



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, MAY 2, 2022 6:00 P.M.
FOLLOWING JOINT SPECIAL MEETING

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Mayor and keep your comments as brief as possible. Individuals addressing the City Council must identify themselves by name prior to making any comments. The City Council will act on an agenda item after comments from staff and the City Council have been heard.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL
EVETTE YOUNG _____
HAROLD CHANCE _____
NAOMI HOGUE _____
LOGAN BROWN _____
RANDY WOODWARD _____

- IV. GENERAL CITY COUNCIL COMMENTS
(During the General City Council Comments section of the agenda, the City Council shall make no decision or take any action except as to request the City Manager to schedule the matter for Council discussion at a later date.)

- V. CONSENT
(All matters under the "Consent Calendar" are considered by the City Council to be routine and will be enacted by one motion. Any Councilmember may, however, remove an item from consent by request.)

- 1. MINUTES OF THE REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING HELD ON APRIL 4, 2022. (JULIE CASTEEN, ASSISTANT CITY MANAGER)

Documents:

[220404 MINUTES OF THE CITY COUNCIL.PDF](#)

- 2. DECLARATION OF SURPLUS
APPROVAL OF A DECLARATION OF SURPLUS FOR ONE (1) 2006 CROWN VICTORIA, TWO (2) 2008 DODGE CHARGERS, AND ONE (1) 2014 DODGE CHARGER, AND AUTHORIZATION FOR THE CITY MANAGER TO DISPOSE OF ACCORDINGLY. (MIKE BELL, POLICE CHIEF)

Documents:

[STAFF REPORT TO SURPLUS 4 POLICE UNITS APR 2022.PDF](#)
[SURPLUS VEHICLES 2022.PDF](#)

- VI. PROCLAMATIONS/PRESENTATIONS

- 1. PRESENTATION OF CITIZEN ENGAGEMENT TOOL

PRESENTATION OF SEECCLICKFIX CITIZEN ENGAGEMENT TOOL. (ROGER KOLMAN, CITY MANAGER)

VII. OLD BUSINESS

1. RESOLUTION 2022-11 ACCEPTING INFRASTRUCTURE

DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF RESOLUTION 2022-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS CERTAIN PAVING, GRADING, SANITARY SEWER AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE FINAL PLAT FOR THE WYNSTONE PHASE II SUBDIVISION LOCATED WITHIN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROGER KOLMAN, CITY MANAGER)

Documents:

[220502 RESOLUTION 2022-11 ACCEPTING INFRASTRUCTURE.PDF](#)

2. ORDINANCE 861 - VACATION AND CLOSING OF PUBLIC UTILITY EASEMENT

DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF ORDINANCE 861, AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA PROVIDING FOR AND DECLARING THE CLOSING AND VACATION TO PUBLIC USE OF A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY EASEMENT, SEVEN AND A HALF (7.5) FEET ON EACH SIDE OF A CENTERLINE, THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED HEREINAFTER, AND RETAINING THE RIGHTS OF ANY HOLDER OF A FRANCHISE OR OTHERS DETERMINED BY THE GOVERNING BODY TO HAVE A SPECIAL RIGHT OR PRIVILEGE GRANTED BY ORDINANCE OR LEGISLATIVE ENACTMENT TO MAINTAIN THEIR EXISTING UTILITIES, AND RETAINING THE ABSOLUTE RIGHT TO REOPEN THE EASEMENT WITHOUT EXPENSE TO THE MUNICIPALITY, PROVIDING FOR REPEALER, SEVERABILITY AND DECLARING AN EMERGENCY. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220502 STAFF REPORT ORDINANCE 861.PDF](#)
[220502 ORDINANCE 861.PDF](#)
[APPLICATION TO CLOSE PUBLIC EASEMENT..PDF](#)
[THE WOODS PHASE 1 BLOCKS 1-5 FINAL PLAT.PDF](#)
[UTILITYEASEMENT\(A\).PDF](#)
[UTILITYEASEMENT.PDF](#)

3. DECLARATION OF AN EMERGENCY ORDINANCE 861

DISCUSSION AND POSSIBLE ACTION TO DECLARE AN EMERGENCY REGARDING ORDINANCE NO. 861 MAKING IT EFFECTIVE IMMEDIATELY UPON PASSAGE AND APPROVAL.

4. TOP GRANT CONTRACTOR

DISCUSSION AND POSSIBLE ACTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO INSIGHT CONSULTING RELATED TO THE TARGETED OPPORTUNITIES PROGRAM GRANT THROUGH THE OKLAHOMA DEPARTMENT OF COMMERCE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATED THERETO. (ROGER KOLMAN, CITY MANAGER)

Documents:

[220502 STAFF REPORT TOP GRANT CONTRACT.PDF](#)

5. AWARD OF BID VILLAGE SUBDIVISION WATERLINES

DISCUSSION AND POSSIBLE ACTION TO AWARD A BID FOR CONSTRUCTION TO STRONGHAND, LLC RELATED TO A CDBG PROJECT FOR THE REPLACEMENT OF WATERLINES IN THE VILLAGE SUBDIVISION IN THE AMOUNT OF \$561,538.65. (ROGER KOLMAN, CITY MANAGER)

Documents:

[220502 STAFF REPORT CDBG PROJECT AWARD.PDF](#)
[220502 CDBG PROJECT BID TABULATION.PDF](#)
[220502 RECOMMENDATION OF BID AWARD.PDF](#)

6. PURCHASE OF FIRE STAFF VEHICLE

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL OF THE PURCHASE OF A 2022 FORD F150 FIRE VEHICLE FROM JOHN VANCE FLEET SERVICES UTILIZING THE STATE OF OKLAHOMA PURCHASING CONTRACT SW035, AND ADDITIONAL GRAPHICS AND EQUIPMENT, AT A COST NOT TO EXCEED FORTY-FIVE THOUSAND EIGHT HUNDRED TWENTY DOLLARS (\$45,820). (JERRY BURTNER, FIRE CHIEF)

Documents:

[220502-STAFF REPORT FIRE VEHICLE.PDF](#)
[JOHN VANCE QUOTE 000Q8588.PDF](#)
[ESTIMATE_1114_FROM_108_OUTFITTERS.PDF](#)

7. RESOLUTION 2022-12 REGARDING BUDGET AMENDMENTS FY 21-22

DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF RESOLUTION 2022-12, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2022. (JULIE CASTEEN, ASSISTANT CITY MANAGER)

Documents:

[220502 STAFF REPORT RESOLUTION 2022-12.PDF](#)
[220502-SUPPLEMENTALS RESO 2022-12-CIF AND GRANTS FUND.PDF](#)

VIII. EXECUTIVE SESSION

(Pursuant to 25 O.S. Section 307 the City Council may enter into executive session for the purposes specifically provided in this section.)

1. DISCUSSION

REQUEST FOR AN EXECUTIVE SESSION FOR THE PURPOSES OF DISCUSSIONS RELATED TO THE PURCHASE OR APPRAISAL OF REAL PROPERTY IN ACCORDANCE WITH 25 O.S.307.B.3.

2. POSSIBLE ACTION

THE CITY COUNCIL MAY TAKE ANY ACTION DEEMED NECESSARY BY THE CITY COUNCIL ARISING OUT OF THE DISCUSSIONS IN THE FOREGOING EXECUTIVE SESSION.

IX. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

X. ADJOURNMENT

NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

The members of the Coweta City Council met in regular session on Monday, April 4, 2022 at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Evette Young, Harold Chance, Logan Brown, Randy Woodward.

COUNCILMEMBERS ABSENT: Naomi Hogue.

I. CALL TO ORDER

The meeting was called to order by Mayor Young.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. GENERAL CITY COUNCIL COMMENTS

There were no general City Council comments.

V. Proclamations/Presentations

1. Public Safety Awards

Police Chief Mike Bell presented a proclamation declaring April 14-20, 2022 to be National Public Safety Telecommunicators Week. Dispatchers Taylor Dees and Cheyenne Tibbs were recognized by Chief Bell for their dedication and hard work.

VI. CONSENT

Motion by Harold Chance, second by Randy Woodward to approve the consent calendar items:

1. Confirmation of the appointment of Jennifer Taylor to the Coweta Planning Commission and Coweta Board of Adjustment.
2. Minutes of the Coweta City Council Regular Meeting held on March 7, 2022.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

VII. Old Business

1. Ordinance 857

City Manager Roger Kolman presented changes that are needed to the City Code related to mobile food vendors. These changes are needed in order to be consistent with state regulations.

Motion by Harold Chance, second by Randy Woodward to adopt Ordinance 857, an Ordinance of the City of Coweta, Oklahoma amending Sections 9-202 and 9-203 of Part 9, Chapter 2 Itinerant Vendors, of the City of Coweta Code of Ordinances, providing for repealer, severability, and declaring an emergency.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

2. Declaration of an Emergency Ordinance 857

Discussion was held regarding possible action declaring an emergency for Ordinance No. 857.

Motion by Harold Chance, second by Randy Woodward, to declare an emergency for Ordinance No. 857, making it effective immediately upon passage and approval.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

3. Ordinance 858, OMRP amended and restated DC Master Plan and Joinder Agreement.

Julie Casteen, Assistant City Manager, discussed updates needed to the City's retirement Master Plan and Joinder Agreement for the Defined Contribution Plan.

Motion by Harold Chance, second by Randy Woodward to adopt Ordinance 858, an Ordinance of the City of Coweta, amending the Employee Retirement System, Defined Contribution Plan for the City of Coweta, Oklahoma by adopting a revised and restated Retirement Plan; providing retirement benefits for eligible employees of the City of Coweta, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

Committee and providing for powers, duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code; and declaring an emergency.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

4. Declaration of an Emergency Ordinance 858

Discussion was held regarding possible action declaring an emergency for Ordinance No. 858.

Motion by Harold Chance, second by Randy Woodward, to declare an emergency for Ordinance No. 858, making it effective immediately upon passage and approval.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

5. Ordinance 859, OMRF amended and restated DC Master Plan and Joinder Agreement – City Manager Plan.

Julie Casteen, Assistant City Manager discussed updates needed to the City's retirement Master Plan and Joinder Agreement for the Defined Contribution Plan for the City Manager.

Motion by Harold Chance, second by Randy Woodward to adopt Ordinance 859, an Ordinance of the City of Coweta, amending the Employee Retirement System, Defined Contribution Plan for the position of City Manager for the City of Coweta, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Coweta, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers, duties and rights of Retirement

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code; and declaring an emergency.

Aye: Harold Chance
Evette Young
Randy Woodward
Logan Brown

6. Declaration of an Emergency Ordinance 859

Discussion was held regarding possible action declaring an emergency for Ordinance No. 859.

Motion by Harold Chance, second by Randy Woodward, to declare an emergency for Ordinance No. 859, making it effective immediately upon passage and approval.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

7. Ordinance 860, OMRF amended and restated DC Master Plan and Joinder Agreement – City Manager Special Incentive Plan.

Julie Casteen, Assistant City Manager discussed updates needed to the City's retirement Master Plan and Joinder Agreement for the City Manager Special Incentive Pan.

Motion by Harold Chance, second by Randy Woodward to adopt Ordinance 860, an Ordinance of the City of Coweta, amending the Employee Retirement System, Defined Contribution Plan for the position of City Manager for the City of Coweta, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Coweta, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers, duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules;

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code; and declaring an emergency.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

8. Declaration of an Emergency Ordinance 860

Discussion was held regarding possible action declaring an emergency for Ordinance No. 860.

Motion by Harold Chance, second by Randy Woodward, to declare an emergency for Ordinance No. 860, making it effective immediately upon passage and approval.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

9. Vacation and Replat of Final Plat

Community Development Director Mark Seibold presented a request from the Wagoner County Economic Development Authority to vacate the re-plat of the Final Plat Wagoner County Industrial Park I located at 305th East Avenue, between East 151st Street South and 161st Street South.

Motion by Harold Chance, second by Randy Woodward, to approve the vacation of the replat of the Final Plat Wagoner County Industrial Park I.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

10. Final Plat – The Woods, Phase I

Mark Seibold presented the final plat of the Woods, Phase I subdivision, which was recommended for approval by the Coweta Planning Commission at its March 21, 2022 meeting.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 4, 2022 6:00 P.M.**

Motion by Harold Chance, second by Randy Woodward, to approve the final plat of the Woods, Phase I.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

11. Final Plat – The Woods, Phase II

Mark Seibold presented the final plat of the Woods, Phase I subdivision, which was recommended for approval by the Coweta Planning Commission at its March 21, 2022 meeting, with the condition that construction traffic use 116th Street rather than 274th East Avenue, and with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

Motion by Harold Chance, second by Randy Woodward, to approve the final plat of the Woods, Phase II.

Aye: Harold Chance
Randy Woodward
Evette Young
Logan Brown

VIII. NEW BUSINESS

There was no new business.

IX. ADJOURNMENT

Mayor Young adjourned the meeting at 6:20 p.m.

Evette Young, Mayor

Julie Casteen, City Clerk



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Mémorandum

To: Honorable Mayor and City Council

From: Chief Michael Bell, Chief of Police

Re: Surplus of Police Vehicles

Date: April 22, 2022

BACKGROUND

The attached surplus form indicates four (4) police units which our department is wishing to surplus due to age and mileage. The cost to maintain these vehicles has become very cost prohibited.

COSTS

No cost

STAFF RECOMMENDATION

Staff recommends approval to surplus and donate/sell to other police agencies via the Oklahoma Associates of Chiefs of Police organization and after 60 days if these vehicles fail to sell or be donated the city should be allowed to place them on a public web site to be sold.

ATTACHMENTS

- Four (4) Surplus forms

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY
SURPLUS PROPERTY DECLARATION AUTHORIZATION**

This form is required to dispose of any City/Authority surplus property. Department Head completes this form and submits it to the City Manager.

Department: Police Department Contact: Chief Bell Date: 04/20/2022

Items Requested to be Surplused: 2006 FORD CROWN VIC

ID/Asset Tag Number: 06-7964

PROPERTY DESCRIPTION	CONDITION	DATE PURCHASED	Approximate Current Value
2006 Ford Crown Vic Patrol Car VIN #2FAHP71W66X117964	☐ Excellent ☐ Good ☐ Fair ☒ Poor	<u>06/30/2007</u> PURCHASE PRICE <u>\$17,100.00</u>	\$1000

Reason for being surplused:

Vehicle has over 100,000 miles and is in constant need of repairs.

Has it been offered for transfer to another Department within the City: Yes ☐ No ☒

Has it been offered for transfer to another agency within the State: Yes ☒ No ☐ If so, to whom:

Name of agency: Oklahoma Association of Chiefs of Police

Sold for scrap metal: Yes ☐ No ☒ If yes, to whom:

Amount received:

-----FINANCE USE ONLY-----

Date placed on surplus website: _____ Did item sell: Yes ☐ No ☐

Date Sold: _____ Amount received: \$ _____

Name, Address, and Telephone Number of Buyer: _____

Item ready to be released to buyer with a copy of receipt attached: Yes ☐ No ☒ Date: _____

City Manager approval of the request for surplus: _____ Date: _____

Date surplus approved by City Council/Trustees: _____

Date, Amount, and receipt of funds from Public Surplus:

Date Insurance Cancelled: _____

Date Removed from Fixed Assets: _____

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY
SURPLUS PROPERTY DECLARATION AUTHORIZATION**

This form is required to dispose of any City/Authority surplus property. Department Head completes this form and submits it to the City Manager.

Department: Police Department Contact: Chief Bell Date: 04/20/2022

Items Requested to be Surplused: 2008 Dodge Charger

ID/Asset Tag Number: 08-5036

PROPERTY DESCRIPTION	CONDITION	DATE PURCHASED	Approximate Current Value
2008 Dodge Charger Police Patrol Vehicle VIN#2B3LA43H28H285036	☐ Excellent ☐ Good ☐ Fair ☒ Poor	05/21/2008 PURCHASE PRICE \$28,546.00	\$6000

Reason for being surplused:
Vehicle has over 100,000 miles and is in need of constant repairs.

Has it been offered for transfer to another Department within the City: Yes ☐ No ☒

Has it been offered for transfer to another agency within the State: Yes ☒ No ☐ If so, to whom:

Name of agency: Oklahoma Association of Chiefs of Police

Sold for scrap metal: Yes ☐ No ☒ If yes, to whom:

Amount received: _____

-----FINANCE USE ONLY-----

Date placed on surplus website: _____ Did item sell: Yes ☐ No ☐

Date Sold: _____ Amount received: \$ _____

Name, Address, and Telephone Number of Buyer: _____

Item ready to be released to buyer with a copy of receipt attached: Yes ☐ No ☒ Date: _____

City Manager approval of the request for surplus: _____ Date: _____

Date surplus approved by City Council/Trustees: _____

Date, Amount, and receipt of funds from Public Surplus: _____

Date Insurance Cancelled: _____

Date Removed from Fixed Assets: _____

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY
SURPLUS PROPERTY DECLARATION AUTHORIZATION**

This form is required to dispose of any City/Authority surplus property. Department Head completes this form and submits it to the City Manager.

Department: Police Department Contact: Chief Bell Date: 04/20/2022

Items Requested to be Surplused: 2008 Dodge Charger

ID/Asset Tag Number: 08-5038

PROPERTY DESCRIPTION	CONDITION	DATE PURCHASED	Approximate Current Value
2008 Dodge Charger Police Patrol Vehicle VIN#2B3LA43H28H285038	☐ Excellent ☐ Good ☐ Fair ☒ Poor	05/21/2008 PURCHASE PRICE \$28,546.00	\$6000

Reason for being surplused:
Vehicle has over 100,000 miles and is in constant need of repairs.

Has it been offered for transfer to another Department within the City: Yes ☐ No ☒

Has it been offered for transfer to another agency within the State: Yes ☒ No ☐ If so, to whom:

Name of agency: Oklahoma Association of Chiefs of Police

Sold for scrap metal: Yes ☐ No ☒ If yes, to whom:

Amount received:

-----FINANCE USE ONLY-----

Date placed on surplus website: _____ Did item sell: Yes ☐ No ☐

Date Sold: _____ Amount received: \$ _____

Name, Address, and Telephone Number of Buyer: _____

Item ready to be released to buyer with a copy of receipt attached: Yes ☐ No ☒ Date: _____

City Manager approval of the request for surplus: _____ Date: _____

Date surplus approved by City Council/Trustees: _____

Date, Amount, and receipt of funds from Public Surplus:

Date Insurance Cancelled: _____

Date Removed from Fixed Assets: _____

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY
SURPLUS PROPERTY DECLARATION AUTHORIZATION**

This form is required to dispose of any City/Authority surplus property. Department Head completes this form and submits it to the City Manager.

