

SAPULPA CITY COUNCIL MEETING

CITY HALL - 425 EAST DEWEY AVENUE

COUNCIL CHAMBERS, 2ND FLOOR

7:00 P.M., TUESDAY, JANUARY 2, 2018

Notice is hereby given that the Mayor and City Council of the City of Sapulpa, Oklahoma, will meet in regular session at 7:00 p.m. on the 2nd day of January, 2018, in the Council Chambers, Sapulpa City Hall, 425 East Dewey Avenue, Sapulpa, Oklahoma, with the agenda for said meeting as follows:

MEETING PROCEDURE: Comments from the public are welcome at two different times during the course of the meeting. A **Sign in Sheet** is located at the back of the room. Those wishing to address the City Council are to sign in prior to the start of the meeting and identify the item(s) they wish to address. Comments concerning items scheduled on the Agenda will be heard immediately following the presentation by staff or petitioner. Comments concerning items not scheduled on the Agenda will only be heard under the Public Comments section. The City Council will not act on any matter discussed in the Public Comments section and will act on the Item on the Agenda after all comments have been heard.

Please come to the podium when the Mayor calls your name.

- AGENDA -

1. **CALL TO ORDER.**
2. **INVOCATION.**
3. **PLEDGE OF ALLEGIANCE.**
4. **ROLL CALL.**
5. **MINUTES.**
 - A. Consider approving the minutes of the December 18, 2017, regular city council meeting.
6. **APPOINTMENTS, AWARDS, PRESENTATIONS, AND PROCLAMATIONS.** -
None

7. **CONSENT ITEMS:** All matters under “Consent” are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request.
 - A. Consider approving Claims in the amount of \$203,694.95.
8. **PUBLIC HEARINGS.** - None
9. **COMMUNITY DEVELOPMENT.**
 - A. FP-2017-01 - Discussion and possible action to approve the Final Plat "Taft & Cheyenne".
 - B. FP-2017-02 - Discussion and possible action to approve the Final Plat for "Mayfield Estates".
 - C. Discussion and possible action on an Ordinance Amending the Zoning Ordinance of the City of Sapulpa; Changing the Zone and District of Land Located at Northwest Corner of West 81st Street South and Frankoma Road, City of Sapulpa, Creek County, State of Oklahoma, from IH (Industrial Heavy) to RS-3 (Residential Single Family), per SAZ-944; and Directing the City Clerk to Show Each Change upon the Official Zoning Map; Repealing All Ordinances or Parts of Ordinances in Conflict Herewith Providing for Severability and Declaring an Emergency.
10. **ADMINISTRATION.**
 - A. Discussion and possible action regarding declaring two Ford F-150 trucks and one International Street Sweeper surplus and authorizing the City Manager to dispose of per state law.
11. **NEW BUSINESS.** (Items that were not known about at the time of posting the agenda.)
12. **INFORMATIONAL ITEMS FROM MAYOR, CITY COUNCIL, CITY MANAGER, OR CITY ATTORNEY.**
 - A. Sapulpa Main Street Profit and Loss Report for October and November, 2017.

13. **PUBLIC COMMENTS.** The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Council on any subject not scheduled on the Regular Agenda. City Council shall make no decision or action, except to direct the City Manager to take action, or to schedule the matter for City Council discussion at a later date.

Please come to the podium when the Mayor calls your name and keep your comments as brief as possible.

14. **EXECUTIVE SESSION.** - None

15. **ADJOURNMENT.**

Posted this 29th day of December, 2017 at or before 5:00 p.m., at the Sapulpa City Hall, 425 East Dewey, Sapulpa, Oklahoma.

Name: *Anna Jo Fife*

Title: *Administrative Assistant*



AGENDA ITEM

City Council Regular

5.A.

Meeting Date: January 2, 2018

Submitted By: Shirley Burzio, City Clerk

Department: City Clerk

Presented By:

SUBJECT:

Consider approving the minutes of the December 18, 2017, regular city council meeting.

BACKGROUND:

RECOMENDATION:

Attachments

minutes.12-18-2017 city

DRAFT

CITY OF SAPULPA, OKLAHOMA
COUNCIL PROCEEDINGS
Meeting of December 18, 2017

The City Council of Sapulpa, Oklahoma, met in regular session Monday, December 18, 2017, at 7:00 o'clock P.M. in the City Hall Council Chambers, 425 East Dewey Avenue, Sapulpa, Oklahoma.

Present: Reg Green, Mayor
Louis Martin, Jr., Vice-Mayor
John Anderson, Councilor
Marty Cummins, Councilor
Wes Galloway, Councilor
Craig Henderson, Councilor
Alan Jones, Councilor
Hugo Naifeh, Councilor
Charles Stephens, Councilor
Carla Stinnett, Councilor

Staff Present: Joan Riley, City Manager; Rick Rumsey, Assistant City Manager; Pam Vann, City Treasurer; David Widdoes, City Attorney; Shirley Burzio, City Clerk; Nikki White, Urban Development Director

1. INVOCATION.

The invocation was given by Kevin Day.

2. PLEDGE OF ALLEGIANCE.

Mayor Reg Green led the Pledge of Allegiance.

3. MINUTES AND CONSENT ITEMS:

Motion was made by Vice-Mayor Louis Martin, seconded by Councilor Charles Stephens, to approve the following items of business:

- A.** Approve the minutes of December 4, 2017, regular city council meeting;
- B.** Approve claims in the amount of \$531,342.11.

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

4. COMMUNITY DEVELOPMENT.

- A.** Motion was made by Vice-Mayor Louis Martin, seconded by Councilor Hugo Naifeh, to acknowledge receipt of Permit No. SL000019170866 from the Oklahoma Department of Environmental Quality for the construction of 569 linear feet of 8" PVC gravity sewer line, 12 linear feet of 8" DIP gravity sewer line, and all appurtenances to serve the Mayfield Estates Subdivision, Creek County, Oklahoma.

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

5. ADMINISTRATION.

- A.** Motion was made by Councilor Hugo Naifeh, seconded by Vice-Mayor Louis Martin, to approve the adoption of a Resolution of the City of Sapulpa, Oklahoma, amending the FY 2017-2018 annual budget by increasing revenues and appropriations in the Police Cash Fund in the amount of \$600.00 for the purpose of recognizing donation revenue to purchase a ballistic vest for Valor. (Resolution No. 4506)

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

- B.** Motion was made by Councilor Charles Stephens, seconded by Vice-Mayor Louis Martin, to approve the adoption of a Resolution of the City of Sapulpa, Oklahoma, and the Sapulpa Municipal Authority amending the FY 2017-2018 Golf Course budget by increasing revenues and increasing appropriations in the amount of \$1,600.00 to recognize donation revenue for the purchase of aerators. (Resolution No. 4507)

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

- C. Motion was made by Councilor Hugo Naifeh, seconded by Vice-Mayor Louis Martin, to approve the adoption of an Ordinance of the City of Sapulpa, Oklahoma, amending the Sapulpa City Code, Part 9, by adding Chapter 14, Sections 9-1400 through 9-1404, Transport Gas License, providing a licensing process for the use of the public ways in connection with the sale of transport gas; establishing definitions of terms; setting fees for such licenses; providing requirements for such licenses; providing for revocation and penalties for violations; repealing all ordinances or parts of ordinances in conflict herewith; providing for severability; and declaring an emergency. (Ordinance No. 2787)

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

Motion was made by Councilor Hugo Naifeh, seconded by Vice-Mayor Louis Martin, to approve the adoption and passage of the emergency clause.

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

- D. Motion was made by Councilor John Anderson, seconded by Vice-Mayor Louis Martin, to approve the adoption of a Resolution declaring the public necessity for the taking, appropriating, and condemning of a certain tract of land in Section 24, Township 18 North, Range 11 East, of the Indian Base and Meridian, in Creek County, State of Oklahoma, for the City of Sapulpa's Animal Shelter and the City of Sapulpa's Public Works Complex; and authorizing and directing the proper officials of the City of Sapulpa to institute proceedings to condemn said lands; and declaring an emergency. (Resolution No. 4508)

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

Motion was made by Vice-Mayor Louis Martin, seconded by Councilor Hugo Naifeh, to approve the adoption and passage of the emergency clause.

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

6. PUBLIC COMMENTS.

There were no comments made to the council.

7. EXECUTIVE SESSION.

- A.** Motion was made by Councilor John Anderson, seconded by Councilor Charles Stephens, to approve entering into an executive session for the purpose of discussing:
1. The purchase of real property described as Lots 21 and 22, Block 2, and Lots 5, 6, 7, 8, 9, and 10, Block 3, all in North Heights Addition to the City of Sapulpa, Creek County, State of Oklahoma. [25 O.S. Section 307 (B) (3)]

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

The council convened into an executive session at 7:20 o'clock P.M.

At 7:30 o'clock P.M. and in open session, Mayor Reg Green called the regular city council meeting to order.

- B.** Motion was made by Councilor Hugo Naifeh, seconded by Councilor Craig Henderson, that a contract for sale and purchase of real estate be entered into with Dan R. McCarthy and Barbara S. McCarthy, for the purchase of property described as Lots 5, 6, 7, 8, 9 & 10, Block 3, North Heights Addition and Lots 21 and 22, Block 2, North Heights Addition, for a total purchase price of sixty-five thousand dollars (\$65,000.00).

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

8. ADJOURNMENT.

There being no further business to consider, motion was made by Councilor Alan Jones, seconded by Councilor Hugo Naifeh, to adjourn the meeting.

ROLL CALL: AYE-John Anderson, Marty Cummins, Wes Galloway, Reg Green, Craig Henderson, Alan Jones, Louis Martin, Hugo Naifeh, Charles Stephens, Carla Stinnett. NAY-None. Motion carried 10-0.

Mayor

Attest:

City Clerk



AGENDA ITEM

Consent Agenda 7.A.

City Council Regular

Meeting Date: January 2, 2018

Submitted By: Anna Jo Fife, City Manager Assistant

Department: City Manager

Presented By:

SUBJECT:

Consider approving Claims in the amount of \$203,694.95.

BACKGROUND:

RECOMENDATION:

Attachments

Claims 01-02-18

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
119794	99-1000	MED NOW URGENT CARE CENTER,	PHYSICAL/DRUG SCREEN	12/2017	344107	83.00
120648	99-10152	LABXPRESS, LLC	RABID ANIMAL TRANSPORT	12/2017	27173	25.00
122050	99-10159	LAWRENCE COUNTY NEWSPAPERS,	PUBLISH RESOLUTION #4505	12/2017	15605	152.15
120543	99-10279	FRANCISCO, LEROY	REIMBURSEMENT FOR PHYSICA	12/2017	12/18/17 120543	65.00
121994	99-10315	CINTAS CORPORATION NO.2	MEDICAL SUPPLIES	12/2017	5009052844	164.96
121111	99-10377	GREEN COUNTRY SHREDDING &	R32 GAL CONTAINERS	12/2017	37955	30.00
121664	99-10453	CURTIS VINCE	MEAL REIMBURSEMENT	12/2017	12/21/17 121664	15.00
121564	99-10488	ADMIRAL EXPRESS LLC	ENVELOPES AND LETTERHEAD	12/2017	1915166-0	630.00
121958	99-10488	ADMIRAL EXPRESS LLC	MISC JANITORIAL SUPPLIES	12/2017	1926710-0	79.57
121992	99-10488	ADMIRAL EXPRESS LLC	MISC JANITORIAL SUPPLIES	12/2017	1926997-0	176.04
120174	99-10525	HIPOWER SYSTEMS OKLAHOMA	LLGENERATOR SERVICE AGRMNT	12/2017	SC901700072	1,000.00
121571	99-10547	BEASLEY TECHNOLOGY INC	REPLACE SERVER	12/2017	3007279	9,738.12
121570	99-10586	CHRISTIAN IRRIGATION INC	SPRINKLER SYSTEM	12/2017	12/14/17 121570	7,214.00
121981	99-10596	DANKO EMERGENCY EQUIPMENT	CFOAM EDUCTOR/MIXER	12/2017	90230	508.38
120957	99-1479	P-F UNLIMITED INC	W-2/109S C FORMS	12/2017	638339	250.83
121959	99-3327	A & W TOWING INC.	TOW TRUCK/POLICE UNIT	12/2017	39672	112.50
121884	99-3639	SAND SPRINGS AWARDS CO	3 PLAQUES	12/2017	34508	180.00
121891	99-3639	SAND SPRINGS AWARDS CO	PLAQUES FOR RESERVES	12/2017	34508A	90.00
121829	99-3707	O'REILLY AUTOMOTIVE INC	MISC PARTS FOR VEHICLES	12/2017	153-480141	78.25
120495	99-3822	TYLER TECHNOLOGIES, INC	WEBSITE HOSTING/SOFTWARE	12/2017	025-209620	7,468.56
120705	99-3822	TYLER TECHNOLOGIES, INC	ONLINE CREDIT CARD FEES	12/2017	025-210098	125.00
121135	99-39	WAL-MART	MISC OFFICE SUPPLIES	12/2017	011658 12/11/17	22.45
121177	99-39	WAL-MART	MISC JANITORIAL SUPPLIES	12/2017	021893A 11/21/17	58.06
121600	99-39	WAL-MART	MISC SUPPLIES FOR MAINT	12/2017	021893 11/21/17	7.27
121880	99-3977	RANDY ARNOLD	MEAL REIMBURSEMENT	12/2017	12/7/17 121880	12.00
120646	99-4047	SHOW, INC.	SHREDDING PICK UP	12/2017	17945	20.00
121405	99-4047	SHOW, INC.	CLEAN UP TRASH/LEAVES	12/2017	17944	40.00
121932	99-4319	AT&T	DEC 2017 PHONE CHARGES	12/2017	918A164006 12/5/17	3,894.28
121667	99-4463	INTEGRIS EMPLOYEE HEALTH	PHYSICAL-HEDGES	12/2017	2017-23618	550.00
120166	99-4679	NATIONAL FIRE PROTECTION	ASNFFPA YEARLY DUES	12/2017	7062493X 11/30/17	175.00
121926	99-4700	COX COMMUNICATIONS	MONTHLY SERVICE	12/2017	069373901 12/14/17	183.89
121369	99-4737	TERRACON CONSULTANTS INC	COBB ST TESTING	12/2017	T997306	2,458.75
122155	99-5297	TALLMAN , GREG	TUITION REIMBURSEMENT	12/2017	12/21/17 122155	521.25
121179	99-5388	OFFICE DEPOT 25022426	MISC OFFICE SUPPLIES	12/2017	989274860001	50.38
121952	99-5388	OFFICE DEPOT 25022426	MISC OFFICE SUPPLIES	12/2017	988702240001	120.39
121645	99-6290	ROBERT CLAYTON JONES	2 MMPI FOR NEW HIRES	12/2017	11/10/17 121645	600.00
121890	99-6344	BOB BARKER CO. INC.	PRISONER SUPPLIES	12/2017	WEB000516560	679.89
121110	99-6457	CRAWFORD & ASSOCIATES, PC	CONSULT/ADVISORY SRVCS	12/2017	11166	9,322.50
120747	99-6465	WIDDOES, DAVID	REIMBURSE-SUPPLIES/MEALS	12/2017	11/7&12/6 120747	59.85
120045	99-6575	STATE OF OKLAHOMA	OLET MONTHLY FEE	12/2017	01-1801263	350.00
121879	99-68	A & M ELECTRIC, INC	REPLACE BALLASTS	12/2017	5399	100.00
121892	99-68	A & M ELECTRIC, INC	CHANGE LIGHTS ON BUILDING	12/2017	5423	319.25
120542	99-7070	MO' PIZZA RESTAURANTS, LLC	DINNER FOR STUDY SESSION	12/2017	1218172	112.77
121663	99-7307	MADDEN, JIM	MEAL REIMBURSEMENT	12/2017	12/21/17 121663	15.00
121982	99-7416	PUSH PEDAL PULL, INC.	SERVICE CALL-TREADMILL	12/2017	210904	1,146.20
121137	99-7703	ENVIRONMENTAL SYSTEMS RESEAARC	GIS MAPPING MAINT	12/2017	93394562	1,500.00
121895	99-8216	HILAND DAIRY FOODS CO.LLC	MILK FOR PRISONERS	12/2017	9064692	82.00
121888	99-8281	HAEFNER, HARRY	REIMBURSE-SERVICE RIBBONS	12/2017	12/6/17 121888	53.99
120636	99-8606	KAPS TOWING LLC	TOW UNIT TO GARAGE	12/2017	12318	84.00
120745	99-8671	OKLAHOMA BAR ASSOCIATION	2017 DUES	12/2017	13799 1/1-12/31/18	340.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
120363	99-8936	CONRAD FIRE EQUIPMENT, INC.	MISC PARTS FOR VEH MAINT	12/2017	523502	102.14
120928	99-8936	CONRAD FIRE EQUIPMENT, INC.	MISC PARTS FOR VEHICLES	12/2017	523433	144.90
121199	99-8936	CONRAD FIRE EQUIPMENT, INC.	SEAL KITS FOR L4	12/2017	523197	3,147.03
121980	99-8936	CONRAD FIRE EQUIPMENT, INC.	MISC PARTS-VEHICLE MAINT	12/2017	523119	76.68
121896	99-9158	HEDGES, JASON	MEAL REIMBURSEMENT	12/2017	12/21-22/17 121896	30.00
121846	99-9173	ALL MAINTENANCE SUPPLY, INC.	MISC JANITORIAL SUPPLIES	12/2017	63714-01	93.65
121674	99-9371	SALTUS TECHNOLOGIES, LLC	50 ROLLS OF PAPER-DIGITIC	12/2017	1711-49	587.50
121894	99-9756	BOB MOORE OF TULSA, LLC	REPLACE ENGINE PART	12/2017	110281	402.26
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	10,053.71
120019	99-9859	VERIZON WIRELESS SERVICES	LMOBILE BROADBAND PLAN	12/2017	9797787118	40.01
FUND TOTAL:						65,743.41

