide
57 Drowning
58 Other

Location of First Harmful Event 10

01 On Roadway
02 Shoulder
03 Median
04 Roadside
05 Gore
06 Separator
07 Parking Lane/Zone
08 Off Roadway, Location Unknown
09 Outside Right-of-Way
10 Other
99 Unknown

Driver Distracted by

Unit 1 Unit 2

4

Underride/Override

Unit 1 Unit 2

1

Traffic Control

Unit 1 Unit 2

00 00 00

Road Surface Conditions

Unit 1 Unit 2

01

Road Character

Grade

Unit 1 Unit 2

1

Road Surface Type

Unit 1 Unit 2

3

Trafficway

Unit 1 Unit 2

7

Vehicle Removal

Unit 1 Unit 2

4

Vehicle Condition

Unit 1 Unit 2

01

Special Function of Vehicle

Unit 1 Unit 2

09

Emergency Vehicle Responding to an Emergency

Unit 1 Unit 2

1

Unsafe / Unlawful Contributing Factors

Unit 1 Unit 2

8 8

FAILED TO YIELD

01 From Stop Sign
02 From Yield Sign
03 Private Drive
04 County Road at Through Highway
05 From Signal Light
06 From Alley
07 To Pedestrian
08 To Vehicle on Right
09 To Vehicle in Intersection
10 To Emergency Vehicles

FOLLOWED TOO CLOSELY

13 Human Element
14 Traffic Condition
15 Weather Condition

UNSAFE SPEED

16 Driver's Ability (Aged)
17 Inexperienced Driver - Young
18 Exceeding Legal Limit
19 For Traffic Conditions

IMPROPER TURN

30 From Wrong Lane
31 From Direct Course
32 Right
33 Left
34 Turn About/U-Turn
35 To Enter Private Drive
36 In Front of Oncoming Traffic

CHANGED LANES UNSAFELY

39 STOPPED IN TRAFFIC LANE

FAILED TO STOP

40 For Stop Sign
41 For Traffic Signal
42 For School Bus
43 For Railroad Gates/Signal
44 For Officer/Flagman
45 At Sidewalk/Stopline
46 Other

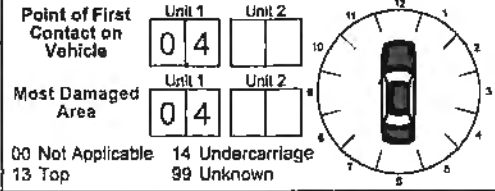
UNSAFE VEHICLE

47 Brakes
48 Steering

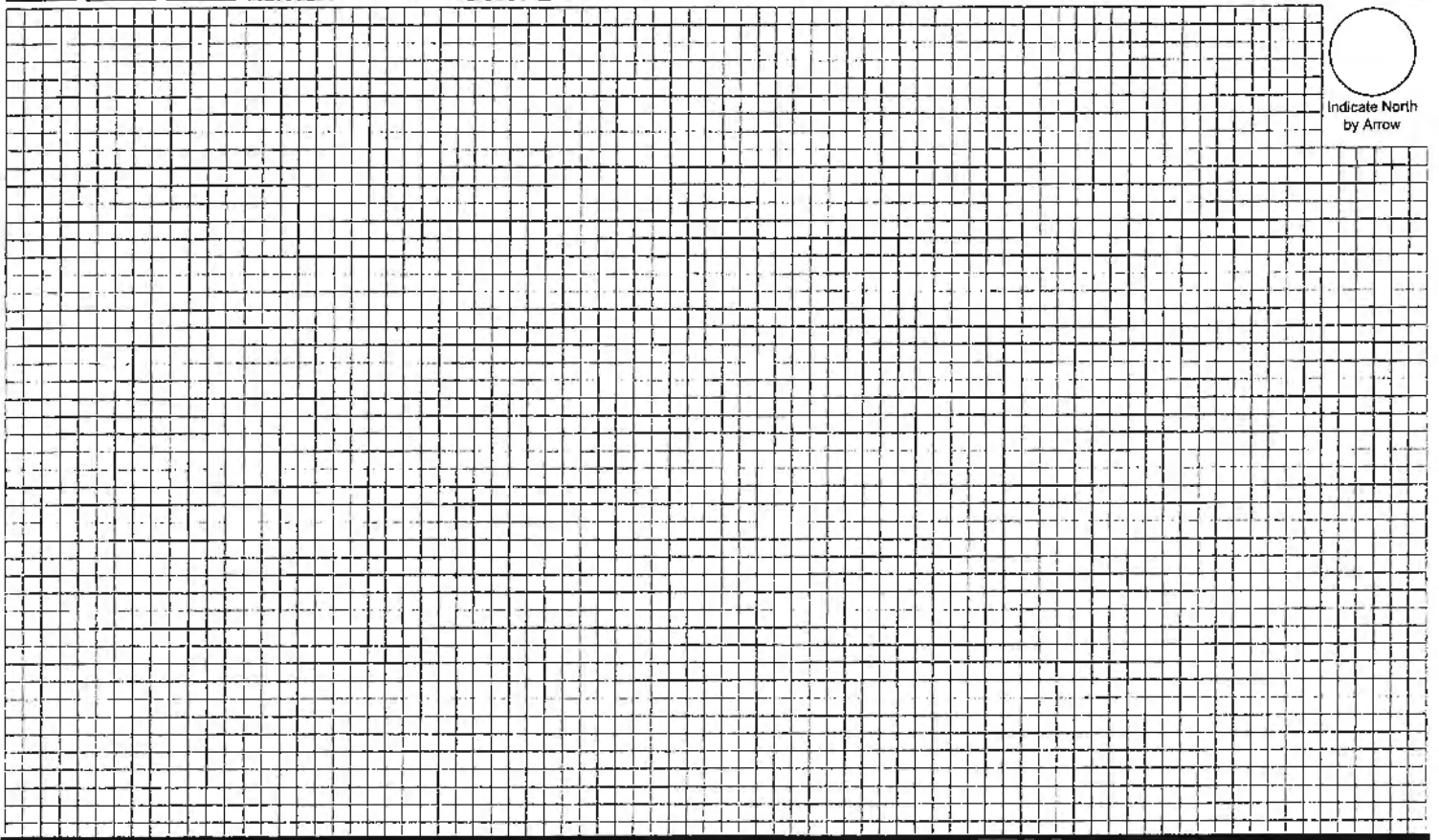
POINT OF FIRST CONTACT ON VEHICLE

Unit 1 Unit 2

04



Latitude N Longitude W Railroad Crossing Number Roadway Orientation Unit Number NE SW Unit Number NE SW



COLLISION EVENTS

Unit 0 1	First Event 4 4	Second Event <input type="text"/>	Third Event <input type="text"/>	Fourth Event <input type="text"/>	Most Harmful Event 4 4	First Harmful Event for the Entire Collision 4 4
Unit <input type="text"/>	First Event <input type="text"/>	Second Event <input type="text"/>	Third Event <input type="text"/>	Fourth Event <input type="text"/>	Most Harmful Event <input type="text"/>	<input type="text"/>

- | | | | |
|--|---|-------------------------------------|-----------------------------------|
| 00 Not Applicable | 21 Fell/Jumped From Motor Vehicle | 37 Work Zone/Maintenance Equipment | 56 Pavement Drop-Off |
| 10 Overturn/Rollover | 22 Thrown Or Falling Object | 38 Other Non-Fixed Object | 57 Ditch |
| 11 Fire/Explosion | 23 Other Non-Collision | FIXED OBJECT: | 58 Embankment |
| 12 Immersion | PERSON, MOTOR VEHICLE, OR NON-FIXED OBJECT: | 40 Barrier (Cable) | 59 Tree (Standing) |
| 13 Jackknife | 30 Pedestrian | 41 Barrier (Concrete) | 60 Dividing Strip |
| 14 Cargo/Equipment Loss or Shift | 31 Pedal Cycle | 42 Barrier (Other) | 61 Retaining Wall |
| 15 Equipment Failure (Blown Tire, Brake Failure, etc.) | 32 Railway Vehicle (train, engine) | 43 Fence Pole | 62 Bridge Abutment |
| 16 Separation of Units | 33 Animal | 44 Fence | 63 Bridge Pier or Support |
| 17 Departed Road Right | 34 Motor Vehicle in Transport | 45 Traffic Signal Support | 64 Bridge Rail |
| 18 Departed Road Left | 35 Parked Motor Vehicle | 46 Traffic Sign Support | 65 Bridge Post |
| 19 Cross Median/Centerline | 36 Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle | 47 Utility Pole/Light Support | 66 Bridge Curb |
| 20 Downhill Runaway | | 48 Other Post/Pole/Support | 67 Bridge Super Structure (Beams) |
| | | 49 Guardrail/Guardrail Face | 68 Bridge Overhead Structure |
| | | 50 Guardrail End | 69 Delineator |
| | | 51 Culvert | 70 Mailbox |
| | | 52 Curb | 71 Other Fixed Object |
| | | 53 Island | 72 Other Highway Structure |
| | | 54 Sand Barrels | 73 Ground |
| | | 55 Impact Attenuator/ Crash Cushion | 99 Unknown |

Remarks

At Approximately 21:15 On Saturday, June 24, 2023, I Sergeant John Casto (#505) being a duly commissioned and certified peace officer employed and on duty with the Blanchard Police Department located in the County of McClain State of Oklahoma do attest to the following. I was contacted by Blanchard Communications of a suicidal subject located at 208 NE 85th St, Newcastle, OK 73065. Information given was subject had taken an unknown amount of pills and that there were firearms inside the home. The reporting party did not have a lot number for where the subject was located at that address. they stated the subject's car a white Chevy Traverse would be located in front of the home. Upon my arrival, the gate to the community was closed. I had my emergency lights activated. I was attempting multiple gate codes to attempt entry. The park manager ran to the gate and verbally gave me a code to open the gate. Once the gate opened I pulled forward stopping to speak to the manager about locating the subject's home. I went to pull forward when I heard a loud noise. During the time

This report is based on the officer's investigation of this collision. This report may contain the opinion of the officer.



speaking to the property manager, the gate had closed onto my patrol unit. When I moved forward the gate damaged the passenger side of my unit and punctured the passenger rear tire. Due to the nature of the call, I was responding to I moved my unit out of the roadway parked it, and got into another officer's unit continuing to attempt to locate the subject. After driving around the entire RV park unable to locate a vehicle matching the description. I made contact with the property manager at his office who stated the subject I was looking for had been evicted from the property approximately 2 weeks prior. I had communications contact the RP. Communications were informed that the subject had moved to the RV park directly across the street. I made contact with McClain Co deputy Hensley who mutually added me to the location in an attempt to locate the subject. Deputy Hensley and I were able to locate the individual with whom we made contact, we removed firearms from the subject's reach and gave access to medical staff. The subject was transported from the residence by McClain Grady EMS. I returned to my disabled unit where I took pictures of the damage, Changed the tire on my unit and returned to my patrol duties. End of Report 505





18





BACKGROUND

Our goal is to provide cities, counties, state agencies and businesses with a third-party review of life safety building plan review, mechanical, electrical, plumbing, fire alarm, fire sprinkler, access control, CO2 enrichment, and flammable extraction plan review and inspections. This will allow the authority having jurisdiction to ensure all life safety systems are submitted and installed correctly. OKIE Safety currently provides plan review and/or inspection services for Altus, Bethany, Blackwell, Clinton, Cheyenne & Arapaho Tribes, Drumright, Durant, El Reno, Fort Gibson, Goldsby, Grove, Guthrie, Hammon, Jenks, Kingfisher, McAlester, Medford, Midwest City, Muskogee, Norman, Oklahoma State University Health Science Center, Purcell, Skiatook, Sulphur, Tulsa County, Weatherford, and Wichita Tribes.

FEE SCHEDULE

FEE SCHEDULE	
CODE COMPLIANCE REVIEWS	
Plan Review Minimum Permit Fee	\$300.00
Rates where total exceeds the Minimum Permit Fee are as follows:	
Commercial Fire and Life Safety Building Plan Review	\$.10/sqft
Fire Suppression Plan Review	\$300.00 per system
Sprinkler Plan Review	\$.03/sqft
Fire Alarm or Hardwire Smoke Alarm Plan Review	\$.03/sqft
Inspection fee	\$125.00 per hour 3 hour minimum
Daycare Inspections – To be done annually, all will be completed in the same week	\$200.00

Firework Stand Inspections	\$200.00
State Required Inspections	\$200.00
Civil Review and Inspection	\$125/hr with a \$300 minimum
MEP Review	\$0.06/sqft *Per Trade or \$0.18/sqft *combined with a \$300 minimum
Neighborhood Developments (Waterlines, Hydrants, Access Roads, and Entrances) Fees includes final inspection and plan review *Phased projects may impact fees	\$800.00 : 1-50 dwellings \$1,400.00: 51-100 dwellings +\$300.00 per every 50 additional dwellings
Unlimited Building Inspector Inspections	\$450.00 Half Day Inspections- 4 hours max. for jurisdictional inspections \$900.00 Full Day Inspections- 8 hours max. for jurisdictional inspections

COMMONLY ASKED QUESTIONS

Can plans be submitted digitally? Yes!

Yes. We allow and prefer plans to be submitted digitally and only accept hard copy plans when necessary. All plans must have a proper scale.

Do we allow hard copy submittals? Yes! How many sets of plans should be submitted?

If submitting hard plans, we require 3 sets of plans and a USB be submitted for hard copy submittal. Provide one building permit application with submittal. All plans must have a proper scale.

How far in advance do I need to schedule my inspection?

OKSC recommends a minimum of 5 days in advance. Inspection dates and times are subject to availability.

When can I schedule an inspection?

Once the plan review approval process has been completed and the installation is ready to be inspected the contractor can call for an inspection.

How do I schedule an inspection?

Please request inspection through email. klegg@okiesafety.com 405-250-3399

When contacting our office to schedule a date and time for your inspection, you must provide our coordinator with the following information:

Project Information:

- Plan Review number
- Project name and address
- Specific scope of work to be inspected

- Contact information of who called in the inspection request
- Contact information of who will be present and on site
- Email address to send a copy of the inspection report

What is required from the contractor for OKSC to perform an on-site inspection?

Once the plan review process is approved and complete:

- We request a minimum of 5-day notice, when scheduling an inspection. Inspection dates and times are subject to availability. (This may allow for faster inspections)
- OKSC approved / stamped drawings, must be on site for all inspections. If plans are submitted digitally, approved stamped plans must be printed on 24"x36" sheets and remain at site for inspection.
- An appropriate representative from the installing contracting company must be present and on site.
- All necessary testing equipment must be provided (depending on the type of inspection); i.e. 100W light bulb, balloons, canned smoke, lifts, ladders, etc.
- All cancellations must be done at least 24 hours prior to scheduled inspection.