Department: Police Department Contact: Chief Bell Date: 04/20/2022

Items Requested to be Surplused: 2014 Dodge Charger

ID/Asset Tag Number: 14-0468

PROPERTY DESCRIPTION	CONDITION	DATE PURCHASED	Approximate Current Value
2014 Dodge Charger Police Patrol Vehicle VIN# 2C3CDXKT53H360468	☐ Excellent ☐ Good ☐ Fair ☒ Poor	05/12/2017 PURCHASE PRICE \$16,399.00	\$12,000.00

Reason for being surplused:

Vehicle has over 95841 miles. Vehicle was involved in an accident during snow storm causing damage to the undercarriage, rims, and tires, repairs of up to \$1085.00.

Has it been offered for transfer to another Department within the City: Yes ☐ No ☒

Has it been offered for transfer to another agency within the State: Yes ☒ No ☐ If so, to whom:

Name of agency: Oklahoma Association of Chiefs of Police

Sold for scrap metal: Yes ☐ No ☒ If yes, to whom:

Amount received:

-----FINANCE USE ONLY-----

Date placed on surplus website: _____ Did item sell: Yes ☐ No ☐

Date Sold: _____ Amount received: \$ _____

Name, Address, and Telephone Number of Buyer: _____

Item ready to be released to buyer with a copy of receipt attached: Yes ☐ No ☒ Date: _____

City Manager approval of the request for surplus: _____ Date: _____

Date surplus approved by City Council/Trustees: _____

Date, Amount, and receipt of funds from Public Surplus:

Date Insurance Cancelled: _____

Date Removed from Fixed Assets: _____

RESOLUTION NO. 2022-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS CERTAIN PAVING, GRADING, SANITARY SEWER AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE FINAL PLAT FOR THE WYNSTONE PHASE II SUBDIVISION LOCATED WITHIN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

WHEREAS, certain public improvements required by the City of Coweta's Subdivision Regulations have been constructed to serve the Wynstone Phase II development within the City of Coweta Oklahoma, and

WHEREAS, the design and construction of those on-site public improvements meet the requirements of the City of Coweta's Subdivision Guidelines; and

WHEREAS, the City Engineer has received and reviewed the As-Built Construction Plans (Record Drawings), for those on-site public improvements; and

WHEREAS, the City has received the two-year maintenance bonds required by the City of Coweta's Subdivision Regulations for said on-site public improvements; and

WHEREAS, the City of Coweta Subdivision Regulations require that all public improvements be formally accepted by the Coweta City Council by resolution or ordinance.

THEREFORE, BE IT RESOLVED by the City Council of the City of Coweta, Oklahoma that:

Section 1. The paving, grading, sanitary sewer and drainage improvements and all required easements in Wynstone Phase II Subdivision are formally accepted by the City of Coweta as public infrastructure.

This Resolution is approved in open meeting by the City Council of the City of Coweta on this 2nd day of May 2022.

Evette Young, Mayor

ATTEST:

Julie Casteen, City Clerk

APPROVED:

Ronald D. Cates, City Attorney



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council
From: Mark Seibold, Community Development Director
Re: Closing and Vacation of partial fifteen (15) foot, utility easement
Date: 05-02-2022

BACKGROUND

Applicant

The applicant, Tulsa L Dev., LLC, Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for the closure and vacation of a partial fifteen (15) foot, utility easement located in The Woods I Blocks 1-5, a subdivision of approximately 53.601 acres more or less with 106 lots. located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Case Facts

- The property is located in located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned Part of Planned Unit Development PUD No. R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: A Fifteen (15) foot wide strip of land, Seven and a Half (7.5) feet on each side of a centerline, that is part of the Northwest Quarter (NW/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, According to the U.S. Government Survey Thereof, said centerline Being more particularly described as follows:

Commencing at the Southwest Corner of Lot Twenty-One (21), Block One (1), "The Woods At Oak Grove", An Addition to Wagoner County, State of Oklahoma, According to the Recorded Plat Thereof (Book PLC4 Page 392); Thence South 64°12'46" West and along the South Line of Said Addition, for a distance of 10.87 Feet to the Point of Beginning; thence Southeasterly along a 203.00 Foot Radius Non-Tangent Curve to the Left, Having an Initial Tangent Bearing of South 4°58'27" East, a Central Angle of 84°40'57", With a Chord Bearing and distance of South 47°18'55" East for 273.46 Feet, for an Arc distance of 300.03 Feet to a Point of Tangency; thence South 89°39'23" East for a distance of 72.05 Feet to a Point of Curvature; thence Southeasterly along a 187.00 foot Radius Curve to the right, having a Central Angle of 17°40'22", With a Chord Bearing and distance of South 80°49'15" East for 57.45 feet, for an Arc distance Of 57.68 feet to a Point Of Tangency; thence South 66°23'47" East for a distance of 42.29 feet; thence Northeasterly along a 227.98 foot Radius Non-Tangent Curve to the right, having an Initial Tangent Bearing of North 23°35'49" East, a Central Angle of 45°40'38", With a Chord Bearing and distance of North 46°26'09" East for 176.98 feet, for an Arc distance of 181.75 feet to a Point of Tangency; thence North 69°16'28" East for a distance of 353.88 feet to the Point of

Termination. It is understood that the side lines of the Easement extend or shorten at the Angle Points and at the boundary lines.

Basis of Bearing

The bearings shown hereon are based upon the Oklahoma State Plane Coordinate System, North Zone (3501), North American Datum 1983 (NAD83); said Bearings are Based Locally upon Field-Observed ties to the Following Monuments:

- (1) Found Brass Cap Stem at the Northwest Corner of Section 36;
- (2) Found Brass Cap Stem at the Southwest Corner of the Northwest Quarter (NW/4) of Section 36; the bearing between said Monuments being South 1°19'23" East.

To comply with notice requirements, the city is required to hold a Technical Advisory Committee meeting to give notice to all utility companies which may have a vested interest in the area. An agenda and notices were sent to the Technical Advisory Committee members on March 10, 2022 for a Technical Advisory Committee meeting in person and VIA Teleconference Electronic, Advisory Committee meeting, via email and First Class Mail, Certificate of Mailing USPS Form 3665. This satisfies Title 11 Oklahoma Statutes, Section 42-110, as the notice is more than 30 days prior to the passage of an ordinance for closure. Such an ordinance, if approved, would occur at the May 2, 2022 City Council meeting.

Coweta Public Works advised no issues with the proposed closure of the partial fifteen (15) foot, utility easement. Cox Communications, Oklahoma Natural Gas, PSO, and Windstream advised no issues with the proposed closure of the partial fifteen (15) foot, utility easement.

A public hearing was held on the 18th day of April 2022, by the Coweta Planning Commission for the proposed closure of the partial fifteen (15) foot, utility easement. At the Monday April 18, 2022, Planning Commission meeting, the Planning Commission made a recommendation of approval to the City Council, for the proposed closure of the partial fifteen (15) foot, utility easement. This closure and vacation, when approved, shall not thereafter be changed without the approval of the City Council, by ordinance, after review and recommendation by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends approval of the closure and vacation of the partial fifteen (15) foot, utility easement located in The Woods I Blocks 1-5.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map
3. Ordinance No. 000
4. Public Hearing Notice

CITY OF COWETA, OKLAHOMA

ORDINANCE NO. 861

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA PROVIDING FOR AND DECLARING THE CLOSING AND VACATION TO PUBLIC USE OF A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY EASEMENT, SEVEN AND A HALF (7.5) FEET ON EACH SIDE OF A CENTERLINE, THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED HEREINAFTER, AND RETAINING THE RIGHTS OF ANY HOLDER OF A FRANCHISE OR OTHERS DETERMINED BY THE GOVERNING BODY TO HAVE A SPECIAL RIGHT OR PRIVILEGE GRANTED BY ORDINANCE OR LEGISLATIVE ENACTMENT TO MAINTAIN THEIR EXISTING UTILITIES, AND RETAINING THE ABSOLUTE RIGHT TO REOPEN THE EASEMENT WITHOUT EXPENSE TO THE MUNICIPALITY, PROVIDING FOR REPEALER, SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the the City of Coweta, Oklahoma, has deemed it necessary and expedient to close a public utility easement, and

WHEREAS, pursuant to Title 11, Oklahoma Statutes, Section 42-110, the City of Coweta has provided written notice of the proposed closing of said public utility easement to holders of a franchise or others determined by the governing body to have a special right or privilege at least thirty (30) days prior to passage of this ordinance, and

WHEREAS, the City Council of the City of Coweta, Oklahoma, finds that the closing of said easement will not adversely affect the health, safety, or general welfare of the public and the same is necessary and expedient.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT:

SECTION 1. That in the judgment and discretion of the Mayor and City Council of the City of Coweta, it is desirable and profitable to close and vacate all that portion of a Fifteen (15) foot wide public utility easement, Seven and a Half (7.5) feet on each side of a centerline, that is part of the Northwest Quarter (NW/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey Thereof, said centerline being more particularly described as follows:

Commencing at the Southwest Corner of Lot Twenty-One (21), Block One (1), "The Woods At Oak Grove", An Addition to Wagoner County, State of Oklahoma, According to

the Recorded Plat Thereof (Book PLC4 Page 392); Thence South 64°12'46" West and along the South Line of Said Addition, for a distance of 10.87 Feet to the Point of Beginning; thence Southeasterly along a 203.00 Foot Radius Non-Tangent Curve to the Left, Having an Initial Tangent Bearing of South 4°58'27" East, a Central Angle of 84°40'57", With a Chord Bearing and distance of South 47°18'55" East for 273.46 Feet, for an Arc distance of 300.03 Feet to a Point of Tangency; thence South 89°39'23" East for a distance of 72.05 Feet to a Point of Curvature; thence Southeasterly along a 187.00 foot Radius Curve to the right, having a Central Angle of 17°40'22", With a Chord Bearing and distance of South 80°49'15" East for 57.45 feet, for an Arc distance Of 57.68 feet to a Point Of Tangency; thence South 66°23'47" East for a distance of 42.29 feet; thence Northeasterly along a 227.98 foot Radius Non-Tangent Curve to the right, having an Initial Tangent Bearing of North 23°35'49" East, a Central Angle of 45°40'38", With a Chord Bearing and distance of North 46°26'09" East for 176.98 feet, for an Arc distance of 181.75 feet to a Point of Tangency; thence North 69°16'28" East for a distance of 353.88 feet to the Point of Termination. It is understood that the side lines of the easement extend or shorten at the angle points and at the boundary lines.

Basis of Bearing

The bearings shown hereon are based upon the Oklahoma State Plane Coordinate System, North Zone (3501), North American Datum 1983 (NAD83); said Bearings are Based Locally upon Field-Observed ties to the Following Monuments:

- (1) Found Brass Cap Stem at the Northwest Corner of Section 36;
- (2) Found Brass Cap Stem at the Southwest Corner of the Northwest Quarter (NW/4) of Section 36; the Bearing between said Monuments being South 1°19'23" East.

SECTION 2. That the municipality shall retain the absolute right to reopen the public utility easement without expense to the municipality. Closing of the public utility easement shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation, or transmission company facilities of service therein, nor shall a closing affect private ways existing by operation of law unless released in writing executed by the owners thereof

SECTION 3. REPEALER. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 4. SEVERABILITY. If any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective, the remaining portions shall not be affected but shall remain in full force and effect.

SECTION 5. DECLARING AN EMERGENCY. That for the immediate preservation of the peace, health, and safety of the City of Coweta, Oklahoma, and for the inhabitants thereof, an emergency is hereby declared to exist by reason whereof this ordinance shall become operative and go into effect immediately upon its passage and approval.

PASSED AND APPROVED this 2nd day of May 2022.

Evette Young, Mayor

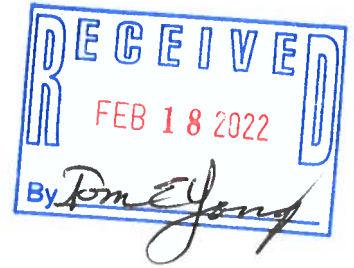
ATTEST:

Julie Casteen, City Clerk

APPROVED:

Ronald D. Cates, City Attorney

APPLICATION TO CLOSE A PUBLIC R-O-W OR
PUBLIC EASEMENT



____ Right-of-Way

X Easement

Legal Description of property on which ROW or easement is located: (note if provided as an attachment)

See attached exhibits "A.1" and "A.2"

Book and Page of the ROW or Easement:

Book 1782

Page 867

Reason/Purpose for closing ROW or Easement:

Waterline and its U/E are being relocated for new subdivision layout,
"The Woods Blocks 1-5". See new plat and new separate instrument U/E.

02/16/2022

Date

Signature

Address: Tanner Consulting, 5323 S. Lewis Ave.

City/State: Tulsa, OK 74105

Phone (918) 745-9929

PC DATE: _____

CC DATE _____

ACTION _____

ACTION _____

Exhibit "A.1"
Part of the NW/4, Section 36
T-18-N R-15-E
Partial Utility Easement Closing

Description

A FIFTEEN (15) FOOT WIDE STRIP OF LAND, SEVEN AND A HALF (7.5) FEET ON EACH SIDE OF A CENTERLINE, THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT TWENTY-ONE (21), BLOCK ONE (1), "THE WOODS AT OAK GROVE", AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (BOOK PLC4 PAGE 392); THENCE SOUTH 64°12'46" WEST AND ALONG THE SOUTH LINE OF SAID ADDITION, FOR A DISTANCE OF 10.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG A 203.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 4°58'27" EAST, A CENTRAL ANGLE OF 84°40'57", WITH A CHORD BEARING AND DISTANCE OF SOUTH 47°18'55" EAST FOR 273.46 FEET, FOR AN ARC DISTANCE OF 300.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°39'23" EAST FOR A DISTANCE OF 72.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 187.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°40'22", WITH A CHORD BEARING AND DISTANCE OF SOUTH 80°49'15" EAST FOR 57.45 FEET, FOR AN ARC DISTANCE OF 57.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°23'47" EAST FOR A DISTANCE OF 42.29 FEET; THENCE NORTHEASTERLY ALONG A 227.98 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 23°35'49" EAST, A CENTRAL ANGLE OF 45°40'38", WITH A CHORD BEARING AND DISTANCE OF NORTH 46°26'09" EAST FOR 176.98 FEET, FOR AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°16'28" EAST FOR A DISTANCE OF 353.88 FEET TO THE POINT OF TERMINATION.

IT IS UNDERSTOOD THAT THE SIDE LINES OF THE EASEMENT EXTEND OR SHORTEN AT THE ANGLE POINTS AND AT THE BOUNDARY LINES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(a) FOUND BRASS CAP STEM AT THE NORTHWEST CORNER OF SECTION 36;

(b) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°19'23" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/23

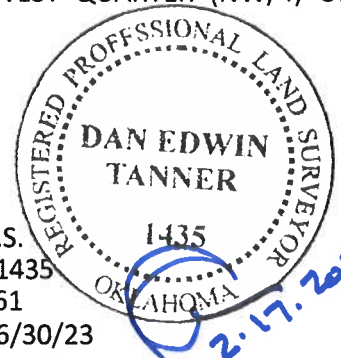


Exhibit "A.2"

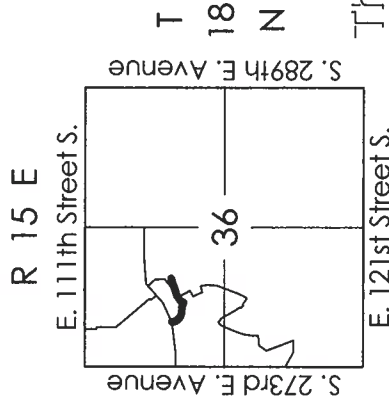
Part of the NW/4, Section 36

T-18-N R-15-E

Partial Utility Easement Closing

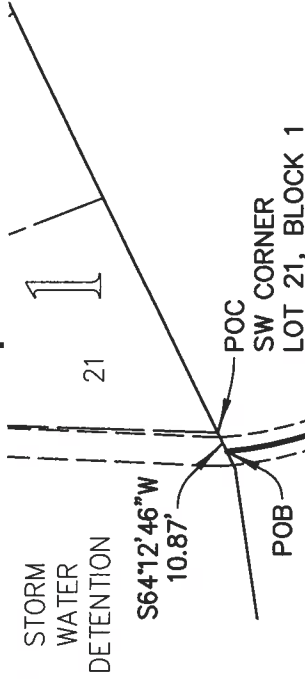


NORTH
NOT TO SCALE



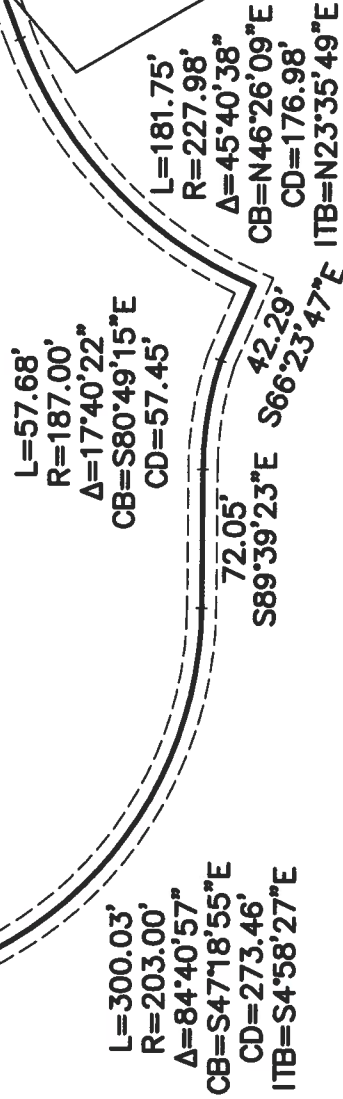
The Woods at Oak Grove

Location Map



Unplatted

FUTURE PLAT
"THE WOODS BLOCKS 1-5"