FUND: 20 - SMA-AUTHORITY FUND

SUMMARY REPORT

121026	99-10143	PERDUE, BRANDON, FIELDER,	CDEBT COLLECTION	12/2017	11/1-30/17 121026	233.31
121092	99-10175	MIDWEST TECHNOLOGY, INC	SECURITY SYSTEM	12/2017	957	5,991.50
121060	99-10302	LAMPTON WELDING SUPPLY CO,	HELIUM REFILL	12/2017	04588365	199.75
121958	99-10488	ADMIRAL EXPRESS LLC	MISC JANITORIAL SUPPLIES	12/2017	1926710-0	79.57
121030	99-10558	TECHNICAL PROGRAMMING	SERVIBILL SERVICE	12/2017	100414	5,379.82
122004	99-1443	BRENNTAG SOUTHWEST, INC.	SODIUM PERMANGATE	12/2017	BSW914913	4,172.60
120239	99-3437	ADVANCE ELECTRICAL SERVICES	SON CALL ELECTRICIAN	12/2017	16711	1,427.60
119369	99-3593	CITY OF TULSA	METER CONNECT FEE-POLSON	12/2017	107001042 12/6/17	418.09
120705	99-3822	TYLER TECHNOLOGIES, INC	ONLINE CREDIT CARD FEES	12/2017	025-210098	301.00
121405	99-4047	SHOW, INC.	CLEAN UP TRASH/LEAVES	12/2017	17944	40.00
121062	99-4112	ACCURATE ENVIRONMENTAL INC.	OPDES DECEMBER	12/2017	7L06065	540.00
121063	99-4112	ACCURATE ENVIRONMENTAL INC.	TOC DECEMBER	12/2017	7L13036	63.00
121593	99-4557	SOUTHERN MAT'L HANDLING	COMTIRES FOR FORKLIFT	12/2017	287769	759.05
121594	99-4771	TEXAS PROCESS EQUIPMENT CO	PUMP AND MOTOR	12/2017	340182	1,499.66
121952	99-5388	OFFICE DEPOT 25022426	MISC OFFICE SUPPLIES	12/2017	988702240001	47.54
120289	99-5493	AQUARIUS ENTERPRISES INCORP	DI BOTTLE RENTAL	12/2017	238879	13.00
120449	99-6528	UNIFIRST HOLDINGS, INC.	YEARLY UNIFORM LEASE	12/2017	8241441745	85.24
120711	99-7821	CREEK COUNTY RURAL WATER	#2WATER	12/2017	2084 11/30/17	85.50
120485	99-9207	S2 ENGINEERING SERVICES,	PLENGINEERING CONTRACT	12/2017	06-549	5,000.00
119368	99-9393	AIRLINK INTERNET SVCS	CAMERA NETWORK FEE	12/2017	59953	599.80
121061	99-9398	THE UPS STORE #3965	SHIPPING FEES-DR500	12/2017	1256 12/6/17	143.22
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	839.04
FUND TOTAL:						27,918.29

FUND: 29 - STORMWATER MANAGEMENT

SUMMARY REPORT

121959	99-3327	A & W TOWING INC.	TOW TRUCK/POLICE UNIT	12/2017	39671	142.50
117467	99-3707	O'REILLY AUTOMOTIVE INC	MISC AUTO/EQUIP PARTS	12/2017	153-478811	17.99
120744	99-664	CREEK COUNTY ABSTRACT CO.,	ABSTRACT OF TITLE	12/2017	109113	475.00
120782A	99-9738	JACQUELYN BROOKE KONONCHUK	SERVICE AGREEMENT	12/2017	DEC-17	4,614.00
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	727.35
FUND TOTAL:						5,976.84

FUND: 30 - STREET & ALLEY

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
122036	99-10247	ATC HOLDCO	ATC FREIGHTLINFUEL FILTER	12/2017	125217695	37.94
120456	99-191	FARMERS FEED, INC.	PROPANE-PATCH/TACK TRUCK	12/2017	12/27/17 120456	88.88
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	2,646.85
FUND TOTAL:						2,773.67

FUND: 31 - CEMETERY MAINTENANCE SUMMARY REPORT

120624	99-3707	O'REILLY AUTOMOTIVE INC	EQUIPMENT REPAIR	12/2017	153-478265	13.99
120449	99-6528	UNIFIRST HOLDINGS, INC.	YEARLY UNIFORM LEASE	12/2017	8241441742	30.26
121541	99-9173	ALL MAINTENANCE SUPPLY, INC	BATHROOM TOWELS	12/2017	63660-01	51.70
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	345.90
FUND TOTAL:						441.85

FUND: 32 - HUNTING & FISHING SUMMARY REPORT

120710	99-10516	HINSCH MARY	COMMISSION SALES	12/2017	121877	40.50
120768	99-8762	AT&T	INTERNET SERVICE	12/2017	157257122 12/7/17	69.65
FUND TOTAL:						110.15

FUND: 33 - GOLF COURSE SUMMARY REPORT

121752	99-3794	BOTTLING GROUP, LLC	RESTOCK CONCESSION SUPPLI	12/2017	22384851	303.24
121750	99-39	WAL-MART	MISC GRILL ITEMS	12/2017	014581 11/14/17	221.24
121765	99-39	WAL-MART	MISC ITEMS FOR CONCESSION	12/2017	005096 12/5/17	50.76
121766	99-5278	R & R PRODUCTS, INC.	RANGE BAGS	12/2017	CD2186253	197.08
120449	99-6528	UNIFIRST HOLDINGS, INC.	YEARLY UNIFORM LEASE	12/2017	8241441747	15.94
121852	99-8059	ACE AIR, INC.	REPAIR SHOP HEATER	12/2017	96051	326.69
120517	99-8108	AT&T ADVERTISING & PUBLISH	MONTHLY PAYMENTS	12/2017	130002063 12/13/17	33.00
121769	99-8473	CALLAWAY GOLF SALES COMPANY	RESTOCK GOLF BALLS	12/2017	928495144	306.66
120687	99-8717	P & K EQUIPMENT	AERWAY MOWER	12/2017	2723191 120687	5,290.00
FUND TOTAL:						6,744.61

FUND: 34 - LIBRARY SUMMARY REPORT

118289R	99-10336	BIBLIOTHECA, LLC	SPECIALIZED E-BOOKS	12/2017	SI0031871-US	1,295.17
118833R	99-10336	BIBLIOTHECA, LLC	SPECIALIZED AUDIO BOOKS	12/2017	SI0030568-US	1,714.67
121716	99-265	RABY PLUMBING, INC.	REPLACE SINK HANDLE	12/2017	18511	315.35
121708	99-39	WAL-MART	MIS JANITORIAL SUPPLIES	12/2017	030491 11/30/17	139.47
120123	99-4047	SHOW, INC.	RECYCLING	12/2017	17929	30.00
121342	99-7276	BARNES & NOBLE BOOKSELLERS	SPECIALIZED BOOKS	12/2017	3553173	1,493.51
121720	99-8259	AIRCO SERVICE, INC.	SERVICE CALL-THERMOSTAT	12/2017	2409647	177.00
120891	99-9019	DURO-LAST ROOFING, INC.	INSPECT ROOF AT LIBRARY	12/2017	39584	150.00
FUND TOTAL:						5,315.17

FUND: 35 - PARKS & RECREATION SUMMARY REPORT

121913	99-10225	CARLTON E CLINE	REPAIR WALKING TRAIL	12/2017	1362	2,395.00
121914	99-10225	CARLTON E CLINE	ADA SIDEWALK-HOLLIER PARK	12/2017	1361	3,000.00
121923	99-141	LOCKE SUPPLY CO.	REPLACE OLD SINK	12/2017	33147814-00	51.04
121909	99-39	WAL-MART	RESTOCK CONCESSION SUPPLI	12/2017	001527 12/1/17	416.58

FUND: 35 - PARKS & RECREATION

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
121911	99-39	WAL-MART	PANCAKE BREAKFAST SUPPLIE	12/2017	001766 12/1/17	145.07
121104	99-4700	COX COMMUNICATIONS	CABLE-SENIOR & REC CENTER	12/2017	065575601 12/21/17	13.18
120449	99-6528	UNIFIRST HOLDINGS, INC.	YEARLY UNIFORM LEASE	12/2017	8241441746	11.52
121922	99-68	A & M ELECTRIC, INC	SERVICE CALL FOR HEATER	12/2017	5425	327.80
121921	99-8812	OKLAHOMA STATE DEPT OF HEAL	LICENSE RENEWAL	12/2017	2/1/18 #102124	335.00
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	185.17

FUND TOTAL: 6,880.36

FUND: 38 - PARK DEVELOPMENT FUND

SUMMARY REPORT

121496	99-10588	RJR ENTERPRISES INC	PICNIC TABLES-HOLLIER PAR	12/2017	20143289	3,350.60
FUND TOTAL:						3,350.60

FUND: 44 - MAJOR THOROFARE

SUMMARY REPORT

120445	99-2507	SIGNALTEK, INC	ANN MAINTENANCE AGREEMENT	12/2017	13598	650.00
120452	99-2507	SIGNALTEK, INC	TRAFFIC LIGHT REPAIRS	12/2017	13597	127.50
FUND TOTAL:						777.50

FUND: 46 - WATER & SEWER SALES TAX

SUMMARY REPORT

119768	99-10094	JUAN LOZANO	OIL CHANGES	12/2017	31250	38.99
121783	99-10383	TRIO VISION, LLC	REPAIR SEWER CAMERA	12/2017	V027117	347.90
121688	99-10560	CORE & MAIN LP	MISC SUPPLIES	12/2017	I231180	199.95
121693	99-3707	O'REILLY AUTOMOTIVE INC	MISC BOLTS	12/2017	153-479064	9.99
121679	99-39	WAL-MART	BROOM HANDLES	12/2017	015762 11/15/17	35.52
120449	99-6528	UNIFIRST HOLDINGS, INC.	YEARLY UNIFORM LEASE	12/2017	8241441748	10.64
121782	99-7080	TULSA GRASS & SOD FARMS,	INSOD FOR YARD REPAIRS	12/2017	0105391-IN	220.00
121691	99-9577	TRACTOR SUPPLY COMPANY	BIB OVERALLS	12/2017	417252 12/19/17	123.98
121162	99-9836	WRIGHT EXPRESS FINANCIAL	SVFUEL/OIL-DECEMBER 17	12/2017	52463230	1,524.81
FUND TOTAL:						2,511.78

FUND: 47 - VAC/SPAY/NEUTR ESCRW FUND

SUMMARY REPORT

121886	99-8803	SPAY OKLAHOMA, INC	SPAY/NEUTER -DEC/JAN	12/2017	12/4-12/19/17	1,300.00
FUND TOTAL:						1,300.00

FUND: 60 - GRANTS AND AID

SUMMARY REPORT

121900	99-2926	APAC CENTRAL, INC	AGG BASE/ASPHALT	12/2017	7001050982	86,907.63
FUND TOTAL:						86,907.63

FUND: 65 - STREET IMP.SALES TAX

SUMMARY REPORT

121413	99-4269	CREEK COUNTY RURAL WTR #3	RELOCATE RURAL WATER LINE	12/2017	12/13/17 BRIDGE	23,350.00
FUND TOTAL:						23,350.00
GRAND TOTAL:						240,101.86

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2017	10	501-301	TRAINING & TRAVEL	112.77	
12/2017	10	502-313	PRINTING	246.00	
12/2017	10	503-313	PRINTING	138.00	
12/2017	10	504-201	OFFICE SUPPLIES	29.97	
12/2017	10	504-302	DUES AND SUBSCRIPTIONS	340.00	
12/2017	10	504-315	FEES & OTHER CHARGES	29.88	
12/2017	10	506-311P	PHYSICALS	148.00	
12/2017	10	508-221	FUEL AND OIL	45.14	
12/2017	10	509-201	OFFICE SUPPLIES	80.04	
12/2017	10	509-311	PROFESSIONAL SERVICES	9,322.50	
12/2017	10	509-313	PRINTING	250.83	
12/2017	10	510-351	MAINTENANCE-EQUIPMENT	7,593.56	
12/2017	10	511-201	OFFICE SUPPLIES	50.38	
12/2017	10	511-211	JANITORIAL SUPPLIES	327.75	
12/2017	10	511-214E	EMS SUPPLIES	164.96	
12/2017	10	511-221	FUEL AND OIL	3,204.16	
12/2017	10	511-301	TRAINING AND TRAVEL	521.25	
12/2017	10	511-302	DUES AND SUBSCRIPTIONS	175.00	
12/2017	10	511-351	MAINTENANCE-EQUIPMENT	2,153.47	
12/2017	10	511-352	MAINTENANCE-VEHICLES	4,057.38	
12/2017	10	512-214	OPERATIONAL SUPPLIES	931.49	
12/2017	10	512-221	FUEL AND OIL	6,467.64	
12/2017	10	512-301	TRAINING AND TRAVEL	72.00	
12/2017	10	512-311	PROFESSIONAL SERVICES	1,150.00	
12/2017	10	512-321	PRISONER CARE	761.89	
12/2017	10	512-332	COMMUNICATIONS	40.01	
12/2017	10	512-351	MAINTENANCE-EQUIPMENT	350.00	
12/2017	10	512-352	MAINTENANCE-VEHICLES	598.76	
12/2017	10	512-353	MAINTENANCE-BUILDINGS	419.25	
12/2017	10	513-214	OPERATIONAL SUPPLIES	25.00	
12/2017	10	513-221	FUEL & OIL	232.36	
12/2017	10	515-201	OFFICE SUPPLIES	22.45	
12/2017	10	515-221	FUEL AND OIL	54.71	
12/2017	10	515-311	PROFESSIONAL SERVICES	1,500.00	
12/2017	10	516-313	PRINTING	246.00	
12/2017	10	517-221	FUEL AND OIL	49.70	
12/2017	10	590-141	CONTRACT LABOR	40.00	
12/2017	10	590-211	JANITOR SUPPLIES	79.57	
12/2017	10	590-214	OPERATIONAL SUPPLIES	40.35	
12/2017	10	590-312	ADVERTISING	152.15	
12/2017	10	590-315	FEES & OTHER CHARGES	30.00	
12/2017	10	590-332	COMMUNICATIONS	4,078.17	
12/2017	10	591-390	CONTINGENCY FOR EXP NOT BUDGET	19,410.87	65,743.41
12/2017	20	522-201	OFFICE SUPPLIES	7.18	

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2017	20	523-221	FUEL AND OIL	468.90	
12/2017	20	523-311	PROFESSIONAL SERVICES	5,248.13	
12/2017	20	523-314	UNIFORM CLEANING	22.02	
12/2017	20	523-351	MAINTENANCE-EQUIPMENT	301.00	
12/2017	20	524-212	CHEMICALS	4,172.60	
12/2017	20	524-214	OPERATIONAL SUPPLIES	342.97	
12/2017	20	524-221	FUEL & OIL	45.45	
12/2017	20	524-311	PROFESSIONAL SERVICES	603.00	
12/2017	20	524-313	PRINTING	365.00	
12/2017	20	524-314	UNIFORM CLEANING	29.82	
12/2017	20	524-322	WATER PURCHASE	418.09	
12/2017	20	524-332	COMMUNICATIONS	599.80	
12/2017	20	524-341	RENTAL OF EQUIPMENT	13.00	
12/2017	20	524-351	MAINTENANCE-EQUIPMENT	759.05	
12/2017	20	524-354	MAINTENANCE-FACILITIES	1,499.66	
12/2017	20	524-401	EQUIPMENT	5,991.50	
12/2017	20	525-221	FUEL & OIL	324.69	
12/2017	20	525-314	UNIFORM CLEANING	33.40	
12/2017	20	525-331	UTILITIES	85.50	
12/2017	20	525-354	MAINTENANCE-FACILITIES	1,427.60	
12/2017	20	528-141	CONTRACT LABOR	5,000.00	
12/2017	20	590-141	CONTRACT LABOR	40.00	
12/2017	20	590-211	JANITORIAL SUPPLIES	79.57	
12/2017	20	590-214	OPERATIONAL SUPPLIES	40.36	27,918.29
12/2017	29	529-141	CONTRACT LABOR	4,614.00	
12/2017	29	529-221	FUEL & OIL	727.35	
12/2017	29	529-323	SURVEY & TITLE RESEARCH	475.00	
12/2017	29	529-352	MAINTENANCE-VEHICLES	160.49	5,976.84
12/2017	30	530-221	FUEL & OIL	2,735.73	
12/2017	30	530-351	MAINTENANCE-EQUIPMENT	37.94	2,773.67
12/2017	31	531-211	JANITORIAL SUPPLIES	51.70	
12/2017	31	531-221	FUEL & OIL	345.90	
12/2017	31	531-314	UNIFORM CLEANING	30.26	
12/2017	31	531-351	MAINTENANCE-EQUIPMENT	13.99	441.85
12/2017	32	532-142	PERMIT SALES COMMISSION	40.50	
12/2017	32	532-332	COMMUNICATIONS	69.65	110.15
12/2017	33	533-213	CONCESSION SUPPLY	575.24	
12/2017	33	533-215	PRO SHOP SUPPLIES	503.74	
12/2017	33	533-312	ADVERTISING	33.00	
12/2017	33	533-314	UNIFORM CLEANING	15.94	

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
12/2017	33	533-351	MAINTENANCE-EQUIPMENT	326.69	
12/2017	33	533-401	EQUIPMENT	5,290.00	6,744.61
12/2017	34	534-201	OFFICE SUPPLIES	139.47	
12/2017	34	534-290	GRANT EXPENSE-OTHER	1,493.51	
12/2017	34	534-353	MAINT/BUILDINGS	672.35	
12/2017	34	534-407	BOOKS	1,295.17	
12/2017	34	534-407A	BOOKS-STATE AID GRANTS	1,714.67	5,315.17
12/2017	35	535-213	CONCESSION SUPPLIES	416.58	
12/2017	35	535-221	FUEL AND OIL	185.17	
12/2017	35	535-243	RECREATIONAL SUPPLIES	145.07	
12/2017	35	535-302	DUES AND SUBSCRIPTIONS	335.00	
12/2017	35	535-314	UNIFORM CLEANING	11.52	
12/2017	35	535-332	COMMUNICATIONS	13.18	
12/2017	35	535-351	MAINTENANCE-EQUIPMENT	51.04	
12/2017	35	535-353	MAINT-BUILDINGS/FIXTURES	327.80	
12/2017	35	535-354	MAINTENANCE-FACILITIES	5,395.00	6,880.36
12/2017	38	538-401	EQUIPMENT	3,350.60	3,350.60
12/2017	44	544-354	MAINTENANCE-FACILITIES	777.50	777.50
12/2017	46	546-221	FUEL AND OIL	1,524.81	
12/2017	46	546-231	MINOR TOOLS	199.95	
12/2017	46	546-241	SAFETY SUPPLIES	123.98	
12/2017	46	546-314	UNIFORM CLEANING	10.64	
12/2017	46	546-351	MAINTENANCE-EQUIPMENT	357.89	
12/2017	46	546-352	MAINTENANCE-VEHICLES	46.75	
12/2017	46	546-353	MAINTENANCE-BUILDINGS	27.76	
12/2017	46	546-354	MAINTENANCE-FACILITIES	220.00	2,511.78
12/2017	47	547-315	OTHER SERVICES & CHARGES	1,300.00	1,300.00
12/2017	60	584-405A	FACILITIES-IN HOUSE	86,907.63	86,907.63
12/2017	65	565-405D	FACILITIES-UTILITY RELOCATION	23,350.00	23,350.00
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		240,101.86
			REPORT TOTAL:		240,101.86



AGENDA ITEM

Community Development 9.A.