Do I need to contact the municipality or fire district, to let them know of my scheduled inspection, with OKSC?

Unless otherwise directed to do so, the answer is no. When an inspection is scheduled with our office and an invite is created, OKSC will include all appropriate representatives in the calendar invite, at the specific request of the municipality or fire district.

When do I receive my inspection report?

A report is issued for every inspection scheduled with our office. These are generally distributed within 24 hours of the inspection time. OKSC will send a copy of the report to the email address provided to us by the contractor, as well as all appropriate representatives, per the municipality or fire district.

How do I know the status of my inspection?

There are three possible results for every inspection conducted with OKSC. They are: RECOMMEND APPROVAL, APPROVED WITH CORRECTIONS & NOT APPROVED.

There are also sections for the INSPECTION COMMENTS, which will consist of all comments pertaining to what the inspector inspected; as well as ITEMS TO BE CORRECTED, which will consist of all changes that need to be made in order for OKSC to RECOMMEND APPROVAL.

Once all of the outstanding items have been addressed, the inspection will have passed and OKSC will indicate RECOMMEND APPROVAL.

As an installing sprinkler contractor, when do I need to perform a 200 psi hydrostatic pressure test of sprinkler piping?

All new systems need to be hydrostatically tested at 200 psi for 2 hours without any loss of pressure. Systems with working pressures over 150 psi must be tested at 50 psi over the working pressure. In addition, modifications to existing systems must be isolated and tested at 200 psi for 2 hours. Where permitted by NFPA 13, testing at working pressure shall be permitted. This must be witnessed by another party which may include the owner of the building or job superintendent.

General Plan Review Questions

Can I submit plans directly to OKIE SAFETY?

That depends on our agreement with the municipality or fire district. Please send an inquiry to klegg@okiesafety.com and we can advise you of the requirements for direct submittals for the specific jurisdiction that you will be working in.

Is there a fee associated with OKSC plan review and inspection services?

As a third-party plan review and inspection service, OKSC charges plan review and inspection fees. Typically, our fees are directly related to the size of the building or system that is being reviewed or inspected. Normally, these fees are a one-time fee.

When are fees paid?

All fees must be paid in full when plans are submitted, unless jurisdiction pays plan reviewer fees on a monthly basis.

When can you expect to receive your completed plan review comments?

Once complete plans, specifications, and where applicable plan review fees are received, plans are scheduled for review. Our goal is to complete all plan reviews within 1-14 business days. (This is dependent on quality of plans and quick response from the professional designer.)

An expedited plan review service is available for an additional fee. Expedited review times are 1-3 business days for fire protection plans and 5-7 business days for building and life safety plans. This timeframe may vary either way depending on the quality of plans submitted and response back from entity that submitted plans. The expedited fee is 100% of the plan review fee.

Plan review comments are returned to the jurisdiction, and where permitted, are distributed to the responsible party.

When is OKSC going to approve my plans so I can begin work?

The ultimate decision on when work can begin on any project is made by the local code officials. Most officials will not allow work to begin on a project, or a portion of a project such as the fire sprinkler or fire alarm systems, until plans have been submitted and approved and a formal permit has been issued. OKSC does not directly control the issuance of construction permits for any work. OKSC makes recommendations to jurisdictions regarding the substantial correctness of plans and specifications sent to our offices for review. OKSC will either recommend that our client "APPROVE" or "NOT APPROVE" the submittal, but ultimately the final decision to issue a permit so that work can begin is up to the local official(s).

Can I expedite my plan review after they have been submitted and logged in?

Yes. Upgrading a plan review from a standard review to an expedited review can occur at any time a plan is in our office. The upgrade can occur on the initial review or any subsequent review. The expedited review fee is a 100% increase in the base plan review and inspection fee (where applicable).



(MUNICIPALITY)

(Municipality) and Okie Safety Consulting enter into this agreement February 15th, 2023 and it will be in effect until February 14th, 2024 with the purpose of performing any or all of the following: new and existing building plan reviews/inspections, commercial and residential mechanical, electrical, plumbing, fire sprinkler system plan reviews, fire alarm plan reviews, and hood suppression plan reviews and inspections.

(Municipality) and Okie Safety Consulting, agree to the following terms and conditions:

1.0 Statement of Work

- 1.1 Review and evaluate project designs to ensure drawings, specifications and supporting documents required are submitted properly and in compliance with (Municipality)'s adopted codes.
- 1.2 Conduct onsite inspections to evaluate life safety building elements are fire protection systems are built per approved plans and specifications.
- 1.3 Okie Safety Consulting is not responsible for any municipal codes adopted above and beyond required building codes.

2.0 Method of Payment

Building plan review/inspections, CO/COC inspections, Mechanical, Electrical and Plumbing review/inspections, Fire Suppression, Fire Sprinkler and Fire Alarm will be billed to the plan submitting party.

FEE SCHEDULE

CODE COMPLIANCE REVIEWS	
Plan Review Minimum Permit Fee	\$300.00 - Building
Rates where total exceeds the Minimum Permit Fee are as follows:	
Commercial Fire and Life Safety Building Plan Review	\$.10/sqft
Fire Suppression Plan Review	\$300.00 per system
Sprinkler Plan Review	\$.03/sqft
Fire Alarm or Hardware Smoke Alarm Plan Review	\$.03/sqft
Mechanical Electrical and Plumbing Plan Review	\$.06/sqft per trade or \$.18/sqft combined with a \$300.00 minimum
Inspection Fee	\$125.00 per hour 3 hour minimum
Daycare Inspections – to be done annually	\$100.00
Firework Stand Inspections	\$100.00
State Required Inspections Including COCs	\$200.00
Neighborhood Developments (Waterlines, Hydrants, Access Roads, and Entrances) Fees includes final inspection and plan review *Phased projects may impact fees	\$800.00 : 1-50 dwellings \$1,400.00: 51-100 dwellings +\$300.00 per every 50 additional dwellings
Unlimited Building Inspector Inspections	\$450.00 Half Day Inspections – 4 hour max for jurisdictional inspections \$900.00 Full Day Inspections – 8 hour max for jurisdictional inspections

✕

Municipality Official

✕

Jonathan T Strahorn
CKE SAFETY CONSULTING



19





August 31, 2022

City of Blanchard
122 N Main St
Blanchard, OK 73010

RE: Letter of Credit #20605397
Oasis Ranch 5 Subdivision – Paving & Drainage
IH Development, LLC
1320 North Porter
Norman, OK 73071

Enclosed is the Irrevocable Letter of Credit #20605397 dated August 31, 2022 in the amount of \$763,500.98 for IH Development, LLC.

Please, send any sight drafts to be presented for payment to the attention of Paul Reheman at the address below. This original signed Irrevocable Letter of Credit and any future Letter of Credit amendment(s) must be presented to InterBank in the event that a sight draft is presented for payment. If you have any questions, please feel free to contact me at (580) 977-1730.

InterBank
Letters of Credit
301 W Maine Avenue, Suite 110
Enid, OK 73701-5669

Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Lauren Cross'.

Lauren Cross
Letter of Credit Processing

IRREVOCABLE STANDBY LETTER OF CREDIT

Letter of Credit Number 20605397

Amount, U.S. \$ 763,500.98 (seven hundred and sixty three thousand five hundred dollars and ninety eight cents U.S. DOLLARS)

This Letter of Credit is issued on August 31, 2022 by Issuer in favor of the Beneficiary for the account of Applicant. The parties' names and their addresses are as follows:

APPLICANT:

IH DEVELOPMENT, LLC
Entity Type: Limited Liability Company
1320 NORTH PORTER
NORMAN, OK 73071

BENEFICIARY:

CITY OF BLANCHARD
Entity Type: Corporation
122 N MAIN ST
BLANCHARD, OK 73010

ISSUER:

INTERBANK
101 W. Main Ave
Suite 110
Enid, OK 73701-5668

1. LETTER OF CREDIT. Issuer establishes this Irrevocable Standby Letter of Credit (Letter of Credit) in favor of Beneficiary in the amount indicated above. Beneficiary may draw on this Letter of Credit with a Draft for Drafts, if the maximum number of drawings is greater than one. Each Draft shall be signed on behalf of Beneficiary and be marked "Drawn under InterBank Letter of Credit No. 20605397 (dated August 31, 2022)". Drafts must be presented at Issuer's address shown above on or before the Expiration Date. The presentation of any Draft shall reduce the Amount available under this Letter of Credit by the amount of the draft.

This Letter of Credit sets forth in full the terms of Issuer's obligation to Beneficiary. This obligation cannot be modified by any reference in this Letter of Credit, or any document to which this Letter of Credit may be related.

This Letter of Credit expires on the Expiration Date.

2. DRAWINGS. Beneficiary shall be permitted to make multiple drawings on this Letter of Credit. The maximum number of drawings that may be made on this Letter of Credit is UNLIMITED. "Draft" means a draft drawn at sight.

3. DOCUMENTS. Each Draft must be accompanied by the following, in original and two copies except as stated:

- A. The original Letter of Credit together with any amendments.
B. A sight draft drawn by Beneficiary on Issuer.

Issuer shall be entitled to accept a draft and the documentation described above as required by the terms of this Letter of Credit, from any person purporting to be an authorized officer or representative of Beneficiary without any obligation or duty on the part of Issuer to verify the identity or authority of the person presenting the draft and such documentation.

4. SPECIAL INSTRUCTIONS.

Name and Section of Subdivision: Oasis Ranch 5

This letter is for the performance of improvements as follows: Paving \$540,943.48 Drainage \$222,557.50. This breakdown represents 110% of the estimated cost of construction of said improvements as verified and submitted by a professional engineer and subsequently approved by the City of Blanchard Public Works Department.

In the event IH Development, LLC fails to construct and/or complete the above specified improvements within 11 months from the date of this Letter of Credit; the City of Blanchard may, by documentary draft or documentary demand, draw the necessary funds for completion of the above specified improvements up to the limits as stated in this letter.

However, if IH Development, LLC shall, within the terms of this Letter of Credit, faithfully install and complete improvements and utilities in the subdivision according to requirements or ordinances, approved plan specifications and subdivision rules and regulations of the City as certified by the City Engineer, and pay all bills to contractors for the above specified improvements incurred to completion thereof, and said improvements are approved by the City Engineer and accepted by the City Council, as provided, then this obligation shall be null and void.

5. EXPIRATION DATE. This Letter of Credit expires at the close of business at Issuer's address at 03:00 PM Central Time (Time) on August 31, 2023 (Date). Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the Expiration Date.

6. NON TRANSFERABLE. This Letter of Credit is not transferable.

7. APPLICABLE LAW. This Letter of Credit is governed by the International Standby Practices 1992 (ISP92). This Letter of Credit is also governed by the laws of Oklahoma, except as those laws conflict with the International Standby Practices 1995 (ISP95).

ISSUER:

InterBank

[Handwritten signature]

By Paul Reheman, Sr. Vice President

Date 8/31/2022



IH DEVELOPMENT, LLC
Standby Letter Of Credit

01 4Y COMBEST00000000027950370851274



August 31, 2022

City of Blanchard
122 N Main St
Blanchard, OK 73010

RE: Letter of Credit #20605353
Oasis Ranch 5 Subdivision – Water & Sanitary Sewer
IH Development, LLC
1320 North Porter
Norman, OK 73071

Enclosed is the Irrevocable Letter of Credit #20605353 dated August 31, 2022 in the amount of \$870,815.00 for IH Development, LLC.

Please, send any sight drafts to be presented for payment to the attention of Paul Reheman at the address below. This original signed Irrevocable Letter of Credit and any future Letter of Credit amendment(s) must be presented to InterBank in the event that a sight draft is presented for payment. If you have any questions, please feel free to contact me at (580) 977-1730.

InterBank
Letters of Credit
301 W Maine Avenue, Suite 110
Enid, OK 73701-5669

Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Lauren Cross'.

Lauren Cross
Letter of Credit Processing

IRREVOCABLE STANDBY LETTER OF CREDIT

Letter of Credit Number: 20605353

Amount: U.S. \$ 870,815.00 (Eight hundred and seventy thousand eight hundred and fifteen dollars and zero cents U.S. DOLLARS)

This Letter of Credit is issued on August 31, 2022 by Issuer in favor of the Beneficiary for the account of Applicant. The parties' names and their addresses are as follows:

APPLICANT:

IH DEVELOPMENT, LLC
Entity Type: Limited Liability Company
1320 NORTH PORTER
NORMAN, OK 73071

BENEFICIARY:

CITY OF BLANCHARD
Entity Type: Corporation
127 N MAIN ST
BLANCHARD, OK 73010

ISSUER:

INTERBANK
301 W Maine Ave
Suite 110
Enid, OK 73701 5669

1. **LETTER OF CREDIT.** Issuer establishes this Irrevocable Standby Letter of Credit (Letter of Credit) in favor of Beneficiary in the amount indicated above. Beneficiary may draw on this Letter of Credit with a Draft (or Drafts, if the maximum number of drawings is greater than one). Each Draft shall be signed on behalf of Beneficiary and be marked "Drawn under InterBank Letter of Credit No. 20605353 dated August 31, 2022." Drafts must be presented at Issuer's address shown above on or before the Expiration Date. The presentation of any Draft shall reduce the Amount available under this Letter of Credit by the amount of the draft.

This Letter of Credit sets forth in full the terms of Issuer's obligation to Beneficiary. This obligation cannot be modified by any reference in this Letter of Credit, or any document to which this Letter of Credit may be related.

This Letter of Credit expires on the Expiration Date.

2. **DRAWINGS.** Beneficiary shall be permitted to make multiple drawings on this Letter of Credit. The maximum number of drawings that may be made on this Letter of Credit is UNLIMITED. "Draft" means a draft drawn at sight.

3. **DOCUMENTS.** Each Draft must be accompanied by the following, in original and two copies except as stated:

A. The original Letter of Credit, together with any amendments.

B. A sight draft drawn by Beneficiary on Issuer.

Issuer shall be entitled to accept a draft and the documentation described above, as required by the terms of this Letter of Credit, from any person purporting to be an authorized officer or representative of Beneficiary without any obligation or duty on the part of Issuer to verify the identity or authority of the person presenting the draft and such documentation.

4. SPECIAL INSTRUCTIONS.

Name and Section of Subdivision: Oasis Ranch 5

This letter is for the performance of improvements as follows: Water Line \$507,774.30 Sanitary Sewer \$363,040.70. This time-down represents 110% of the estimated cost of construction of said improvements as verified and submitted by a professional engineer and subsequently approved by the City of Blanchard Public Works Department.