Unplatted

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINATION

Curve Table

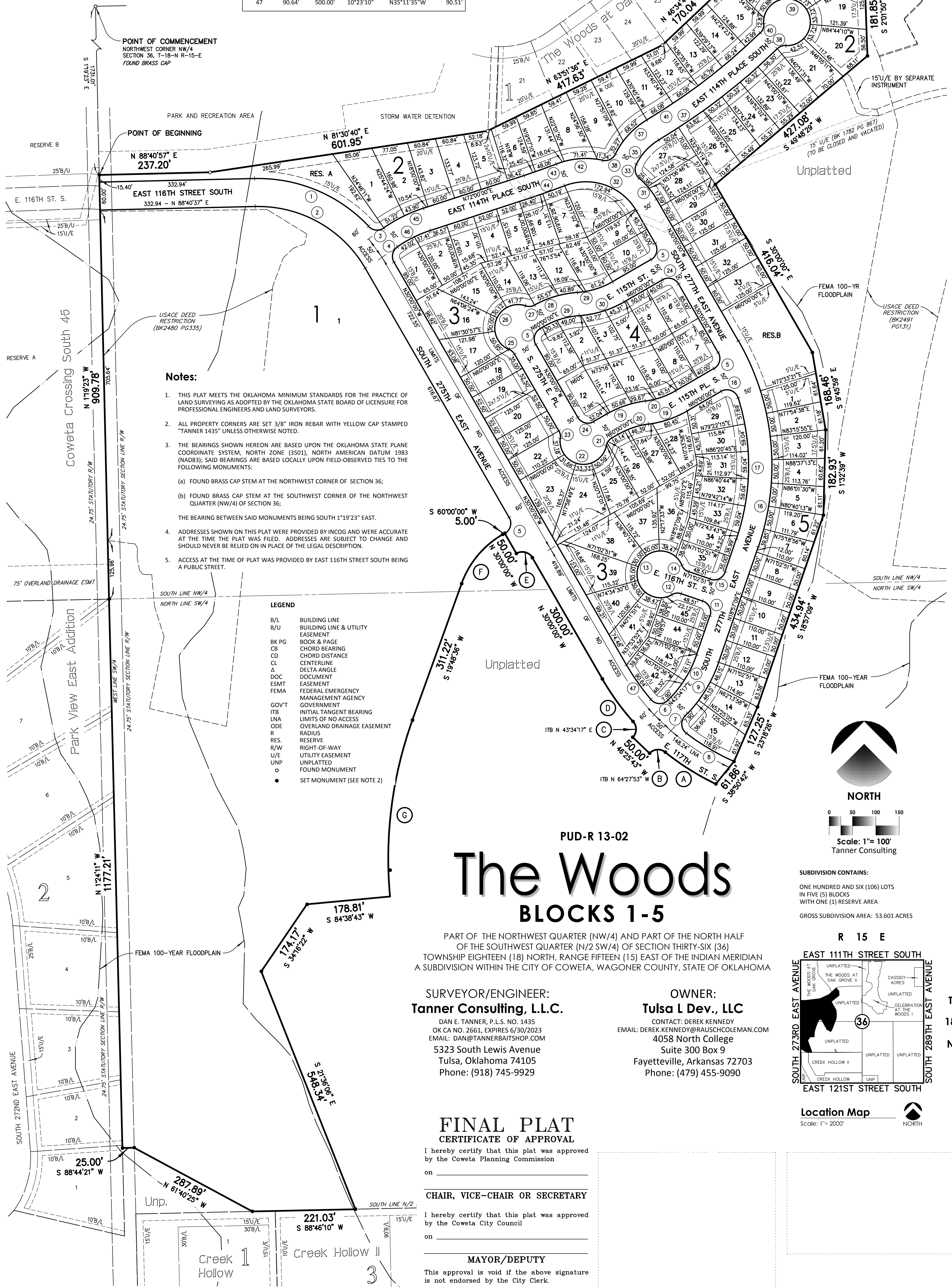
CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(BRG)(CB)	CHORD(DS)(CD)
1	272.90'	325.00'	48°06'37"	N67°16'04"W	264.95'
2	283.63'	265.00'	61°19'23"	N60°39'41"W	270.28'
3	35.59'	25.00'	81°33'25"	N83°59'28"W	32.66'
4	37.28'	25.00'	85°26'56"	N12°43'28"E	33.92'
5	39.27'	25.00'	90°00'00"	N15°00'00"E	35.36'
6	41.91'	25.00'	96°02'32"	N88°24'27"W	37.17'
7	41.91'	25.00'	96°02'32"	N42°26'59"W	37.17'
8	118.91'	500.00'	38°45'34"	N71°51'02"W	331.83'
9	128.90'	300.00'	24°37'09"	N31°15'43"E	127.92'
10	107.42'	250.00'	24°37'09"	N31°15'43"E	106.60'
11	39.27'	25.00'	90°00'00"	N26°02'51"W	35.36'
12	21.03'	25.00'	48°11'23"	N84°51'27"E	20.41'
13	241.19'	50.00'	276°22'46"	N18°57'09"E	66.67'
14	21.03'	25.00'	48°11'23"	N46°57'10"W	20.41'
15	39.27'	25.00'	90°00'00"	N63°57'09"E	35.36'
16	457.09'	535.00'	48°57'09"	N5°31'26"W	443.32'
17	308.09'	485.00'	36°23'47"	N0°45'15"E	302.94'
18	44.75'	25.00'	102°33'21"	N68°43'19"W	39.01'
19	88.29'	225.00'	22°28'55"	N71°14'28"E	87.72'
20	68.67'	175.00'	22°28'55"	N71°14'28"E	68.23'
21	21.03'	25.00'	48°11'23"	N35°54'19"E	20.41'

Curve Table

22	152.77'	50.00'	175°03'34"	N80°39'36"W	99.91'
23	16.09'	25.00'	36°52'12"	N11°33'54"W	15.81'
24	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
25	16.09'	25.00'	36°52'12"	N48°26'06"W	15.81'
26	152.84'	50.00'	175°03'34"	N20°41'55"E	99.91'
27	20.45'	25.00'	46°51'28"	N84°50'18"E	19.88'
28	96.46'	225.00'	24°33'49"	N73°41'29"E	95.72'
29	79.33'	175.00'	25°58'23"	N72°59'12"E	78.65'
30	102.00'	225.00'	25°58'23"	N72°59'12"E	101.13'
31	58.90'	175.00'	19°17'04"	N39°38'32"W	58.62'
32	177.23'	125.00'	81°14'15"	N70°37'08"W	162.76'
33	32.95'	25.00'	75°31'21"	N11°31'23"W	30.62'
35	71.99'	125.00'	32°59'54"	N42°44'14"E	71.00'
37	100.79'	175.00'	32°59'54"	N42°44'14"E	99.40'
38	32.95'	25.00'	75°31'21"	N63°59'58"E	30.62'
39	241.17'	50.00'	276°21'24"	N45°33'24"W	66.68'
40	21.57'	25.00'	49°26'02"	N20°58'55"E	20.91'
41	307.16'	1300.00'	13°32'15"	N52°28'04"E	306.44'
42	100.79'	175.00'	32°59'54"	N85°15'41"E	99.40'
43	73.46'	1300.00'	3°14'15"	N70°22'52"E	73.45'
44	76.28'	1350.00'	3°14'15"	N70°22'52"E	76.27'
45	95.12'	325.00'	16°46'11"	N63°56'55"E	94.78'
46	79.44'	275.00'	16°33'04"	N63°43'28"E	79.16'
47	90.64'	500.00'	10°23'10"	N35°11'35"W	90.51'

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(BRG)(CB)	CHORD(DS)(CD)
A	128.36'	560.00'	13°07'59"	N67°53'53"W	128.08'
B	37.13'	25.00'	85°05'49"	S86°07'12"W	33.81'
C	37.13'	25.00'	85°05'49"	N1°01'23"E	33.81'
D	112.65'	560.00'	11°31'32"	N35°45'46"W	112.46'
E	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
F	140.29'	200.00'	40°11'24"	S39°54'18"W	137.43'
G	384.31'	875.00'	25°09'53"	N7°13'40"E	381.22'



DATE OF PREPARATION: February 18, 2022

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Coweta Planning Commission

on _____

CHAIR, VICE-CHAIR OR SECRETARY

I hereby certify that this plat was approved by the Coweta City Council

on _____

MAYOR/DEPUTY

This approval is void if the above signature is not endorsed by the City Clerk.

CITY CLERK/DEPUTY

Draft Final Plat
PUD-R 13-02

The Woods
BLOCKS 1-5

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°19'23" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1731.01 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE," A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (BOOK PLC4 PAGE 392), COUNTY OF WAGONER RECORDS, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE" SUBDIVISION FOR THE FOLLOWING FOUR (4) COURSES: NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO THE MOST SOUTHERN SOUTHEAST CORNER OF "THE WOODS AT OAK GROVE II," A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, COUNTY OF WAGONER RECORDS; THENCE NORTH 46°34'38" EAST AND ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE II" SUBDIVISION, FOR A DISTANCE OF 253.75 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF SOUTH 86°07'12" WEST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET; THENCE NORTH 46°25'43" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 43°34'17" EAST, A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF NORTH 1°01'23" EAST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°31'32", A CHORD BEARING AND DISTANCE OF NORTH 35°45'46" WEST FOR 112.46 FEET, FOR AN ARC DISTANCE OF 112.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 75°00'00" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;

THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 60°00'00" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°11'24", A CHORD BEARING AND DISTANCE OF SOUTH 39°54'18" WEST FOR 137.43 FEET, FOR AN ARC DISTANCE OF 140.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19°48'36" WEST FOR A DISTANCE OF 311.22 FEET TO A POINT OF CURVATURE; THENCE ALONG A 875.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°09'53", A CHORD BEARING AND DISTANCE OF SOUTH 7°13'40" WEST FOR 381.22 FEET, FOR AN ARC DISTANCE OF 384.31 FEET; THENCE SOUTH 84°38'43" WEST FOR A DISTANCE OF 178.81 FEET; THENCE SOUTH 34°16'22" WEST FOR A DISTANCE OF 174.17 FEET; THENCE SOUTH 21°36'06" EAST FOR A DISTANCE OF 548.34 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF "CREEK HOLLOW II," AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 221.03 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF THE N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1177.21 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER THEREOF; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF SAID NW/4, FOR A DISTANCE OF 909.78 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,334,875 SQUARE FEET, OR 53.601 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- A) FOUND BRASS CAP STEM AT THE NORTHWEST CORNER OF SECTION 36;
B) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°19'23" EAST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE HUNDRED SIX (106) LOTS IN FIVE (5) BLOCKS ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "THE WOODS BLOCKS 1-5," A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS, AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT OR RESERVE AREA.
2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, WHICH WOULD INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN, OR STORM SEWERS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF COWETA, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

3. WAGONER COUNTY RURAL WATER DISTRICT NO. 5 OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER FACILITIES, AND THE CITY OF COWETA OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER AND STORM SEWER FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

4. WAGONER COUNTY RURAL WATER DISTRICT NO. 5 AND THE CITY OF COWETA, OR THEIR RESPECTIVE SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 5, OR THEIR RESPECTIVE SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAIES DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF COWETA OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF COWETA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND THE CITY OF COWETA, OKLAHOMA.

F. RESERVE AREAS

1. RESERVES A AND B, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVES A AND B ARE RESERVED FOR PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, SIGNAGE, ENTRY FEATURES, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF COWETA, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVES A AND B, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVES A AND B TO THE ASSOCIATION. THE CITY OF COWETA SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN RESERVES A OR B.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA FAILS TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVES A AND B TO THE ASSOCIATION. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF COWETA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON THE RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

5. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF COWETA, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF COWETA NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF COWETA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF COWETA, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF COWETA, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH UTILITY EASEMENTS, NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF COWETA, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OR RESERVE AREA OWNER CONTAINING SUCH EASEMENT, AT SUCH OWNER'S EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF COWETA, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANSING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SUBJECT TO THE OVERLAND DRAINAGE EASEMENT FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, THE ALTERATION OF GRADE THEREIN, OR THE ALLOWANCE OF THE

ACCUMULATION OF SILTATION, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF COWETA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE WAGONER COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA OWNER, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OR RESERVE AREA OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

H. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" ("LINA") EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE LOT OR RESERVE AREA OWNER AND COWETA PLANNING COMMISSION, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA, PERTAINING THERETO. THE FORGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "THE WOODS BLOCKS 1-5" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 13-02 ("COWETA CROSSING") AS PROVIDED WITHIN CHAPTER 16 OF THE COWETA, OKLAHOMA ZONING CODE, AND

WHEREAS, PUD NO. PUD-R 13-02 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF COWETA PLANNING COMMISSION ON FEBRUARY 24, 2014, AND APPROVED BY THE COWETA CITY COUNCIL ON MARCH 3, 2014 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 744) APPROVED MARCH 3, 2014, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE COWETA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF COWETA, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO AND DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND ALL PROPERTY THEREIN AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF COWETA, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. PUD-R 13-02, AS APPROVED BY THE CITY OF COWETA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-R 13-02 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF COWETA ZONING CODE AS SUCH PROVISIONS EXISTED ON MARCH 3, 2014.

B. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA B

(RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE- MUNICIPAL COMMUNITY CENTER, GOLF COURSE/ DRIVING RANGE) (ALL OF "THE WOODS BLOCKS 1-5" EXCEPT RESERVE A AND EXCEPT LOT 1, BLOCK 1, BUT INCLUDING A SOUTHERLY PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES, ALL AS LEGALLY DESCRIBED IN PUD)

LAND AREA:*
GROSS: 276.735 ACRES 12,054,576 SQUARE FEET
NET: 276.735 ACRES 12,054,576 SQUARE FEET

* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT. DEVELOPMENT AREA B OF ORIGINAL PUD INCLUDED AREAS NOT A PART OF THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RS ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 410, 420, 430, 440 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

THE MINIMUM YARD REQUIREMENTS FOR RS-2 WILL APPLY TO ALL SINGLE FAMILY RESIDENTIAL ZONED LOTS. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:

FRONT: 25 FEET (NO HOUSES WILL FRONT 121ST STREET SOUTH)
REAR: 20 FEET
REAR: 25 FEET (BACKING TO 121ST STREET SOUTH)
SIDE (INTERIOR): 5 FEET
SIDE (STREET): 15 FEET
SIDE (STREET): 20 FEET (ALONG 121ST STREET SOUTH)
MAXIMUM BUILDING HEIGHT: THREE STORY*
45 FEET IN HEIGHT

**(THREE STORY HEIGHT MAY VARY DEPENDING ON TYPE OF FINISH.)

MINIMUM LOT AREA 5,000 SQUARE FEET
MINIMUM LOT WIDTH 50 FEET

Draft Final Plat
PUD-R 13-02

The Woods
BLOCKS 1-5

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

C. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA C
(RESIDENTIAL MULTI-FAMILY) (RESERVE A AND LOT 1, BLOCK 1, EXCEPTING A SOUTHERLY
PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES, ALL AS
LEGALLY DESCRIBED IN PUD)

LAND AREA:*
FRONT: 23.3 ACRES 1,014,948 SQUARE FEET
NET: 23.3 ACRES 1,014,948 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE)
AND THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT IN THE RM-1 ZONING DISTRICT): THOSE
PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY
SPECIAL EXCEPTION IN THE RM-1 ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS
610, 620, 630, 640 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND
ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY
RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE
PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART
OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE
SALE OF ALCOHOLIC BEVERAGES.

MINIMUM YARD REQUIREMENTS PER SECTION 600 OF THE ZONING CODE. AT THE
TIME OF THE FILING OF THIS PLAT, THE SAME ARE:

FRONT: 25 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (NO
FRONTAGE ON 121ST STREET SOUTH)
REAR: 20 FEET (PRINCIPAL BUILDING)
REAR: 10 FEET (GARAGE APARTMENTS AND DETACHED ACCESSORY
BUILDINGS)
REAR: 5 FEET FROM UTILITY EASEMENT (IF GREATER THAN FROM
REAR LOT LINE; GARAGE APARTMENTS AND DETACHED
ACCESSORY BUILDINGS ONLY)
SIDE (INTERIOR): 5 FEET***
SIDE (STREET): 15 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (NO
FRONTAGE ON 121ST STREET SOUTH)

***FOR PRINCIPAL STRUCTURES OTHER THAN SINGLE- AND TWO-FAMILY DWELLINGS,
AN ADDITIONAL 10-FOOT SETBACK SHALL APPLY FOR EACH STORY ABOVE ONE (1).

D. DEVELOPMENT STANDARDS FOR ALL PROPERTY

1. LANDSCAPED AREA AND SCREENING ALL DEVELOPMENT AND CONSTRUCTION
SHALL COMPLY WITH CHAPTER 24 OF THE ZONING CODE.

2. SIGNS SIGNAGE SHALL COMPLY WITH CHAPTER 18 OF THE ZONING CODE, WITH
THE MAXIMUM SURFACE AREA OF A TEMPORARY OR PERMANENT SIGN SIZE BEING 192
SQUARE FEET.

NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN THE PUD
UNTIL A DETAIL SIGN PLAN FOR THE PROPERTY HAS BEEN SUBMITTED TO THE CITY OF
COWETA OFFICIAL (WHO HAS AUTHORITY TO ISSUE SIGN PERMITS) AND APPROVED AS
BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

EACH AND EVERY SIGN WILL BE ARCHITECTURALLY PLEASING AND WELL
LANDSCAPED.

3. LIGHTING FLASHING SIGNS, CHANGEABLE COPY SIGNS, RUNNING LIGHT OR
TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT
SHALL BE PROHIBITED, EXCEPT AS MAY BE PERMITTED BY THE COWETA ZONING CODE AS
PART OF THE APPROVED DETAIL SIGN PLAN.

LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO
ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL
AREAS AND RESIDENTIAL USES WITHIN THE PUD. NO LIGHT STANDARD OR
BUILDING-MOUNTED LIGHT SHALL EXCEED FIVE STORIES IN HEIGHT.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS THERE SHALL BE NO STORAGE OF
RECYCLEABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED
RECEPTACLE. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS, INCLUDING BUILDING
MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE
AREAS CANNOT BE SEEN FROM A PUBLIC STREET.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES DRAINAGE. ALL STORM WATER
DRAINAGE STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH
ALL APPLICABLE CITY OF COWETA ORDINANCES AND REGULATIONS.

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL
CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER
DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH
THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT
PROPERTY.

DURING CONSTRUCTION ON THE PROPERTY, THE OWNER WILL PROVIDE
ADEQUATE AND REASONABLE EROSION CONTROL, AND, AFTER CONSTRUCTION, THEY
WILL PROVIDE AND MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL
DOES NOT ERODE ON OR FROM THE PROPERTY.

6. ACCESS, CIRCULATION AND PARKING ACCESS, TRAFFIC CIRCULATION AND
PARKING AREAS ARE DEPICTED ON EXHIBIT F OF THE PUD. SOME OF THE DRIVES AND
PARKING AREAS WITHIN THE PUD MAY BE PRIVATELY OWNED AND MAINTAINED. PUBLIC
STREETS THROUGH DEVELOPMENT AREA B WILL BE PUBLICLY OWNED AND MAINTAINED.
MUTUAL ACCESS BETWEEN AND ACROSS INDIVIDUAL PROPERTIES AND MUTUAL
PARKING PRIVILEGES WITHIN THE PUD SHALL BE PROVIDED BY A MUTUAL ACCESS
AGREEMENT TO BE RECORDED IN OFFICE OF THE WAGONER COUNTY CLERK BY THE
OWNER/DEVELOPER.