City Council Regular

Meeting Date: January 2, 2018

Submitted By: Nikki White, Urban Development Director

Department: Planning & Development

Presented By: Nikki White

SUBJECT:

FP-2017-01 - Discussion and possible action to approve the Final Plat "Taft & Cheyenne".

BACKGROUND:

The applicant, David Shelton with Walter P. Moore, requests approval of a Final Plat for "Taft and Cheyenne", a subdivision containing 2 lots and 1 block and a large Reserve area (Reserve Area A). All release letters from franchise utilities as well as Meshek Engineering and the Department of Environmental Quality have been received. Technical Advisory Committee met on October 12, 2017, all requirements from that meeting have been met. The plat and restrictive covenants meet all of the Development Standards as required by PUD-2017-02 (attached to this report).

RECOMENDATION:

On December 19, 2017, the Sapulpa Metropolitan Area Planning Commission recommended approval to City Council with a 5-2-0 vote.

Attachments

Case report

Case map

Final Plat

PUD Standards



SAPULPA METROPOLITAN PLANNING COMMISSION (SMAPC)
December 19, 2017
STAFF REPORT

FILE: FP-2017-01| Final Plat
OWNERS: Highway 75 LLC
ADDRESS: Southeast corner of West Taft Avenue (State Highway 117) and South Cheyenne Road
PARCEL: 1999-03-017-011-0-130-00
STR: Section 03, Township 17 North, Range 11 East
LEGAL: A tract of land beginning at a point 1714.26 feet East of the Northwest Corner of Section 3, Township 17 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof; thence South 00°8'31.28" West a distance of 1316.55 feet; thence South 89°37'4.4" East a distance of 409.48 feet; thence North 00°15'35.31" East a distance of 1317.20 feet; thence North 89°42'40.29" West a distance of 412.17 feet to the point of beginning, containing 12.41 acres more or less. AND a tract of land beginning at a point 1323.26 feet East of the Northwest Corner of Section 3, Township 17 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof; thence South 89°42'40.29" East a distance of 391 feet; thence South 00°8'31.28" West a distance of 1316.55 feet; thence North 89°37'4.4" West a distance of 391 feet; thence North 00°8'31.28" East a distance of 1315.92 feet to the point of beginning, containing 11.81 acres more or less. LESS AND EXCEPT Highway #117 Right of Way and LESS AND EXCEPT the following 2 tracts of land: A strip, piece or parcel of land lying in part of Lot 3 (NE/4 NW/4) of Section 3, Township 17 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, said parcel of land being described by metes and bounds as follows to-wit: Beginning at the Northwest Corner of said Lot 3; thence South along the West line of said Lot 3 a distance of 195.00 feet; thence N89°00'43"E a distance of 64.55 feet; thence S00°59'17"E a distance of 15.00 feet; thence N89°00'43"E a distance of 326.49 feet; thence North a distance of 210.00 feet to appoint on the North line of said Lot 3; thence West along the North line a distance of 391.00 feet to the point of beginning.

Containing 1.41 acres, more or less of new right of way, the remaining area included in the above description being .45 acres of right of way occupied by the present highway.

LOT SIZE: 20 acres m/l
ZONING: CG/ PUD-2017-02 Commercial general/ Planned Unit Development
EXISTING USE: Vacant
APPLICANT: David Shelton
WARD: Ward #3 – Mr. Lou Martin and Mr. Marty Cummins
PREPARED BY: Nikki White-Urban Development Director

Utilities and Services (as reported):

Water: Rural Water District #3
Sewer: City of Sapulpa
Telephone: SBC/ AT&T
Electric: OG&E
Cable: Cox Communications
Gas: Oklahoma Natural Gas
Fire: Sapulpa Fire Department
EMS: Creek County Ambulance
Police: Sapulpa Police Department

REQUEST:

The applicant, David Shelton with Walter P. Moore, requests approval of a Final Plat for “Taft and Cheyenne”, a subdivision containing two Lots and One Block and a large Reserve area (Reserve Area A). All release letters from franchise utilities as well as Meshek Engineering and the Department of Environmental Quality have been received. Technical Advisory Committee met on October 12, 2017, all requirements from that meeting have been met. The plat and restrictive covenants meet all of the Development Standards as required by PUD-2017-02 (attached to this report).

SURROUNDING LAND USE AND ZONING:

North:	AG Sapulpa Golf Course
East:	AG Agriculture
South:	AG Church
West:	CS Commercial Shopping Center (Walmart)

(Attached to this Staff Report, is a Zoning Map of the subject property)

Comprehensive Plan: The subject property is designated Office/Commercial as well as Development Sensitive on the SMAPC 2030 Future Land Use Map (FLUM)

Flood Zone: The subject property is located within flood zone AE.

PUBLIC COMMENTS:

As of the writing of the report, staff has not received any public comments regarding the Final Plat.

STAFF RECOMMENDATION:

Recommended motion for SMAPC:

Move to **approve** the Final Plat “Taft and Cheyenne”:

Plus the following numerical conditions:

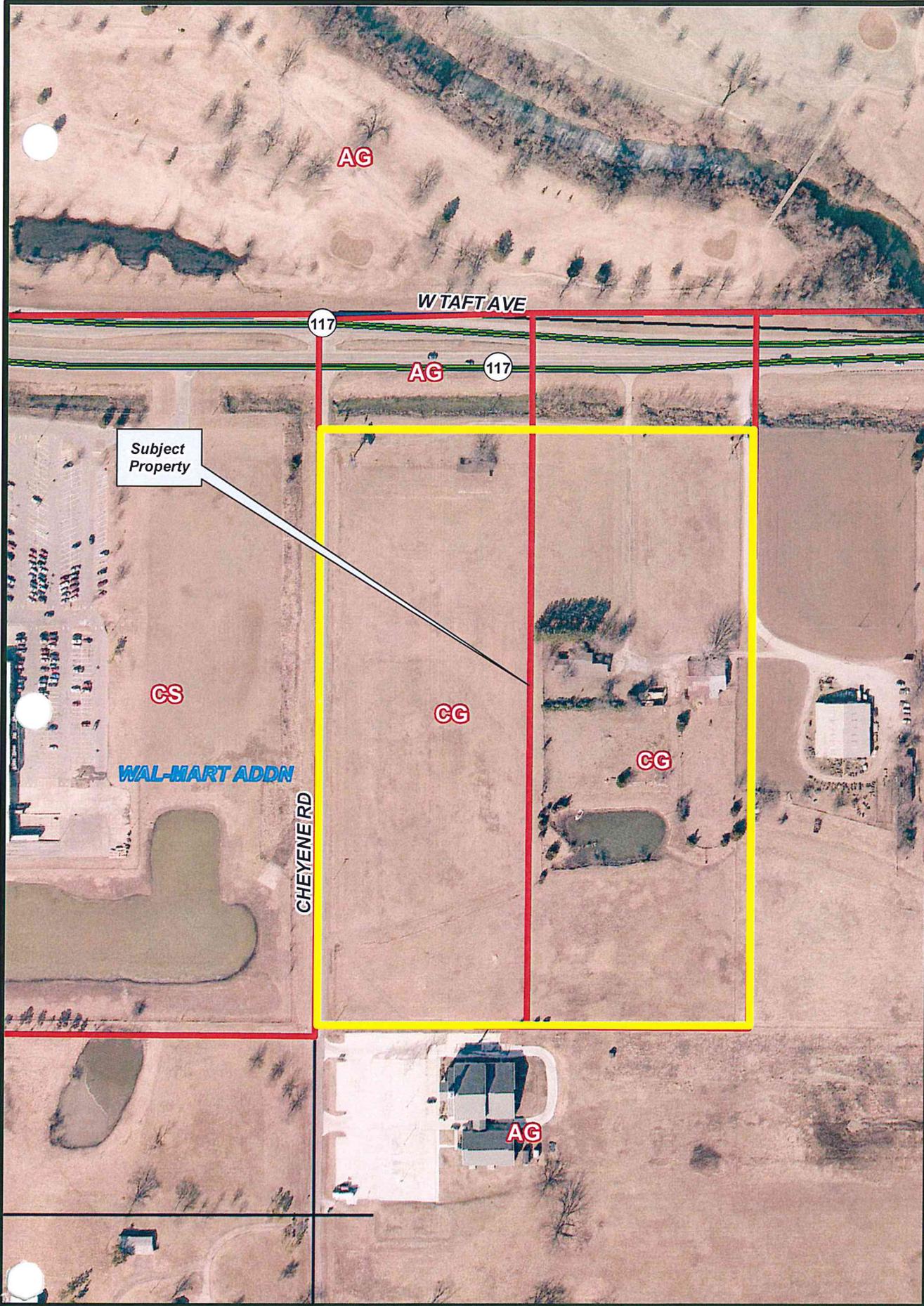
1. The subject property shall be in compliance with all requirements of the City of Sapulpa Zoning Code and Sub-division Regulations, unless specifically waived by SMAPC and the Sapulpa City Council;
2. Any additional conditions as recommended by the SMAPC and the Sapulpa City Council

ATTACHMENTS:

1. “Taft and Cheyenne”
2. Case Maps
3. PUD-2017-02 Development Standards

PUD-2017 SUP-11

Ferguson Property
Group, Inc.



Subject
Property

**CITY OF SAPULPA
MAP PRODUCTS**

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Independent verification of all data contained herein should be obtained by any user of these map products, or the underlying data. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.

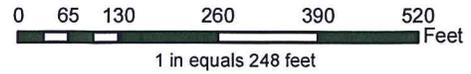
Legend

- Zoning
- Subject Property
- Parcels
- Highways
- Roads & Streets
- Railroads



Property Description

A tract of land located in the NW/4 of Section 3 T-17-N, R-11-E, Creek County, Sapulpa, Oklahoma. Said tract is approximately 20 acres. E-911 addressing will be assigned once the PUD & SUP are approved.



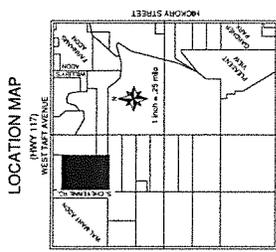
Map Prepared by:
City of Sapulpa
Date: 12/12/2017

Source Data:
Creek County Assessors
City of Sapulpa, INCOG



FINAL TAFT-CHEYENNE ADDITION

PART OF PUD 2017-02
 An Addition to the City of Sapulpa being a subdivision of Northwest Quarter of Section 3, Township 17 North, Range 11 East Indian Meridian, Creek County, State of Oklahoma



SECTION 3, T-17-N, R-11-E
 CREEK COUNTY

Owner:
 Highway 75, LLC
 725 Countywood Way
 Sapulpa, OK 74066
 (918) 766-1111
 e.com@highway75.com

Engineer:
 Nicholas P. ...
 TRAD 1, 7656 East 6th Street, Suite 251
 Tulsa, OK 74133
 918 865 7205
 nphillips@trad.com
 CA # 1387 (Renewal Date June 30th 2018)

Surveyor:
 G. ...
 6029 S. 46th E. Ave. Suite 101
 Tulsa, Oklahoma 74145
 918 849 6064
 g...@...com
 CA # 5524 (Renewal Date June 30th 2018)

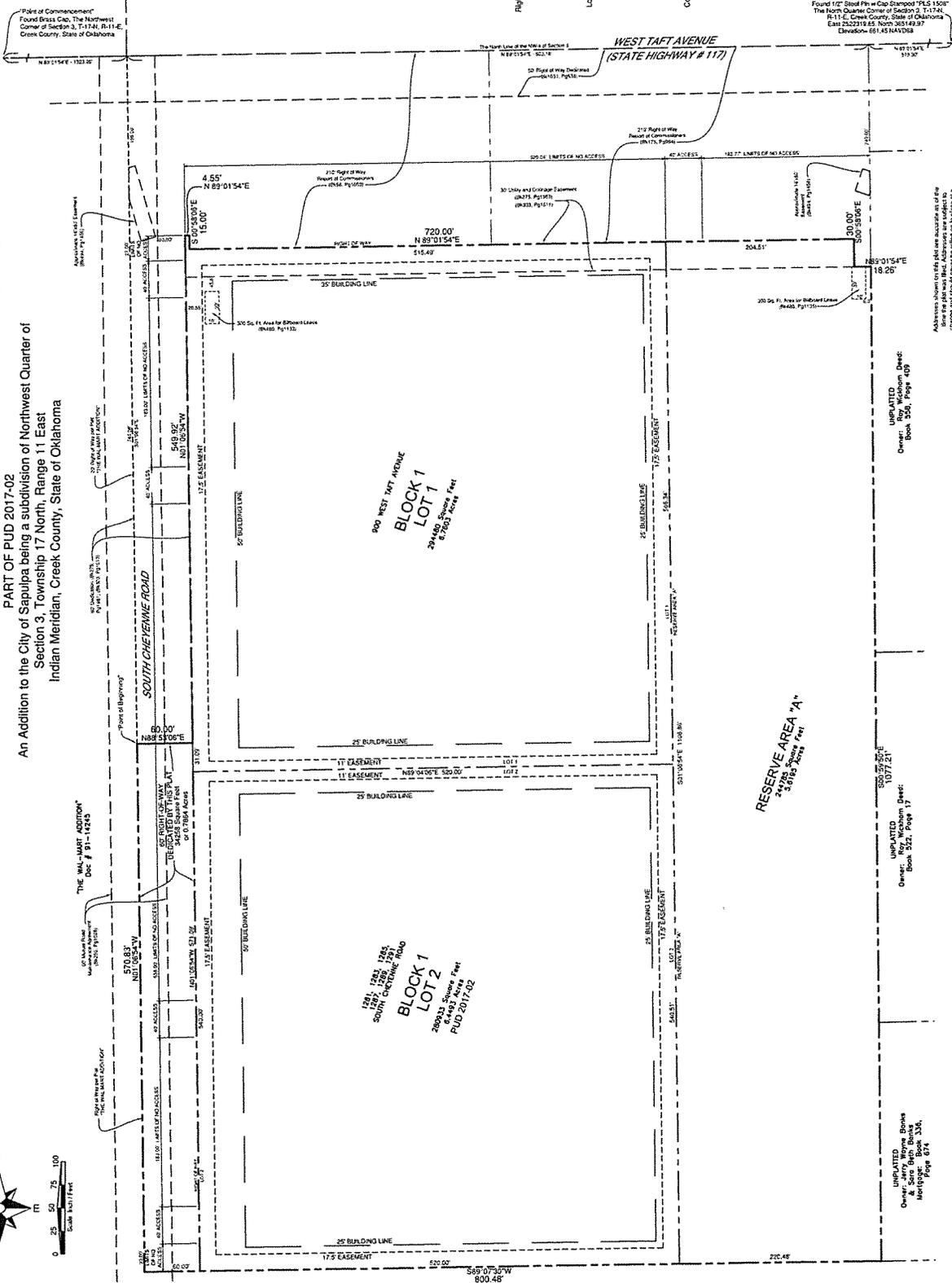
Statisticians:
 ...
 1 Block with 2 lots and 1 Reserve
 Gross Area is 854455 Square Feet or 19.6156 Acres
 Right of Way Dedicated is 34259 Square Feet or 0.7864 Acres
 ...
 Lot 1 is 294480 Square Feet or 6.7033 Acres
 Lot 2 is 280933 Square Feet or 6.4493 Acres

Address:
 Lot 1: 1281, 1283, 1285, 1287, 1289, 1291 S. Cheyenne Rd.
 Lot 2: 1293, 1295, 1297, 1299, 1301 S. Cheyenne Rd.