In the event IH Development, LLC fails to construct and/or complete the above specified improvements within 11 months from the date of this Letter of Credit, the City of Blanchard may, by documentary draft or documentary demand, draw the necessary funds for completion of the above specified improvements up to the limits as stated in this letter.

However, if IH Development, LLC shall, within the terms of this Letter of Credit, faithfully install and complete improvements and utilities in the subdivision according to requirements or ordinances approved plan specifications and subdivision rules and regulations of the City as certified by the City Engineer, and pay all bills to contractors for the above specified improvements incurred to completion thereof, and said improvements are approved by the City Engineer and accepted by the City Council, as provided, then this obligation shall be null and void.

5. **EXPIRATION DATE.** This Letter of Credit expires at the close of business at Issuer's address at 03:00 PM Central Time (Time) on August 31, 2023 (Date). Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the Expiration Date.

6. **NON-TRANSFERABLE.** This Letter of Credit is not transferable.

7. **APPLICABLE LAW.** This Letter of Credit is governed by the International Standby Practices 1998 (ISP98). This Letter of Credit is also governed by the laws of Oklahoma, except as those laws conflict with the International Standby Practices 1998 (ISP98).

ISSUER:

InterBank

By 
Paul Reheman, Sr Vice President

Date 8/31/2022



IH DEVELOPMENT, LLC
Standby Letter Of Credit

OK 4K00MBEST000000000278603700011001

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Page 1



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CITY OF BLANCHARD
STREET SALES AND USE TAX MONTHLY TREASURY REPORT
For the Month July 1, 2023 to July 31, 2023

These are unaudited numbers

CODE	DESCRIPTION	BEGINNING BANK BALANCE	DEPOSITS	WITHDRAWALS	INTEREST/ DIVIDENDS PAID	SERVICE FEES	ENDING BANK BALANCE	Outstanding Checks	Deposits In Transit	Balance per General Ledger		Number of Checks Issued
30	STREETS SALES USE TAX-FNB (TRANSFER ACCT) 125-01-1110	\$ 402,104.32	121,004.98		141.91	-	523,251.21	(87,235.07)		436,016.14	\$ 436,016.14	1
	STREETS CONSTRUCTION-BOK (LOAN PROCEEDS) 115-01-1110	\$ 10,807,606.73	39,822.68	805,362.87			10,042,066.54			10,042,066.54	\$ 10,042,066.54	



21





CONSENT AGENDA





1





MINUTES

Notice is hereby given of a regular meeting to be held at the Municipal Court House, 300 N. Main Street, Blanchard, Oklahoma, in accordance with the Oklahoma Open Meeting Act for the purpose of discussion, consideration and possible action, including, but not limited to, the approval, denial, amendment, revision or conditional approval, in whole or in part of the following Agenda items.

BLANCHARD CITY COUNCIL
REGULAR MEETING
TUESDAY, 25 JULY 2023
6:00 P.M.

IMMEDIATELY FOLLOWING THE BMIA MEETING

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the City Hall Bulletin Board on or before 5:00 p.m., Friday, the 21st day of July, 2023, in accordance with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk

A. MEETING CONVENED

1. CALL TO ORDER *by Mayor Michael Scalf @ 7:01 P.M.*
2. ROLL CALL: *Councilman Whitt ~ Present
 Councilwoman Short ~ Present
 Councilman Ryans ~ Present
 Vice Mayor Kemper ~ Present
 Mayor Scalf ~ Present*
3. DETERMINATION OF QUORUM: *5 ~ Present 0 ~ Absent*

STAFF: *City Manager, Robert L. Floyd
 City Clerk, Diana Daniels
 City Attorney, David L. Perryman
 City Engineer, Kenny Sullivan
 City Planner, Hayden Wilkes
 Finance Director, Daniel Ofsthun
 Projects Manager, Dustin Downey
 Fire Marshall, Colten St. John
 Fire Chief, Charlie Largent
 Police Chief, Steve Rhodes
 Dispatch Supervisor, Tabitha Thrash
 Public Works Director, David Standridge*

4. PRESENTATIONS:
 - a. *Joe Davis was presented by Mayor Scalf a plaque of appreciation for his service as a volunteer on the City Council and BMIA.*

B. BUSINESS AGENDA

1. RESOLUTION [Attachment B-1].
Discuss and vote on a motion to accept the nomination by the Mayor to appoint Scott Miller and confirm appointment by the City Council to serve a new 3-year term on the Blanchard Board of Adjustment.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve the nomination and appoint Scott Miller to the BOA to serve an unexpired term.

MOTION CARRIED:

*5 ~ AYES: Short, Whitt, Ryans, Kemper, Scalf
0 ~ NAYS: None
0 ~ ABSENT: None*

2. PRE-MEETING [Attachment B-2].
Discuss and vote on a motion to establish a Pre-Meeting before the regular meetings of the City Council and BMIA Board of Trustees.

MOTION BY Councilor Ryans and SECOND BY Councilor Short ... to approve and hold a pre-meeting beginning August 22nd at 5:30 pm before each regular Council meeting.

MOTION CARRIED:

5 ~ AYES: *Short, Whitt, Ryans, Kemper, Scalf*
0 ~ NAYS: *None*
0 ~ ABSENT: *None*

3. JOINT SPECIAL MEETING [Attachment B-3].
Discuss and vote on a motion to call and set a joint special meeting with the BMIA Board of Trustees to discuss and enact new utility rates, fees and charges.

Mayor call a joint special meeting with BMIA for Tuesday, August 29th beginning at 6:00 p.m.

4. VEHICLE PURCHASE [Attachment B-4].
Discuss and vote on a motion authorizing the acquisition by purchase or lease-purchase of a 2024 Ford F-250 SuperCrew for the Fire Marshal of the Blanchard Fire Department [exact State contract pricing will be announced by Central Purchasing next week; Quote was \$53,386 from Confidence Ford ~ State Contract].

MOTION BY Councilor Whitt and SECOND BY Councilor Short ... to approve a lease-purchase of said vehicle and authorize City Manager to seek interest rates from local banks.

MOTION CARRIED:

5 ~ AYES: *Short, Whitt, Ryans, Kemper, Scalf*
0 ~ NAYS: *None*
0 ~ ABSENT: *None*

5. VEHICLE PURCHASE [Attachment B-5].
Discuss and vote on a motion authorizing the acquisition by purchase or lease-purchase of a 2023 Chevy Tahoe PPV 4x4 from State Contract for the Police Department.

MOTION BY Councilor Whitt and SECOND BY Councilor Ryans ... to approve lease-purchase of said vehicle and authorize City Manager to seek interest rate quotes from local banks.

MOTION CARRIED:

5 ~ AYES: Short, Whitt, Ryans, Kemper, Scalf
0 ~ NAYS: None
0 ~ ABSENT: None

6. EQUIPMENT PURCHASE [Attachment B-6].
Discuss and vote on a motion authorizing the acquisition by purchase or lease-purchase of new radio consoles (state contract) in the sum of \$162,365.17 from Motorola.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Short ... to approve the lease-purchase of said communications equipment and authorize the City Manager to seek interest rate quotes from local banks.

MOTION CARRIED:

5 ~ AYES: Short, Whitt, Ryans, Kemper, Scalf
0 ~ NAYS: None
0 ~ ABSENT: None

7. EQUIPMENT PURCHASE [Attachment B-7].
Discuss and vote on a motion authorizing the acquisition by purchase or lease-purchase of a "boom axe" for roadside maintenance by the Public Works Department.

MOTION BY Councilor Short and SECOND BY Councilor Whitt ... to approve lease-purchase of said equipment and authorize the City Manager to seek interest rate quotes from local banks.

MOTION CARRIED:

5 ~ AYES: Short, Whitt, Ryans, Kemper, Scalf
0 ~ NAYS: None
0 ~ ABSENT: None

8. EQUIPMENT PURCHASE [Attachment B-8].
Discuss and vote on a motion authorizing the acquisition by purchase or lease-purchase of a heavy equipment trailer for the Public Works Department.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Whitt ... to approve lease-purchase of said equipment and authorize the City Manager to seek interest rate quotes from local banks.

MOTION CARRIED:

5 AYES: Short, Whitt, Ryans, Kemper, Scalf
0 NAYS: None
0 ABSENT: None

9. STREET PROJECTS [Attachment B-9].
Discuss and take appropriate action re: 4-way stops for intersections within the original town of Blanchard; update on downtown and other striping needs; speed limit solar signs; and the feasibility of hiring a contractor to assist in street maintenance such as pot hole patching.

TABLE 4-Way stops bring back more information from Police and Fire.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve signs based upon their recommendations.

MOTION CARRIED:

5 AYES: Short, Whitt, Ryans, Kemper, Scalf
0 NAYS: None
0 ABSENT: None

MOTION BY Councilor Ryans and SECOND BY Councilor Short ... to approve the hiring three (3) part time positions to help with street maintenance.

MOTION CARRIED:

5 AYES: Short, Whitt, Ryans, Kemper, Scalf
0 NAYS: None
0 ABSENT: None

10. COUNCIL HANDBOOK [Attachment B-10].
Discuss and vote on a motion adopting a proposed City Council Handbook, as requested by the Mayor.

TABLED ITEM Mayor Scalf and City Attorney will work on details and bring back next month with a Resolution.

11. ROAD IMPROVEMENTS [Attachment B-11].
Further discussion, consideration and take appropriate action re: the status of Phase I and Phase II of Section Line Road Improvements.

City Manager gave an update on Phase I and II.

12. **FIRE STATION COMPLETION** [Attachment B-12].
Further discussion, consideration and take appropriate action re: the status of completion of the Fire Station No. 2 construction; and calling of bonds.

City Attorney gave an update and authorized the Fire Department to start operating from the new station.

C. CONSENT AGENDA

1. APPROVAL of regular meeting minutes of 6/27/23 [Attachment C-1].
2. ACKNOWLEDGE of payment of FYE2024 Claims and Expenditures in the total amount of \$228,962.73 [Attachment C-2].
3. ACKNOWLEDGE of payment of FYE2024 Payrolls in the total amount of \$174,983.52 [Attachment C-3].
4. ACKNOWLEDGE the transfer of the July 2023 Sales Tax as per Budget [Attachment C-4].
5. ACCEPTANCE of the June 2023 Financial Report [Attachment C-5].
6. APPROVAL of June donations for animal welfare [Attachment C-6].

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to remove item #1 and approve items 2-6.

MOTION CARRIED:

5 - AYES: Short, Whitt, Ryans, Kemper, Scalf
0 - NAYS: None
0 - ABSENT: None

D. CONSENT ITEM REMOVAL

MOTION BY Mayor Scalf and SECOND BY Vice Mayor Kemper ... to approve Item No. 1 with corrections to time and change to vote on Oasis Ranch Resolution.

MOTION CARRIED:

5 - AYES: Short, Whitt, Ryans, Kemper, Scalf
0 - NAYS: None
0 - ABSENT: None

E. PUBLIC COMMENTS

None.

F. COUNCIL/STAFF COMMENTS

1. *Ben Whitt wanted to thank the streets department for their dedication to grading the roads on a Sunday.*
2. *Christina Short also wanted to thank the streets department for their quick attention to the road needing repaired on Quail Haven.*
3. *Albert Ryans wanted us to look at the grants being offered to install charging stations for Electric Vehicles.*

G. EXECUTIVE SESSION

1. MOTION to go into Executive Session to discuss the following item(s):

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to go into Executive Session at 8:54 p.m. to discuss the following item.

MOTION CARRIED:

5 AYES: *Short, Whitt, Ryans, Kemper, Scalf*
0 NAYS: *None*
0 ABSENT: *None*

- a. For the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business [pursuant to Title 25 O.S. §307(C)(10)].
2. RECONVENE into Open Session to consider and take appropriate action:
 - a. regarding the transfer of property, financing, or the creation of a proposal to entice a business to remain or locate within their jurisdiction

Reconvened into Open Session at 9:29 P.M.

The only items discussed, were those items that appeared on the agenda. No action was taken.

H. FURTHER INFORMATION

1. REPORTS ~ Sales/Use Tax.
 2. REPORTS ~ 2022/2023 Attendance.
 3. REPORTS ~ Departmental Activities.
-

I. ADJOURNMENT

Called @ 9:30 P.M.

Mayor

ATTEST: *(Seal)*

City Clerk



2



NARRATIVE

AGENDA: 8/22/2023
ITEM: Consent C (2)

CITY OF BLANCHARD

CLAIMS LIST

GENERAL OPERATIONS FUND

FUND	AMOUNT
General Operation Fund	\$335,202.64
Emergency Management Fund	\$ -0-
Street Sales & Use Tax	\$174,470.14
Municipal Court Fund	\$ 2,621.76
Capital Improvement Fund	\$ 781.17
Veterans Memorial Fund	\$ 11,891.89
TIF Fund	\$ -0-
Insurance Fund	\$170,836.92
TOTAL	\$696,604.44

RECOMMENDATION:

Acknowledge approval of the FYE2024 Claims as presented.