PEDESTRIAN ACCESS AND CIRCULATION SHALL BE DEPICTED ON THE DETAILED
SITE PLAN DRAWING AND/OR LANDSCAPE PLAN REQUIRED BY THE CITY OF COWETA. AS
STATED ABOVE, ALL MUTUAL ACCESS DRIVES IN THE PUD MAY BE PRIVATE DRIVES,
WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY OF
COWETA CODES, REGULATIONS AND STANDARDS.

SECTION III. HOME OWNERS ASSOCIATION

B. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS
ASSOCIATION ("HOA") TO GOVERN THE SUBDIVISION. THE HOA SHALL BE ESTABLISHED
IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS
PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING
THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND
ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND
ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF
DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT
ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED
FOR SINGLE FAMILY RESIDENTIAL PURPOSES, MAY BE ANNEXED BY THE OWNER (OR ITS

ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE SUBDIVISION AND
GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED
BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) BY FILING A
SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A
SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED
HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE
SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH
LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE
JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

C. MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS
A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A
MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE
APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

D. ASSESSMENTS

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT, BY
ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO
THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN
ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE
HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF
THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES
WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY
UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE,
BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

E. MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS
DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED,
WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DRAINAGE AND
DETENTION/RETENTION FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS
AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS,
AND AS AMENDED.

F. LIMITATION ON LIABILITY

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S
GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO
OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS
AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR
OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON
BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS,
OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR
CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS
OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION IV. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED,
DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS

NO LOT MAY BE DIVIDED OR SPLIT.

B. RESIDENTIAL LOTS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS
RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE
PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY
STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY.
NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES
SHALL BE ERRECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT
SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY
COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION
AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE
CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM
TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES,
REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL
AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING
BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT
AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE
SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY
RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR
OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION TWO
(2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE
SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS
APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL
ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE
MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL
CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE
THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT
AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL
AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH
MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE
AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING
THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY
MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR
DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT
PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE
BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD
DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS

1. EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
2. NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM
BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
3. ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN
COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES
APPROVAL FROM THE ARC.

F. ADDITIONS TO EXISTING STRUCTURES

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE
DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS
ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT.
ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY
CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME
OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE
COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO
APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING
STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A MINIMUM OF TWO
(2) OFF-STREET PARKING SPACES, TO INCLUDE A PRIVATE GARAGE TO ACCOMMODATE A
MINIMUM OF ONE (1) AUTOMOBILE AND A PARKING PAD FOR ONE (1) ADDITIONAL
AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF
ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH
OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT
ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT,
SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE
BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND
MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE
CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST,
PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR
APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE,
MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING
STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING
SHALL BE ERRECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY
CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT
BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE
ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE SET-BACK LINE TOWARD
THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION
OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE
DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR
MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY
PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE
INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL
INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL
BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER
SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN
AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE
OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE
DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO
APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT
ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR
SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE
CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH
SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN
FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS
AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON
THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO
REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE
INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS
HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN
DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL
BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL
NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY
RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL
REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN
THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY
CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL
OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6)
INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC
TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT.
THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING
THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE
EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO
MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE
PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAY'S WRITTEN NOTICE TO THE
OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY
MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL
BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY
BE COLLECTED IN ACCORDANCE WITH SECTION IV.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, AND VEHICLES USED FOR RECREATIONAL
PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A
PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS
TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE
ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE
REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE
SHALL BE KEPT IN SANITARY CONTAINERS THAT SHALL BE LOCATED AT THE REAR OF EACH
RESIDENTIAL UNIT OR ENCLOSED GARAGES AND MUST BE OUT OF SIGHT FROM THE
STREET. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL
TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE
DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES, ONE
TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE
DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES
ONE-HUNDRED PERCENT (100%) OCCUPANCY.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION
AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF
AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A
LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS
ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW,
INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN.
FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE
RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS
CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED
FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE
ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR
UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE
OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY
INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE
OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN
THE SUBDIVISION UNTIL JANUARY 1, 2042, AFTER WHICH TIME SAID COVENANTS SHALL
BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS
UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTIONS I. AND II. MAY BE AMENDED OR
TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED
BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY
SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN
WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY
CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A
WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%)
OF THE LOTS (SUBJECT TO OWNER CONSENT). THE PROVISIONS OF ANY INSTRUMENT
SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND
AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART
THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE
OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,
HAS EXECUTED THIS INSTRUMENT ON THIS ____ DAY OF _____, 2022.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
STEPHEN LIEUX, MANAGER

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) SS

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC
WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND
ACTING, APPEARED STEPHEN LIEUX, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN
TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING
DOCUMENT AND STATED THAT HE WAS THE MANAGER OF TULSA L DEV., LLC, AN
OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE
FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE RESPECTIVELY
ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME FOR THE CONSIDERATION
AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE
AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS ____ DAY
OF _____, 2022.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED,
SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT
THE ACCOMPANYING PLAT DESIGNATED AS "THE WOODS BLOCKS 1-5", A SUBDIVISION
WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE
REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED
PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE
PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2022.



BY:
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)

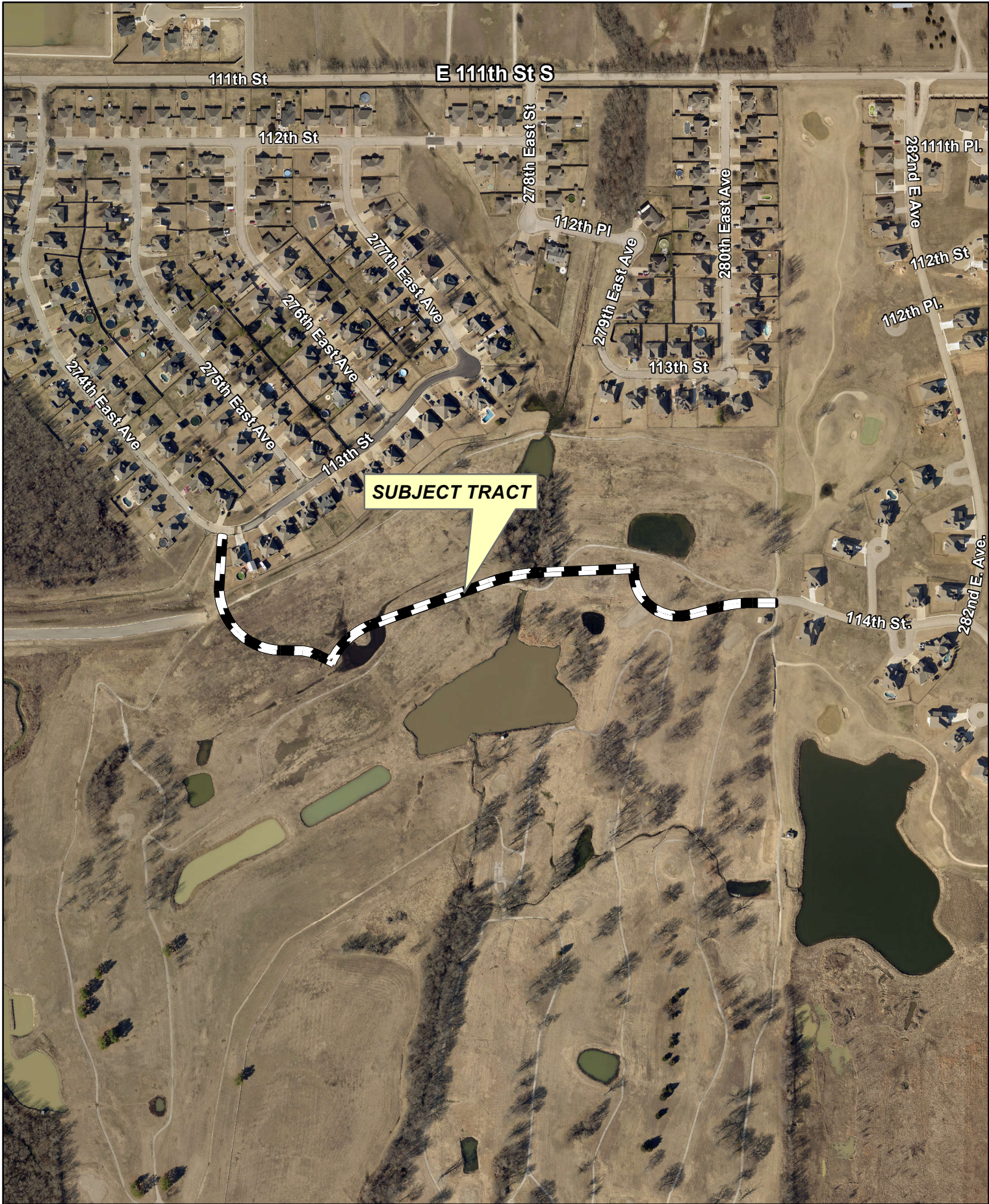
COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, ON THIS ____ DAY OF _____, 2022, PERSONALLY
APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO
SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL
LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC



111th St

E 111th St S

112th St

278th East St

111th Pl.

282nd E Ave

112th Pl

279th East Ave

280th East Ave

112th St

112th Pl.

113th St

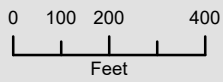
SUBJECT TRACT

114th St.

282nd E. Ave.

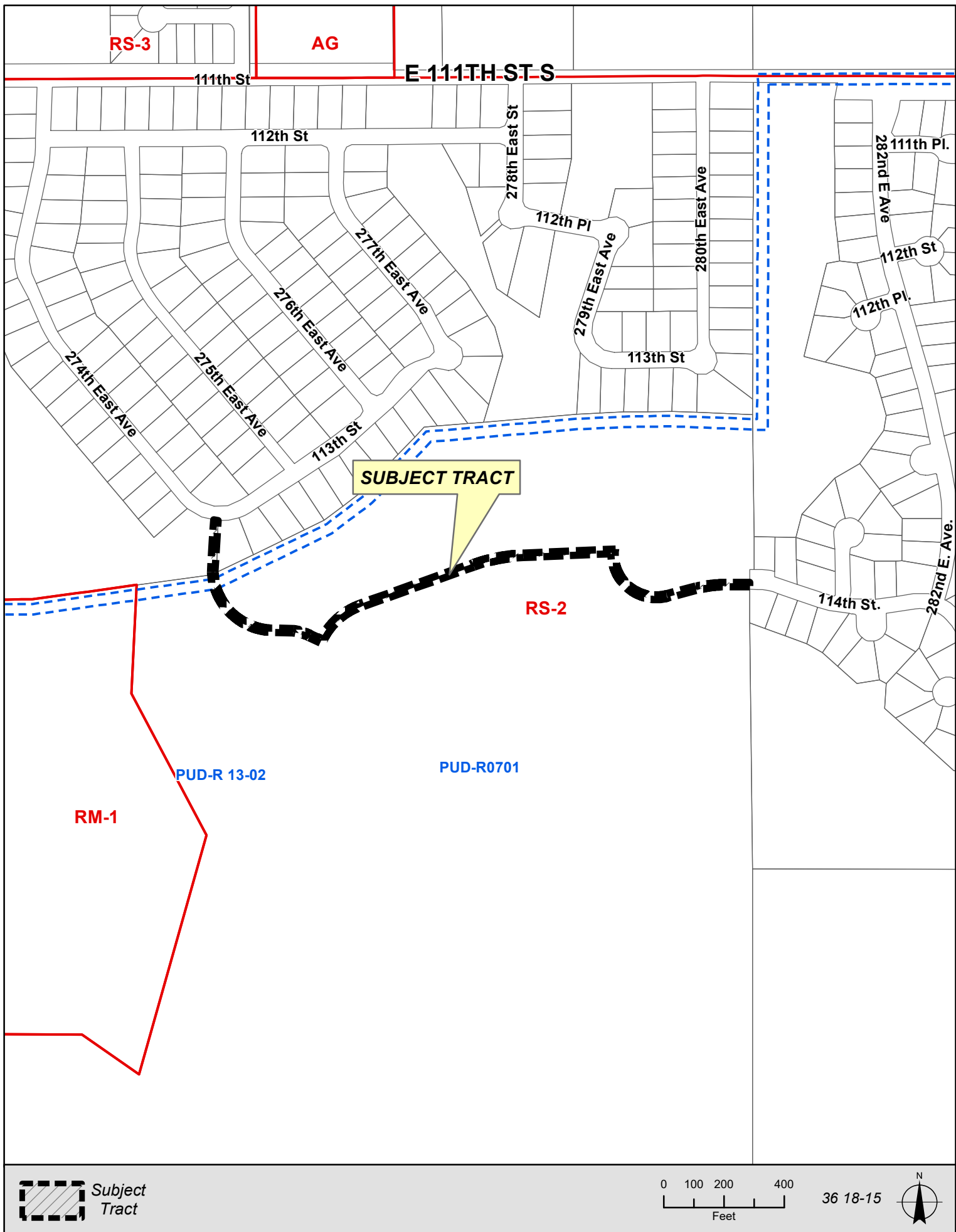


Subject
Tract



36 18-15







POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Mémorandum

To: Honorable Mayor and Members of the City Council
From: Roger Kolman, City Manager
Re: TOP Grant Contractor
Date: 5/2/2022

BACKGROUND

The City of Coweta received a grant from the Oklahoma Department of Commerce to study the viability of the 140-acre parcel owned by the Wagoner County Economic Development Authority as a light-industrial employment center. That grant is part of a statewide initiative to expand industrial growth in Oklahoma, in particular the suburbs and rural areas. The \$24,000 grant will cover the cost of a team of experienced consultants to study the selected property to determine 1) its viability as an industrial park, 2) the estimated costs to bring the property to a “sellable” state, and 3) the types of industries that might want to locate in the community.

The Department of Commerce pre-screened three consulting firms for the project and all grant recipients solicited RFQ’s from those consultants. City staff and a representative from the Wagoner County Economic Development Authority reviewed the three RFQ’s and found Insight Consulting to be the most qualified for the Coweta project.

STAFF RECOMMENDATION

Staff recommends approval of the proposed contract from Insight Consulting.

ATTACHMENTS

Proposal Insight Consulting

InSite Consulting's

Proposal for the 2022 Targeted Opportunities Program

March 2022

insiteconsulting

P.O. Box 40 • Greer, SC 29652 • insitelocation.com

TRANSMITTAL LETTER

Roger Kolman
City Manager, City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: InSite's Proposal to the City of Coweta for Site and Infrastructure Evaluations:
Oklahoma Department of Commerce's 2022 Targeted Opportunities Program (TOP)

Dear Mr. Kolman,

Congratulations on being selected to receive funding through Oklahoma's Targeted Opportunities Program. The InSite Team is excited about the opportunity to work with the City of Coweta getting your site(s) assessed and ready for future growth!! Thank you very much for consideration of our proposal! It would be an honor to work with you and your team- and for us to learn more about all Coweta has to offer!!

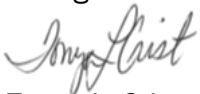
Just in the last 3 years, **\$6 billion in capital investment and 8,000 direct new jobs have landed on sites evaluated/assessed in InSite's Readiness Programs.** Our process not only includes Best-in-Class Site Readiness Standards and how to fund site development, but also provides comprehensive education and expectation management for local communities, stakeholders, leadership, commissioners, etc. from inside the Site Selection world. Education, coaching, and training are some of the most important parts of our scope of work!

The InSite team has implemented numerous Site and Infrastructure Readiness Programs throughout the country including programs for **Oklahoma Department of Commerce, Public Service Company of Oklahoma,** American Electric Power, Kentucky Power, Appalachian Power, JobsOhio, and the New River Gorge Regional Development Authority, just to name a few. From the dirt to the decision maker, InSite has a passion for arming Economic Development teams for the win!

In our proposed scope of work, we incorporate a true, interactive gap analysis that guides the process through three layers of evaluation: what job creators want in a site/community; what each community has to offer as a site/location; and what the resulting "gaps" are. We do not stop there! We execute a high-level cost-benefit analysis to quantify if there is a return on gap mitigation investment, and if so, we develop a customized implementation plan for your community to mitigate site/location-specific gaps. If there is not an adequate return on investment, we advise on another **highest and best use of the site.** Finally, we develop marketing recommendations for each site and community to "be the target of locating companies."

InSite Consulting's **best-in-class program by the client's expectations** has set ambitious standards for readiness. We are excited to get your site ready for jobs and capital investment. Please feel free to reach-out to us with question or clarifications.

With great thanks,



Tonya L. Crist
Owner, InSite Consulting, LLC.
P.O. Box 40
Greer, SC 29652



Get Ready.

TABLE OF CONTENTS

Transmittal Letter

SECTION ONE: INSITE INTRODUCTION AND ADVANTAGE

SECTION TWO: CONSULTING FEE | SCHEDULE | TERMS AND CONDITIONS

SECTION THREE: TARGETED OPPORTUNITIES PROGRAM SCOPE OF WORK

SECTION FOUR: EXAMPLE DELIVERABLES FOR THE OKLAHOMA TARGETED OPPORTUNITIES PROGRAM

SECTION FIVE: INSITE'S EXPERIENCE

SECTION SIX: RECENT SIMILAR PROJECT EXPERIENCE

SECTION SEVEN: INSITE PROJECT TEAM

SECTION EIGHT: CONTRACT FOR INSITE'S CONSULTING SERVICES

1

INSITE INTRODUCTION AND ADVANTAGE

Tonya Crist and Rob Cornwell founded InSite Consulting in 2004 and is headquartered in Greenville, South Carolina. InSite is the leader in two core competencies throughout the world: Site Evaluation/Selection Studies and Economic Development Services. These complementary services function cohesively because each requires a full understanding of the economic impacts that capital investment job creation projects have for both the community and the company. As former economic development practitioners, we fully realize the needs of countries, states, regions, and local municipalities working daily to market to and win new and expanding businesses in their areas. As Site Selection/Location professionals with worldwide experience, we know the key variables that govern location decisions and how the two can best work together.