Basis of Bearing:
 Oklahoma State Plane Zone North
 Distances scaled to ground
 Combined Scale Factor: 1.000727941733
 North Quarter Corner Origin Point

Monumentation:
 Corners shown with an Iron and Cap stamped "CA 2014"
 #3 or #5 Rebar with Orange Plastic Cap
 or a Spike with Steel Washer,
 stamped "VICORCA CA 2014"
 (Unless Indicated Otherwise)
 Based on ALTA Survey dated 4-28-2016 by
 Tulsa Engineering and Planning, CA 591

Flood Zone:
 Substation within Flood Zone AE
 FEMA Flood Map No. 22080D
 Effective Date May 18, 2009



UNRECORDED
 By the City Council of the City of
 Sapulpa, Oklahoma
 Mayor: _____
 Attest: _____

UNRECORDED
 Owner: Roy Wichom Deed:
 Book 356, Page 409

UNRECORDED
 Owner: Roy Wichom Deed:
 Book 332, Page 17

UNRECORDED
 Owner: West Side Freewill
 Baptist Church Deed:
 Book 411, Page 1682

UNRECORDED
 Owner: West Side Freewill
 Baptist Church Deed:
 Book 411, Page 1682

DATE PREPARED: December 08, 2017 1:50:50 AM
 TAFT-CHEYENNE ADDITION Sheet 1 of 2

7A-5

Planned Unit Development No. ____
Zoning Case ____

Taft and Cheyenne PUD

June 23, 2017

Owner:
Ferguson Property Group, Inc.
1910 Madison Avenue, Suite 523
Memphis, TN 38104
Office: (901) 272-0705

Original Prepared By:
NSPJ Architects, P.A.
3515 W. 75th Street, Suite 201
Prairie Village, KS 66208
Office: (913) 831-1415 Fax: (913) 831-1563

Assisted By:
Walter P Moore (Civil Engineer)
7666 East 61st Street
Tulsa, OK 74133
Office: (918) 806-7200 Fax: (918) 806-7250

TABLE OF CONTENTS:

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Pg. 3	Design Statement
Pg. 4 – 5	Development Standards
Pg. 6 – 7	Development Information
Exhibit A	Conceptual Site Plan

Design Statement

PUD ____ is a Planned Unit Development overlay of existing CG and AG zoned parcels along the east side of Cheyenne Road. Plat plan submittal being filed in conjunction with PUD

The majority of the site is vacant land. The southern portion of the site will consist of multi-family development. The conceptual site plan for the project can be seen in the attached Exhibit A. The PUD consists of one development area. Access will be provided via Cheyenne Road.

The multi-family component of development will provide family-friendly breezeway apartments that enhance the surrounding area with geographically appropriate architecture and accessible green space. The five apartment buildings will consist of One Bedroom, Two Bedroom, and Three bedroom layouts that will be intermixed throughout the project. The Rustic style of architecture will be expressed in familiar residential building forms with a mixture of building materials consistent with this style of architecture, and include a combination of stone, engineered wood cladding, fiber cement cladding, and pre-finished metal accents.

The building massing will be such that its overall forms will be broken down into pedestrian scale elements that will be expressed with stepping of the facades (both vertically and horizontally), recessing of balconies, variations of the building materials and the building roof heights. The Project will feature a Clubhouse consisting of the same materials as the apartment buildings with appropriate thematic accoutrements to enhance the visibility and recognition within the community. The multi-family buildings will provide fire alarm and suppression systems to add an elevated level of fire safety, and will otherwise comply with all requirements of the Sapulpa Fire Chief & Fire Marshal.

The preliminary design for the community includes landscape beds throughout the site, over-story, evergreen, and ornamental trees. Evergreen and deciduous shrubs, ornamental grasses, ground cover and colorful perennial and annual flower beds are planned in the central green spaces as well as at all buildings' entries and at the entry to the site. The Center Green space includes a swimming pool, fire pit, grilling cabana, playground, and dog park with benches and pet wash. The Community will be completely interconnected with sidewalks that link all buildings as well as a walking path surrounding the perimeter of the entire property.

The Development provides a truly unmatched apartment living experience for local and neighboring residents.

Development Standards

Land Area

Gross Lot Area:	280,800 sq. ft.	6.45 ac
Net Lot Area:	280,800 sq. ft.	6.45 ac

Permitted Uses

Multi-family Dwelling

Maximum Building Square Footage 160,000 sq. ft.

Minimum Building Setbacks

South of Cheyenne Road Right of Way	50 FT
All other Boundaries	25 FT

*Building line shown shall be the minimum allowed and may be increased due to the proximity of the existing offsite structures and drainage facilities or as required for utility installation within perimeter easements.

Maximum Number of Dwelling Units Allowed: 156 Units

Maximum Number of Stories: Four Stories

Maximum Building Height: 50 FT

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 30' in height as measured from the pavement to the light fixture.

Signage

Signs shall be limited to the following:

- One double-sided project identification ground sign not exceeding 25' in height shall be permitted along Taft Avenue, provided it does not exceed 175 square feet of display surface area per side.
- One double-sided ground sign not exceeding 20' in height shall be permitted for each lot along Taft Avenue and Cheyenne Road, provided it does not exceed 100 square feet of display surface area per side.
- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.
- No roof or projecting signs shall be permitted.

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Limits of and configuration of screening will be determined at PUD detailed site plan submittal.

Landscaping

The PUD shall meet the requirements of Chapter 3 Landscape Regulations of the City of Sapulpa Planning, Zoning, and Development standards in all other manners.

Development Information

Topography & Soils

The elevation of the existing site varies from approximately 677' along the South Cheyenne frontage to 675' at the top of the floodplain storage basin (all elevations referenced to the North American Vertical Datum). The basin drains from south to north with elevations ranging from 668' at the south to 662.4' at the north. The developed site will maintain this drainage pattern.

The Web Soils survey from the Natural Resources Conservation Service defines the onsite soils as primarily clay loam. A geotechnical engineer has been contracted to perform a preliminary soils analysis but the results are not yet complete.

Drainage and Flood Plain

The site is in the process of being regraded so that all surface water flows east and then north through the newly constructed basin. The basin creation allows for the entire site to be removed from the FEMA floodplain by maintaining compensatory requirements. Based on previous conversations with Meshek it is believed that it will satisfy detention requirements as well. Site grading is not yet completed but is scheduled for July 15th, after which a LOMR will be executed. All necessary construction documentation will be provided to the City of Sapulpa and FEMA for approval. It is understood that the floodplain issue must be resolved through the City of Sapulpa and FEMA approval process before the subject property can be developed.

When the site is developed, it is expected that the majority of the site will be graded to allow for surface water to drain directly to the improved basin or be collected in an internal storm sewer system that will route it to the improved basin. The basin discharges into the ODOT maintained ditch along State Highway 117 which was previously approved by ODOT. This will be designed in conformance with City of Sapulpa Engineering Design Criteria.

Vehicular and Pedestrian Access and Circulation

The attached Site Plan depicts the vehicular access points and circulation anticipated to accommodate the conceptual site plan. The development will restrict access to the general public using two gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Sapulpa Fire Chief, Fire Marshal and Engineering. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or driveway permit approval for the proposed access points to S. Cheyenne Road and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

At this time it is not planned to provide pedestrian access to the site or along the frontage of Cheyenne Avenue as there is no existing sidewalk to tie-in to. Sidewalks will be designed and constructed on the development connecting the various buildings and parking facilities.

Relationship to Adjoining Uses

The adjoining uses of note are Westside Freewill Baptist Church to the south. The proposed development is not expected to have an adverse effect on these properties.

Utilities

Water service is provided to the site by an existing 12" waterline along South Cheyenne Road. A waterline loop will be constructed to provide fire protection and water service to the development.

An 8" sanitary sewer line extends north and south along South Cheyenne Road as well. A line will be extended to this existing line to serve the site as required by the City of Sapulpa.

Parking

The currently proposed ¹⁵⁰~~480~~ Units are parked in the following manner:

- 1BR – 1.5 per unit
- 2BR – 2.0 per unit
- 3BR – 2.0 per unit

The parking stall size is 9'x18'.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Sapulpa Subdivision Regulations. Plat plan submittal is being filed concurrently with PUD.

Schedule of Development

Development of the apartment complex is expected to begin in Autumn of 2017.



AGENDA ITEM

Community Development 9.B.

City Council Regular

Meeting Date: January 2, 2018

Submitted By: Nikki White, Urban Development Director

Department: Planning & Development

Presented By: Nikki White

SUBJECT:

FP-2017-02 - Discussion and possible action to approve the Final Plat for "Mayfield Estates".

BACKGROUND:

The applicant, Hunter Edwards, requests the approval of a Final Plat for "Mayfield Estates", a subdivision containing approximately 11 lots and 2 blocks. The Western 200 feet of the property will be placed in a reserve area for detention and otherwise it will be kept clear from development. All release letters from franchise utilities as well as Meshek Engineering and the Department of Environmental Quality permit have been received. Technical Advisory Committee met on November 8, 2017, all requirements from that meeting have been satisfied. The plat and restrictive covenants meet all of the Development Standards as required by PUD-2017-03 (attached to this report). The covenants and deeds are private notwithstanding anything to the contrary. The City of Sapulpa shall not be obligated to enforce anything other than the City Code.

RECOMENDATION:

On December 19, 2017, the Sapulpa Metropolitan Area Planning Commission voted unanimously to recommend approval to City Council.

Attachments

Case Report

case map

Final Plat

PUD Development Standards



SAPULPA METROPOLITAN PLANNING COMMISSION (SMAPC)
December 19, 2017
STAFF REPORT

FILE: FP-2017-02| Final Plat

OWNERS: EBM Enterprises, LLC and Hammond and Maddox, LLC

ADDRESS: North of the Northwest corner of East Thompson Avenue and South Mayfield Street

PARCEL: 1999-36-018-011-0-550-00
1999-36-018-011-0-570-01
1450-00-001-000-0-080-00
1450-00-001-000-0-010-00

STR: Section 36, Township 18 North, Range 11 East

LEGAL: A tract of land situated in the Northeast (NE/4) of Section 36, Township 18 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, more particularly described as follows: Beginning at the Southeast corner of Lot Four (4), Block One (1), Smith Addition, an Addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof; thence N01°12'15"W along the East line of Lots 1 thru 4, inclusive, of said Block 1 a distance of 230.00 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter (SE/4 SW/4 NE/4) of Section 36; thence N88°59'57"E along said North line a distance of 25.00 feet; thence leaving said North line N01°12'15"W a distance of 58.50 feet; thence S88°59'57"W a distance of 185.00 feet; thence N01°12'15"W a distance of 271.50 feet; thence S88°59'57"W a distance of 325.00 feet to a point on the East line of the West Half of the Southwest Quarter of the Northeast Quarter (W/2 SW/4 NE/4) of said Section 36; thence N01°12'15"W along said East line a distance of 126.45 feet; thence leaving said East line S88°58'16"W a distance of 165.39 feet to a point on the East line of the West Half of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter (W/2 E/2 W/2 SW/4 NE/4) of said Section 36; thence S01°13'30"E along East line a distance of 623.80 feet; thence leaving said East line N88°58'16"E a distance of 165.16 feet to a point on the East line of the W/2 SW/4 NE/4 of said Section 36; thence N01°12'15"W along said East line a distance of 2.35 feet to the Southwest Quarter of Lot Twelve (12), Block One (1), of said

Smith Addition; thence N88°59'57"E along the South line of Lots Twelve (12) thru Seventeen (17), inclusive, Block One (1), of said Smith Addition, a distance of 341.00 feet to a point on the West line of Lot Three (3), Block One (1) of said Smith Addition; thence S01°12'15"E along the West line of Lots Three (3) and Four (4), Block One (1) of said Smith Addition a distance of 65.00 feet to the Southwest Corner of said Lot 4; thence N88°59'57"E along the South line of said Lot Four (4) a distance of 144.00 feet to the Point of Beginning

LOT SIZE: 7.13 acres m/l
ZONING: RS-3/ PUD-2017-03 Residential Single Family/ Planned Unit Development
EXISTING USE: Vacant
APPLICANT: Hunter Edwards
WARD: Ward #4 – Mayor Reg Green and Mr. Craig Henderson
PREPARED BY: Nikki White-Urban Development Director

Utilities and Services (as reported):

Water: City of Sapulpa
Sewer: City of Sapulpa
Telephone: SBC/ AT&T
Electric: OG&E
Cable: Cox Communications
Gas: Oklahoma Natural Gas
Fire: Sapulpa Fire Department
EMS: Creek County Ambulance
Police: Sapulpa Police Department

REQUEST:

The applicant, Hunter Edwards, requests the approval of a Final Plat for “Mayfield Estates”, a subdivision containing approximately 11 lots and 2 blocks. The Western 200 feet of the property will be placed in a reserve area for detention and otherwise it will be kept clear from development. All release letters from franchise utilities as well as Meshek Engineering and the Department of Environmental Quality permit have been received. Technical Advisory Committee met on November 8, 2017, all requirements from that meeting have been satisfied. The plat and restrictive covenants meet all of the Development Standards as required by PUD-2017-03 (attached to this report).

SURROUNDING LAND USE AND ZONING:

North: RE Residential Estate District
East: RS-3 Residential Single Family

South: AG Agriculture (non-conforming lots)
West: RS-3 Residential Single Family

(Attached to this Staff Report, is a Zoning Map of the subject property)

Comprehensive Plan: The subject property is designated Residential on the SMAPC 2030 Future Land Use Map (FLUM)

Flood Zone: None

PUBLIC COMMENTS:

As of the writing of the report, staff has not received any public comments regarding the Final Plat.

STAFF RECOMMENDATION:

Recommended motion for SMAPC:

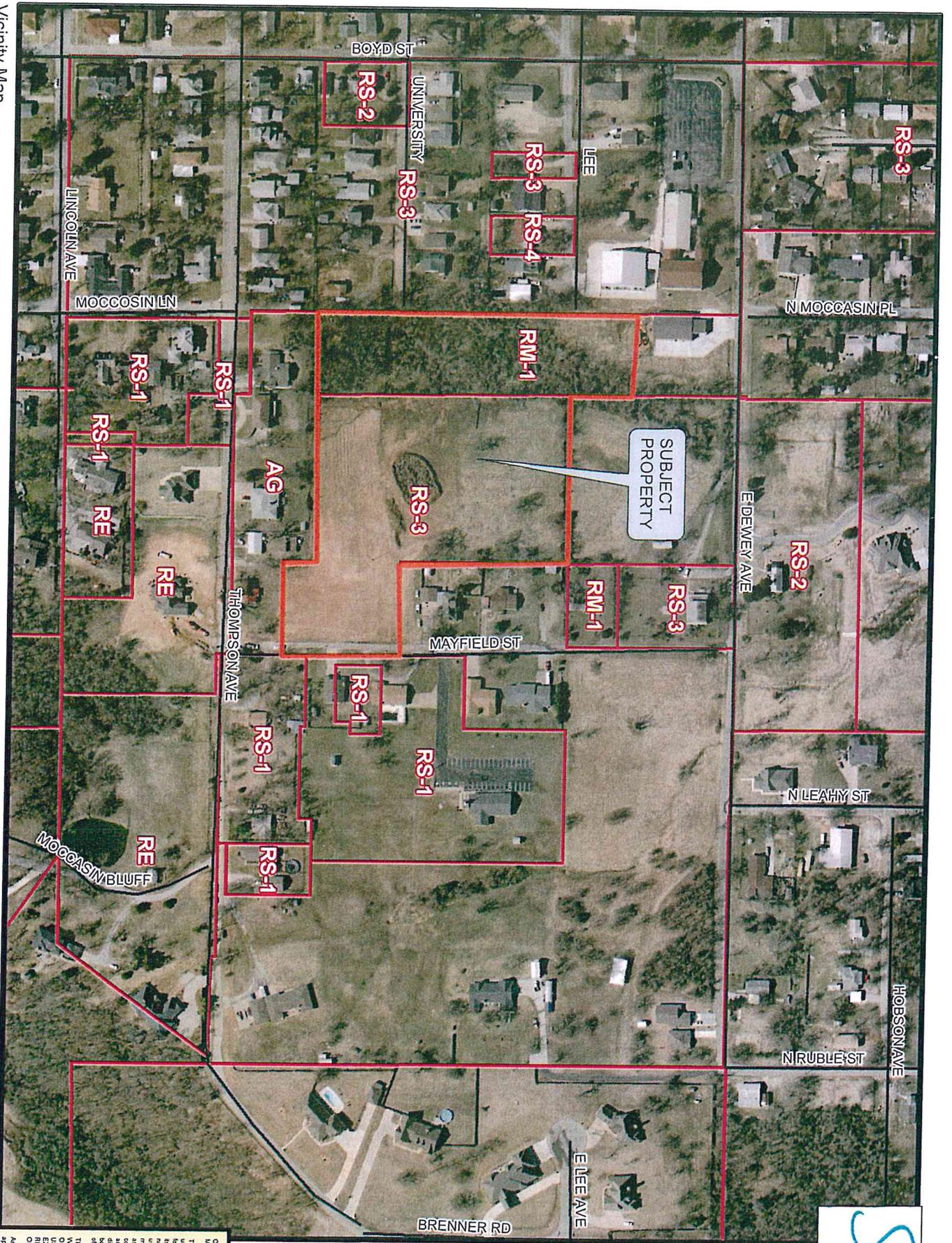
Move to **approve** the Final Plat “Mayfield Estates”:

Plus the following numerical conditions:

1. The subject property shall be in compliance with all requirements of the City of Sapulpa Zoning Code and Sub-division Regulations, unless specifically waived by SMAPC and the Sapulpa City Council;
2. Any additional conditions as recommended by the SMAPC and the Sapulpa City Council

ATTACHMENTS:

1. “Mayfield Estates”
2. Case Maps
3. PUD-2017-03 Development Standards



Legend

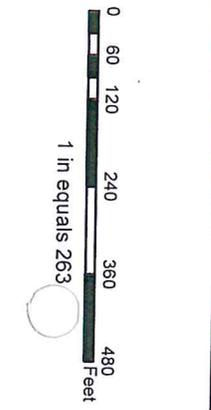
- SECTOR
- Highway & Interstates
- Roads & Streets
- Tulsa Zoning
- Commercial
- Industrial
- Residential Single-Family

Sapulpa Zoning

- A-1
- AC
- C
- CO
- CS
- CSO
- CB
- LI
- LI-1
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Subject Property

Vicinity Map
PUD-2017-03 Hunter Edwards
A tract of land containing Lots 1-4 & Lots 12-17, Block 1, Smith Addition, and a tract of land situated in the NE/4 of Section 36, Township 18 North, Range 11 East. Said tract is approximately _____ acres.