CLAIMS REPORT
 Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
AARON SHUPERT	VOLUNTEER FIRE FIGHTER STIPEND		158.94	318765	8/03/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	312.49		318734	8/03/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	112.96		318735	8/03/23
ACE HARDWARE	MISC EQUIPMENT	858.50		318736	8/03/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	317.78		318737	8/03/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	325.76		318738	8/03/23
ACE HARDWARE	REPAIR ON POWERWASHER	153.45	2,080.94	318739	8/03/23
AMERICAN FIDELITY ASSURANCE	FLEX SPENDING		1,141.66	318651	7/28/23
AMERICAN FIDELITY ASSURANCE	AFA LT DISABILI		1,999.54	318653	7/28/23
AFLAC	AFLAC HEALTH		39.00	318647	7/28/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	22.73	10098410		7/21/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	138.25	10098411		7/21/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	7.99	10098412		7/21/23
AMAZON CAPITAL SERVICES	MISC OFFICE SUPPLIES	49.44	10098413		7/21/23
AMAZON CAPITAL SERVICES	MISC OFFICE SUPPLIES	38.64	10098414		7/21/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	179.46	10098431		7/27/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	14.97	10098432		7/26/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	234.67	10098448		8/08/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	143.52	10098449		8/08/23
AMAZON CAPITAL SERVICES	MISC OFFICE SUPPLIES	112.98	10098450		8/08/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	19.99	10098464		8/17/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	814.46	10098465		8/17/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES (OPEN PO)	40.08	10098466		8/17/23
AMAZON CAPITAL SERVICES	MISC SUPPLIES	228.25	10098467		8/17/23
AMAZON CAPITAL SERVICES	IPAD FOR PARK EVENTS	375.21	10098468		8/17/23
AMAZON CAPITAL SERVICES	ITEMS FOR PARK BUILDING	2,559.92	4,980.56	10098469	8/17/23
AMERICAN ELECTRIC POWER	WALKING TRAILS ELECTRIC	68.29		318598	7/20/23
AMERICAN ELECTRIC POWER	WALKING TRAILS ELECTRIC	91.80		318599	7/20/23
AMERICAN ELECTRIC POWER	ELECTRIC SERVICES (OPEN PO)	1,687.00		318600	7/20/23
AMERICAN ELECTRIC POWER	ELECTRIC SERVICES	5,312.33		318623	7/26/23
AMERICAN ELECTRIC POWER	WALKING TRAILS ELECTRIC	55.69		318814	8/11/23
AMERICAN ELECTRIC POWER	WALKING TRAILS ELECTRIC	92.86		318815	8/11/23
AMERICAN ELECTRIC POWER	ELECTRIC SERVICES (OPEN PO)	1,669.98	8,977.95	318816	8/11/23
ASCOG	ANNUAL MEMBERSHIP DUES		1,178.00	318817	8/11/23
BAZEMORE BLUEGRASS BAND	BLUEGRASS BAND		300.00	318818	8/11/23
BEN E. KEITH CO.	FOOD/SUPPLIES		1,829.21	318761	8/03/23
BEN WHITT	TRAVEL AND MEAL REIMBURSEMENT		57.80	318616	7/20/23
BISWELL HOMES	REFUND INSPECTION DEPOSIT		100.00	318796	8/03/23
BLANCHARD ANIMAL HOSPITAL	MISC VET SERVICES (OPEN PO)	25.00		318594	7/20/23
BLANCHARD ANIMAL HOSPITAL	MISC VET SERVICES (OPEN PO)	25.00	50.00	318595	7/20/23
BLANCHARD BUILDING CENTER	MISC SUPPLIES (OPEN PO)		321.51	318624	7/26/23
BLANCHARD CHAMBER OF COMMERCE	LIGHTED GIVEAWAYS FOR		185.00	318819	8/11/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	88.45		318590	7/20/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	92.80		318625	7/26/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	103.75		318626	7/26/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	114.85		318627	7/26/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	22.30		318628	7/26/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	115.12		318729	8/03/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	114.70		318820	8/11/23
BLANCHARD NEWS PUBLISHING	PUBLICATIONS & ADVERTISING	88.75	740.72	318821	8/11/23
BRIAN LASATER	VOLUNTEER FIRE FIGHTER STIPEND		139.70	318750	8/03/23
BROOKE BARNETT	VOLUNTEER FIRE FIGHTER STIPEND		131.18	318780	8/03/23
BRUCE WILLIAMS	REFUND FOR CERTIFICATE OF		100.00	318852	8/17/23

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BRYCE MILLIGAN	VOLUNTEER FIRE FIGHTER STIPEND		20.88	318794	8/03/23
BUZZ CONSULTING COMPANY	BACKUP SERVICES (OPEN PO)	165.00		318759	8/03/23
BUZZ CONSULTING COMPANY	UPGRADING TWO STATION AT	3,422.50	3,587.50	318853	8/17/23
C.O.P.S. PRODUCTS LLC	UNIFORM (POLO SHIRTS FOR	92.48		318629	7/26/23
C.O.P.S. PRODUCTS LLC	ANIMAL CONTROL UNIFORM	375.20	467.68	318751	8/03/23
CAITLYNN REDDICK	CAITLYNN REDDICK ACOG		22.14	318622	7/20/23
CALEB CHATHAM	VOLUNTEER FIRE FIGHTER STIPEND		20.88	318792	8/03/23
CALLIE HACKER	VOLUNTEER FIRE FIGHTER STIPEND		339.13	318776	8/03/23
CB&T CUST IRA	CB&T CUST IRA		300.00	318810	8/11/23
CHAYCE ST. JOHN	VOLUNTEER FIRE FIGHTER STIPEND		6.96	318795	8/03/23
CHRISTINA SHORT	TRAVEL AND MEAL REIMBURSEMENT		58.80	318617	7/20/23
CINTAS	CUSTODIAL SERVICES @ CITY HALL		459.55	10098451	8/08/23
CITY OF BLANCHARD INS FUND	HEALTH INSURANC		5,919.54	318654	7/28/23
CL BOYD COMPANY	CUTTER BAR ON GRADER		374.59	318630	7/26/23
CLARK EQUIPMENT DBA BOBCAT	NB160 NITROGEN BREAKER PRIOR		7,420.88	318854	8/17/23
CLAYTON WILKERSON	VOLUNTEER FIRE FIGHTER STIPEND		17.36	318767	8/03/23
CONFIDENCE FORD OF NORMAN	VEHICLE MAINTENENCE		717.96	318855	8/17/23
CRAWFORD & ASSOCIATES	ACCOUNTING SERVICES (OPEN PO)	2,144.38		318601	7/20/23
CRAWFORD & ASSOCIATES	ACCOUNTING SERVICES (OPEN PO)	4,875.00	7,019.38	318631	7/26/23
DANIEL OFSTHUN	REIMBURSEMENT- WALMART		59.00	318752	8/03/23
DANNY WATTERS	BLUEGRASS BAND	400.00		318822	8/11/23
DANNY WATTERS	BLUEGRASS MC	300.00	700.00	318823	8/11/23
DARCY DARLING	VOLUNTEER FIRE FIGHTER STIPEND		111.73	318762	8/03/23
DIANA DANIELS	TRAVEL AND MEAL REIMBURSEMENT		60.30	318612	7/20/23
DIRT RHODAS OUTDOORS INC	AMMUNITION		2,648.95	318632	7/26/23
DOLESE BROS. CO.	MISC CONCRETE SUPPLIES	2,484.00		318633	7/26/23
DOLESE BROS. CO.	MISC CONCRETE SUPPLIES	2,346.00	4,830.00	318732	8/03/23
DP GAMBLE HOMES	REFUND INSPECTION DEPOSIT	100.00		318603	7/20/23
DP GAMBLE HOMES	REFUND INSPECTION DEPOSIT	100.00	200.00	318604	7/20/23
DYLAN SMITH	VOLUNTEER FIRE FIGHTER STIPEND		163.73	318787	8/03/23
EDWARDS ENTERPRISES	PORT-A-POTTY RENTAL (OPEN PO)		1,175.00	318764	8/03/23
EQUIPMENT SHARE.COM, INC	EQUIPMENT RENTALS FOR EVENTS		512.28	318611	7/20/23
FEDERAL SURPLUS	FEDERAL SURPLUS FAN FOR SHOP		300.00	318756	8/03/23
FIREFIGHTERS PENSION & RETIREM	FIRE PENSION	1,688.24		318650	7/28/23
FIREFIGHTERS PENSION & RETIREM	FIRE PENSION	1,688.24	3,376.48	318806	8/11/23
FIRST NATIONAL BANK & TRUST CO	CODE TRUCK 1001057352	870.72		318740	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1001055595 (\$1313.87)	1,313.87		318741	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000003119 (\$232.02)	232.02		318742	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT. 1001060175 (\$71116)	711.16		318743	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000000545 (\$1128.85)	1,128.85		318744	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000002947 (\$1075.16)	1,075.16		318745	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1001055598 (\$1257.47)	1,257.47		318746	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT. 1000002681 (\$746.22)	746.22		318747	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT. 1001063484 (\$1248.76)	1,248.76		318748	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000002640 (\$2686.21)	2,686.21		318799	8/03/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT. 1000002640 (\$1353.21)	1,353.21	12,623.65	318800	8/03/23
FRATERNAL ORDER OF POLICE	POLICE DUES		400.00	318649	7/28/23
FUELMAN	FUEL PURCHASES (OPEN PO)	632.22		10098452	8/08/23
FUELMAN	FUEL PURCHASES (OPEN PO)	1,902.03		10098453	8/08/23
FUELMAN	FUEL PURCHASES (OPEN PO)	1,451.99		10098454	8/08/23
FUELMAN	FUEL PURCHASES (OPEN PO)	2,535.04		10098455	8/08/23
FUELMAN	FUEL PURCHASES (OPEN PO)	675.87	7,197.15	10098456	8/08/23
GRAINGER	REPLACE DOOR PARTS	240.78		318730	8/03/23
GRAINGER	HANDICAP BUTTON FOR LIBRARY	179.46	420.24	318731	8/03/23

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GREEN WORLDWIDE SHIPPING	TRAIN SHIPPING		16,091.63	318783	8/03/23
HAMPEL OIL DISTRIBUTORS, INC	FUEL PURCHASES (OPEN PO)	3,307.06		318824	8/11/23
HAMPEL OIL DISTRIBUTORS, INC	FUEL PURCHASES (OPEN PO)	1,234.23	4,541.29	318825	8/11/23
THE HARTFORD GROUP BENEFITS	HARTFORD LIFE		125.19	318807	8/11/23
HAYDEN WILKES	TRAVEL AND MEAL REIMBURSEMENT		44.80	318613	7/20/23
HUNTER BREECE	VOLUNTEER FIRE FIGHTER STIPEND		537.05	318788	8/03/23
HUNTER DUBOIS	VOLUNTEER FIRE FIGHTER STIPEND		728.99	318785	8/03/23
ICM	STIHL TS420 CHOP SAW		1,360.00	318634	7/26/23
IDEAL HOMES	REFUND INSPECTION DEPOSIT	100.00		318768	8/03/23
IDEAL HOMES	REFUND INSPECTION DEPOSIT	100.00		318826	8/11/23
IDEAL HOMES	REFUND INSPECTION DEPOSIT	100.00		318827	8/11/23
IDEAL HOMES	REFUND INSPECTION DEPOSIT	100.00		318828	8/11/23
IDEAL HOMES	REFUND INSPECTION DEPOSIT	100.00	500.00	318829	8/11/23
INTERNAL REVENUE SERVICE	FED/FICA TAX	16,018.66		10098446	7/28/23
INTERNAL REVENUE SERVICE	FED/FICA TAX	20,811.47	36,830.13	10098462	8/11/23
INVENTURE	TIF PROJECT MANAGMENT		320.00	318620	7/20/23
JAKE REID	VOLUNTEER FIRE FIGHTER STIPEND		562.40	318786	8/03/23
JAMES CURLISS	VOLUNTEER FIRE FIGHTER STIPEND		130.81	318757	8/03/23
JERRY WOLF	REFUND INSPECTION DEPOSIT		100.00	318760	8/03/23
GARRETT'S CREATIVE SOLUTIONS	LABOR INSTALL TRUCK LIGHTS		400.00	318856	8/17/23
JUSTINS TIRE SERVICE, INC	FLAT TIRE KUBOTA		200.00	318605	7/20/23
KAMDEN SMITH	VOLUNTEER FIRE FIGHTER STIPEND		156.24	318779	8/03/23
KEATON'S PRO AVL LLC	BLUEGRASS SOUND		880.00	318857	8/17/23
KING PRODUCTION SERVICES LLC	UNCLE SAM STILT WALKER		400.00	318608	7/20/23
KNIPPELMIER CHEVROLET, INC	RADIATOR REPAIR	405.94		318830	8/11/23
KNIPPELMIER CHEVROLET, INC	CODE INSP. TRUCK AIR CONDITION	1,261.94	1,667.88	318831	8/11/23
KRISTA BROWN	VOLUNTEER FIRE FIGHTER STIPEND		372.08	318784	8/03/23
KYLE PARASICH	VOLUNTEER FIRE FIGHTER STIPEND		49.01	318778	8/03/23
LARRY GOODWIN	SOUND SYSTEM AT COUNCIL		3,000.00	318635	7/26/23
LAURA GOMEZ-URIZAR	SPANISH INTERPRETER FOR COURT		153.75	318858	8/17/23
LIBERTY NATIONAL BANK	POLICE INTERCEPTORS	2,639.27		318832	8/11/23
LIBERTY NATIONAL BANK	1/2 LOAN PMT- BOBCAT SKIDSTEER	342.78	2,982.05	318833	8/11/23
LINDSAY VETERINARY HOSPITAL	MISC VET SERVICES (OPEN PO)		45.00	318763	8/03/23
LOGAN COUNTY ASPHALT	25 TONS COLD MIX		3,336.72	318834	8/11/23
MARTY BRATCHER	CONCRETE MIXER RENTAL		115.00	318835	8/11/23
MAXWELL SUPPLY COMPANY	30-28" SAFETY CONES		1,327.56	318597	7/20/23
MERCHANT MCINTRYE AND ASSO.	GRANT SERVICES		8,000.00	318791	8/03/23
MICHAEL DOMER	VOLUNTEER FIRE FIGHTER STIPEND		26.49	318771	8/03/23
MICHAEL M CHENG	BLUEGRASS BAND		300.00	318859	8/17/23
MOLLMAN MEDIA LLC	MISC ADVERTISING (OPEN PO)		500.00	318610	7/20/23
MOSQUITO JOE OF OKC	SPRAYING AT PARK (OPEN PO)	245.00		318609	7/20/23
MOSQUITO JOE OF OKC	SPRAYING AT PARK (OPEN PO)	245.00		318766	8/03/23
MOSQUITO JOE OF OKC	SPRAYING AT PARK (OPEN PO)	245.00	735.00	318860	8/17/23
NATIONWIDE RETIREMENT	RETIREMENT 401a	2,738.86		318648	7/28/23
NATIONWIDE RETIREMENT	RETIREMENT 401a	2,762.44	5,501.30	318805	8/11/23
NEIL KEENAN	VOLUNTEER FIRE FIGHTER STIPEND		164.10	318758	8/03/23
NORPS, LLC	YEARLY SOFTWARE SUBSCRIPTION	720.00		318606	7/20/23
NORPS, LLC	TECH SUPPORT (OPEN PO)	62.50	782.50	318607	7/20/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	8.98		10098418	7/21/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	30.07		10098419	7/21/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	46.66		10098420	7/21/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	20.48		10098421	7/21/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	68.99		10098422	7/21/23
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	5.79		10098423	7/21/23