Our revolutionary Site and Community Readiness and Training Programs for economic development-focused entities are built from our global experience with “boots-on-the-ground” evaluations of sites, buildings, and communities for our clients! Our company and its owners having been in the trenches of economic development as practitioners. This local experience makes us relatable and serves to further differentiate us from our competitors. Our team has performed hundreds of Site Evaluations for Readiness and Selection projects for some of the world's most prestigious establishments including but not limited to Shell Oil, Bremen, Germany, Nanolife Technologies (Proton Therapy Cancer R&D facility), MAPI-China, Caterpillar, General Electric, North Alabama Industrial Development Association and Mercedes-Benz.

InSite's approach to Site and Infrastructure Evaluations has many distinct advantages that set us apart:

1. Quantifiable, Current Results from **Similar Projects to OKTOP**: Just in the last 3 years, \$6 billion in capital investment and 8,000 direct new jobs have landed on sites evaluated/assessed in InSite's Site Readiness Programs.
2. Currently executing the **country's largest state-wide Site Readiness Program for JobsOhio**.
3. **Community-Customized Approach**: InSite ensures direct engagement with economic development leaders, boards, commissions, stakeholders, utilities, and business leaders. Through both in-person and virtual meetings, InSite will strategically organize and gather roundtable-conversations to capture community expertise, input, critical data, and ensure buy-in.
4. **Community-Customized (no cookie cutting) Results**: Laser-Focused Site and Infrastructure Request for Gap Funding Package: We will work with your team to make the “ask package” quantifiable and transparent so that the funding source is able to make a quick and easy decision of “yes, this site will be further considered for allocation of funding” or “no, funding for this site is not feasible at this time” for these reasons.
5. **Site Whisperers**: We let the site tell us what use it can currently target. There is no way to determine a site's target use/market without knowing the site's capacities. InSite uses our obtained knowledge (not an unquantified opinion) of the site on how the site can be marketed.
6. We will approach and execute your project as **Advocates** and **Teammates** not Consultants. We will do some coaching, too!
7. **Client's/Consultant's Lens**: InSite's ability to assess communities through the lens of the potential business client allows us to extract the client's critical decision-making criteria (capacity of site) and form the optimal and customized approach to community recovery, and site, infrastructure, and community readiness, and resiliency. This approach allows InSite to identify gaps others might not recognize and craft a feasible and fiscally responsible strategy to adequately fill those gaps.
8. **Targeted and Consistent Messaging**: Ensuring that community leaders and stakeholders are aware of their value proposition, as well as economic needs, is a critical component of crafting a consistent and impactful community narrative/technical sales message.
9. **Local Assets Become the Target**: InSite will assess and identify the existing assets of the site and amplify their potential to ensure maximum exposure while simultaneously identifying challenges with other potential assets. This two-pronged approach ensures that communities are being recognized immediately while working to create new, marketable assets.
10. Our constant focus on the “**math equation**.” If the site is not ready to target industry, what will it cost to upgrade it to “ready” and then how do we equip and coach the communities on successfully soliciting site development funds?

2

CONSULTING FEE | SCHEDULE | TERMS AND CONDITIONS

Executing our services on-time and within budget are of utmost importance to the InSite Team. We commit to excellence in execution throughout all elements of our deliverables. The consulting fee, schedule, and terms and conditions for InSite's proposed scope are detailed below:

CITY OF COWETA'S TARGETED OPPORTUNITIES PROGRAM SCOPE OF WORK

Phases 1 and 2

Twenty-four thousand dollars (\$24,000)

This includes additional scope at zero cost (\$0) for incorporating elements of InSite's Training Program:

- Site Selection 101 | Basic Training (\$0).
- Site Selection 101 | Trend & Client Expectations Training (\$0).

ADDITIONAL/OPTIONAL SERVICES

Phase 3: In-Person Presentations and Training

Zero dollars (\$0)

InSite will present to the entire project team (stakeholders and local response team, individuals detailed in Task 1 of Phase 1) our findings, recommendations, Request for Gap Funding Package, and Target Industry Plan.

InSite will provide Site Selection and Expectation Management Training to include the project stakeholders, local response team, and community leadership.

Additional Site Visit and Analysis

Zero dollars (\$0)

InSite will conduct a high-level site analysis (gather critical data and conduct a site visit) for one additional site, to be determined by the community, and provide brief observations and recommendations.

Retainer Services

Zero dollars (\$0)

InSite will provide consulting services to the community for one year from initial contract date. InSite will be available via phone, Zoom, email, etc., to assist the community, as needed, with site development, marketing, and general consultation.

Workforce Development Services

Three thousand dollars (\$3,000)

InSite will provide a guide on how-to-calculate/present industry desired and relevant workforce data. We will also introduce and consult on cutting-edge workforce development initiatives and approaches.

EXPENSES

Zero dollars (\$0)

All project-related expenses, to include travel, are included in the consulting fee.

SCHEDULE

InSite proposes a three-to-four (3/4) month schedule based on local community's response time.

PAYMENT TERMS

Sixteen-thousand dollars (\$16,000) to be paid upon contract execution for pre-project tasks / project mobilization, initial project travel, and alignment services. InSite will invoice the remaining eight-thousand dollars (\$8,000) balance upon submission of final deliverable / project completion.

3

CITY OF COWETA'S TARGETED OPPORTUNITIES PROGRAM SCOPE OF WORK

InSite is excited to offer the following Scope of Work for the City of Coweta! We know that together, we all can make a difference. A much-needed shift in focus to infrastructure development will breathe new life into communities that embrace the opportunity and embark upon infrastructure development to get sites ready for jobs and investment.

Millions of dollars are being allocated to states, regions and communities for Site Readiness Initiatives and Economic Development. The key is knowing what to ask for (the gaps to readiness), how much money is needed to fill those gaps, and how to ask for it! InSite has a process that takes you from assessing the site, to the Request for Gap Funding Package for site development/readiness. Example excerpt wording in the request: if but for extension of fiber and natural gas at a cost of \$600,000 and \$1,000,000, respectively, totaling \$1,600,000 (costs will be itemized), our community could successfully recruit jobs and investment. We will work with your team to create a package that focuses on obtaining a quick and easy decision of **YES** from the funding source(s). Our process not only includes Best-in-Class Site Readiness Standards and where and how to fund site development, but also provides comprehensive education and expectation management from inside the site selection world for local communities, stakeholders, boards, leadership, commissioners, as examples.

OVERVIEW

As mentioned previously, for years entities have been telling the site what it will attract and that is a fatally flawed process. The reality is, until a tremendous amount of site evaluation occurs, there is no way to accurately assess a site's targeted use. In vetting sites for target markets, the site will tell us what type of industry it can recruit. If the community wants to change or enhance the site's use, then the decision becomes a math equation of how much will it cost, how long will it take, and who pays for the upgrade (and if will not be the client). Communities must know their industrial sites inside and out. That will be InSite's goal – to collaborate with the community to not only gain or refine that knowledge, but also to advance the capability and marketability of the site.

InSite uses a simple litmus test in the beginning of “when companies are looking at Oklahoma as one of the states in a multi-state, national targeted site search, can your team and your site(s) get on the radar screen and compete today for the project?”

- If not, what are the site gaps to compete and is there an affordable, feasible, fiscally responsible way to invest in the site gaps to compete?
- If there is no ability to compete due to site challenges (and respective costs), then what is the Highest and Best Use of the site and how should you refine your economic development efforts?
- And then we quantifiably and transparently help you manage expectations of the site's use to your leadership and stakeholders.

InSite does not just identify site problems, we recommend real, actionable solutions and walk with you through those solutions. Your plan will be customized to the existing or developed capability of your community and site(s). One tool that will be used throughout the process to guide our decision-making and future target industry marketing plan efforts is the Site Selection Industry Site Readiness Decision-Making Model. This multi-purpose, powerful tool identifies a site's level of readiness to compete for jobs and investment:

- Critical Site Data Inputs.
- Site Capabilities.
- Cost-Benefit and Feasibility Assessment for all Gap Mitigation – It's all a math equation.
- Path Forward Action-Items and Decision-Making Time based on Feasibility:
 - Develop Request for Gap Funding Package for site development/readiness and Mitigation Implementation Plan; or
 - Determine “as-is” Highest and Best Use and utilize Leadership Site Selection Training to Manage Site Expectations.
- Develop a Site Technical and Targeted Industry Sales Template based on the Site's Existing/Highest and Best Use or future Upgraded/Funded Use that should be a key part of the community's target industry marketing plan.
- Site Gaps.
- Cost and Schedule for each Gap's Mitigation.

APPROACH

We have spent a great deal of time working with and observing organizations all over the country and have realized that the basics are being completely overlooked. Leadership needs to be educated. Product with adequate infrastructure needs to be the dominant focus. A mental helix with our two core competencies (Site Selection and Economic Development) evolved, and we produced intense Site and Community Readiness Services to meet the needs of Site Selection clients and exceed the needs of Economic Development organizations.

What motivates the site selection process - truthfully? When you drill down to the heart of the matter, if you don't have product (site/building) that industry can locate in or on with ease and requiring no capital investment for basic infrastructure, all the great labor force and quality of life in the world will not matter! Why would a decision-maker consider such a location, marked with risk (cost to bottom-line and schedule), when the best of all worlds is out there - excellent product, labor force, quality of life, etc.? That is where Economic Development organizations need to be, or at least in a very big hurry to get there! Our approach below will help your site and community get there – to recruiting jobs and investment to your location!

Phase 1: Community and Site Assessment

This phase of the program covers a great deal of ground. An important foundation is laid from involving key stakeholders, to engaging local resources, to gathering critical site data, to understanding the site gaps to readiness for recruiting jobs and investment. Listed below are detailed tasks involved in Phase 1 of this scope of work:

Task 1. Project Mobilization and Development of Project Team and Stakeholders.

As a part of the mobilization process, InSite will work with the community to build two strategic project teams, that will not only serve a vital role for this project, but also for the future development and execution of the economic development activities of the community:

- **Stakeholders:**
 - Oklahoma Department of Commerce.
 - Authorized project representative and staff.
 - Site ownership.
 - Community leadership, governance, board, commission, as examples and to be determined by authorized project representative.
- **Local Critical Response Team** will be comprised of individuals essential to the success of this project but more importantly, to all efforts involving winning jobs and investment in the community. This team building allows the local economic development team to establish or reestablish a relationship with the following partners that are critical to any economic development effort from the beginning of a client's Request for Information (RFI) to the end with closing the deal!
 - Authorized project representative and staff.
 - Infrastructure Providers:
 - Electric.
 - Sewer.
 - Fiber.
 - Water.
 - Natural Gas.
 - Rail, as applicable.
 - Site Owner.

We begin with building critical teams, an overall understanding of the site selection process, and a baseline of working and learning together throughout this program. We cannot stress enough how important it is that the above Local Critical Response Team be empowered and intentionally involved in all economic development activities for your community. These folks are the heart and soul of economic development. They are the most important players on the team! They manage the most valuable resource to the site – the infrastructure.

Task 2. Virtual Alignment Meeting.

InSite will conduct a virtual, interactive alignment meeting with key project partners to educate, create buy-in, celebrate, and kick-off the Oklahoma's Targeted Opportunities Program. The meetings will involve the following:

- Participants: Oklahoma Department of Commerce and Local Response Team.
- Introduction/Reacquaintance with InSite.
- Discuss project purpose, project success, save-the-project-dates, path forward and deliverables.
- Gain critical participant input, to include detailed review of the proposed sites (the submitted site and one additional site).
- Define each person's role and responsibility as Project Managers (InSite and Local Representative) and Local Critical Response Team members.
- Review project tools such as the contents of the Site Selection Industry Site Readiness Decision-Making Model.
- **Site Selection 101: Basic Training** to further educate and explain the importance of each participant's roll in this project and all future economic development efforts. InSite will start by coaching the teams to success. Our passion for communities learning before executing is one of the most critical and unique elements of our site and infrastructure evaluations for readiness programs. We want to educate the teams before requesting critical information. Not understanding the "why" behind the question often frustrates the participants in the beginning.

Task 3. Virtual Community Project Rollout Meeting.

InSite will conduct a virtual, interactive rollout meeting with key stakeholders/community leadership. This will serve to build awareness, educate, create buy-in, and celebrate the Oklahoma Top Sites Program. The meetings will involve the following:

- Participants: Project Stakeholders (as defined in Task 1).
- Discuss project purpose, project success, save-the-project-dates, path forward and deliverables.
- Gain critical participant input.
- **Site Selection 101: Trend and Client Expectations Training** to further educate leadership on the demands and expectations of the client for ready sites and communities. This will include delving into the industry standard definition of "ready" and will manage leadership's expectations.

Task 4. Two Levels of Desktop Analysis and Evaluation Through Site Asset Mapping, Gap Analysis, and Initial Readiness to Recruit Target Industries. This will be for two sites: one already submitted for the Program; and an additional one as determined by the community (additional scope offering).

This task generates the foundation of data used in making a site selection decision and is especially important because most sites and communities are evaluated via desktop long before a site visit is conducted. It is actually the determining factor as to whether or not your site and community advance in the selection process:

- **Level One – Gather Data:** InSite will collaborate with the community on client-required site data inputs for the Site Selection Industry Site Readiness Decision-Making Model. Portions of this data will be used for decision-making, client technical sales message, website content, and other marketing materials.

***Staggering Fact:** Over 85% of the communities across the nation fail at being able to provide critical site data while responding to a client's Request for Site Information (RFI), the very first evaluation step in the site selection process. InSite's process will make sure you know and have the critical site data readily available.*

- **Level Two – Initial Analysis and Evaluation of Data:** The Site Selection Industry Site Readiness Decision-Making Model will utilize the Level One data to execute site and infrastructure assessments. This level of analysis will render site capabilities and initial gaps. We will begin utilizing the data to measure whether the site meets a client's baseline expectations for a ready site and if not, what are the gaps to meeting expectations. What does your site have compared to what the client requires?

Task 5. Boots-on-the-Ground Community and Site Evaluation. This will be for two sites: one already submitted for the Program; and an additional one as determined by the community (additional scope offering).

This task will include on-site visits, site reassessment and readiness level, and refined gaps to readiness. InSite will:

- Meet with the local response team and tour the site(s) and surrounding uses. We will have face-to-face interaction and discussion on the site's critical data.
- Confirm desktop data for authenticity and accuracy.
- Gather new data based on visit observations.
- Refine site's gaps-to-readiness assessment.
- Initial, as applicable, target industry prioritization.
- Develop InSite awareness for a new community and site.

Task 6. Readiness Gap Analysis. This will be for two sites: one submitted; and an additional one of the community's choice (additional scope offering).

At this point in the program, InSite will have all the required data to accurately vet the community and site for readiness to recruit target industries, to include gap identification.

Task 7. Virtual Milestone Meeting.

This meeting will include the Oklahoma Department of Commerce, authorized project representative and staff, and local response team. InSite will review progress-to-date and path forward items.

Phase 2: Leverage the Gap Assessment (for only submitted site)

Per the provided scope, Phase 2 evaluations continue for the submitted site and will include competitive capability assessment, identification of needed site improvements, cost and feasibility of mitigation, Request for Gap Funding package, and Industry Attraction Strategy (including potential program redirection). The following tasks detail InSite's approach to execution and completion of Phase 2:

Task 1. Site Improvement Cost Benefit and Feasibility Analysis.

Based on the comprehensive site evaluations, each community will understand where their gaps are, what it will cost in time and money to mitigate them, and most importantly, how and if to mitigate them.

Key elements of this task include:

- Work with your community to develop time and cost estimates for site gaps.
- Utilize a cost/benefit analysis to identify feasible next steps to site development.
- If it is not feasible to upgrade the site (site will not provide a ROI due to site challenges), InSite will develop an "as is" Highest and Best Use high-level marketing plan.
- Build a Request for Gap Funding package based on identified gaps and cost analysis to solicit funding and initiate supportive legislation if necessary for site improvements that have been vetted via this process.

Task 2. Customized Industry Attraction Strategy per Site.

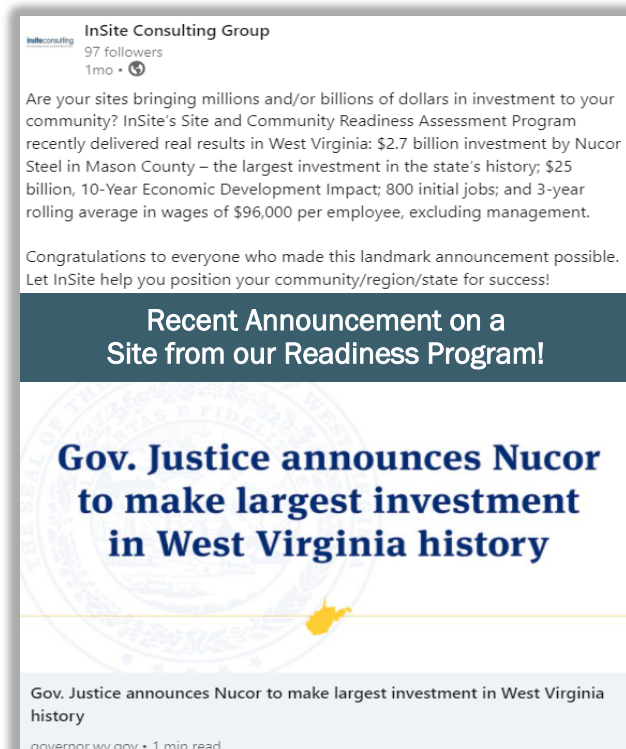
InSite will develop a Target Industry Action Plan for either your site's current Highest and Best Use, if deemed not feasible to upgrade/develop further, or future use based upon approved, funded upgrades. This Target Industry Plan will include guidance for Economic Development Project Managers and Sales Teams on:

- Readily available data to respond effectively and efficiently to RFIs (Requests for Information).
- A client-specific, community and site-customized marketing plan to include:
 - Targeted, technical sales message used in all marketing.
 - Content for a one-page, front and back, site marketing brochure to include high-level design and content, but not a finished product, printing, or photography.
 - High-level website review and recommendations, to include link to new site brochure once it is completed.
 - Site-specific audience/markets/industry sectors recommendations.
 - Sequencing of communication implementation guide and content development.
- Development of example site “talk to” and “leave-behind” packages for trade shows, and consultant and client visits.

With this information, we will make your community and site(s) the target of your desired client, producing more search hits and reducing missed opportunities from client-team site selectors and site selection consultants. If the pandemic has taught us anything, it is that the economy must be flexible and able to diversify into new industry opportunities to remain sustainable. Identifying the optimal target industry is a crucial part of an economic development strategy, but the most important part is having a “ready” site! With the proper strategy and targets, the unique assets of the area can be leveraged to promote the right kind of growth to benefit all stakeholders.