Map Prepared by:
City of Sapulpa
05 Sep 2017

Source Data:
Creek County Assessors
City of Sapulpa
Sapulpa/INGOG

CITY OF SAPULPA
MAP PRODUCTS

These map products and all underlying data were developed by the City of Sapulpa for use by members of the public. The City does not warrant the accuracy, completeness, or timeliness of the data. The City disclaims any liability, whether direct, indirect, or consequential, which arises from the use of these map products or the use thereof by any person or entity.

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Independent verification of all data contained herein should be obtained by the user. The City disclaims any liability, whether direct, indirect, or consequential, which arises from the use of these map products or the use thereof by any person or entity.

LB-7

FINAL PLAT

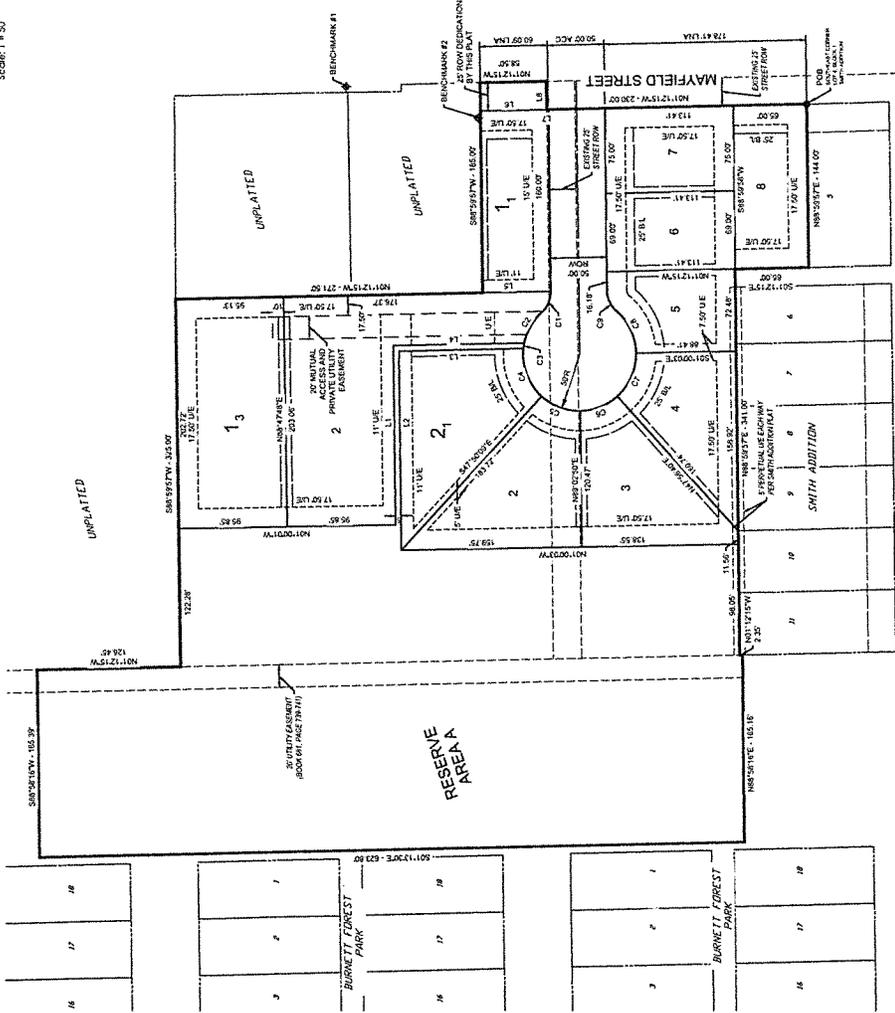
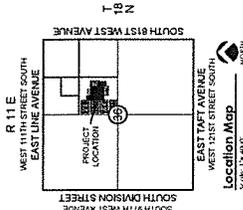
Mayfield Estates

PUD-2017-3
 A REPLAT OF LOTS 1-4 AND 12-17, BLOCK 1 OF 'SMITH ADDITION'
 AND
 PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION THIRTY-SIX (36), TOWNSHIP 18 NORTH, RANGE 11 EAST,
 OF THE INDIAN BASE AND MERIDIAN: AN ADDITION TO THE CITY OF SAPULPA, CREEK COUNTY, OKLAHOMA

OWNER:
HAMMOND & MADDOX, LLC
 1101 Luter Lane
 Sapulpa, Oklahoma 74066
 Phone: (918) 224-8552
 CONTACT: ERIC MADDOX

ENGINEER:
KKT ARCHITECTS, Inc.
 2200 South Litch
 Tulsa, Oklahoma 74114
 Phone: (918) 744-4270
 A. NICOLE MATTS P.E. NO. 71011
 email: nicole@kktarchitects.com

SURVEYOR:
Bennett Surveying, Inc.
 1001 E. 15th Street
 Chickasha, OK 74337
 Phone: (918) 476-7484
 OKLAHOMA LICENSE NO. 5600288
 email: wendy@bennettsurveying.com



CERTIFICATE OF CREEK COUNTY TREASURER
 I, Don Egan, hereby certify that all taxes shown on this plat are paid in full as of the date of this plat.
 Date: _____
 Don Egan
 Creek County Treasurer
 Deputy: _____

CERTIFICATE OF FINAL PLAT APPROVAL
 Pursuant to the City of Sapulpa Subdivision Regulations and all documents thereto, the following plat is hereby approved under the said rules and regulations.
 By: _____
 Planning Commission Chair
 Date: _____
 Mayor, City of Sapulpa
 Name/Title: _____
 Date: _____

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83) WITH SOUTH LINE OF THE NORTHWEST QUARTER HAVING A BEARING OF S89°02'24.24"E.

NOTES
 1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ACCESSORIES AND UTILITIES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. THE SURVEYOR HAS NO CONTROL OVER THE LOCATION OF UTILITIES OR THE LEGAL DESCRIPTION.
 3. ALL SIZE OF BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE
 THIS PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONING MAP NO. 17094, WHICH SHOWS THE FLOOD ZONING OF THIS PROPERTY. EFFECTIVE DATE MAY 18, 2009, WHICH SHOWS THE FLOOD ZONING OF THIS PROPERTY. THE FLOOD ZONING OF THIS PROPERTY IS UNCLASSIFIED.

MONUMENTATION
 ALL CORNERS TO BE SET WITH 4" IRON WITH YELLOW PENCIL UNLESS OTHERWISE NOTED.

ABBREVIATIONS
 B/C BACKSIGHT
 I/S INTERMEDIATE SIGHT
 F/S FORESIGHT
 P/B POINT OF BEGINNING
 P/A POINT OF ADJUSTMENT
 P/L POINT OF LAST SIGHT
 U/L UNLIT FORESIGHT

LINE LEGEND
 PROPOSED BOUNDARY
 PROPOSED RIGHT-OF-WAY
 PROPOSED LOT LINE
 EXISTING LOT LINE
 PROPOSED BUILDING LINE
 PROPOSED EASEMENT LINE
 PROPOSED CENTER LINE
 PROPOSED DRIVEWAY ACCESS EASEMENT

LAND AREA
 110 AC (500,962,68 SQ FT)
 NUMBER OF BLOCKS 2
 NUMBER OF LOTS 11
 PERMANENTLY RESERVED

Curve Data

CURVE NO.	LENGTH	RADIUS	Δ	CHORD LENGTH	CHORD BEARING
C1	21.03	25	48°11'32"	29.41	S88°54'27"E
C2	31.15	50	30°41'44"	32.65	S80°39'32"E
C3	5.98	50	5°46'50"	5.07	S81°28'54"E
C4	46.72	50	53°20'45"	43.52	N88°53'37"E
C5	37.63	50	43°07'01"	36.35	N03°39'29"E
C6	35.07	50	41°00'50"	35.87	S01°30'15"E
C7	42.31	50	46°56'44"	41.43	S69°31'15"E
C8	42.05	50	46°11'32"	40.82	N64°54'47"E
C9	20.03	25	48°11'32"	29.41	N64°54'47"E

Line Data

LINE NO.	BEARING	DISTANCE
L1	S84°59'04"E	118.40'
L2	S88°39'58"E	178.99'
L3	N01°12'15"W	110.23'
L4	N01°12'15"W	110.23'
L5	N01°12'15"W	65.00'
L6	N01°12'15"W	65.00'
L7	N01°12'15"W	130'
L8	S88°39'58"E	238.98'

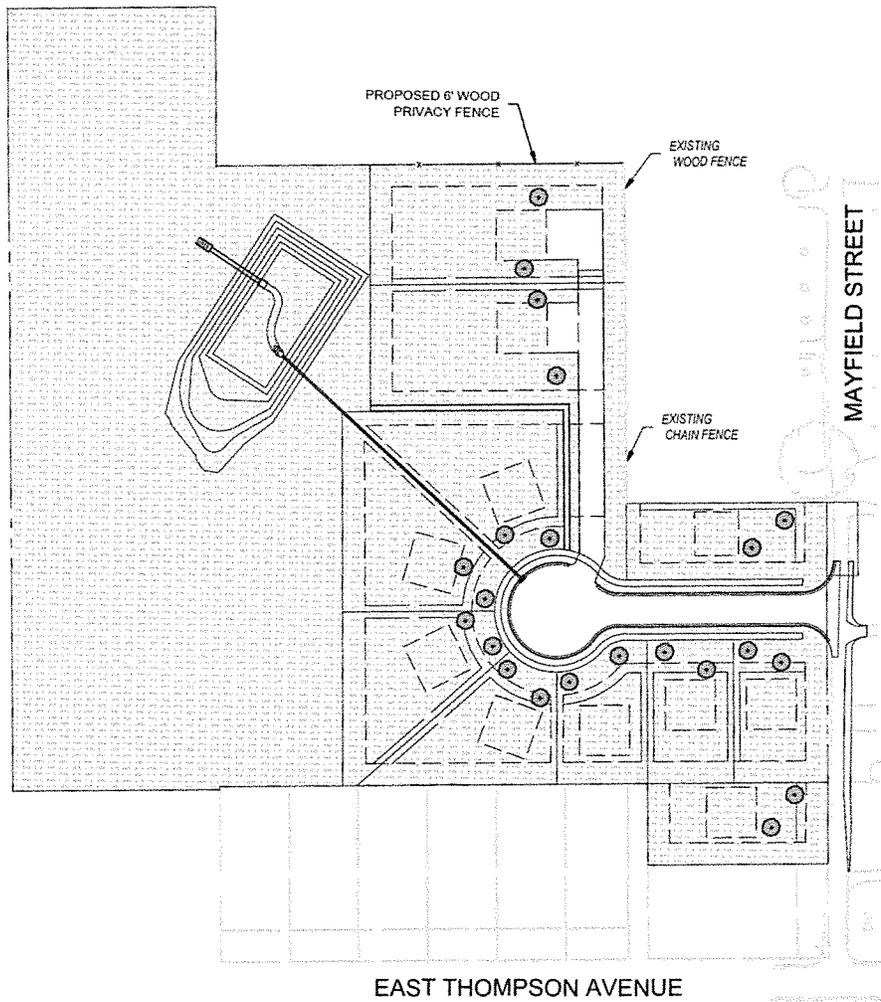
Benchmark #1
 N 20950.2038 ± E 2315901.0469
 N 30073.1468 ± E 2333601.5264
 ELEV = 742.82'

Benchmark #2
 N 30073.1468 ± E 2333601.5264
 ELEV = 742.82'

Benchmark #3
 N 30073.1468 ± E 2333601.5264
 ELEV = 742.82'

704

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO. -



AUGUST 2017

7B-8

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO. -

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VI. SITE PLAN REVIEW	10
VII. SCHEDULE OF DEVELOPMENT	10
VIII. LEGAL DESCRIPTION	10

List of Exhibits:

Exhibit 'A'	-	Conceptual Site Plan
Exhibit 'B'	-	Aerial Photograph and Adjacent Land Use
Exhibit 'C'	-	Conceptual Circulation Plan
Exhibit 'D'	-	Zoning Map
Exhibit 'E'	-	Conceptual Landscaping Plan
Exhibit 'F'	-	Topography, Conceptual Drainage and Utility Plan
Exhibit 'G'	-	PUD- Legal Description

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO.

I. DEVELOPMENT CONCEPT

PUD - is a new mixed use residential development in the City of Sapulpa.

PUD- is comprised of 7.13 acres.

The project is located on the northwest corner of Mayfield Street and East Thompson Avenue. Currently the property is vacant.

The Conceptual Site Plan for the Project is shown on Exhibit 'A'.

An Aerial Photograph of the area land uses around the Project is shown on Exhibit 'B'.

The Project will enhance the standard of living in the City of Sapulpa with creating a mixed single and multi-family community that is arranged in such a way to resemble a single-family subdivision. The layout of the development intends to create a clustered neighborhood feel with single family homes and the opportunity for up to two (2) duplexes.

Access to the Project will be from Mayfield Street. The Conceptual Circulation Plan for the Project is attached hereto as Exhibit 'C'.

The existing zoning for the Project is shown on the Zoning Map attached hereto as Exhibit 'D'.

The zoning of the property has been changed RS-3 –Single-Family.

The purpose of Planned Unit Development No. – is to establish Development Standards and conditions necessary to ensure compatible development with the surrounding properties.

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO. –

II. DEVELOPMENT STANDARDS

The Project will be developed in accordance with the City of Sapulpa Zoning Code and the RS-3 – Single-Family Development Standards except as described herein:

GROSS LAND AREA:	310,555.56 SF	7.13 AC
NET LAND AREA:	310,555.56 SF	7.13 AC

PERMITTED USES:

Uses permitted by right within the RS-3 – Single Family Zoning District and the ability of two (2) duplexes on two designated lots.

MAXIMUM BUILDING FLOOR AREA:*	93,166.50 SF (0.30 FAR)
-------------------------------	----------------------------

*The square footage of amenity buildings shall not be included in this calculation.

MAXIMUM BUILDING HEIGHT:*	TWO STORIES NOT TO EXCEED 32'
---------------------------	-------------------------------

*Architectural features, such as chimneys, will be permitted to exceed the maximum height at Detailed Site Plan approval.

MINIMUM OFF-STREET PARKING SPACES AND LOADING BERTHS:

Each single family will be constructed with a driveway and the two duplexes shall share a mutual access drive and each unit will have a place for two (2) parking spaces on the lot.

MINIMUM LOT AREA:	5,000 SF
-------------------	----------

MINIMUM LOT FRONTAGE:	50 FT
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MINIMUM BUILDING SETBACKS:*

From Public Road within PUD	25 FT
From Internal Boundaries of PUD	5 FT
From Rear Property Line	17.50 FT

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO. –

No buildings or business signage, with the exception of directional signage, will be allowed within any utility easement.

BUILDING RESTRICTIONS

Ridge elevation should not exceed 30' above the surrounding grade. Chimneys may exceed this elevation as required per code but may not exceed 35' above the surrounding grade.

All residential entrances to be under cover of a roof projection that extends a minimum of 36" from the entrance exterior wall.

Garage doors to be approved as being appropriate to building development standards.

Stem-walls and building foundations where exposed shall be clad with matching exterior material to the rest of the house where they extend above grade.

Exterior siding to be painted horizontal lap, board-and-batten, batten-board or shake style or brick masonry. No stucco, vinyl or metal siding permitted in development.

Primary roof forms to be between 8:12 and 12:12 pitch.

Secondary roof forms such as dormers and cover over porches and other protrusion of the building façade to have a minimum 4:12 pitch.

No flat or mansard roofs permitted in development.

No standing seam or other meatal roofing permitted in development.

The development will be set up with an Architectural Review Committee which will review and approve the design of each structure prior to construction. The following items will be a minimum of what they will review:

- Exterior door and window design and finish
- glazing pattern
- Shingle profile and finish/color
- Brick profile and finish/color/blend
- Exterior building elevations
- Fence and railing profile and finish

MAYFIELD ESTATES
PLANNED UNIT DEVELOPEMENT NO.