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O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	34.99	10098424	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	63.94	10098425	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	29.98	10098426	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	51.50	10098427	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES (OPEN PO	96.84	10098428	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES (OPEN PO	6.49	10098429	7/21/23	
O'REILLY AUTO PARTS		6.49-	10098430	7/21/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	119.99	10098470	8/17/23	
O'REILLY AUTO PARTS		6.49-	10098471	8/17/23	
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	10.78	10098472	8/17/23	
O'REILLY AUTO PARTS	JIM - MISC PARTS AND SUPPLIES	6.02	10098473	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	371.04	10098474	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	151.96	10098475	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	70.23	10098476	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	89.94	10098477	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	361.59	10098478	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	45.93	10098479	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	56.93	10098480	8/17/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	156.02	1,892.16	10098481	8/17/23
OAKLEE JAMIE	VOLUNTEER FIRE FIGHTER STIPEND		288.40	318777	8/03/23
OCSR	CHILD SUPPORT	143.03		318655	7/28/23
OCSR	CHILD SUPPORT	143.03	286.06	318808	8/11/23
OKLAHOMA DEPT OF PUBLIC SAFETY	OLETS USER FEES (OPEN PO)		430.00	318861	8/17/23
OFFICE DEPOT	OFFICE SUPPLIES		119.96	318836	8/11/23
OK UNIFORM BLDG CODE	PERMIT FEES- GEN. CONST.	108.00		318602	7/20/23
OK UNIFORM BLDG CODE	PERMIT FEES- NEW CONSTRUCTION	92.00	200.00	318837	8/11/23
OKLAHOMA ELECTRIC COOPERATIVE	ELECTRIC SERVICES (OPEN PO)	1,297.20		10098415	7/21/23
OKLAHOMA ELECTRIC COOPERATIVE	4TH OF JULY TEMP POLE	33.00		10098416	7/21/23
OKLAHOMA ELECTRIC COOPERATIVE	4TH OF JULY TEMP POLE	32.00		10098482	8/17/23
OKLAHOMA ELECTRIC COOPERATIVE	ELECTRIC SERVICES (OPEN PO)	1,321.04	2,683.24	10098483	8/17/23
OKLAHOMA HUMANE SOCIETY	SPAY/ NEUTER		120.00	318636	7/26/23
OKLAHOMA NATURAL GAS	GAS SERVICES (OPEN PO)	646.53		10098417	7/21/23
OKLAHOMA NATURAL GAS	GAS SERVICES (OPEN PO)	662.65	1,309.18	10098484	8/17/23
OKLAHOMA POLICE PENSION	POLICE PENSION	3,623.72		10098447	7/28/23
OKLAHOMA POLICE PENSION	POLICE PENSION	3,442.39	7,066.11	10098463	8/11/23
OKLAHOMA TAX COMMISSION	STATE TAX	2,374.96		10098445	7/28/23
OKLAHOMA TAX COMMISSION	STATE TAX	3,034.96	5,409.92	10098461	8/11/23
OKLAHOMA MUNICIPAL LEAGUE	MAYOR COUNCIL OF OK MEMBERSHIP	200.00		318592	7/20/23
OKLAHOMA MUNICIPAL LEAGUE	MAYORS COUNCIL OF OK MEMBERSHI	200.00	400.00	318593	7/20/23
OMUSA	EMPLOYEE DRUG TESTING		742.50	318838	8/11/23
OSBI	ODIS ANNUAL SOFTWARE SUPPORT		1,800.00	318591	7/20/23
P&K EQUIPMENT	PARTS FOR MOWERS	89.19		318596	7/20/23
P&K EQUIPMENT	MISC PARTS (OPEN PO)	615.36		318839	8/11/23
P&K EQUIPMENT	PARTS FOR MOWERS	33.66	738.21	318840	8/11/23
NATIONWIDE RETIREMENT SOLUTION	457 DEF COMP	255.45		318646	7/28/23
NATIONWIDE RETIREMENT SOLUTION	457 DEF COMP	255.45	510.90	318804	8/11/23
PERRYMAN & PERRYMAN, LLP	LEGAL SERVICES	32,745.60		318841	8/11/23
PERRYMAN & PERRYMAN, LLP	LEGAL SERVICES	8,186.40	40,932.00	318842	8/11/23
PIONEER SECURITY SYSTEMS	SECURTIY SERVICES (OPEN PO)		69.90	10098433	7/27/23
PIONEER TELEPHONE-COURT	TELEPHONE AND INTERNET		125.14	10098459	8/08/23
PIONEER TELEPHONE-PH/INT	INTERNET &TV (OPEN PO)		580.12	10098458	8/08/23
PIONEER TELEPHONE	SIREN ALERT SYSTEM (OPEN PO)		72.72	10098438	7/27/23
PIONEER	TELEPHONE / INTERNET (CH)		495.31	10098434	7/27/23
PIONEER	TELEPHONE/ INTERNET (COMMUN.)		100.26	10098439	7/27/23

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PIONEER	TELEPHONE/ INTERNET (FIRE)		79.52	10098437	7/27/23
PIONEER	TELEPHONE / INTERNET (LIBRARY)		290.41	10098436	7/27/23
PIONEER	TELEPHONE/ INTERNET (PD)		223.57	10098435	7/27/23
PURE WATER PARTNERS	MONTHLY WATER SERVICES		45.00	10098457	8/08/23
QUADIENT LEASING USA, INC.	POSTAGE FOR METER (OPEN PO)		500.00	10098440	7/27/23
RENEGADE DIESEL	REPAIR BREAKS IN BRUSH 3		772.69	318618	7/20/23
REVVVER, INC	4 ANNUAL RENEWAL FEES		2,396.00	318867	8/17/23
RICK BROWN	VOLUNTEER FIRE FIGHTER STIPEND		495.85	318753	8/03/23
RIGID STEEL STRUCTURES INC	NEW PARKS BUILDING	7,000.00		318637	7/26/23
RIGID STEEL STRUCTURES INC	NEW PARKS BUILDING	9,000.00		318638	7/26/23
RIGID STEEL STRUCTURES INC	NEW PARKS BUILDING	6,000.00	22,000.00	318789	8/03/23
LSB ENTERTAINMENT LLC	BLUEGRASS BAND		1,200.00	318843	8/11/23
ROBERT L FLOYD	CAR ALLOWANCE (OPEN PO)		400.00	318749	8/03/23
ROCKING R RESOURCES LLC	POLICE CAR WASH	130.50		318614	7/20/23
ROCKING R RESOURCES LLC	PARKS CAR WASH	9.00		318615	7/20/23
ROCKING R RESOURCES LLC	POLICE CAR WASH	77.40		318862	8/17/23
ROCKING R RESOURCES LLC	STREETS CAR WASH	35.77		318863	8/17/23
ROCKING R RESOURCES LLC	PARKS CAR WASH	19.80	272.47	318864	8/17/23
SAM'S CLUB DIRECT	MISC SUPPLIES (OPEN PO)	73.68		10098441	7/27/23
SAM'S CLUB DIRECT	MISC SUPPLIES (OPEN PO)	165.62		10098442	7/27/23
SAM'S CLUB DIRECT	MISC SUPPLIES (OPEN PO)	132.44		10098443	7/27/23
SAM'S CLUB DIRECT	MISC SUPPLIES (OPEN PO)	207.54	579.28	10098444	7/27/23
SHAWN HORN	BLUEGRASS BAND		500.00	318844	8/11/23
SIGN IT UP	MISC SIGNS AND BANNER		65.00	318845	8/11/23
SKH CAPITAL LLC	REFUND INSPECTION DEPOSIT		100.00	318797	8/03/23
SOONER TROPHIES & AWARDS	NAME PLATES (OPEN PO)	80.00		318639	7/26/23
SOONER TROPHIES & AWARDS	FISHING DERBY TROPHIES	157.50		318640	7/26/23
SOONER TROPHIES & AWARDS	NAME PLATES (OPEN PO)	220.00	457.50	318846	8/11/23
STANDLEY SYSTEMS	XEROX PRINTER LEASE (OPEN PO)	628.79		318847	8/11/23
STANDLEY SYSTEMS	SUPPLIES FOR COPIER	121.00	749.79	318848	8/11/23
STU HOLDING	VOLUNTEER FIRE FIGHTER STIPEND		32.92	318754	8/03/23
T J WESNIDGE	BLUEGRASS BAND		400.00	318849	8/11/23
TABATHA THRASH	TRAVEL AND TRAIN		131.26	318641	7/26/23
TD CONSTRUCTION	REFUND INSPECTION DEPOSIT		100.00	318798	8/03/23
TEXAS LIFE	TEXAS LIFE		252.58	318809	8/11/23
TIMOTHY ERICKSON	VOLUNTEER FIRE FIGHTER STIPEND		875.50	318793	8/03/23
TINHORNS R US	TIN HORN PARTS		28.92	318733	8/03/23
TOSHIBA FINANCIAL SERVICE	DISPATCH COPTER LEASE	219.54		318772	8/03/23
TOSHIBA FINANCIAL SERVICE	POLICE COPIER LEASE	219.54		318773	8/03/23
TOSHIBA FINANCIAL SERVICE	CITY MAIL MACHTENE LEASE	87.14		318774	8/03/23
TOSHIBA FINANCIAL SERVICE	FIRE COPIER LEASE	225.54	751.76	318775	8/03/23
TOTAL EQUIPMENT & RENTAL	ZERO TURN MOWER REPAIR		759.63	318801	8/04/23
TRANSUNION RISK & ALERNATIVE	BACKGROUND AND INVESTIAGTING		75.00	318755	8/03/23
TRAVIS REID	VOLUNTEER FIRE FIGHTER STIPEND		279.19	318782	8/03/23
TRAVIS WACKERLY	BLUEGRASS BAND		400.00	318850	8/11/23
TRENT SLATTERY	VOLUNTEER FIRE FIGHTER STIPEND		160.87	318770	8/03/23
TWISTED WRENCH HANDYMAN LLC	MISC REPAIRS & MAINTENANCE	50.00		318621	7/20/23
TWISTED WRENCH HANDYMAN LLC	MISC REPAIRS & MAINTENANCE	240.75		318642	7/26/23
TWISTED WRENCH HANDYMAN LLC	MISC REPAIRS & MAINTENANCE	527.50		318790	8/03/23
TWISTED WRENCH HANDYMAN LLC	REPAIR OF SPRINKLERS @ LIBRARY	300.00	1,118.25	318851	8/11/23
TYLER STEPHENS	VOLUNTEER FIRE FIGHTER STIPEND		9.13	318769	8/03/23
ULINE	MISC SUPPLIES (OPEN PO)		91.22	318865	8/17/23
VANCE CBG OF MIAMI	2023 CHEVY TAHOE		42,917.60	318868	8/17/23
VERIZON WIRELESS	CELL PHONE SERVICE (OPEN PO)		409.52	10098460	8/08/23

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
WARREN CAT	BLUE DIAMOND 42" BRUSH CUTTER	9,760.00	318866		8/17/23
WILLIAM KNOWLES	VOLUNTEER FIRE FIGHTER STIPEND	139.70	318781		8/03/23
	105 GENERAL TOTAL	335,202.64			

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
STREET SALES/USE TAX					
BANK OF OKLAHOMA	2022 STREETS SALES TAX	87,235.07		10	7/20/23
BANK OF OKLAHOMA	2022 STREETS SALES TAX	87,235.07	174,470.14	11	8/11/23

	125 STREET SALES/USE TAX TOTAL		174,470.14		

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
MUNICIPAL COURT					
CLEET	JULY 2023 CLEET FEES	882.88	2431	8/03/23	
OKLAHOMA BUREAU OF NARCOTICS	DRUG EDUCATION FEES	20.00	2432	8/03/23	
OSBI-AFIS FEES	JULY 2023 AFIS FEES	882.88	2433	8/03/23	
OSBI-FORENSIC FEES	JULY 2023 FORENSIC FEES	836.00	2434	8/03/23	

305	MUNICIPAL COURT TOTAL				
			2,621.76		

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
BETA SAM'S CLUB DIRECT	BETA TENTS FOR FARMERS MARKET	799.92	21180004	7/27/23	
	505 BETA TOTAL	799.92			

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
CAPITAL IMPROVEMENT VERIZON WIRELESS	MOBILE BROADBAND (POLICE CARS)	781.17	21116032	8/08/23	
	705 CAPITAL IMPROVEMENT TOTAL	781.17			

CLAIMS REPORT
Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
VETERANS MEMORIAL					
ANTONIO JESUS ALAMO	STONE WORK ON WALL AND	2,000.00	1067		7/20/23
DE VINCI PRECAST	CAST STONE	4,400.00	1068		7/20/23
DOLESE BROS. CO.	MISC CONCRETE SUPPLIES FOR MEM	798.50	1069		7/20/23
EDWARDS ENTERPRISES	PORT-A-POTTY RENTAL VETERANS	125.00	1071		8/03/23
PRAIRIE ROCK ARCHITECTURE	MISC SUPPLIES	318.39	1070		7/20/23
THE CRUCIBLE GALLERY	4' TALL MILITARY SOLDIER CROSS	4,250.00	1072		8/10/23

	715 VETERANS MEMORIAL TOTAL	11,891.89			

CLAIMS REPORT
 Check Range: 7/19/2023- 8/17/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
INSURANCE FUND					
DEARBORN LIFE INSURANCE	FY2024 BCBS LIFE PAYMENTS	1,896.42	1174		8/03/23
BCBS OF OKLAHOMA	FY 2024 BCBS DENTAL	4,881.94	1175		8/03/23
MHS C/O THE KEMPTON GROUP	FY2024 HEALTH INSURANCE PAYM.	43,652.05	1176		8/03/23
OKLAHOMA MUNICIPAL ASSURANCE	PROPERTY INSURANCE (OPEN PO)	40,398.00	1172		7/26/23
OKLAHOMA MUNICIPAL ASSURANCE	WORKERS COMP (OPEN PO)	79,328.00	1173		7/26/23
VISION SERVICE PLAN INSURANCE	FY2024 VISION PAYMENT	680.51	1177		8/03/23

905	INSURANCE FUND TOTAL	170,836.92			
		=====			
	Accounts Payable Total	1,762,833.37			



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City Salary and Fringe Benefits

Monthly Payroll - July/Aug 2023

of Payrolls: 2

	Payroll 1 7/28/2023	Payroll 2 8/11/2023	Total (month)
General Admin(5)	24,565.61	30,422.81	54,988.42
Emergency Mgmt (10)	9,015.82	8,548.08	17,563.90
Police(12)	17,920.46	26,897.03	44,817.49
Street and Alley(13)	10,029.33	9,855.08	19,884.41
Fire(14)	10,494.42	10,494.42	20,988.84
Nutrition (17)	1,919.00	1,919.00	3,838.00
Parks(18)	5,132.04	5,107.41	10,239.45
Total City Salary	79,076.68	93,243.83	172,320.51
General Admin(5)	3,006.45	3,894.04	6,900.49
Emergency Mgmt (10)	1,066.01	1,006.70	2,072.71
Police(12)	3,556.79	4,116.40	7,673.19
Street and Alley(13)	1,050.79	1,037.14	2,087.93
Fire(14)	1,526.92	1,530.31	3,057.23
Nutrition (17)	220.30	220.14	440.44
Parks(18)	617.45	608.30	1,225.75
Total City Fringe Benefits	11,044.71	12,413.03	23,457.74
TOTAL SALARY AND FB	90,121.39	105,656.86	195,778.25