Phase 3: In-Person Presentation on Findings and Recommendations and Training

InSite will present to the entire project team (stakeholders and local response team, individuals detailed in Task 1 of Phase 1) our compiled findings, recommendations, Request for Gap Funding Package, and Target Industry Plan. InSite will also offer, in addition to the provided scope of work, Site Selection and Expectation Management Training to include a community developed attendee list, which will include the project stakeholders and local response team.



InSite Gets Results



4

EXAMPLE DELIVERABLES FOR THE OKLAHOMA TARGETED OPPORTUNITIES PROGRAM

InSite offers a unique and best-in-class readiness program! We provide a window into the world of Site Selection from the inside-out. This is a view the economic development world is never allowed to see. Our unique and customized services include:

- Site selection process behind-the-scenes, graded site readiness data. This will be the foundation of feedback for the project team and participants regarding site and community.
- Education at all levels is a constant in the program. It allows all entities desiring so that touch economic development to be a part of the learning process:
 - One-on-one site community and local response team training.
 - On-the-job training for community practitioners, site owners, utility providers, leadership, and stakeholders.
 - Exposure to and understanding of site selection industry-wide, multi-million-dollar decision making model, to include processing of site data.
 - Real-time discussions with site selection consultants during visits – troubleshooting responses, sites, and presentation capability with the community.
- Ability to promote ready-sites and communities and be the target for clients making location decisions.
- Example excerpt of graded site readiness data (developed by the site selection client):

Current Industrial Park Site Information		
Criteria	Response	Comments
Submission In an Industrial Park, Name of Industrial Park Site Submission	Fisher Park	
industrial park or site submission physical address street	4226 Half Acre Road	
city	Clemson	
Zoned industrial Yes or No	Yes	
Electric Questions		
Electric lines to industrial park or site boundaries Yes or No	Yes	
Name of provider	Name	
name of utility contact representative providing information	Contact	
Capacity at industrial park or site boundaries (indicate MW or KWh in comments)	5	MW
Water System Questions		
Water line to industrial park or site boundaries Yes or No	No	
Name of provider		
name of utility contact representative providing information	County	
Available excess capacity at the industrial park or site boundaries (include gpd or mgd in comments)	100,000	gpd
Provide a letter from the utility company	No	
Site Due Diligence Questions		
Completed Phase 1 - ESA on the site within the last 10 years with a recommendation of no further action with supporting documentation	No	
if yes, provide a summary letter	No	
Geotechnical study completed on the site within the last 10 years	Yes	
if yes, do you have a study on file	Yes	
if yes, provide a summary letter	No	
Wetlands delineation completed on the site within the last 10 years	Yes	
wetlands delineation map included with submission	Provided with this submission	
if yes, provide a Jurisdictional Determination letter from the Corps of Engineers dated within the last 10 years.	Letter provided with submission	

"We have submitted a proposal on the Archbold Industrial Park site for a large project working through JobsOhio. We are one of two options in Northwest Ohio being considered. I am convinced that InSite's process is the reason why we are making the cuts! We are ahead of our competition (inside and outside of Ohio) now on this site, and we are doing the same due diligence on several other marketable sites. I want to thank both of you for sharing your expertise and giving us a shove in the right direction to help us beat our competition!"

Matt Gilroy, Fulton County, Ohio.

Meets Client Expectation
Evaluation Clarification Necessary
Flawed Does Not Meet Client Expectation

- Example excerpt of Site-Specific Strategic and Target Marketing Plans. Industry Target Marketing recommendations based on capability of the site:

ENHANCED MARKETABILITY AND EFFECTIVE MARKETING OF A SITE

The key to marketing a “**client-ready site**” is know who your audience is and how to communicate in their language. So, who is your audience? It is manufacturing companies or site selection consultants searching for potential manufacturing/industrial locations. The sales message must consistently be about the attributes of the site, leading primarily with excess utility capacity, site due diligence, and constructability information. When companies are looking within a multiple-state search area, one of which is **Your State**, we want them to find **Your Site(s)** that is ready for their project “today,” and the way this is accomplished is through effective marketing. Effective meaning infused with an audience-based message that speaks directly to the site’s construction-ready status. The following are example recommended talking points for a **Ready Industrial Site**:

1. The following are your key selling points for all verbal, print and presentation materials. Train your staff, leadership, and stakeholders to constantly push the following sales message points:
 - Site is construction-ready with all utilities to the park boundaries (water, sewer, electric, natural gas, and fiber). Emphasize robust utility infrastructure capacities.
 - Dual feed fully redundant electric service. Transmission service available. Highlight electric capacity with transmission service.
 - Excess water capacity at the site of 1.7 MGD, as of 10/2021. This capacity number is based upon current usage and is subject to change.
 - Excess sewer capacity at the site of 1.1 MGD, as of 10/2021. This capacity number is based upon current usage and is subject to change.
 - Excess natural gas capacity of 40,000 MCF per month, as of 10/2021. This capacity number is based upon current usage and is subject to change.
 - Once all due diligence has been completed, all site due diligence studies (Phase I ESA, Geotechnical, Wetlands Delineation, Phase I | Archeological and Endangered Species) completed on the Industrial Park to include USFW, SHPO and JD letters.
 - In a Foreign Trade Zone.
 - Regional (within 45 miles) labor force of 600,109.
 - Regional (within 45 miles) population of 900,809.
 - There are no mineral rights associated with this property.
 - Attainment zone area.
 - Park is owned by one owner, the community.
 - Close alliance with all utility providers, region, and state.
 - Rectangular shape and flat topography.
2. Explore the possibility of optioning the adjacent acreage close to the rail:
 - Discuss with NS the viability of extending a rail spur inside the park boundaries with associated costs and schedule.
3. Due to the large existing utility capacities, develop a plan to expand the park acreage.
4. Although the existing electric service is adequate, determine the available excess electric capacity that could be available with transmission service accompanied by associated costs and schedule.
5. Develop new, regional (within 45-mile radius) data for labor force, population, and existing major employers. Utilize on new site flyers, community information materials, presentations, and website. Delete all city and county statistics from these respective materials.
6. Rename and rebrand the park to include Your State Name.
7. Develop signage for the park.
8. Show all manufacturing companies located within proximity to the park on an aerial.

5

INSITE'S SITE READINESS ASSESSMENT EXPERIENCE

The InSite team has executed projects across the world within the last ten years (some of which are listed below) which gives us unparalleled access to an extensive knowledgebase of domestic and international economic activities:

- Alabama
- Arizona
- Arkansas
- California
- Canada
- China
- Colorado
- Connecticut
- Delaware
- Dominican Republic
- Florida
- Georgia
- Germany
- Haiti
- Iceland
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Libya
- Louisiana
- Maryland
- Mexico
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Pennsylvania
- Russia
- Scotland
- South Africa
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- Washington
- West Virginia
- Wyoming



THE BEST DESCRIPTION OF OUR COMPANY'S QUALIFICATIONS AND EXPERIENCE WITH SITE ASSESSMENTS AND READINESS | OUR SITE SELECTION CLIENTS:

- AGFA
- American-Saint Gobain
- AT&T
- Bausch and Lomb
- BIC
- Black & Decker
- BorgWarner
- Caterpillar, Inc.
- CertainTeed Products Corp.
- Chicago Pneumatic Tool Co.
- Colgate-Palmolive
- Delphi Automotive
- DuPont
- Eastman Kodak
- Federal Mogul
- Fluor Global Location Strategies
- Fluor Telecom
- Freightliner
- Fuji Heavy Industries
- GE Plastics
- Genentech
- General Dynamics
- General Motors
- Gerber Products Co.
- Glaxo Holdings PLC
- Heartland Quality Foods
- Hitachi
- Honda
- Horsehead Corporation
- IAMS Food
- IBM
- J.P. Stevens & Company
- James River Corporation
- Krebs Engineering
- LDK
- Levi Strauss & Company
- Lockheed Martin
- Mercedes-Benz
- Mercedes-Benz, Germany
- Met Life
- Michelin Nanjing High Accurate Drive Equipment Manufacturing Group Co. NGC
- Nanolife Technologies
- Navistar
- Nitol
- Oppermann
- Philip Morris
- PPG Industries, Inc.
- Procter & Gamble
- Republic Paperboard
- Riverwood International
- RJR Nabisco Brands, Inc.
- Saint-Gobain
- Sergeant Controls
- Serta International
- Shell Oil
- Simmons
- Sterling Diagnostic Imaging
- Sumitomo Sitix
- Taiwan Semiconductor Manufacturing Corp.
- Tessy Plastics
- Union Carbide
- Verizon
- Volkswagen
- Wellman

THE BEST DESCRIPTION OF OUR COMPANY'S QUALIFICATIONS AND EXPERIENCE WITH SITE ASSESSMENTS AND READINESS | OUR ECONOMIC DEVELOPMENT CLIENTS:

- Abbeville County, SC
- Allen County, KY
- Alliance Pickens, SC
- American Electric Power
- American Electric Power Texas
- Anderson County, SC
- Atlanta, TX
- Barnwell County, SC
- Beaufort County, SC
- Berkeley County, SC
- Birmingham, AL
- Bledsoe County, TN
- Bremen, Germany
- Breathitt County, KY
- Butler County, KY
- Caddo Parish, LA
- Caldwell County, NC
- Camden, AR
- Campbell County, TN
- Carroll County, TN
- Carter County, KY
- Catawba County, NC
- Cherokee County, SC
- Champaign, IL
- Chesterfield County, SC
- Christian County, KY
- City of Greensburg, KY
- City of Greer, SC
- Cherokee County, SC
- Clarendon County, SC
- Clay County, MS
- Cleveland County, NC
- Cocke County, TN
- Crockett County, TN
- Davie County, NC
- DeKalb County, AL
- Denton, TX
- Duke Energy
- East Kentucky Power
- Economic Development Partnership, SC
- Edmonson County, KY
- El Dorado, AR
- Ellis, TX
- Ennis, TX
- Fairfield County, SC
- Fairfield, OH
- Fargo, ND
- Floyd County, KY
- Fort Worth, TX
- Franklin County, AL
- Georgetown County, SC
- Georgia Power
- Grainger County, TN
- Graves County, KY
- Greensburg, KY
- Greenville-Pitt, NC Chamber of Commerce and Area Partners
- Greenville, TX
- Greenup County, KY
- Greenwood County, SC
- Hampton County, SC
- Hancock County, TN
- Hawkins County, TN
- Henderson, KY
- Hickman County, TN
- Hocking County, OH
- Humphreys County, TN
- Indy Partnership, IN
- Jasper County, SC
- JobsOhio
- Johnson County, KY
- Kentucky Association for Economic Development
- Kentucky Power
- Kershaw County, SC
- Knott County, KY
- Lancaster County, SC
- Lauderdale County, TN
- Laurinburg / Scotland County COC, NC
- Lawrence County, KY
- Lawrence County, TN
- Lawrenceburg, TN

- Lawton-Fort Sill EDC, OK
- Lee County, SC
- Lee County, VA
- Leslie County, KY
- Letcher County, KY
- Louisiana Department of Economic Development
- Lowcountry Council of Government, SC
- Lowndes County, MS
- Lyon, NV
- Magoffin County, KY
- MAPI (Manufacturers Alliance for Productivity and Innovation)
- Marlboro County, SC
- Marshall County, MS
- Martin County, KY
- Maury County, TN
- McLean County, KY
- Memphis, TN
- Mississippi Manufacturer's Association
- Missouri Partnership
- Moberly, MO
- Monroe County, KY
- Monroe County, MS
- Montgomery, AL
- Myrtle Beach Regional Economic Development Corporation, SC
- New River Gorge RDA, WV
- Newport, KY
- Newport, TN
- North Carolina's Southeast
- Northern Alabama Industrial Development Association
- Northwest Kentucky Forward
- Oklahoma Department of Commerce
- Orangeburg County, SC
- Overton County, TN
- Paintsville, KY
- Palmetto Economic Development Corporation, SC
- Pekin, IL
- Pike County, KY
- Pikeville, KY
- Prentiss County, MS
- Public Service Company of Oklahoma (PSO)
- Quincy, IL
- Randolph County, NC
- Richland County, SC
- Rio Grande Valley, TX
- Roane, TN
- Rowan County, KY
- Rocky Mount, NC
- Rutherford County, NC
- Sacramento, CA
- San Joaquin, CA
- Scott County, VA
- Sherman, TX
- Shreveport, LA
- Solano, CA
- Southern Carolina Regional Development Alliance
- Stanislaus, CA
- State of South Carolina
- Stokes County, NC
- Storey, NV
- Surry County, NC
- Tarrant County, TX
- Taney County, MO
- Tennessee Valley Authority
- Terra Haute, IN
- Transylvania, NC
- Tucson, AZ
- Tulsa, OK
- Union County, GA
- Union County, KY
- Union County, SC
- Union County, TN
- Upstate Alliance, SC
- Warren County, TN
- Washoe, NV
- Watertown, NY
- Watauga County, NC
- Webster County, KY
- Webster Parish, LA
- Winston County, MS
- Yolo, CA

6

RECENT SIMILAR PROJECT EXPERIENCE

Site Readiness/Authentication Program: Evaluation and Development of Industrial Sites and Parks, to Include Branding and Marketing:
Client: JobsOhio.
Status: 2016 – Ongoing.
Client Contact: Diana Rife (614.440.8433).

Statewide Site Authentication (Ready) Program in which InSite has evaluated approximately **780 sites in 84 counties statewide**. Results to-date include authenticating 30 sites (ready to the point of plug-and-play), with approximately 16 sites currently working through the process. The largest true site readiness program in the country. **130% increase** in prospect requested visits on authenticated sites. Ten sites have sold representing over **\$2.5 billion in capital investment and 6,000 net, new jobs**. Provided a powerful cost benefit analytical tool for JobsOhio to guide where they should invest their money locally. Identified new, quality sites that were not previously in JobsOhio's database. Provided up to date critical information on over 780 sites, to include 100,000+ data points. Revolutionized and restructured entire state website.

"I can tell you that identifying the site, acquiring the land, conducting all of the due diligence, and getting the road/utilities in turned out to be the easy part! The last two years trying to win projects has been a great experience for me and the team. We have had more prospect interaction (site visits, community tours, proposal submittals, etc.) in the last two years because of InSite Consulting than we had the prior 10. It has been a great learning experience and we have grown as a team. This includes our local partners (building permitting, fire/EMS, township zoning, school district, electric/gas utility, water/sewer utility, etc.), who have all really stepped up and performed at the highest levels. It is crystal clear to me that our community was never even in the game prior to obtaining this site, and it is a very tough game to win once you have earned the right to participate." Andy Kuchta, Clermont County, OH.

"Our region of southern and eastern Ohio saw a dramatic increase in project site visits in 2018 (Over 600%). The main reason for that increase is attributable to the SiteOhio authentication process led by InSite Consulting. SiteOhio authentication/readiness forces the collection of critical data and due diligence studies that lead to a more prepared site and more professional economic development effort. The SiteOhio process conveys to all involved that we have a quality site with no surprises, capable of winning projects." Mike Jacoby, Southeast Ohio.



Site Readiness Initiative: Evaluation and Development of Industrial Sites and Parks:
Client: Appalachian Power Company.
Client Contact: Brad Hall (606.471.9923).

23-County Site Readiness Initiative within APCO's West Virginia service territory. Kicked off the program in late 2019 that involved evaluating approximately 40 sites within APCO's service territory. InSite worked with all 23 counties and related municipalities to evaluate existing and potential industrial sites. Scope of Services included but not limited to, comprehensive site recommendations, gap analysis, costs to mitigate gaps, ROI analysis, and extensive community/site visitations. West Virginia has announced **over \$2.3 Billion in capital investment and 1,200 net, new jobs** on InSite's Readiness Program Sites.

Site Evaluation and Training for Oklahoma's 10-Community Strategy Team:
Client: Oklahoma Department of Commerce.
Status: Completed October 2020.
Client Contact: Jennifer Springer (405.416.3804).

Evaluated seven industrial sites within Oklahoma's Key Strategic Communities (Oklahoma City, Tulsa, Muskogee, Broken Arrow, Ardmore, Duncan, and Pryor). Evaluated all sites from a site selection perspective just as a prospective company would conduct the site search process. Also provided on-on-one comprehensive RFI training (Request-For-Information) with each community and their utility providers.

**Regional Economic Development Strategic Plan and Site Analysis,
to include Airport Industrial Park Development and Marketing:
Client: New River Regional Development Authority.
Client Contact: Jina Belcher (304.888.1149).**

Developed a regional economic development strategic plan that included comprehensive site evaluations on the region's available industrial product. Made extensive recommendations on improving each site's marketability and developed a path forward for winning more projects. Since our recommendations, the NRGRDA has been awarded **\$8 million in grants** for enhancing their current Airport Industrial Park product development offerings.

**Regional Assessment Program: Included Industrial Park Development and Marketing:
Client: Kentucky Power.
Status: Multiple Assignments: Site/Park Assessments. Developed Industrial Park.
Client Contact: Brad Hall (606.471.9923).**

Conducted a regional economic development assessment including comprehensive evaluation of product development opportunities within the region, including the development a new industrial park in Pikeville, KY. Results include, based on InSite's site assessment and recommendations, the City of Pikeville developed the 400-acre Kentucky Enterprise Park. The Enterprise Park has made three significant manufacturing announcements within the last twenty-four months. These are the first new manufacturing announcements in Pikeville in the last twenty years. Results of initial regional study was the basis for the founding of One East Kentucky, a regional economic development organization.

**InSite's Building Assessment Program: Evaluation and Development of Large Industrial Sites & Buildings:
Client: Duke Energy: North Carolina, South Carolina, Indiana, Kentucky, and Ohio.
Status: Multiple Assignments.
Client Contact: Steve West (864.414.4322).**

Evaluated over 20 buildings in five states for Duke Energy. Results include after Anderson County, SC successfully completed InSite's building assessment program, the community announced a \$1 billion capital investment and 1,000 jobs by First Quality Tissue on the program site.

**Community Economic Development Academy (CEDA) Program:
Client: American Electric Power.
Status: Multiple Projects.
Provided on-going economic development training and assessment of sites.
Client Contact: Tim Wells (740.368.7139).**

Conducted product and program assessments for approximately 30 local communities within AEP's Ohio service territory. Program included community visits, product development recommendations and program recommendations. Results include after going through the CEDA program with InSite, Wapakoneta, OH, landed a \$1 million investment and 45 jobs.

"I wanted to thank InSite for your suggestion regarding our 323 Commerce Drive property. In your CEDA review you had advised us to develop plans and budget estimates for a 50,000 SF addition to the building. We did that, and I am pleased to inform you the building just sold to a manufacturing company that makes interior trim and upholstery for the RV industry. Although the building was slightly smaller than what they wanted, their decision was based, in large part, on the expansion plan. THANKS for the great advice!"