SCREENING

A minimum 6' wood privacy fence will be required along the north lot line of the northern lot.

SIGNS:

Monument signs will be limited to one (1) for the project located at the entrance of the development.

Maximum Height 10 FT

Maximum Area 32 SF

LIGHTING:

Lighting shall not spill across PUD boundary lines. A site lighting plan and details will be submitted as part of the Detail Site Plan package to the City for necessary approvals.

LANDSCAPE AREA:

A minimum of twenty (20%) of the total net Lot Area of the Project will be improved as internal landscaped open space.

The western 200' of the PUD will be placed in a Reserve Area which will be kept clear of development.

The conceptual Landscaping Plan for the Project is shown on Exhibit 'E'.

MAYFIELD ESTATES

PLANNED UNIT DEVELOPEMENT NO.

III. LANDSCAPING DETAILS

The Project landscaping concept will comply with the requirements of the Sapulpa Zoning Ordinance.

STREET YARD:

The Street Yard requirement is not a requirement in the PUD.

PARKING SPACES:

The Parking Space requirement is not a requirement in the PUD.

TREE REQUIREMENTS:

Two (2) trees for each dwelling unit shall be planted and maintained on each lot. Existing trees will be counted toward this requirement.

Minimum trees sizes at time of planting shall be as follows:

- Ornamental trees shall be not less than six (6') feet in height and one (1") inch caliper;
- Conifers and evergreen trees, such as pine, spruce or cedar, shall be not less than five (5') feet in height; and
- Canopy trees shall not be less than eight (8') feet in height and 1 ½ (1 ½") inch in caliper.

MISCELLANIOUS REQUIREMENTS:

1. Required landscaping shall not include artificial plants, trees or other artificial vegetation
2. Required landscaping shall be irrigated by one of the following methods:
 - a. A hose attachment within 100 feet of all landscaped areas.
 - b. Underground irrigation system.
3. All landscaped areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.
4. Required landscaping shall be maintained in a live and healthy condition and shall be replaced as necessary to comply therewith.
5. Required landscaped areas shall be maintained free of debris and litter.
6. Required landscaping shall be installed in accordance with an approved landscape plan.

MAYFIELD ESTATES

PLANNED UNIT DEVELOPEMENT NO. –

IV. ACCESS AND CIRCULATION

Access to the Project will be off of Mayfield Street. The internal circulation will be provided be a public street within the development which will be built to City of Sapulpa standards.

Sidewalks will be installed internally throughout PUD- to provide circulation throughout the entire property.

MAYFIELD ESTATE

PLANNED UNIT DEVELOPEMENT NO. –

V. ENVIROMENTAL ANALYSIS:

Topography:

The project site has a general slope from 750 at the southern boundary down to 715 at the northern boundary.

The Topography, Conceptual Drainage and Utility Plan is shown on Exhibit 'F'.

Utilities:

There currently is an existing 4" waterline along Mayfield Street. Through the development of Mayfield Estates this 4" line will be upsized to a 6" from Thompson to the entrance of Mayfield Estates.

Regarding sanitary sewer service, an existing 8" sanitary sewer line is located on the north side of PUD in the existing residential subdivision.

Other utilities, including electric, gas, telephone and cable television, are either currently available to the site or can be readily extended to serve the Project as needed.

Drainage:

All runoff from the Project will be collected and drained to a detention pond that will discharge to the north.

All project civil engineering plans, inclusive of storm sewer design, will required review and approval by the City.

Soils:

The site soils are comprised mostly of DxE (Dennis-Radley complex soils) and CkC (Coweta-Bates complex soils) and described as sandy clay/clayey sand to depths of approximately 40 inches below the existing surface; wherein, native bedrock is then generally encountered; NeB (Newtonia soils) and described as sandy, silty, lean/fat clay to depths of approximately 80 inches below the existing.

Soils will be stabilized in areas of parking lot and building construction in accordance with geotechnical report recommendations.

Zoning:

Existing area zoning is shown on Exhibit 'D' – Zoning Map.

MAYFIELD ESTATES

PLANNED UNIT DEVELOPEMENT NO. –

VI. SITE PLAN REVIEW:

No building permit will be issued for any building within the Project until a Planned Unit Development Detained Site Plan have been submitted to the City of Sapulpa and approved as being in compliance with the Approved Planned Unit Development Standards.

VII. SCHEDULE OF DEVELOPMENT:

The anticipated construction start date is first quarter 2018.

VIII. LEGAL DESCRIPTION:

The Legal Description for the Project is attached hereto as Exhibit 'G'.



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF TULSA
 SPECIFICATIONS INCLUDING
 03.01.200 Edition

**Mayfield
 Estates**

PUD NO. -

Sapulpa, OK

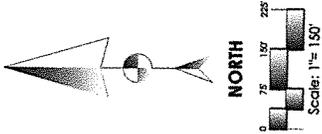
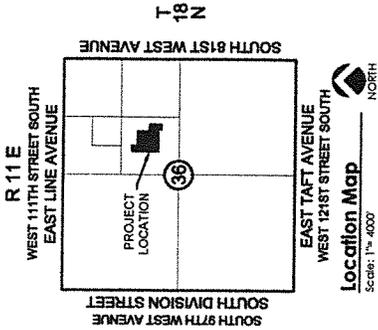


6.23.2017

HORT SCALE 1"=150'
 VERT SCALE
 ATLAS PAGE NO.
 MANAGER ANW
 DRAWN BY LJA
 DATE 6/23/2017

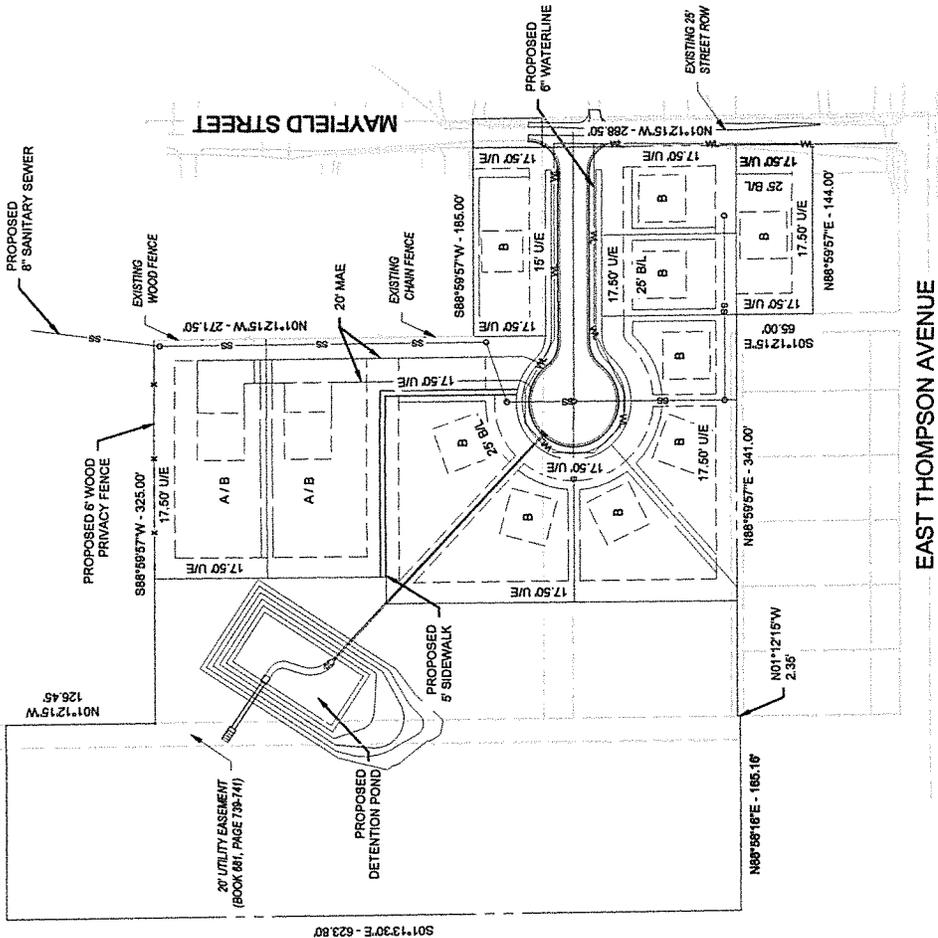
CONCEPTUAL
 SITE PLAN

EXHIBIT A



BUILDING LEGEND

A	MULTI-FAMILY HOUSING
B	SINGLE FAMILY HOUSING



7B-18



KKT ARCHITECTS, INC.
 2200 SOUTH LUTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4970 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH ORDINANCE CITY OF TULSA (PLANS) AND WITH ARCHITECTURE PROVIDED (S.D.P. 2009 EDITION)

Mayfield Estates

PUD NO. -

Sapulpa, OK

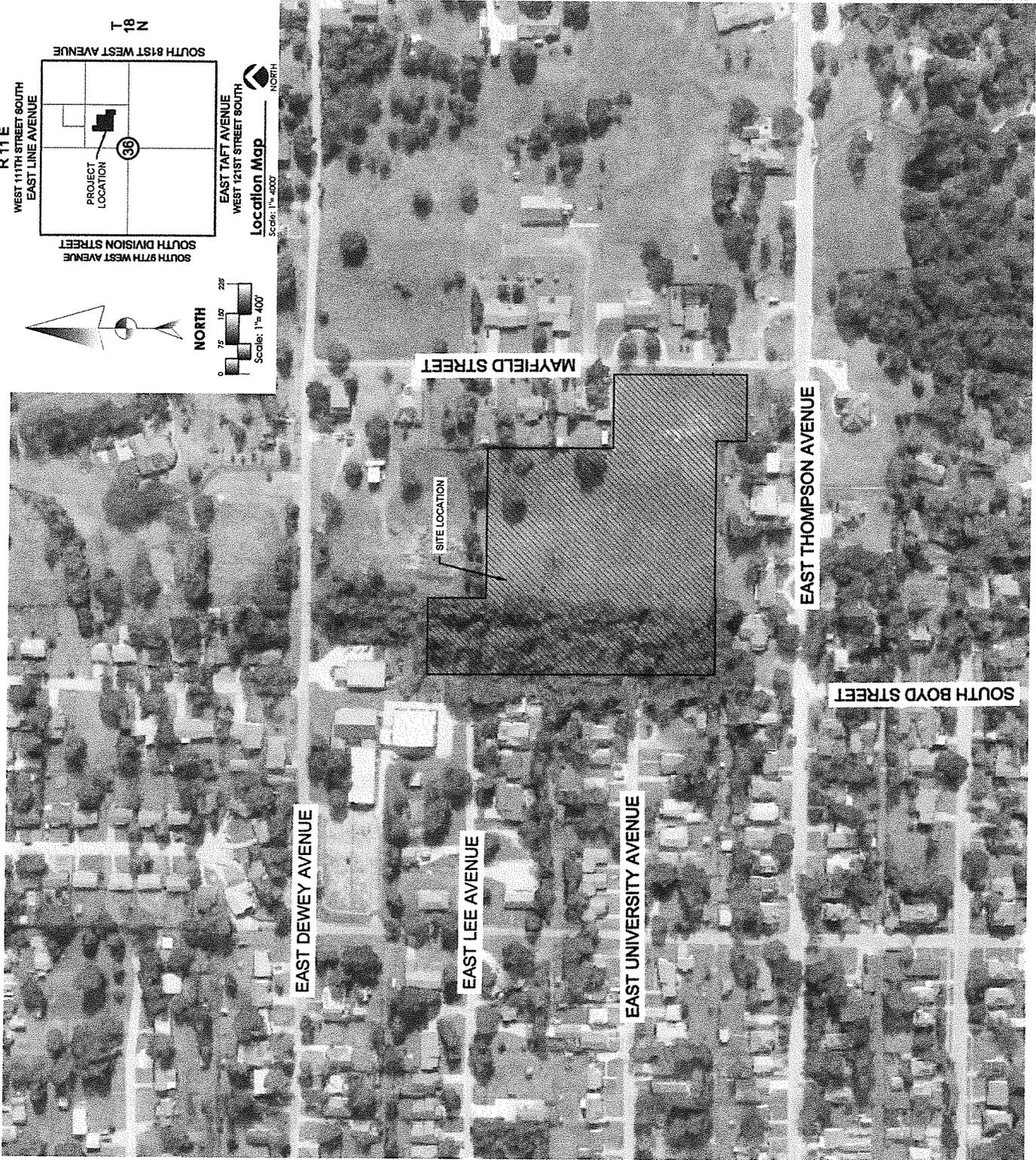
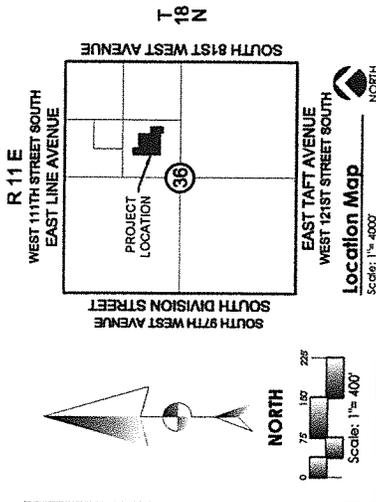


§ 23,901.7

HORIZ SCALE 1"=400'
 VERT SCALE
 ATLAS PAGE NO.
 MANAGER ANW
 DRAWN BY LJA
 DATE 8/29/2017

AERIAL PHOTOGRAPHY
 AND ADJACENT
 LAND USE

EXHIBIT B



7B-19



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLA. 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE CITY OF TULSA PLANNING AND SPECIFICATIONS (ORDINANCE 03.01, 2007 EDITION)

Mayfield Estates

PUD NO. -

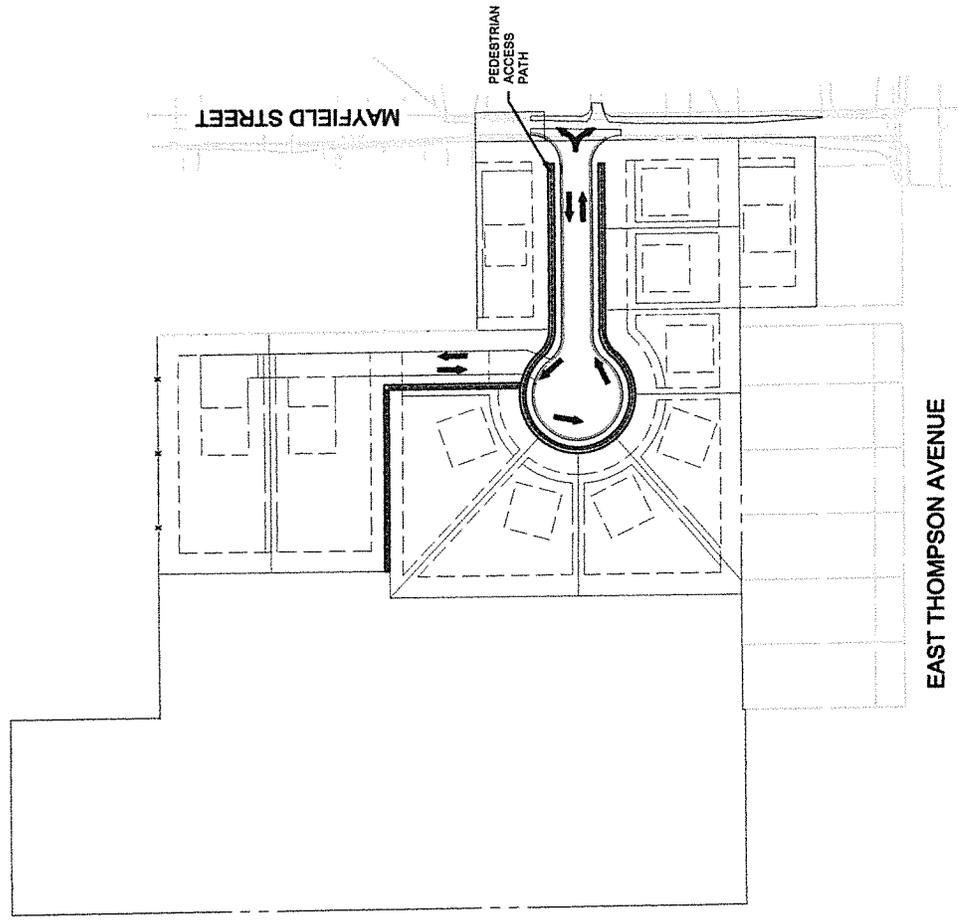
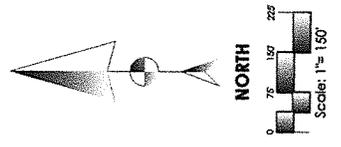
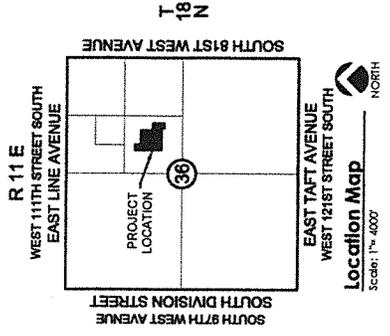
Sapulpa, OK



HORT SCALE 1"=150'
 VERT SCALE
 ATLAS PAGE NO.
 MANAGER ANW
 DRAWN BY LJA
 DATE 8/23/2017

CONCEPTUAL CIRCULATION PLAN

EXHIBIT C



7B-20



KKT ARCHITECTS, INC.
 2200 SOUTH LUTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 (P) 918.744.4270 \ (F) 918.744.7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ZONING ORDINANCES INCLUDING (B.S. 2017 EDITION)