4



CITY OF BLANCHARD

Monthly Sales Tax Transfers	BUDGET FYE 24	REC'D FYE 24	+/- FYE 24	BUDGET PERCENT
01. July 2023	266,045.20	283,635.59	17,590.39	106.61%
02. August 2023	266,045.20	354,422.72	88,377.52	133.22%
03. September 2023	0.00	0.00	0.00	0.00%
04. October 2023	0.00	0.00	0.00	0.00%
05. November 2023	0.00	0.00	0.00	0.00%
06. December 2023	0.00	0.00	0.00	0.00%
07. January 2024	0.00	0.00	0.00	0.00%
08. February 2024	0.00	0.00	0.00	0.00%
09. March 2024	0.00	0.00	0.00	0.00%
10. April 2024	0.00	0.00	0.00	0.00%
11. May 2024	0.00	0.00	0.00	0.00%
12. June 2024	0.00	0.00	0.00	0.00%
 FISCAL YEAR TOTAL	 532,090.40	 638,058.31	 105,967.91	 119.92%
 MONTHLY AVERAGE TOTAL	 266,045.20	 319,029.15	 52,983.95	 119.92%
	2.00	2.00	2.00	2.00

Summarization

CITY OF BLANCHARD

Dedicated Sales Tax Fund	BUDGET	REC'D	BALANCE	BUDGET
Sales Tax (100% of 1c*)	FYE 24	FYE 24	FYE 24	PERCENT
01. July 2023	87,555.20	92,931.78	5,376.58	106.14%
02. August 2023	87,555.20	119,243.54	31,688.34	0.00%
03. September 2023	0.00	0.00	0.00	0.00%
04. October 2023	0.00	0.00	0.00	0.00%
05. November 2023	0.00	0.00	0.00	0.00%
06. December 2023	0.00	0.00	0.00	0.00%
07. January 2024	0.00	0.00	0.00	0.00%
08. February 2024	0.00	0.00	0.00	0.00%
09. March 2024	0.00	0.00	0.00	0.00%
10. April 2024	0.00	0.00	0.00	0.00%
11. May 2024	0.00	0.00	0.00	0.00%
12. June 2024	0.00	0.00	0.00	0.00%
FISCAL YEAR TOTAL	175,110.40	212,175.32	37,064.92	121.17%
MONTHLY AVERAGE TOTAL	67,670.75	106,087.66	18,532.46	60.58%
	2.00	2.00	2.00	2.00

Table 1

CITY OF BLANCHARD

Street n Alley Fund Sales Tax (75% of 1c)	BUDGET FYE 24	REC'D FYE 24	BALANCE FYE 24	BUDGET PERCENT
01. July 2023	65,666.40	69,698.83	4,032.43	106.14%
02. August 2023	65,666.40	89,432.66	23,766.26	136.19%
03. September 2023	0.00	0.00	0.00	0.00%
04. October 2023	0.00	0.00	0.00	0.00%
05. November 2023	0.00	0.00	0.00	0.00%
06. December 2023	0.00	0.00	0.00	0.00%
07. January 2024	0.00	0.00	0.00	0.00%
08. February 2024	0.00	0.00	0.00	0.00%
09. March 2024	0.00	0.00	0.00	0.00%
10. April 2024	0.00	0.00	0.00	0.00%
11. May 2024	0.00	0.00	0.00	0.00%
12. June 2024	0.00	0.00	0.00	0.00%
FISCAL YEAR TOTAL	131,332.80	159,131.49	27,798.69	121.17%
MONTHLY AVERAGE TOTAL	50,753.08	79,565.74	13,899.34	60.58%
	2.00	2.00	2.00	2.00

Table 2

CITY OF BLANCHARD

Road Improvements Sales/Use Tax (1c)	BUDGET FYE 24	REC'D FYE 24	BALANCE FYE 24	BUDGET PERCENT
01. July 2023	112,823.60	121,004.98	8,181.38	107.25%
02. August 2023	112,823.60	145,746.52	32,922.92	129.18%
03. September 2023	0.00	0.00	0.00	100.00%
04. October 2023	0.00	0.00	0.00	100.00%
05. November 2023	0.00	0.00	0.00	100.00%
06. December 2023	0.00	0.00	0.00	100.00%
07. January 2024	0.00	0.00	0.00	100.00%
08. February 2024	0.00	0.00	0.00	100.00%
09. March 2024	0.00	0.00	0.00	100.00%
10. April 2024	0.00	0.00	0.00	100.00%
11. May 2024	0.00	0.00	0.00	100.00%
12. June 2024	0.00	0.00	0.00	100.00%
 FISCAL YEAR TOTAL	 225,647.20	 266,751.50	 41,104.30	 118.22%
 MONTHLY AVERAGE TOTAL	 112,823.60	 133,375.75	 20,552.15	 59.11%
	2.00	2.00	2.00	2.00

Table 3



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CITY OF BLANCHARD
CITY MONTHLY TREASURY REPORT
For the Month July 1, 2023 to July 31, 2023
These are unaudited numbers

CODE	DESCRIPTION	BEGINNING BANK BALANCE	DEPOSITS	WITHDRAWALS	INTEREST PAID	SERVICE FEES	ENDING BANK BALANCE	Outstanding Checks	Deposits In Transit	Balance per General Ledger	Liability Oil/Gas	Total After Liability	Number of Checks Issued
	GENERAL FUND												
1	105-01-1110/1109	\$ 1,917,637.83	1,498,362.04	1,428,788.09	1,380.58	41.00	1,988,551.36	(65,750.36)	100.00	1,922,901.00		\$ 1,922,901.00	192
	Street Alley 105-01-1103	\$ 1,286,381.32	78,231.86	42,010.81	-	-	1,322,602.37			1,322,602.37	404,503.04	\$ 1,727,105.41	
	Street Alley Reserve 105-01-1102	\$ 42,312.70	-	-	-	-	42,312.70			42,312.70		\$ 42,312.70	
	Use Tax Reserve 105-01-1101	\$ 154,143.54	-	-	-	-	154,143.54			154,143.54		\$ 154,143.54	
	Nutrition 105-01-1107	\$ 30,633.92	1,376.00	4,797.41	-	-	27,212.51			27,212.51		\$ 27,212.51	
	Emergency Management Reserve 115-01-1110	\$ 649,403.63	850,784.82	-	257.91	-	1,500,446.36			1,500,446.36		\$ 1,500,446.36	
	COURT BONDS DEPOSIT / GF												
11	MUNICIPAL COURT BOND	\$ 2,505.38	25,169.64	1,717.10	5.17	-	25,963.09		2,710.00	28,673.09		\$ 28,673.09	4
	GENERAL FUND (RESERVE) (FN8-NEW) 105-01-1144	\$ 913,271.69	-	-	775.66	-	914,047.35			914,047.35		\$ 914,047.35	
7	GENERAL FUND (RESERVE) (FN8-OLD) 105-01-1145	\$ 50,515.08	-	-	42.90	-	50,557.98			50,557.98		\$ 50,557.98	
8	GENERAL FUND (RESERVE) (Liberty) 105-01-1142	\$ 95,465.65	-	-	40.54	-	95,506.19			95,506.19		\$ 95,506.19	
	TECHNOLOGY FUND												
17	705-01-1118	\$ 14,993.74	-	-	10.07	-	15,003.81			15,003.81		\$ 15,003.81	1
	Impoundment Fees Fund												
17	705-01-1112	\$ 14,431.90	900.00	642.84	-	-	14,689.06			14,689.06		\$ 14,689.06	
14	Siren Fund 705-01-1115	\$ 26,883.89	-	-	12.58	-	26,896.47			26,896.47		\$ 26,896.47	0
	Park Dedication Fee												
14	705-01-1119	\$ 10,132.72	-	-	-	-	10,132.72			10,132.72		\$ 10,132.72	
	BLANCHARD INSURANCE FUND												
25	905-01-1110	\$ 569,991.48	27,576.41	5,408.79	198.87	-	592,357.97	(119,726.00)	-	472,631.97		\$ 472,631.97	2
26	Blanchard TIF Fund 805-01-1110	\$ 506,194.25	-	-	171.97	-	506,366.22			506,366.22		\$ 506,366.22	
	CITY Subtotal:	\$ 6,284,898.72	\$ 2,482,400.77	\$ 1,483,365.04	\$ 2,896.25	\$ 41.00	\$ 7,286,789.70			\$ 7,104,123.34		\$ 7,508,626.38	



6



JULY 2023 DONATIONS

1500 lbs dry dog food

30lbs dry cat food

12 bottles cat water

50 lbs cat litter

3 wooden dog houses



7



PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Amanda Romash and Kody Romash, wife and husband, 1070 N. County Line Road, Blanchard, OK 73010, herein after referred to as Grantors, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from THE CITY OF BLANCHARD (a Municipal Corporation) – BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY, (a public trust), P O Box 480, Blanchard, Ok 73010, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantees, do hereby assign, grant, and convey unto said Grantees, a perpetual utility and roadway easement and right-of-way over, through, under, and across the following described real property situated in McClain County, State of Oklahoma, to-wit:

The East 33.50 feet of the West 50.00 feet of the South 330 feet of the Southwest Quarter (SW/4) of Section 19-T8N-R4W, Indian Meridian, McClain County, Oklahoma, (1070 N. County Line Road, Blanchard, OK 73010)

with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantees, their successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantors and Grantees agree and understand that the consideration given includes the Grantees providing at no cost to the Grantors a water tap and a meter box (without the meter) on the subject easement. If and when Grantors seek municipal water service, the Grantors will be required to pay the cost of the meter and any applicable water impact fee. A portion of said consideration given, granted and received above recited shall constitute payment in full to Grantors for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

TO HAVE AND HOLD SUCH easement described unto **THE CITY OF BLANCHARD (a Municipal Corporation)/BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (a public trust)**, its successors or assigns.

DATED this 25 day of July, 2023

Kody Romash

[Signature]

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Brad D. Darling and Darcy L. Darling, husband and wife, 1162 N. County Line Road, Blanchard, OK 73010, herein after referred to as Grantors, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from THE CITY OF BLANCHARD (a Municipal Corporation) - BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY, (a public trust), P O Box 480, Blanchard, Ok 73010, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantees, do hereby assign, grant, and convey unto said Grantee, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in McClain County, State of Oklahoma, to-wit:

The East 33.50 feet of the West 50.00 feet of the North 330 feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 19-T8N-R4W, Indian Meridian, McClain County, Oklahoma, (1162 N. County Line Road, Blanchard, OK 73010)

with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantees, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantors and Grantees agree and understand that the consideration given includes the Grantees providing at no cost to the Grantors a water tap and a meter box (without the meter) on the subject easement. If and when Grantors seek municipal water service, the Grantors will be required to pay the cost of the meter and any applicable water impact fee. A portion of said consideration given, granted and received above recited shall constitute payment in full to Grantors for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

TO HAVE AND HOLD SUCH easement described unto THE CITY OF BLANCHARD (a Municipal Corporation)/BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (a public trust), its successors or assigns.

DATED this 7 day of 26, 2023


Brad D. Darling

Darcy L. Darling

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Chris R. Freeman and Lisa E. Freeman, husband and wife, 1206 N. County Line Road, Blanchard, OK 73010, herein after referred to as Grantors, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from THE CITY OF BLANCHARD (a Municipal Corporation) - BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY, (a public trust), P O Box 480, Blanchard, Ok 73010, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantees, do hereby assign, grant, and convey unto said Grantees, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in McClain County, State of Oklahoma, to-wit:

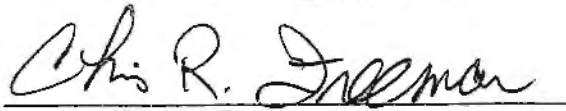
The East 33.50 feet of the West 50.00 feet of the South 165 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 19-T8N-R4W, Indian Meridian, McClain County, Oklahoma, (1206 N. County Line Road, Blanchard, OK 73010)

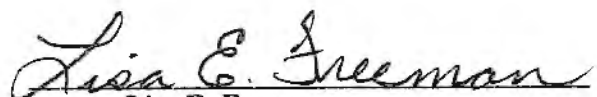
with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantees, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantors and Grantees agree and understand that the consideration given includes the Grantees providing at no cost to the Grantors a water tap and a meter box (without the meter) on the subject easement. If and when Grantors seek municipal water service, the Grantors will be required to pay the cost of the meter and any applicable water impact fee. A portion of said consideration given, granted and received above recited shall constitute payment in full to Grantors for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

TO HAVE AND HOLD SUCH easements and right-of-way above described unto **THE CITY OF BLANCHARD (a Municipal Corporation)/BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (a public trust)**, its successors or assigns.

DATED this 25th day of July, 2023


Chris R. Freeman


Lisa E. Freeman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF McCLAIN)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, on this 25th day July, 2023, personally appeared Chris R. Freeman and Lisa E. Freeman, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as the free and voluntary act and deed for the uses and purposes therein set forth.

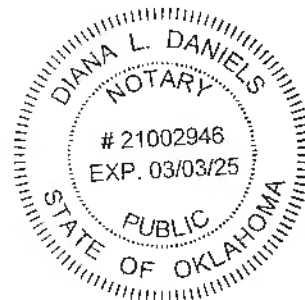
WITNESS my hand and seal the day and year last above written.

Diana Daniels
Notary Public

(Seal)

My Commission Expires: 3/3/2025

My Commission Number: 21002946



When recorded return to: City of Blanchard
ATTN: City Clerk
P. O. Box 480
Blanchard, OK 73010

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack Larry Shannon and Pamela K. Shannon, husband and wife, 1272 N. County Line Road, Blanchard, OK 73010, herein after referred to as Grantors, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from THE CITY OF BLANCHARD (a Municipal Corporation) - BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY, (a public trust), P O Box 480, Blanchard, Ok 73010, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantees, do hereby assign, grant, and convey unto said Grantees, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in McClain County, State of Oklahoma, to-wit:

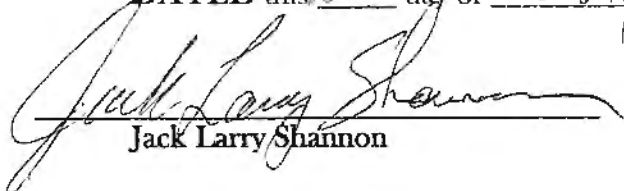
The East 33.50 feet of the West 50.00 feet of the North 165.0 feet of the South 330.0 feet of the North Half of the Southwest Quarter of the Southwest Quarter (N/2 SW/4 SW/4) of Section 19-T8N-R4W, Indian Meridian, McClain County, Oklahoma, (1272 N. County Line Road, Blanchard, OK 73010)

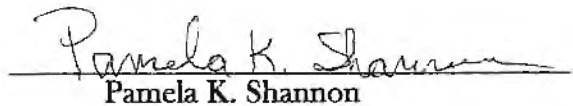
with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantees, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantors and Grantees agree and understand that the consideration given includes the Grantees providing at no cost to the Grantors a water tap and a meter box (without the meter) on the subject easement. If and when Grantors seek municipal water service, the Grantors will be required to pay the cost of the meter and any applicable water impact fee. A portion of said consideration given, granted and received above recited shall constitute payment in full to Grantors for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

TO HAVE AND HOLD SUCH easement described unto THE CITY OF BLANCHARD (a Municipal Corporation)/BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (a public trust), its successors or assigns.