**InSite
Gets
Results**



7

INSITE PROJECT TEAM

Although our team's commitment to excellence for our client never changes, each project is unique. There is no doubt the experience, leadership, and integrity of the InSite team can make the difference in success and failure. InSite offers more than six decades of "industry location-based" services experience to leading companies and corporations throughout the world. We execute economic development services to organizations throughout the globe.

Our team has performed hundreds of site evaluations for readiness and selection projects for some of the world's most prestigious companies including Shell Oil, Nanolife Technologies (Proton Therapy Cancer Research and Development facility), Caterpillar, Borg Warner, General Electric and Mercedes-Benz. Our principals have sited billions of dollars' worth of facilities for top, global companies. InSite was chosen by the world's largest EPC firm, Fluor Corporation, to execute all their worldwide Site Selection and Incentive Negotiations for new and existing clients. The InSite team has assisted and consulted for a variety of local, regional, and state economic development organizations throughout the country on site readiness including: JobsOhio; Oklahoma Department of Commerce; Kentucky Power; American Electric Power; Northwest Kentucky Forward; Duke Energy; North Alabama Industrial Development Association; Richland County Economic Development; Palmetto Economic Development Corporation; and NRGDA – to name a few.

Our team has unsurpassed experience in executing site evaluation | location studies and economic and site development services throughout the world. These complementary services function cohesively because each requires a full understanding of the economic impacts that capital investment projects have for both the community and the company. As economic development experts, we fully realize the needs of countries, states, regions, and local municipalities working daily to procure new and expanding businesses in their areas. As site location professionals with worldwide experience, we know the key variables that govern location decisions and how the two can best work together. Our company and its owners have also been in the trenches of economic development, which serves to further differentiate us from our competitors.

With our broad-based background of challenging experiences and our solid record of success, the InSite team offers much more than traditional firms. As our clients will attest, we help them meet their objectives with our "hands-on" services to achieve serious results. The InSite team includes internationally recognized professionals with over fifty years of combined experience and in-depth collective knowledge and experience in site selection and incentive negotiation services and forming economic development plans and strategies. They have been utilized by various communities and regional economic development organizations throughout the world. Our project team includes experience in site readiness and selection, economic development, strategic planning, target market analysis and studies, market analysis, financial analysis, feasibility studies, community development, economics, land use planning, site assessments, site design, site planning, design guidelines, innovative public/private partnerships, and project implementation.

The experience of our team adds a tremendous amount of value to the elements of your project. Some highlights of our team's cumulative experience:

- Regional and Local Economic Development: Executive Director, Clarendon County, SC; Marketing Director, York County, SC; Project Manager for Greenville Chamber of Commerce, SC; Regional Director, SCANA Corporation Economic Development; and Eastern Region, SC.
- Site Selection: Fluor Daniel; Skanska, USA; M.B. Kahn Corporation; Mercedes Benz; Black & Decker; Union Camp; Navistar; Procter & Gamble; Freightliner; Pirelli; Federal Mogul; Honda; Caterpillar; Michelin; Verizon; Met Life; and Charter Communications.



THE LEADERS OF THE COMPANY



Tonya L. Crist
Co-Owner, InSite
Project Manager
864-346-7800 | tcrist@insiteconsultinggroup.com

To meet the objectives of all projects, InSite has a formidable team of experts. Tonya Crist is dedicated and committed to working diligently and closely with all clients to execute to excellence. Ms. Crist has been in and specializes in the field of site selection and incentive negotiation services for almost 30 years and has a proven track record of success, both professionally representing some of the world's largest companies and assisting such companies with making multi-million and billion-dollar decisions.

Based upon prior demonstrated project capabilities of Crist with the Fluor organization, InSite was chosen to execute all their site selection and incentive negotiations worldwide for their largest and most prestigious clients.

Crist has the experience to create an essential balance between intense, yet professional negotiations on behalf of the client, and humble graciousness for the economic development teams' efforts. Crist has spent many years building integrity, honesty and a forthright process with communities, regions, and states all over the world. These relationships, this well-known integrity is a true asset not only to the client's project, but to InSite's valued name.

Tonya Crist is co-founder of and a principal with InSite, LLC, a multifaceted firm that provides site selection, incentive negotiations, economic development consulting and training to companies and government organizations worldwide. Crist possesses almost thirty years of experience in the arenas of site selection, economic development consulting, industrial construction sales, and local community-level international and domestic recruiting / project management.

During her career, she has been Vice President of Sales for a major construction company (M.B. Kahn); Site Selection Principal with Fluor Daniel's Global Site Selection Group, leading and managing domestic and international projects in site selection, feasibility studies, and economic development solutions; and Senior Project Manager for the largest county economic development organization in the State of South Carolina (Greenville County), managing and representing over one billion dollars of capital investment. Having managed industrial relocations and expansions from various perspectives (construction arena, site selection and local level), Ms. Crist has had the opportunity to work with a variety of clients such as Mercedes Benz, Borg Warner, Philip Morris, General Electric, Caterpillar, Procter & Gamble, Lockheed Martin, Bremen Germany, BIC and Navistar International – to name a few.

Ms. Crist has also served on various economic development boards and committees throughout the State of South Carolina. She was a founding board member for the Greenville Area Development Corporation (GADC) in Greenville, SC. Since forming InSite, Crist's focus has been on site selection and incentive negotiation services, although she enjoys working with economic development entities. In addition, she is an internationally sought-after panelist and key-note presenter for corporate, state, local, regional, utility and country-specific organizations regarding best practices in site selection and incentive negotiations services and economic development recruitment activities.

Her experience ranges from being chosen as project manager by Shell Oil company to represent them on their most important research and development facilities (collaborating with President Leonel Fernández), to working with Muammar Gaddafi (معمر القذافي) on infrastructure development in Libya, to working with Nitel in Russia.

Ms. Crist earned a Master's Degree from Clemson University's Architectural Department / City and Regional Planning and a Bachelor of Arts in Political Science from Mars Hill College, where she also played collegiate volleyball, and was named as an Academic All-American.



Rob Cornwell
Co-Owner, InSite
Project Manager
864-430-5950 | rcornwell@insiteconsultinggroup.com

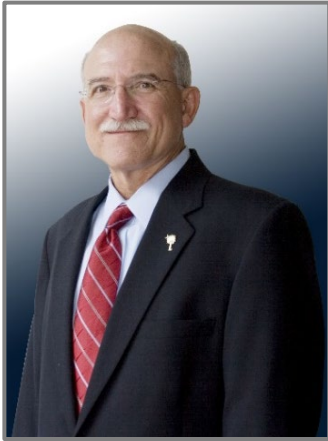
As co-founder of InSite, LLC, Rob Cornwell's career in both economic development and site selection spans nearly three decades and ranges from rural economic development program implementations to strategic leadership of large regional programs representing both private and public sectors. With a blue-chip brand list of economic development clients served including Black & Decker, Horsehead Corporation, Honda, Federal Mogul, Caterpillar, NGC, and Pirelli, Rob has assisted communities across the United States in developing sound economic development strategies and marketing implementation programs.

During his career, Rob has assisted over 400 clients in North America. Leading economic development initiatives in both urban and rural communities, he has planned and directed the business development, marketing, and site selection efforts for private and regional organizations, including then named Beers/Skanska Corporation, a U.S.-based building construction arm of Sweden-based Skanska AB, and one of the largest construction firms in the U.S.

His extensive experience with public utilities also includes managing a 12-county regional economic development initiative for SCANA Corporation, a \$9 billion Fortune 500 energy-based holding company, in which Mr. Cornwell was responsible for marketing activities and industrial/commercial siting assistance for the company's subsidiary covering eastern South Carolina. Specializing in economic development consulting and marketing, training, and real estate services, his extensive experience in existing industry services, building programs, business/industrial park development, and economic development marketing programs also positions him as an expert presenter on economic development topics.

Rob's career also includes service as Director of Marketing for York County Economic Development and as Executive Director of Clarendon County Economic Development. Most recently, he has assisted economic development organizations in such areas as comprehensive economic development planning, direct marketing services, staff and board training, and target industry studies.

Recent InSite clients served include AEP, Palmetto Economic Development Corporation, Duke Energy, East Kentucky Power Cooperative, JobsOhio, Appalachian Power, Oklahoma Department of Commerce, Southeast Kentucky Chamber, South Carolina Department of Commerce, Kentucky Power, and Greenville-Pitt County Chamber. In addition to providing economic development consulting expertise, Rob also manages real estate investment activities for a South Carolina based investment firm. Rob is a Certified Economic Developer (CcED) and a licensed real estate professional. He earned a B.S. Degree in Business Administration from Winthrop University in Rock Hill, South Carolina. He has served as a board member of the South Carolina Economic Developers' Association (SCEDA) and a founding board member for the Greenville Area Development Corporation (GADC).



Jerry Howard
President, InSite
864-979-3689 | jhoward@insiteconsultinggroup.com

As President of InSite Consulting, Jerry Howard oversees and sets strategic direction for InSite's comprehensive site selection and economic development services. With over 35 years of working with companies at the local level, Jerry understands how companies make location decisions and has negotiated over \$13 billion in new capital investment decisions over his career.

Howard is best known for the record-setting economic development initiatives he facilitated as the inaugural President and CEO of Greenville Area Development Corporation (GADC) from 2001 to 2013. Howard is widely credited with paving the way for GADC's current position as one of the nation's most capable and respected economic development organizations – helping to create thousands of good-paying jobs and a brighter future for the community. Primary clients included Manufacturers in Automotive, Aerospace, Advanced Materials and Plastics. Other client groups included Headquarters, Office, IT and Call Centers. During this time, Jerry managed staff of 8 people and a budget of over \$1,000,000.

Most recently, **Howard** was Manager of Employee Relations for Greenville Technical College's Division of Economic Development and Corporate Training. One of the largest public two-year colleges in South Carolina, Greenville Technical College is recognized as a world-class learning institution where students from all backgrounds and life stages find flexible career and educational opportunities of the highest quality and value. Jerry established relationships with local employers to determine both short-term and strategic training needs. The Division of Economic Development and Corporate Training, under the leadership of Howard, assisted companies with leveraging Greenville Tech resources to design and deliver customized training protocols. Clients included manufacturing, headquarters, office, call centers, IT related companies, engineering, and architecture. The goal was to employ a strategic approach to ensure local employers build a sustainable pipeline of talent. Core competencies were design around entry level and advanced skills training as well as soft skills such as Leadership, ISO Certification, Lean Six Sigma, Logistics and Health Care, to name a few.

As **Program Manager** for Greenville Workforce Collaborative (GWC), Howard assessed the talent recruitment and training needs for local employers. This collaborative organization is comprised of all the local public sector workforce development providers and economic development organizations. The intelligence gathered through Greenville Works is utilized to purchase training for employers through the Greenville Regional Workforce Collaborative. Entry level workers can obtain a national certification as a manufacturing technician and continue a career path into advanced skills. GWC utilizes national and local grants to purchase the training for local employers.

Howard, as Executive Director of the Anderson County Economic Development Office, was responsible for leadership and execution of business recruitment and retention for Anderson County, SC. Managed a staff of six professionals and a budget of over \$750,000.

Howard is a graduate of Clemson University (B.S. degree in Economics) as well as the Economic Development Institute at the University of Oklahoma.





Kristen Howard
Director of Site and Marketing Services
864-270-6249 | khoward@insiteconsultinggroup.com

As Director of Site and Marketing Services, Kristen offers strategic thinking and perspective for clients to navigate everchanging market trends and community needs. She has expertise in finding creative solutions for communities and clients to maximize the economic utility of their partnerships, and she excels at communicating these mutual benefits with a wide variety of audiences.

Kristen has extensive experience in community engagement and outreach and has worked in dozens of communities across the country, most recently in Kitsap County, Washington. There, Kristen was responsible for qualitatively measuring density and economic growth against the County's planned objectives and state mandates. She managed community relationships with a wide variety of partners, including the U.S. Navy, American Indian Nations, and partner jurisdictions while navigating strict state mandates surrounding development, density patterns, economic sustainability, and environmental conservation.

Prior to her work in local government, Kristen spent several years in the private sector as a commercial real estate property manager in Seattle, Washington. She served high-profile clients such as Amazon, Seattle Children's Hospital System, WeWork, Intel, and K&L Gates by fostering excellent relationships with building owners and tenants. She also enjoyed challenging herself to better understand the needs of property owners as she managed permitting, construction projects, contracts, and a \$2M operating budget.

Kristen brings further perspective to the team via her extensive experience working with small and medium-sized communities to balance economic growth with community interests. As a consultant with Arnett Muldrow & Associates, Kristen was trained to lead charrettes, roundtables, and a wide range of other engagement strategies to build community brands, create economic development strategies, and make recommendations on public and private alliances to achieve common objectives in communities.

Kristen has a Master of City and Regional Planning from Clemson University as well as a Bachelor of Science in Economics, also from Clemson University. She is a graduate of the National Association of Counties Leadership Academy, and she enjoys processing data into meaningful community resources through a variety of different technologies.

OF NOTE:

This project team will be led by the owners of the company, Tonya Crist and Rob Cornwell. Therefore, there will be zero turnover on our project team, and the owners will manage your project day-to-day until completion.



Our Hometown...
Greenville, SC.

8

CONTRACT FOR CONSULTING SERVICES

Tuesday, March 22, 2022

Roger Kolman
City Manager, City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: InSite's Contract with the City of Coweta (Client) for Site and Infrastructure Evaluations:
Oklahoma Department of Commerce's 2022 Targeted Opportunities Program (TOP)

Dear Mr. Kolman,

Thank you for this opportunity to collaborate with you and your organization! InSite will execute the Targeted Opportunities Program for the City of Coweta for a consulting fee of twenty-four thousand dollars (\$24,000.00), including all project-related expenses. We look forward to working with you and the City of Coweta!

Terms and Conditions

Any additional scope items requested and with cost will be noted and billed, respectively. InSite shall invoice the Client on the following schedule:

- Sixteen-thousand dollars (\$16,000.00) to be paid upon contract execution – actual signing of contract document, for pre-project tasks / project mobilization, initial project travel and alignment services.
- InSite will invoice the remaining eight-thousand dollars (\$8,000) balance upon project completion. Payment terms are net fifteen (15) days. A late fee of 2.0 percent per month will be applied to invoice balances past thirty (30) days. Proposal terms and prices quoted are valid for thirty (30) days. Extensions, changes, or addendums must be signed by all parties, dated, and attached to this signed and dated document.
- InSite proposes a three-to-four (3/4) month schedule based on local community's response time.

Liability and Limitation

InSite Consulting and its employees and contractors shall be responsible for the performance of services described herein for exercising the degree of skill and care required by customarily accepted professional practices. The total liability of InSite Consulting and its employees in contract, tort, or otherwise (including negligence, strict liability, and warranty), to the Client for failure to meet the foregoing standards or otherwise arising out of performance of this contract shall be limited to the non-payment of fees (i) which become apparent during the performance of consulting services or within two months of completion or termination of this contract and (ii) of which the Client notifies InSite Consulting within thirty (30) days of the time that the failure becomes apparent.

InSite Consulting shall be entitled to rely on the accuracy and currency of information supplied by the Client or other contractors, vendors, or available from generally accepted reputable sources to conduct the services described in this contract.

Further, InSite Consulting, LLC shall not be responsible for:

- Client employees, contractors, or vendors failure to fulfill responsibilities related to this contract.
- Loss of use, production, or any consequential damages however caused.
- Damages, costs, expenses, or losses, which are covered by any policy of insurance, carried by the Client.

Assignment

Neither InSite Consulting nor the Client will assign this agreement, or any interest herein, without the written consent of the other.

Indemnity for Third Party Liability

Except for those liabilities which may arise as a result of the negligence of InSite or its employees, the Client shall indemnify, protect, and defend InSite and its employees from and against any and all liabilities to third parties whether based in contract, tort, or otherwise (including negligence, warranty and strict liability) arising out of or incurred in connection with the performance of professional services under this contract.

Mediation

All disputes between the parties shall be submitted to mediation prior to litigation. This agreement is entered into in the State of Oklahoma, the work is to be performed in Oklahoma, and any dispute, if not successfully resolved through mediation, shall be decided by a court of competent jurisdiction in Oklahoma and utilizing Oklahoma law.

Nondisclosure Statement

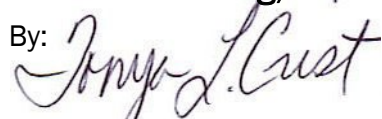
The proposal document contains proprietary approaches to our business, and we request that you not disclose it to competitors of InSite Consulting. The Client recognizes that during this project InSite Consulting will divulge proprietary information to the Client for the purposes of satisfying the requirements of this agreement. InSite Consulting hereby agrees that it will need to identify to the Client those documents and or records that it wishes to protect as proprietary information. Should InSite Consulting fail to identify documents and records as such, it hereby agrees and acknowledges that such documents may become available to the public pursuant to the Freedom of Information Act all other related such laws that Client is subject to adhere to.

Agreement of Services

As indicated by signatures below, InSite Consulting, LLC and the Client agree to the scope of work and corresponding costs outlined in InSite's proposal.

InSite Consulting, LLC

By:



Print: Tonya Crist

Title: Principal / Owner

Notice Contact Information: 864.346.7800

City of Coweta

By:



Print: Roger Kolman

Title: City Manager

Notice Contact Information: 918-486-2189

We are excited about working on this important project! Please contact me with any questions.

Respectfully Submitted,



Tonya L. Crist
Owner and Managing Partner
InSite Consulting



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Mémorandum

To: Honorable Mayor and Members of the City Council
From: Roger Kolman, City Manager
Re: Village Subdivision Waterline Project
Date: 5/2/2022

BACKGROUND

The City of Coweta received a CDBG award to improve the domestic water service in the Village Subdivision (north of 141st Street S between 294th and 297th E Avenue) by upgrading the neighborhood transmission service to a 6" line. The project will include moving the existing meters to the front yards and reconnecting the customer's service line in the front.

Bids were received for the project from six qualified contractors with total bids ranging from \$561,538.65 to \$1,294,984.14. The City Engineer, WDB Engineering, has recommended awarding the bid to the lowest qualified bidder, Stronghand, LLC.

Funding for the project is provided by a \$299,999 CDBG award and \$345,540 from the Capital Projects Fund.

	Budget	Estimated Actual
Construction	616,511.62	561,538.65
CDBG Admin	22,000.00	22,000.00
Engineering	20,000.00	20,000.00
Bidding/Construction Admin	10,000.00	10,000.00
Inspection	32,000.00	32,000.00
	700,511.62	645,538.65
CDBG Grant	299,999.00	299,999.00
Local Match	400,512.62	345,539.65

STAFF RECOMMENDATION

Staff recommends award of the bid for the CDBG project to the lowest qualified bidder, Stronghand, LLC.