Mayfield Estates

PUD NO. -

Sapulpa, OK

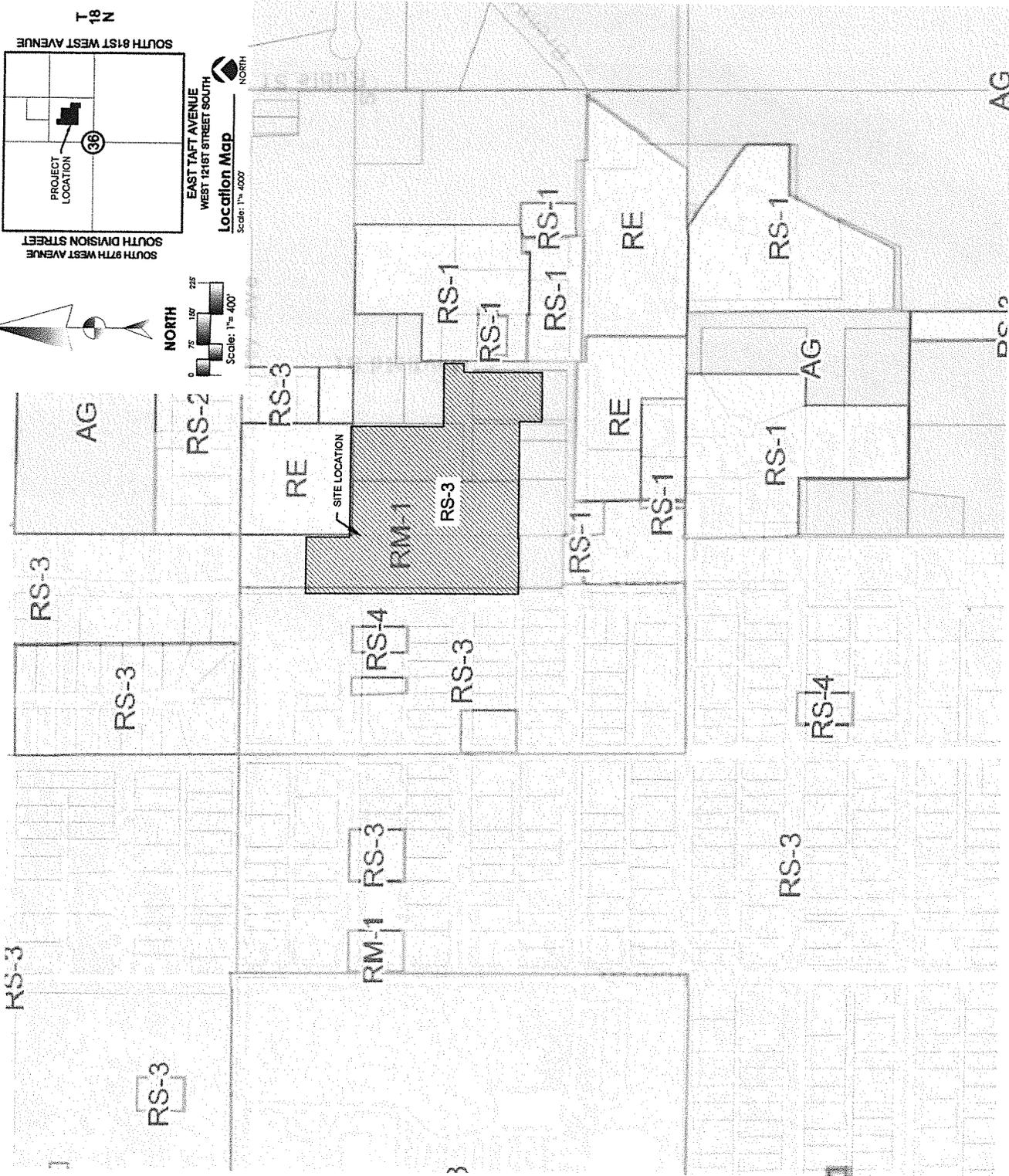
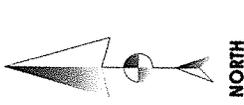
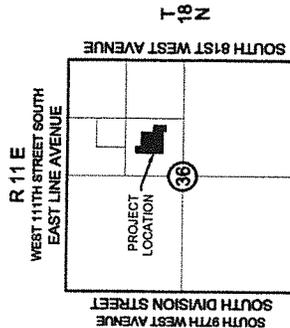


B.S. 2017

HORIZ SCALE : 1"=100'
 VERT SCALE :
 ATLAS PAGE NO. :
 MANAGER : ANW
 DRAWN BY : LIA
 DATE : 8/23/2017

ZONING MAP

EXHIBIT D



7B-21



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 (P) 918.744.4270 \ (F) 918.744.7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305
 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF TULSA ZONING REGULATIONS INCLUDING 20.01.1.207 (B) (2) (A).

Mayfield Estates

PUD NO. -

Sapulpa, OK

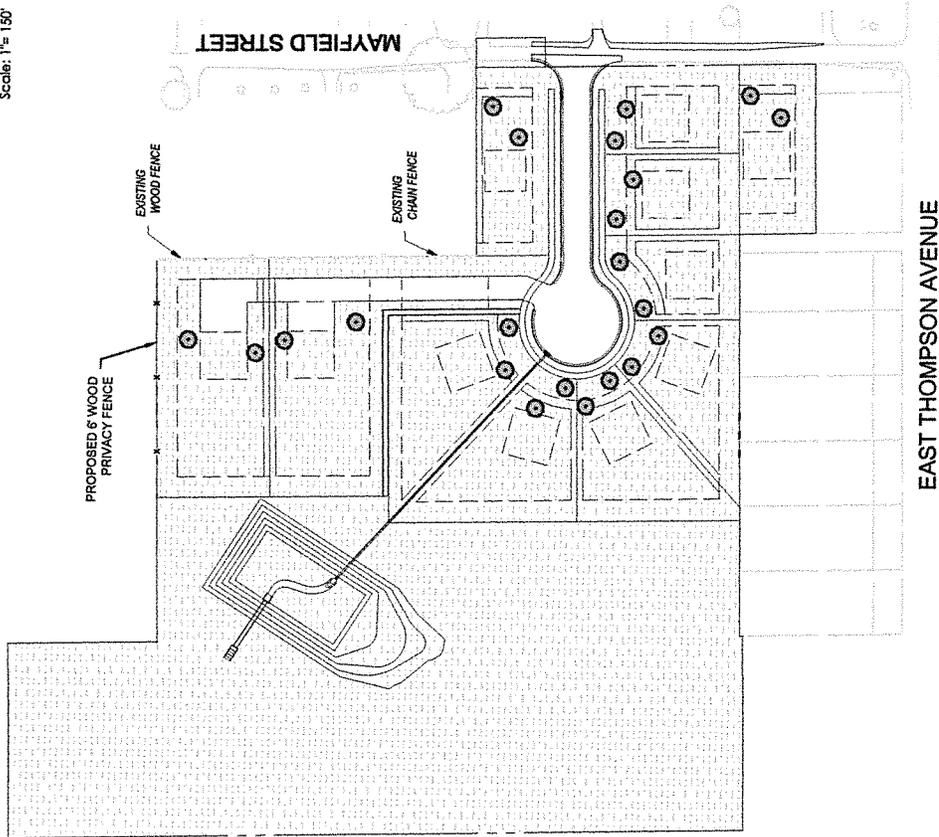
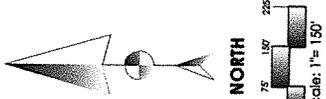
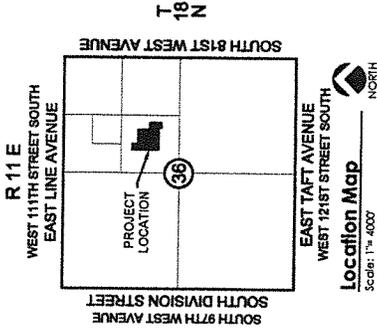


8.23.2017

HORT SCALE 1"=150'
 VERT SCALE
 ATLAS PAGE NO.
 MANAGER ANW
 DRAWN BY TLA
 DATE 8/23/2017

CONCEPTUAL
 LANDSCAPE
 PLAN

EXHIBIT E



DECIDUOUS TREE

7B-22



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918/744-4270 \ [F] 918/744-7849
 WWW.KKTARCHITECTS.COM
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE CITY OF TULSA STANDARDS AND SPECIFICATIONS INCLUDING 03.01.1.2009 EDITION

Mayfield Estates

PUD NO. -

Scapulpa, OK

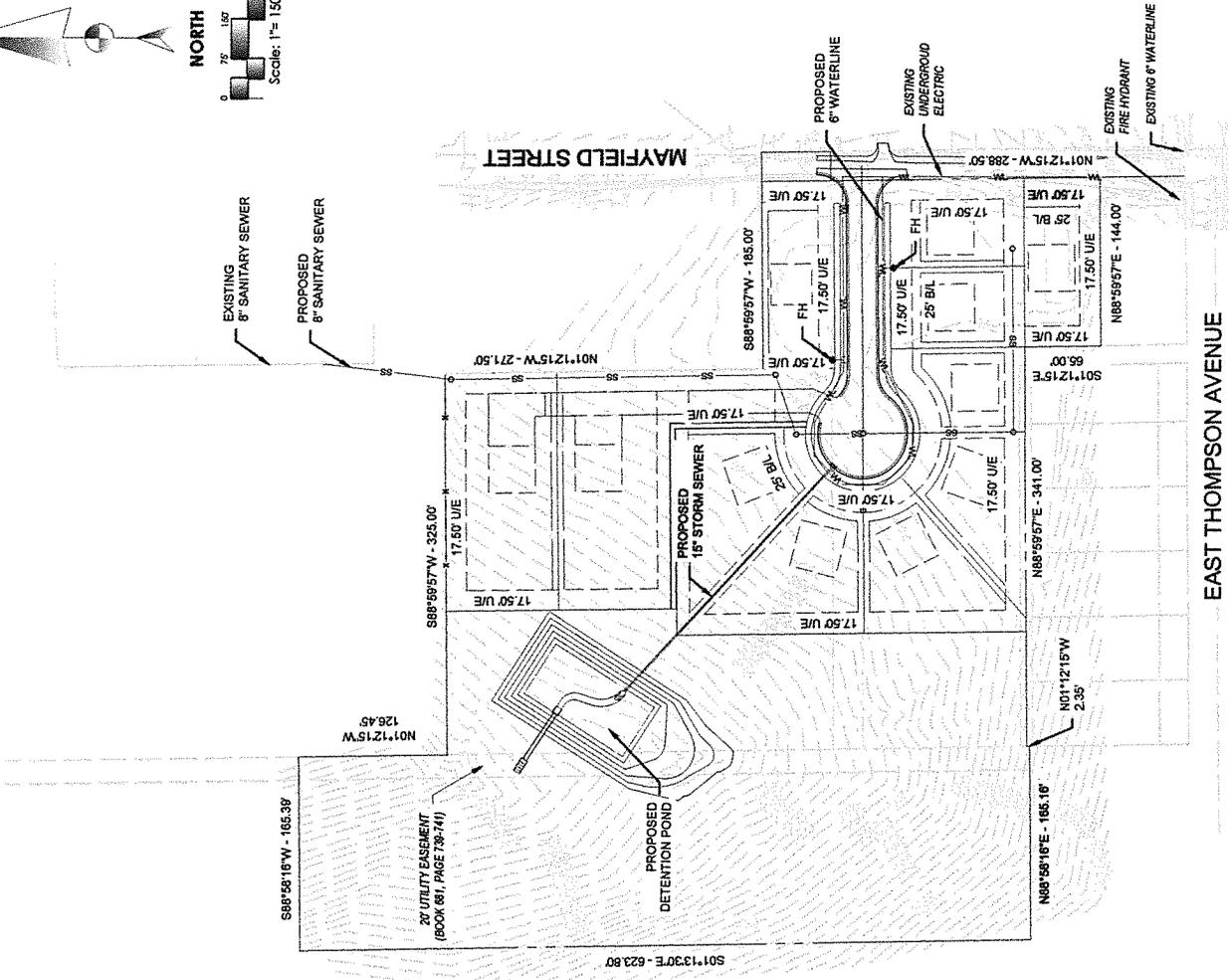
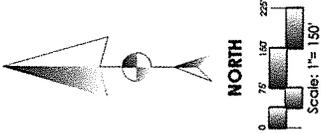
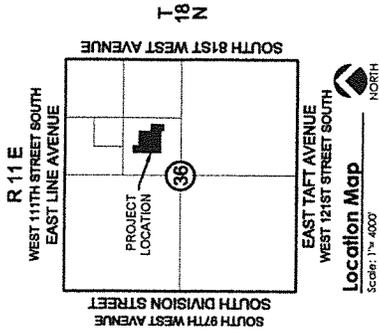


8.23.2017

HORIZONTAL SCALE 1"=150'
 VERTICAL SCALE ATLAS PAGE NO. ANW
 MANAGER LJA
 DRAWN BY
 DATE 8/23/2017

TOPOGRAPHY
 CONCEPTUAL DRAINAGE
 AND UTILITY PLAN

EXHIBIT F



7B-23

EXHIBIT G

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 SMITH ADDITION, AN ADDITION TO SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA; THENCE N 00°09'45" W ALONG THE EAST LINE OF LOTS 1 THRU 4 OF SAID BLOCK 1 A DISTANCE OF 230.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 36; THENCE S 89°57'33" E ALONG SAID NORTH LINE A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID NORTH LINE N 00°09'45" W A DISTANCE OF 58.50 FEET; THENCE N 89°57'33" W A DISTANCE 185.00 FEET; THENCE N 00°09'45" W A DISTANCE OF 271.50 FEET; THENCE N 89°57'33" W A DISTANCE OF 325.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 36; THENCE N 00°09'45" W ALONG SAID EAST LINE A DISTANCE OF 126.45 FEET; THENCE LEAVING SAID EAST LINE N 89°59'14" W A DISTANCE OF 165.39 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W/2) OF THE EAST HALF (E/2) OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 36; THENCE S 00°11'00" E ALONG EAST LINE A DISTANCE OF 623.80 FEET; THENCE LEAVING SAID EAST LINE S 89°59'14" E A DISTANCE OF 165.16 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 36; THENCE N 00°09'45" W ALONG SAID EAST LINE A DISTANCE OF 2.35 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, SMITH ADDITION, AN ADDITION TO SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA; THENCE S 89°57'33" E ALONG THE SOUTH LINE OF LOTS 12-17, BLOCK 1, OF SAID SMITH ADDITION A DISTANCE OF 341.00 FEET TO A POINT ON THE WEST LINE OF LOT 3, BLOCK 1 OF SAID SMITH ADDITION; THENCE S 00°09'45" E ALONG THE WEST LINE OF LOTS 3-4, BLOCK 1 OF SAID SMITH ADDITION A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S 89°57'33" E ALONG THE SOUTH LINE OF SAID BLOCK 4 A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS LOTS 1-4 AND 12-17, BLOCK 1, SMITH ADDITION.

SAID TRACT CONTAINING 310,555.56 SQUARE FEET (7.13 ACRES), MORE OR LESS.

7B-24



AGENDA ITEM

Community Development 9.C.

City Council Regular

Meeting Date: January 2, 2018

Submitted By: Nikki White, Urban Development Director

Department: Planning & Development

Presented By: Nikki White

SUBJECT:

Discussion and possible action on an Ordinance Amending the Zoning Ordinance of the City of Sapulpa; Changing the Zone and District of Land Located at Northwest Corner of West 81st Street South and Frankoma Road, City of Sapulpa, Creek County, State of Oklahoma, from IH (Industrial Heavy) to RS-3 (Residential Single Family), per SAZ-944; and Directing the City Clerk to Show Each Change upon the Official Zoning Map; Repealing All Ordinances or Parts of Ordinances in Conflict Herewith Providing for Severability and Declaring an Emergency.

BACKGROUND:

The subject property is located at the Northwest corner of West 81st Street South and Frankoma Road (lying west of the railroad right of way). The property currently has an IH (Industrial Heavy) zoning designation. The City of Sapulpa is making the request to Residential zoning for future housing needs.

The property is located in an area of mixed industrial, agricultural, and residential uses. The property is listed as Commercial/Industrial on the Future Land Use Map. Approval of this request will require a comprehensive plan amendment.

RECOMENDATION:

On December 19, 2017, the Sapulpa Metropolitan Area Planning Commission voted unanimously to recommend approval to City Council.

Attachments

Case report
Case maps
Ordinance



SAPULPA METROPOLITAN PLANNING COMMISSION (SMAPC)
December 19, 2017

FILE: SAZ-944 | Rezoning

OWNERS: City of Sapulpa

ADDRESS: Northwest corner of West 81st Street South and Frankoma Road

PARCEL: 1999-12-018-011-0-011-01

STR: Section 12, Township 18 North, Range 11 East

LEGAL: Beginning at the Southwest Corner of Section 12, Township 18 North, Range 11 East; thence North 01°09'19" West 1980.0'; thence North 89°05'31" East 1420'; thence South 01°49'07" East 650.34'; thence South 88°51'33" West 100.0'; thence South 88°51'33" West 100.0'; thence South 01°04'20" East 808.38' to the Railroad R/W, thence along Railroad R/W 589.90' to the South line of said Section 12, thence South 89°59'11" West 1043.97' to the point of beginning, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof; AND all that part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 12, Township 18 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, laying North of the Burlington Northern Santa Fe Railroad right of way.