DATED this 25th day of July, 2023


Jack Larry Shannon


Pamela K. Shannon

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, David Earl Orr and Tennille Raye Orr, husband and wife, 1348 N. County Line Road, Blanchard, OK 73010, herein after referred to as Grantors, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from THE CITY OF BLANCHARD (a Municipal Corporation) - BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY, (a public trust), P O Box 480, Blanchard, Ok 73010, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantees, do hereby assign, grant, and convey unto said Grantees, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in McClain County, State of Oklahoma, to-wit:

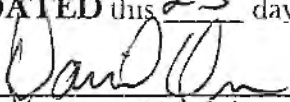
The East 33.50 feet of the West 50.00 feet of the North 330 feet of the South 1320 feet of the Southwest Quarter (SW/4) of Section 19-T8N-R4W, Indian Meridian, McClain County, Oklahoma, according to the recorded plat thereof, (1348 N. County Line Road, Blanchard, OK 73010)

with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantees, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantors and Grantees agree and understand that the consideration given includes the Grantees providing at no cost to the Grantors a water tap and a meter box (without the meter) on the subject easement and at no cost to the Grantors a 12 inch tinhorn and installation of same on the subject easement. If and when Grantors seek municipal water service, the Grantors will be required to pay the cost of the meter and any applicable water impact fee. A portion of said consideration given, granted and received above recited shall constitute payment in full to Grantors for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

TO HAVE AND HOLD SUCH easements and right-of-way above described unto **THE CITY OF BLANCHARD (a Municipal Corporation)/BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (a public trust)**, its successors or assigns.

DATED this 25 day of July, 2023



David Earl Orr



Tennille Raye Orr



8



BUDGET REPORT
CALENDAR 6/2023, FISCAL 12/2023

ACCT NO.	ACCOUNT TITLE	BUDGET	MTD BALANCE	YTD BALANCE	FUNDS ENCUMBERED	FUNDS AVAILABLE
<i>Fiscal Year 2023</i>						
GENERAL FUND						
PARK DEPARTMENT						
PERSONAL SERVICES ACCOUNT						
105-18-6105	SALARY AND WAGES	102,987.40	13,861.58	102,987.40	.00	.00
105-18-6110	FRINGE BENEFITS	11,835.46	1,542.82	11,835.46	.00	.00
	PERSONAL SERVICES TOTAL	114,822.86	15,404.40	114,822.86	.00	.00
MATERIAL & SUPPLIES ACCOUNT						
105-18-6205	SMALL TOOLS AND MINOR EQUIPMEN	1,798.00	104.74	1,425.13	.00	372.87
105-18-6210	MISC OPERATING SUPPLIES	6,360.00	131.84	4,106.38	.00	2,253.62
105-18-6215	OFFICE SUPPLIES	.00	.00	.00	.00	.00
105-18-6220	UNIFORMS/PROTECTIVE CLOTHING	1,950.00	.00	1,787.87	.00	162.13
105-18-6225	REPAIRS & MAINT SUPPLIES	8,104.14	1,024.27	6,803.26	.00	1,300.88
105-18-6230	FLEET SUPPLIES	2,376.00	.00	2,178.15	.00	197.85
105-18-6240	FUEL AND OIL	16,053.00	1,489.20	11,063.17	.00	4,989.83
105-18-6260	EVENTS OPERATING SUPPLIES	8,454.00	1,081.83	5,883.42	.00	2,570.58
	MATERIAL & SUPPLIES TOTAL	45,095.14	3,831.88	33,247.38	.00	11,847.76
SERVICES AND CHARGES ACCOUNT						
105-18-6305	MISCELLANEOUS	414.89	414.89	414.89	.00	.00
105-18-6310	UTILITY SERVICES	5,145.11	360.14	4,336.48	.00	808.63
105-18-6315	COMMUNICATIONS	800.00	47.87	566.82	.00	233.18
105-18-6320	CONTRACT SERVICES	48,674.00	5,238.12	46,853.38	.00	1,820.62
105-18-6320-1802	CIRCUS EXPENSES	.00	.00	.00	.00	.00
105-18-6325	DUES & SUBSCRIPTIONS	.00	.00	.00	.00	.00
105-18-6330	PROFESSIONAL SERVICES	818.00	.00	750.00	.00	68.00
105-18-6330-1801	CRYSTAL LAKE TRAILS GRANT	366.82	50.95	366.82	.00	.00
105-18-6340	TRAINING & TRAVEL EXPENSE	133.18	.00	.00	.00	133.18
105-18-6345	ADVERTISING	6,050.50	1,719.50	6,050.50	.00	.00
105-18-6350	FLEET SERVICES	7,546.00	.00	.00	.00	7,546.00
105-18-6355	REPAIRS & MAINT-GENERAL	5,307.00	1,498.10	4,805.25	.00	501.75
105-18-6360	RENTALS	2,620.00	.00	2,408.00	.00	212.00
	SERVICES AND CHARGES TOTAL	77,875.50	9,329.57	66,552.14	.00	11,323.36
CAPITAL OUTLAY ACCOUNT						
105-18-6410	BUILDINGS	99,700.00	30,600.00	78,100.00	.00	21,600.00
105-18-6415	OTHER IMPROVEMENTS	7,835.00	.00	1,835.40	.00	5,999.60
105-18-6420	MACHINERY FURNITURE & EQUIP	167,986.00	.00	28,875.00	.00	139,111.00
105-18-6435-1801	CRYSTAL LAKE TRAILS	383.00	.00	350.86	.00	32.14
105-18-6435-1803	SOUTHPARK REPAIRS	3,450.00	.00	1,450.00	.00	2,000.00
	CAPITAL OUTLAY TOTAL	279,354.00	30,600.00	110,611.26	.00	168,742.74



CONSENT REMOVAL





PUBLIC COMMENTS





**COUNCIL - STAFF
COMMENTS**





EXECUTIVE SESSION





FURTHER INFO





1





SALES TAX



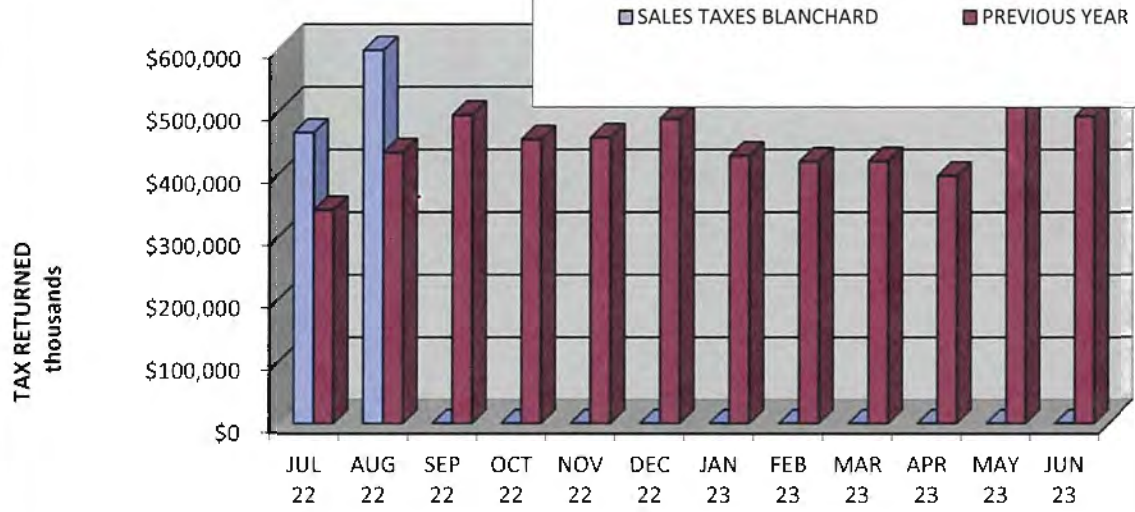
BLANCHARD

RECORD OF SALES TAXES RETURNED TO ENTITY Raw data from Oklahoma Tax Commission reports

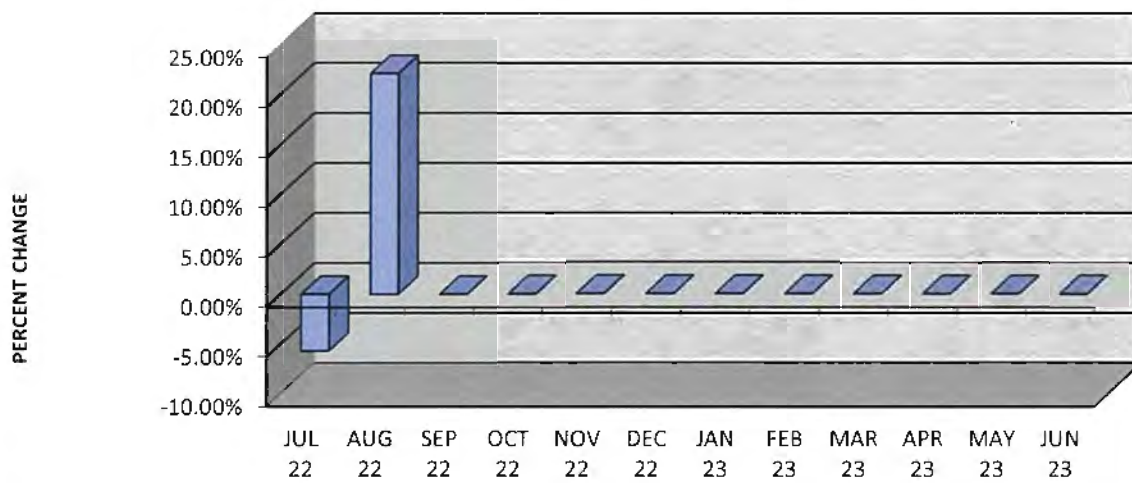
MONTH	AMOUNT	% CHANGE FROM		SAME MO. CHANGE FROM	
		RATE	PREV. MO.	PREV. YR.	PREV. YR.
JUL 22	\$464,658.68	5.0000	-5.65%	\$341,433.27	36.09%
AUG 22	\$596,217.70	5.0000	22.07%	\$433,295.74	37.60%
SEP 22	\$0.00	5.0000		\$493,098.78	
OCT 22	\$0.00	5.0000		\$454,007.33	
NOV 22	\$0.00	5.0000		\$457,106.95	
DEC 22	\$0.00	5.0000		\$487,024.24	
JAN 23	\$0.00	5.0000		\$428,008.18	
FEB 23	\$0.00	5.0000		\$418,590.93	
MAR 23	\$0.00	5.0000		\$419,223.15	
APR 23	\$0.00	5.0000		\$396,177.21	
MAY 23	\$0.00	5.0000		\$556,977.55	
JUN 23	\$0.00	5.0000		\$490,919.01	
YTD TOT.	\$1,060,876.38			\$774,729.01	36.94%

YEAR	AMOUNT	MO. @ CHANGE FROM	
		RATE	PREV. YR.
FYE 23	5,375,872	11-5	41.94%
FYE 22	3,787,362	12-4	10.35%
FYE 21	3,432,206	12-4	16.50%
FYE 20	2,946,191	12-4	-8.22%
FYE 19	3,210,203	12-4	17.58%
FYE 18	2,730,209	12-4	12.47%
FYE 17	2,427,525	12-4	13.25%
FYE 16	2,143,534	12-4	-0.91%
FYE 15	2,163,145	12-4	3.21%
FYE 14	2,095,965	12-4	10.85%
FYE 13	1,890,858	12-4	-5.58%
FYE 12	2,002,629	12-4	-21.34%
FYE 11	2,545,885	12-4	6.89%
FYE 10	2,381,831	12-4	-0.85%
FYE 09	2,402,284	12-4	3.91%
FYE 08	2,311,797	12-4	5.54%
FYE 07	2,190,525	11-4	10.49%
FYE 06	1,982,473	5-3	-4.48%
FYE 05	2,075,502	12-4	7.02%
FYE 04	1,939,271	12-4	17.79%
FYE 03	1,646,323	12-4	0.26%
FYE 02	1,642,131	12-4	6.17%
FYE 01	1,546,679	12-4	-16.64%
FYE 00	1,855,347	11-5	23.11%
FYE 99	1,507,021	5-5	12.03%
FYE 98	1,345,224	12-4	2.56%
FYE 97	1,311,588	12-4	3.35%
FYE 96	1,269,019	12-4	31.32%
FYE 95	966,365	1-4	4.98%
FYE 94	920,506	12-3	6.40%
FYE 93	865,175	12-3	4.18%
FYE 92	830,461	12-3	2.23%
FYE 91	812,383	12-3	