ATTACHMENTS

Bid Tabulations
Recommendation of Bid Award

CITY OF COWETA				BIDTAB											
CDBG WATER LINE IMPROVEMENTS															
VILLAGE SUBDIVISION															
Bid on April 13, 2022 @ 2:00 p.m.															
ITEM NO.	DESCRIPTION	QUANT	UNIT	Stronghand LLC		Cooks Consulting		Superior Excavating LLC		Goodwin & Goodwin		Creek Construction LLC		Orr Construction, Inc.	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
S. 297th Street & 138th Street															
1	8" Waterline C900 DR-18 (or 8" AWWA DR-11 Poly / DR-13.5 Poly)	2,252.70	L.F.	\$48.25	\$108,692.78	\$65.00	\$146,425.50	\$107.77	\$242,773.48	\$83.00	\$186,974.10	\$115.00	\$259,060.50	\$135.00	\$304,114.50
2	Tracer Wire	2,252.70	L.F.	\$0.28	\$630.76	\$2.25	\$5,068.58	\$0.30	\$675.81	\$0.50	\$1,126.35	\$1.00	\$2,252.70	\$0.50	\$1,126.35
3	12" x 8" x 12" Tee	1	EA.	\$1,427.83	\$1,427.83	\$1,500.00	\$1,500.00	\$1,963.00	\$1,963.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$3,800.00	\$3,800.00
4	8" x 8" x 8" Tee	1	EA.	\$991.97	\$991.97	\$1,000.00	\$1,000.00	\$1,233.00	\$1,233.00	\$4,000.00	\$4,000.00	\$900.00	\$900.00	\$2,200.00	\$2,200.00
5	8" x 6" x 8" Tee	10	EA.	\$892.78	\$8,927.80	\$800.00	\$8,000.00	\$992.40	\$9,924.00	\$3,000.00	\$30,000.00	\$1,300.00	\$13,000.00	\$2,200.00	\$22,000.00
6	12" RW Gate Valve	1	EA.	\$3,747.70	\$3,747.70	\$4,000.00	\$4,000.00	\$6,334.50	\$6,334.50	\$6,500.00	\$6,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
7	8" RW Gate Valve	14	EA.	\$1,992.84	\$27,899.76	\$2,500.00	\$35,000.00	\$3,253.50	\$45,549.00	\$4,000.00	\$56,000.00	\$3,500.00	\$49,000.00	\$2,850.00	\$39,900.00
8	6" RW Gate Valve	5	EA.	\$1,299.38	\$6,496.90	\$1,800.00	\$9,000.00	\$2,095.50	\$10,477.50	\$2,000.00	\$10,000.00	\$2,500.00	\$12,500.00	\$2,250.00	\$11,250.00
9	Valve Box	20	EA.	\$284.24	\$5,684.80	\$300.00	\$6,000.00	\$424.50	\$8,490.00	\$220.00	\$4,400.00	\$250.00	\$5,000.00	\$750.00	\$15,000.00
10	8" Solid Sleeve	2	EA.	\$591.16	\$1,182.32	\$500.00	\$1,000.00	\$741.00	\$1,482.00	\$800.00	\$1,600.00	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00
11	8" x 90" Bend	1	EA.	\$635.03	\$635.03	\$500.00	\$500.00	\$831.50	\$831.50	\$800.00	\$800.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
12	8" x 45" Bend	2	EA.	\$611.42	\$1,222.84	\$500.00	\$1,000.00	\$747.50	\$1,495.00	\$850.00	\$1,700.00	\$650.00	\$1,300.00	\$1,000.00	\$2,000.00
13	8" x 22.50" Bend	4	EA.	\$607.83	\$2,431.32	\$500.00	\$2,000.00	\$741.00	\$2,964.00	\$850.00	\$3,400.00	\$650.00	\$2,600.00	\$1,000.00	\$4,000.00
14	3-Way Fire Hydrant	6	EA.	\$4,664.97	\$27,989.82	\$5,000.00	\$30,000.00	\$8,957.86	\$53,747.16	\$7,500.00	\$45,000.00	\$4,500.00	\$27,000.00	\$6,500.00	\$39,000.00
15	Asphalt Pavement Cut & Replace (if trenched)	377	S.Y.	\$0.00	\$0.00	\$1.00	\$377.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Asphalt Pavement Cut & Replace (if bored)	41	S.Y.	\$589.79	\$24,181.39	\$0.00	\$0.00	\$164.15	\$6,730.15	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$2,050.00
16	Concrete Sidewalk Cut & Replace	3	S.Y.	\$0.00	\$0.00	\$1.00	\$3.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$150.00
17	Concrete Driveway Cut & Replace	13	S.Y.	\$0.00	\$0.00	\$1.00	\$13.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$650.00
18	Sand Backfill	260	C.Y.	\$0.00	\$0.00	\$1.00	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$7,800.00
19	Pressure and Leakage Testing	1	L.S.	\$3,259.56	\$3,259.56	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00
20	Disinfection	1	L.S.	\$338.37	\$338.37	\$5,000.00	\$5,000.00	\$624.75	\$624.75	\$10,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
21	Customer Meter Connection	13	EA.	\$1,980.90	\$25,751.70	\$2,500.00	\$32,500.00	\$1,024.00	\$13,312.00	\$5,500.00	\$71,500.00	\$5,000.00	\$65,000.00	\$4,000.00	\$52,000.00
TOTAL BASE BID					Written As \$250,322.65*	\$251,492.64	\$293,647.08		\$410,106.85	Written As \$453,715.35*	\$453,000.45		\$452,863.20		\$519,540.85
Add Alternate #1 S. 296th Street															
1	6" Waterline C900 DR-18 (or 6" AWWA DR-11 Poly / DR-13.5 Poly)	839.96	L.F.	\$56.12	\$47,138.56	\$56.00	\$47,037.76	\$82.07	\$68,935.52	\$70.00	\$58,797.20	\$110.00	\$92,395.60	\$115.00	\$96,595.40
2	Tracer Wire	839.96	L.F.	\$0.28	\$235.19	\$2.25	\$1,889.91	\$0.30	\$251.99	\$0.50	\$419.98	\$1.00	\$839.96	\$0.50	\$419.98
3	6" x 6" x 6" Tee	2	EA.	\$744.56	\$1,489.12	\$650.00	\$1,300.00	\$723.50	\$1,447.00	\$2,800.00	\$5,600.00	\$700.00	\$1,400.00	\$2,200.00	\$4,400.00
4	6" RW Gate Valve	3	EA.	\$1,241.84	\$3,725.52	\$1,800.00	\$5,400.00	\$1,991.50	\$5,974.50	\$2,000.00	\$6,000.00	\$2,500.00	\$7,500.00	\$2,250.00	\$6,750.00
5	Valve Box	3	EA.	\$284.14	\$852.42	\$300.00	\$900.00	\$395.50	\$1,186.50	\$220.00	\$660.00	\$250.00	\$750.00	\$750.00	\$2,250.00
6	6" Cap	1	EA.	\$348.47	\$348.47	\$200.00	\$200.00	\$270.50	\$270.50	\$400.00	\$400.00	\$300.00	\$300.00	\$2,500.00	\$2,500.00
7	3-Way Fire Hydrant	2	EA.	\$5,366.91	\$10,733.82	\$5,000.00	\$10,000.00	\$9,544.27	\$19,088.54	\$7,500.00	\$15,000.00	\$4,500.00	\$9,000.00	\$6,500.00	\$13,000.00
8	Concrete Driveway Cut & Replace	116	S.Y.	\$0.00	\$0.00	\$1.00	\$116.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$580.00
9	Sand Backfill	100	C.Y.	\$0.00	\$0.00	\$1.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$3,000.00
10	30" RCP	38	L.F.	\$0.00	\$0.00	\$160.00	\$6,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00	\$7,410.00
11	15" RCP w/ Headwalls	26	L.F.	\$0.00	\$0.00	\$105.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.00	\$4,420.00
12	10" RCP	73	L.F.	\$0.00	\$0.00	\$80.00	\$5,840.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$8,760.00
13	12" RCP	65	L.F.	\$0.00	\$0.00	\$85.00	\$5,525.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$8,450.00
14	12" CMP	50	L.F.	\$0.00	\$0.00	\$75.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$3,750.00
15	Customer Meter Connection	20	EA.	\$1,840.79	\$36,815.80	\$2,500.00	\$50,000.00	\$1,101.98	\$22,039.60	\$5,500.00	\$110,000.00	\$5,000.00	\$100,000.00	\$4,500.00	\$90,000.00
TOTAL BID Add Alternate #1					\$101,338.89		\$140,868.67		\$119,194.15	Written As \$194,783.55*	\$196,877.18		\$212,185.56		\$257,505.38
Add Alternate #2 S. 295th Street															
1	6" Waterline C900 DR-18 (or 6" AWWA DR-11 Poly / DR-13.5 Poly)	836.86	L.F.	\$55.46	\$46,412.26	\$56.00	\$46,864.16	\$82.25	\$68,831.74	\$80.00	\$66,948.80	\$110.00	\$92,054.60	\$115.00	\$96,238.90
2	Tracer Wire	836.86	L.F.	\$0.28	\$234.32	\$2.25	\$1,882.94	\$0.30	\$251.06	\$0.50	\$418.43	\$1.00	\$836.86	\$0.50	\$418.43
3	6" x 6" x 6" Tee	2	EA.	\$744.56	\$1,489.12	\$650.00	\$1,300.00	\$723.50	\$1,447.00	\$1,800.00	\$3,600.00	\$700.00	\$1,400.00	\$2,200.00	\$4,400.00
4	6" RW Gate Valve	3	EA.	\$1,299.17	\$3,897.51	\$1,800.00	\$5,400.00	\$2,095.50	\$6,286.50	\$2,000.00	\$6,000.00	\$2,500.00	\$7,500.00	\$2,250.00	\$6,750.00
5	Valve Box	3	EA.	\$284.14	\$852.42	\$300.00	\$900.00	\$395.50	\$1,186.50	\$220.00	\$660.00	\$250.00	\$750.00	\$750.00	\$2,250.00
6	6" Cap	1	EA.	\$348.47	\$348.47	\$200.00	\$200.00	\$270.50							



WDB ENGINEERING P.L.L.C.

6330 S.E. 74th Street
Oklahoma City, OK 73135
405-741-7090
FAX 405-741-7094

April 14, 2022

Roger Kolman
City Manager
City of Coweta

Re: CDBG Water Line Improvements for Village Subdivision

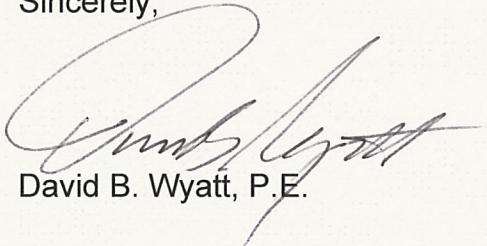
Dear Roger,

Enclosed is one copy of the bid tabulation. All original bids have been mailed back to you for your files.

I recommend the project be awarded to Stronghand, LLC for the base bid and all add alternates in the amount of \$561,538.65 pending CDBG approval.

If you should have any questions please call.

Sincerely,



David B. Wyatt, P.E.

Cc: Barbara Albritton, INCOG, CDBG Administrator



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council

From: Jerry Burtner, Fire Chief

Re: Purchase of Staff Vehicle

Date: April 28, 2022

BACKGROUND

The Fire Department has a 2002 Chevy Tahoe for a staff vehicle. This vehicle is at the end of its useful life and needs to be replaced. We will be providing the new Fire Marshal/Building Inspector with the 2014 Dodge ¾ ton pickup currently being driven by our Deputy Chief. The proposed new staff vehicle will be driven by the Deputy Chief.

The purchase price of a 2022 Ford F-150 fire vehicle utilizing the state of Oklahoma purchasing contract SW035 is \$38,320 from John Vance Fleet Services.

Additional equipment, i.e., emergency lights, siren, console, and installation of an existing radio totals \$5,000. Truck wrapping with graphics adds \$2,500 to the cost.

The total cost of vehicle with related equipment and graphics is \$45,820.

STAFF RECOMMENDATION

Staff recommends a motion to approve the purchase of the vehicle and related equipment and graphics at a cost not to exceed \$45,820.

Attachments:

Vehicle quote from John Vance

Outfitting quote from 10-8 Outfitters

VANCE COUNTRY FORD

FLEET & GOVERNMENT SALES
PO BOX 1600, GUTHRIE, OK 73044
405-282-3800



QUOTE

DATE	4/22/2022
QUOTE NUMBER	000Q8588
EXPIRATION DATE	7/14/2021
SHIP VIA	Stock Purchase
TERMS	SW035 - STATE CONTRACT

SOLD TO:	SHIP TO:	
CITY OF COWETA FIRE DEPARTMENT	CITY OF COWETA FIRE DEPARTME	Any Questions? Call 405-282-3800
BRIAN WOODWARD	BRIAN WOODWARD	Heather Maker

(918)279-7238

(918)279-7238

heather@vancefleet.com

Qty	OPTION	Description	Unit Price	Ext. Price
		2022 STATE CONTRACT SW035		
1	W1P	2022 FORD F150 POLICE RESPONDER CREW	\$28,481.00	\$28,481.00
1	150A	POLICE RESPONDER PACKAGE (PURSUIT RATED 120MPH)	\$3,371.00	\$3,371.00
1	998	3.5L ECOBOOST V6	\$597.00	\$597.00
1	44G	10SPD AUTO TRANS	\$0.00	\$0.00
1	4WD	FOUR WHEEL DRIVE	\$3,080.00	\$3,080.00
1	18B	BLACK PLAT RUNNING BOARDS	\$230.00	\$230.00
1	924	DEEP TINTED GLASS	\$189.00	\$189.00
1	57Q	REAR WINDOW DEFROST	\$211.00	\$211.00
1	524	SYNC 4 8" SCREEN W/ CAMERA DISPLAY	\$315.00	\$315.00
1	LTAT	265/70R18 ALL TERRAIN TIRES (RATED 120MPH)	\$275.00	\$275.00
1	76R	REVERSE SENSING SYSTEM	\$261.00	\$261.00
1	47P	POLICE ENGINE IDLE FEATURE	\$250.00	\$250.00
1	67P	REMOTE KEYLESS ENTRY	\$326.00	\$326.00
1	KEY	FOUR KEYS	\$209.00	\$209.00
1	SPOTLIGHT	DRIVERS SIDE SPOT LIGHT	\$525.00	\$525.00
1	PB	INTERIOR ; CLOTH BLACK SEATS VINYL REAR BENCH	\$0.00	\$0.00
1	UM	EXTERIOR : GRAY	\$0.00	\$0.00

Accepted By: _____

Terms:

- 1) TAG & TAXES ARE NOT INCLUDED UNLESS ITEMIZED ON QUOTE
- 2) ALL REBATES & INCENTIVES HAVE BEEN INCLUDED IN TOTAL PRICE.
- 3) PURCHASE ORDER REQUIRED TO ORDER VEHICLE

SUB-TOTAL \$38,320.00

\$0.00

TOTAL DUE \$38,320.00

10-8 Outfitters

1341 W Shawnee St
Muskogee, OK 74401 US
918-922-9727
sales@108outfitters.com
www.108outfitters.com



Quote

ADDRESS
Brian Woodward
Coweta Fire Department

QUOTE 1114
DATE 04/29/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Full Wrap	2022 Chevy Crew Cab	1	2,500.00	2,500.00T
Upfitting	2022 Chevy Crew Cab -Siren -Controller -Exterior Lighting	1	5,000.00	5,000.00T
SUBTOTAL				7,500.00
TAX				0.00
TOTAL				\$7,500.00

Accepted By

Accepted Date



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, Assistant City Manager

Re: Supplemental Appropriations for Capital Improvements Fund and Grants Fund

Date: April 29, 2022

BACKGROUND

The Fire department has requested to replace a staff vehicle that was not requested in the FY22 budget. An appropriation is needed for \$45,820 to cover the cost of the vehicle, graphics, and equipment.

In addition, the CDBG Village Subdivision Waterlines project has not been appropriated, as staff was waiting until the bids were received to determine the final amount to appropriate. The total estimated cost, including engineering and contract administration, is \$645,539. The CDBG grant is for \$299,999.

STAFF RECOMMENDATION

Staff recommends approval of supplemental appropriations per Resolution 2022-12.

Attachments:

Resolution 2022-12

**CITY OF COWETA, OKLAHOMA
RESOLUTION 2022-12**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2022.

WHEREAS, the City of Coweta has received a CDBG grant that has not been appropriated in the budget for fiscal year 2021-2022; and

WHEREAS, the City of Coweta has need for unexpected expenditures that were not appropriated in the adopted budget for fiscal year 2021-2022; and

WHEREAS, the City of Coweta, Oklahoma is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget.

NOW THEREFORE BE IT RESOLVED BY THE COWETA CITY COUNCIL that the following supplemental appropriations be made:

SEE ATTACHED EXHIBIT A

PASSED BY THE CITY COUNCIL FOR THE CITY OF COWETA, OKLAHOMA, and signed by the Mayor this 2nd Day of May 2022.

Evette Young, Mayor

Attest:

Approved as to form:

Julie Casteen, City Clerk

Ronald D. Cates, City Attorney

**RESOLUTION 2022-12
EXHIBIT A**

FUND	ACCOUNT #	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND BALANCE AMOUNT	REVENUE AMOUNT	REVENUE ACCOUNT
Capital Imp. Fund	12-5403.009	Vehicles	\$38,320	Fire Staff Vehicle	Fund Balance	\$38,320	\$0	
Capital Imp. Fund	12-5404.009	Machinery & Equip	\$7,500	Outfitting Fire Staff Vehicle	Fund Balance	\$7,500	\$0	
Capital Imp. Fund	12-5512.100	Tsf out - Grant Fund	\$73,774	CDBG Grant Match	Fund Balance	\$73,774	\$0	
Total Capital Imp Fund			\$119,594			\$119,594	\$0	
Grant Fund	20-5425.033	Contracted Services	\$84,000	Engineering/Admin for CDBG Project	Fund Balance	\$84,000	\$0	\$0
Grant Fund	20-5411-033	Infrastructure	\$561,539	CDBG Waterlines Project	CDBG Grant/Fund Balance	\$187,766	\$299,999	20-04.03.66
Grant Fund					Transfer	\$0	\$73,774	20-04.03.14
Total Grant Fund			\$645,539			\$271,766	\$373,773	
TOTAL ALL GOVERNMENTAL FUNDS			\$765,133			\$391,360	\$373,773	