SALES TAX RETURNED



PERCENT CHANGE IN SALES TAX REVENUE





USE TAX



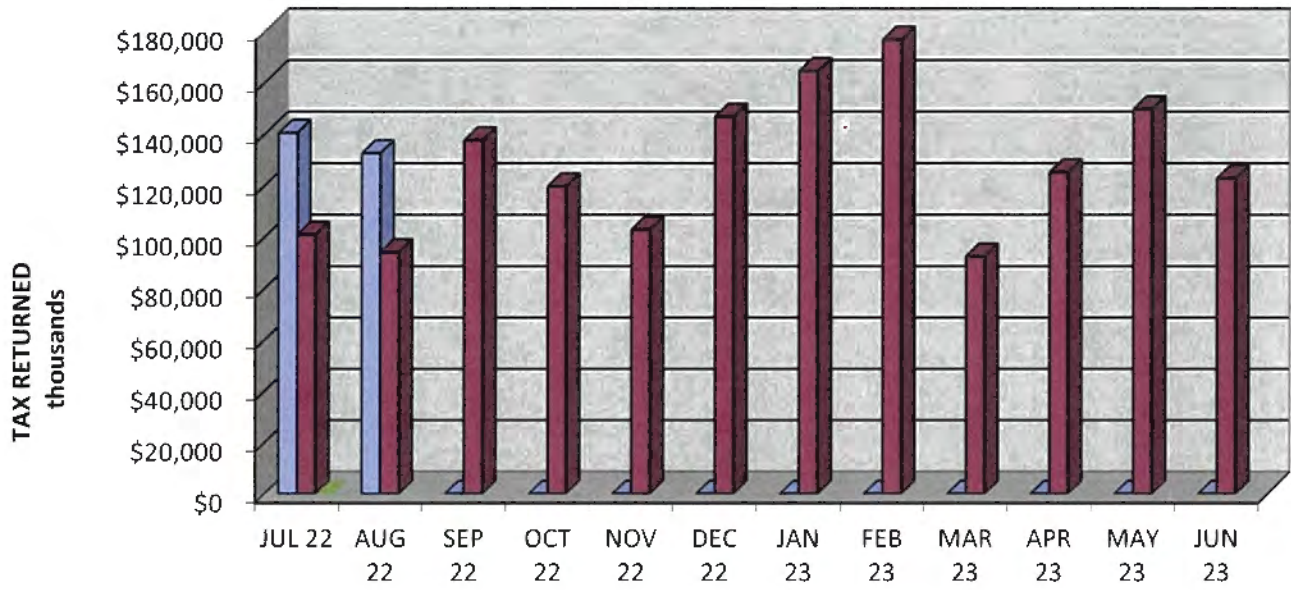
BLANCHARD

RECORD OF USE TAXES RETURNED TO ENTITY Raw data from Oklahoma Tax Commission reports

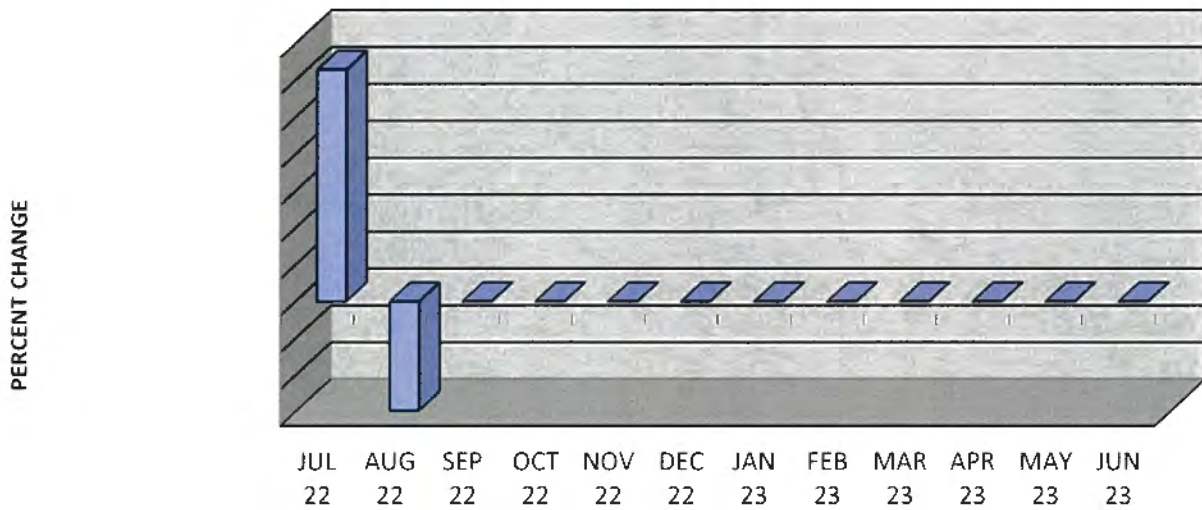
MONTH	AMOUNT	% CHANGE FROM		SAME MO. CHANGE FROM	
		RATE	PREV. MO.	PREV. YR.	PREV. YR.
JUL 22	\$140,366.02	4.0000	12.56%	\$100,869.95	39.16%
AUG 22	\$132,514.92	5.0000	-5.92%	\$94,050.49	40.90%
SEP 22	\$0.00	5.0000		\$137,513.39	
OCT 22	\$0.00	5.0000		\$119,613.15	
NOV 22	\$0.00	5.0000		\$102,787.23	
DEC 22	\$0.00	5.0000		\$146,676.03	
JAN 23	\$0.00	5.0000		\$164,384.56	
FEB 23	\$0.00	5.0000		\$176,627.17	
MAR 23	\$0.00	5.0000		\$92,405.76	
APR 23	\$0.00	5.0000		\$125,133.07	
MAY 23	\$0.00	5.0000		\$149,609.41	
JUN 23	\$0.00	5.0000		\$122,742.72	
YTD TOT.	\$272,880.94			\$194,920.44	40.00%

YEAR	AMOUNT	MO. @ % CHNGE FROM	
		RATE	PREV. YR.
FYE 23	1,532,413	10.5	32.93%
FYE 22	1,152,785	12-4	1.95%
FYE 21	1,130,756	12-4	-8.92%
FYE 20	1,241,530	12-4	26.33%
FYE 19	982,748	12-4	150.26%
FYE 18	392,687	12-4	50.97%
FYE 17	260,111	12-4	10.13%
FYE 16	236,187	12-4	32.86%
FYE 15	177,771	12-4	18.59%
FYE 14	149,908	12-4	16.10%
FYE 13	129,116	12-4	16.92%
FYE 12	110,426	12-4	
FYE 11	0	12-4	
FYE 10	0	12-4	

USE TAX RETURNED



PERCENT CHANGE IN USE TAX REVENUE





2



BETA

2023

Members	Jan	2/6	Mar	4/3	4/20	May	6/5	July	8/7	Sep	10/2	Nov	12/4	4-mos	Overall
Erhardt, T	o	P	o	o	P	o	P	o	o	o		o		100%	100%
Heefner, J	o	P	o	o	A	o	P	o	o	o		o		100%	67%
Lister, J	o	P	o	o	P	o	P	o	o	o		o		100%	100%
Scalf, M	o	P	o	o	P	o	P	o	o	o		o		100%	100%
Odle, E	o	P	o	o	P									100%	100%
Kemper, C						o	P	o	o	o		o		100%	100%
Green, K	o	P	o	o	A	o	P	o	o	o		o		100%	67%
McKane, M	o	P	o	o	A	o	P	o	o	o		o		100%	67%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

BMIA

2023

Members	1/24	2/28	3/28	4/20	4/25	5/23	6/27	7/25	8/22	9/26	10/24	11/14	12/12	4-mos	Overall
DAVIS, J	P	P	P	P										100%	100%
WHITT, B					P	P	P	P						100%	100%
SCALF, M	P	P	P	P	P	P	P	P						100%	100%
RYANS, A	P	P	P	P	P	P	P	P						100%	100%
KEMPER, C	P	P	A	P	P	P	P	P						100%	88%
SHORT, C							P	P						100%	100%
ODLE, E	P	P	P	P	P									100%	100%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

BOA

2023

Members	1/17	2/21	3/7	4/18	5/16	6/20	7/18	8/15	9/19	10/17	11/7	12/5	4-mos	Overall
Elden, M	o	P	o	P	P	o	P	P					100%	100%
Stokes, D	o	P	o	P	P	o	P	P					100%	100%
Whitt, B	o	P	o	P									100%	100%
Miller, S						o	o	P					100%	100%
Allee, B	o	P	o	P	P	o	P	P					100%	100%
Lackey, Y	o	P	o	P	A	o	P	P					67%	80%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

CITY COUNCIL

2023 * *

Members	1/10	1/24	2/28	3/14	3/28	4/20	4/25	5/23	6/13	6/27	7/25	8/22	9/26	10/24	11/14	12/12	4-mos	Overall
Davis, J	P	P	P	P	P												100%	100%
Whitt, B							P	P	P	P	P						100%	100%
Scaif, M	P	P	P	P	P	P	P	P	P	P	P						100%	100%
Ryans, A	P	P	P	P	P	P	P	P	P	P	P						100%	100%
Kemper, C	P	P	P	P	A	P	P	P	P	P	P						100%	91%
Short, C									P	P	P						100%	100%
Odle, E	P	P	P	P	P	P	P										100%	100%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

PLANNING COMMISSION

2023

Members	1/12	2/9	3/9	4/13	5/11	6/8	7/13	8/10	9/14	10/12	11/9	12/14	4-mos	Overall
Roberts, D	P	P	P	A	P	P	A	A					50%	63%
Franklin, L	P	P	P	A	P	P	A	P					75%	75%
Smith, D	A	P	A										0%	33%
Franklin, J							P	P					100%	100%
Armstrong, C							P	A					50%	50%
Clay, J							A	P					50%	50%
Kelly, J				P	P	P							100%	100%
Short, C	P	P	P	P	P	P							100%	100%
Ward, A	P	P	P	P	P	P							100%	100%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

TOURISM

2023

*

Members	1/10	2/20	3/20	4/17	5/15	6/19	7/17	8/14	8/21	9/18	10/16	11/20	12/18	4-mos	Overall
Crawford, J	P	P	P	P	o	A	P	o						50%	83%
Shutler, T	P													0%	100%
Garrett, A			P	P	o	P	P	o						100%	100%
Barnes, C	P	P	P	P	o	P	A	o						50%	83%
Wilson, T	P	P	P	A	o	P	P	o						100%	83%
Soward, J						P	A	o						50%	50%
Irwin, P															
Rivera, A	A	P												0%	50%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable



3





ANIMAL CONTROL



Jul-23

TOTAL ANIMALS IN	16 (8D-8C)
ANIMALS IN CUSTODY	20 (8D-12C)
SURRENDERED	1 1D
ADOPTED	8 6C
TRANSFER TO RESCUE	5 5D
EUTHANIZED	1
RETURNED TO OWNER	2 2D
CITATIONS ISSUED	0
VERBAL WARNINGS	2
WRITTEN WARNINGS	0
TRAINING HOURS	0
DECEASED WILDLIFE DISPOSED	1
DECEASED DOMESTIC DISPOSED	3
LIVESTOCK PUT BACK IN FENCE	0
WELFARE CHECK	3
WORK ORDERS RECEIVED	45
WORK ORDERS COMPLETED	43
AFTER HOUR CALLS	4
OUT OF JURISDICTION CALLS	3
BITE CASES	0



BUILDING INSPECTIONS





Blanchard Code Enforcement Compliance and Inspections Report

July 2023

Inspections by Type:

- Footing 7
- Framing 4
- Roofing 3
- Electrical
 - Temp Pole 2
 - Rough In 8
 - Temp Final 4
 - Final 8
- Plumbing
 - Ground 3
 - Top Out 8
 - Final 8
 - Gas 2
- Heat and Air
 - Ground 0
 - Top Out 5
 - Final 8

Total Inspections: 70

Code Compliance Calls:

- | | | |
|--------------------------|---------------------------------|----------------------|
| ___ High Grass/Weeds | ___ Trash/Rubbish/Debris | ___ Derelict Vehicle |
| ___ Animal Problem | ___ Dilapidated Building | ___ Home Business |
| ___ Septic Tank Problems | ___ Junk Accumulation | ___ Zoning Violation |
| ___ Attractive Nuisance | ___ RVs, Boats, Campers | ___ Trees/Shrubs |
| ___ Stormwater Issues | ___ Drainage | ___ Illegal Signage |
| ___ Illegal Parking | ___ Construction Without Permit | |

Other: _____

Total Work Orders _____



CODE ENFORCEMENT



Monthly Code Enforcement Summary

July 2023

Tall Weeds, Grass & Trash (BMC)

Violations 9 Notices 9 Closed 6

Citations 0 Compliance Agreement Appeals/Hearings

Trailers ,Boats, RV,COMMERCIAL VEHICLES (BMC)

Violations 1 Notices 1 Closed 1

Citations 0 Compliance Agreement Appeals/Hearings

JUNKED, WRECKED MOTOR VEHICLES (BMC)

VIOLATIONS 0 NOTICES 0 CLOSED 0

CITATIONS 0 COMPLIANCE AGREEMENT APPEALS/HEARINGS

DILAPIDATED & UNSECURED BUILDINGS, GRAFFITI (BMC)

VIOLATIONS 2 NOTICES 2 CLOSED

CITATIONS 0 COMPLIANCE AGREEMENT APPEALS/HEARING

HOME BUSINESS

VIOLATIONS 0 NOTICES 0 CLOSED 0

CITATIONS 0 COMPLIANCE AGREEMENT APPEALS/ HEARING

RAW SEWAGE

VIOLATIONS 0 NOTICES 0 Closed 0

Citations 0 Compliance Agreement APPLEALS/HEARING

MIKE HENNING

Date 07/01/2023 07/31/2023

CODE ENFORCEMENT



FIRE



Blanchard Fire Department

Blanchard, OK

This report was generated on 8/10/2023 11:29:56 AM



Incident Type Count per Station for Date Range

Start Date: 07/01/2023 | End Date: 07/31/2023

INCIDENT TYPE	# INCIDENTS
Station: 01 - BLANCHARD FIRE STATION	
111 - Building fire	3
122 - Fire in motor home, camper, recreational vehicle	1
131 - Passenger vehicle fire	1
137 - Camper or recreational vehicle (RV) fire	1
141 - Forest, woods or wildland fire	1
143 - Grass fire	3
311 - Medical assist, assist EMS crew	62
322 - Motor vehicle accident with injuries	4
324 - Motor vehicle accident with no injuries.	2
331 - Lock-in (if lock out , use 511)	1
400 - Hazardous condition, other	2
412 - Gas leak (natural gas or LPG)	1
424 - Carbon monoxide incident	1
511 - Lock-out	1
611 - Dispatched & cancelled en route	1
622 - No incident found on arrival at dispatch address	2
631 - Authorized controlled burning	3
651 - Smoke scare, odor of smoke	2
745 - Alarm system activation, no fire - unintentional	1
# Incidents for 01 - Blanchard Fire Station:	93

Only REVIEWED incidents included.



emergencyreporting.com

Doc Id: 857

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PARKS



Director of Parks / Recreation

Report for Council

Month July 2023

Director of Parks & Recreation

Prepared by Chris Wittenbach

Special Projects

- Working on City website and Facebook with ongoing community info.
- Provided Community Service Hours
- Manage Parks Crew Mowing & Tree Trimming
- Continued various duties as directed by City Manager.
- Conducted 27 walk through inspections at city parks.
- Organize and control of Park Rentals.

Special Events

Blanchard's Independence Celebration was perhaps the biggest attended event to date with somewhere between 8K-10K in attendance. The fireworks went off without a hitch and was to date the largest aerial show in Blanchard's history. Our next event will be the Bluegrass Festival held August 18th & 19th

We are also working on Mufflers on Main Car & Truck show



ADJOURNMENT