LOT SIZE: 65 acres more or less

ZONING: IH- Industrial Heavy District

EXISTING USE: Vacant

APPLICANT: City of Sapulpa

CC WARD: Ward #2 Mr. John Anderson and Mr. Charles Stephens

PREPARED BY: Nikki White – Urban Development Director

REQUEST:

The applicant requests to rezone the subject property from Industrial Heavy (IH) to Residential Single Family High Density (RS-3).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

City of Sapulpa Zoning Code, Chapter 4, Residential District provisions.

BACKGROUND:

The subject property is located at the Northwest corner of West 81st Street South and Frankoma Road (Lying west of the railroad right of way). The property currently has an IH (Industrial Heavy) zoning designation. The City of Sapulpa is making the request to Residential zoning for future housing needs.

The property is located in an area of mixed industrial, agricultural, and residential uses. The property is listed as Commercial/Industrial on the Future Land Use Map. Approval of this request will require a comprehensive plan amendment.

SURROUNDING LAND USE AND ZONING:

North:	A-1 General Agriculture (County)
East:	I-2 General Industrial (County)
South:	A-1 General Agriculture (County)
West:	Railroad right-of-way

(Attached to this Staff Report, is a Zoning Map of the subject property)

Comprehensive Plan: The subject property is designated Commercial/Industrial) on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not located within a flood zone.

PUBLIC COMMENTS:

As of writing this report, staff has not received any public comments.

STAFF RECOMMENDATION:

Recommended motion for SMAPC:

Staff is recommending **APPROVAL** of the application with a comprehensive plan map amendment.

ATTACHMENTS:

1. Vicinity & Zoning Maps

**CITY OF SAPULPA
MAP PRODUCTS**

These map products and all underlying data were developed for use by the City of Sapulpa for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions contours property boundaries, or placement or location of any map features thereon.

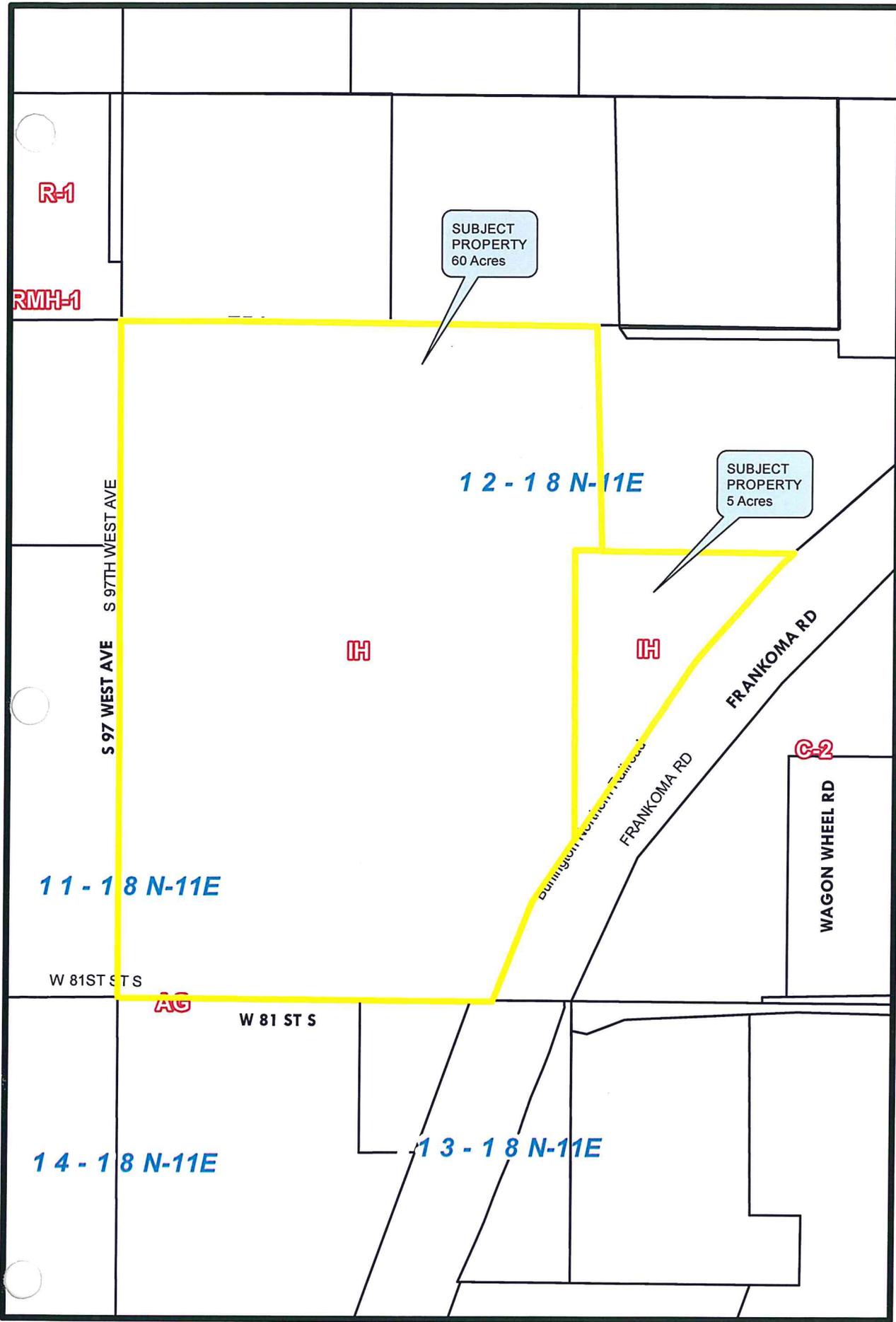
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Legend

- Zoning
- Subject Property
- Parcels
- Sections
- Highways
- Streets
- Railroad

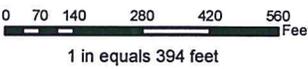


SUBJECT PROPERTY
60 Acres

SUBJECT PROPERTY
5 Acres

Property Description

Located in Section 12, Township 18 North, Range 11 East, two properties consisting of a total of 65 Acres. No E-911 address is assigned as of yet.



7C4

Map Prepared by:
City of Sapulpa
28 Nov 2017

Source Data:
Creek County Assessors
City of Sapulpa
Sapulpa/INGOG



SAZ-944

City of Sapulpa
owned property

CITY OF SAPULPA MAP PRODUCTS

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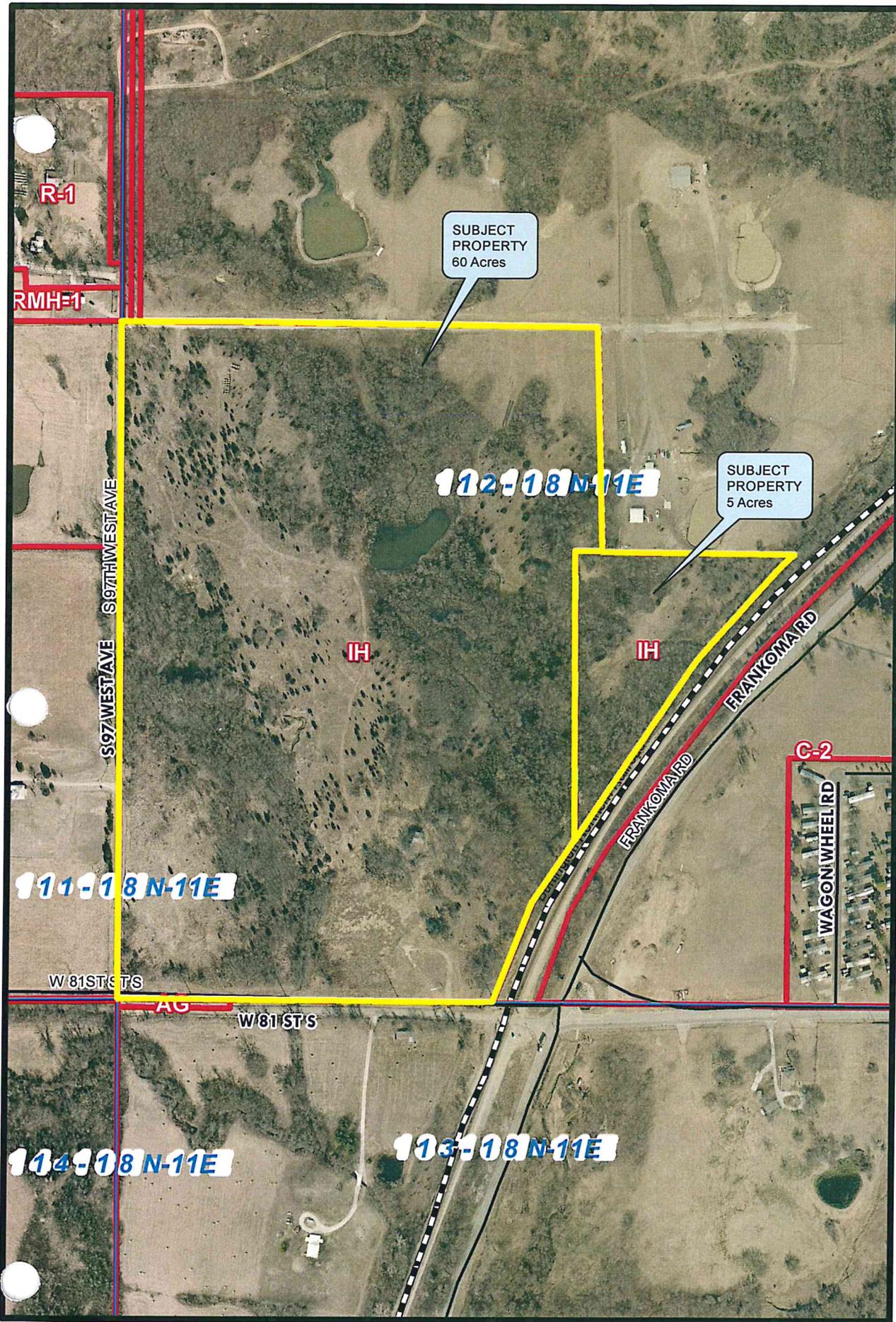
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Independent verification of all data contained herein should be obtained by any user of these map products, or the underlying data. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.

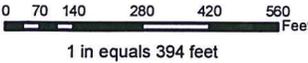
Legend

- Zoning
- Subject Property
- Parcels
- Sections
- Highways
- Streets
- Railroad



Property Description

Located in Section 12, Township 18 North, Range 11 East, two properties consisting of a total of 65 Acres. No E-911 address is assigned as of yet.



7C-5

Map Prepared by:
City of Sapulpa
28 Nov 2017

Source Data:
Creek County Assessors
City of Sapulpa
Sapulpa/INGOG



ORDINANCE NUMBER _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SAPULPA; CHANGING THE ZONE AND DISTRICT OF LAND LOCATED AT NORTHWEST CORNER OF WEST 81ST STREET SOUTH AND FRANKOMA ROAD, CITY OF SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA, FROM IH (INDUSTRIAL HEAVY) TO RS-3 (RESIDENTIAL SINGLE FAMILY), PER SAZ-944; AND DIRECTING THE CITY CLERK TO SHOW EACH CHANGE UPON THE OFFICIAL ZONING MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL, CITY OF SAPULPA, OKLAHOMA:

Section 1. That the Zoning Ordinance of the City of Sapulpa is hereby amended in the following particulars, to-wit:

- A. SAZ-944 City of Sapulpa: Beginning at the Southwest corner of Section 12, Township 18 North, Range 11 East; thence North 01°09'19" West 1980.0'; thence North 89°05'31" East 1420'; thence South 01°49'07" East 650.34'; thence South 88°51'33" West 100.0'; thence South 01°04'20" East 808.38' to the Railroad R/W, thence along Railroad R/W 589.90' to the South line of said Section 12, thence South 89°59'11" West 1043.97' to the point of beginning, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof; AND all that part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 12, Township 18 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, laying North of the Burlington Northern Sant Fe railroad right of way, be and are hereby rezoned from IH (Industrial Heavy) to RS-3 (Residential Single-Family High Density District).

Section 2. That the City Clerk of the City of Sapulpa is hereby directed to make the proper changes upon the official zoning map of said city to show thereon the change of zone and district of the above described property.

Section 3. That all ordinances, or parts of ordinances, in conflict with this ordinance, are repealed to the extent of conflict only.

Section 4. If any part or parts of this ordinance are held invalid or ineffective, the remaining portion shall not be affected but remain in full force and effect.

Section 5. EMERGENCY. Being immediately necessary that the provisions of this ordinance be put into full force and effect for the preservation of the public peace, health, and safety of the City of Sapulpa, Oklahoma, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after its passage, approval and publication as required by law.

PASSED AND APPROVED in regular session this ____ day of _____ 2018, with emergency clause separately voted upon.

Reg Green, Mayor

ATTEST:

APPROVED AS TO FORM:

Shirley Burzio, City Clerk

David R. Widdoes, City Attorney



AGENDA ITEM

Administration 10.A.

City Council Regular

Meeting Date: January 2, 2018

Submitted For: Rick Rumsey, Assistant City Manager

Submitted By: Amy Hoehner, Legal Assistant

Department: Public Works

Presented By: Rick Rumsey

SUBJECT:

Discussion and possible action regarding declaring two Ford F-150 trucks and one International Street Sweeper surplus and authorizing the City Manager to dispose of per state law.

BACKGROUND:

This request is for authorization to allow the City Manager to declare the following vehicles as surplus city property and to dispose of said vehicles by public sale.

1989 International Sweeper, VIN # 1HTSAZPM1LH244560

1995 Ford F-150, VIN# 2FTPF17Z91CA83221

2000 Ford F-150, VIN# 2FTPF17Z71CA75635

RECOMENDATION:

Staff recommends the Mayor and City Councilors approve the action as stated.



AGENDA ITEM

Informational Items 12.A.

City Council Regular

Meeting Date: January 2, 2018

Submitted By: Anna Jo Fife, City Manager Assistant

Department: City Manager

Presented By:

SUBJECT:

Sapulpa Main Street Profit and Loss Report for October and November, 2017.

BACKGROUND:

RECOMENDATION:

Attachments

Main St P&L Report

**Sapulpa Main Street
Profit & Loss**

January through October 2017

Cash Basis

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	TOTAL
Ordinary Income/Expense											
Income											
Collins Ballroom	150.00	500.00	1,850.00	850.00	450.00	150.00	0.00	900.00	350.00	450.00	5,650.00
Donations Received	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	5,650.00	5,900.00
Downtown Retail Events	200.00	0.00	1,490.50	169.50	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00
Econ Dev./City of Sapulpa	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	5,000.00	2,500.00	2,500.00	25,000.00
Event Income	0.00	0.00	910.00	7,480.00	16,636.75	14,752.51	7,163.53	3,622.31	2,682.00	195.00	53,442.10
Interest Income	15.16	13.33	15.91	16.53	17.56	16.32	16.38	15.57	15.12	15.08	156.96
Main Street Awards Banquet	0.00	0.00	0.00	90.00	90.00	0.00	0.00	0.00	0.00	0.00	180.00
Membership Dinner	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,180.00	1,180.00
Membership Dues	175.00	8,555.00	7,015.00	3,350.00	1,485.00	550.00	270.00	1,200.00	420.00	325.00	23,345.00
Reimbursed expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	3,040.16	11,568.33	14,031.41	14,456.03	21,179.31	17,968.83	7,449.91	10,737.88	5,967.12	10,315.08	116,714.06
Gross Profit	3,040.16	11,568.33	14,031.41	14,456.03	21,179.31	17,968.83	7,449.91	10,737.88	5,967.12	10,315.08	116,714.06
Expense											
Advertising & Marketing	40.00	140.00	620.00	(252.84)	253.84	40.00	(45.00)	20.00	30.00	0.00	846.00
Bank Service Fees	0.00	0.00	1.83	4.64	5.78	0.85	4.05	0.00	16.05	0.00	33.20
Cellular Phone Expense	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	600.00
City Landscape Expense	0.00	0.00	757.38	986.00	1,628.50	1,161.57	500.25	565.50	451.31	0.00	6,250.51
Computer upgrade/support	908.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.99	0.00	948.66
Continuing Education & Training	275.00	0.00	481.95	0.00	0.00	360.00	295.00	164.16	203.26	185.35	1,421.95
Copies Expense	0.00	463.03	236.00	0.00	232.79	403.67	184.97	25.00	25.00	24.00	2,073.23
Dues & Subscriptions	375.75	0.00	0.00	19.95	0.00	25.00	399.00	225.00	225.00	225.00	893.70
Employee Benefits	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,250.00
Freight/Shipping	0.00	0.00	0.00	89.40	0.00	0.00	0.00	0.00	0.00	0.00	89.40
Gifts & Celebrations	0.00	0.00	0.00	0.00	0.00	76.65	0.00	0.00	0.00	0.00	76.65
Injury Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.00	0.00	191.00
Injury & Liability	0.00	0.00	0.00	0.00	1,875.00	1,097.00	0.00	0.00	0.00	61.00	3,033.00
Insurance - Workman's Comp	0.00	0.00	0.00	0.00	0.00	355.00	0.00	0.00	0.00	0.00	355.00
Internet Expense (DSL)	0.00	95.00	47.50	0.00	47.50	47.50	47.50	43.79	51.21	47.50	427.50
Licenses & Permits	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Main Street Awards	0.00	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Martha's Corner Repairs	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	85.00
Meals & Entertainment	17.30	0.00	80.63	0.00	0.00	402.39	0.00	117.26	46.40	80.00	743.98
Membership Drive Expense	0.00	0.00	0.00	643.53	0.00	0.00	0.00	0.00	0.00	0.00	643.53
Music	0.00	0.00	0.00	184.77	0.00	0.00	0.00	0.00	0.00	0.00	184.77
Office Supplies	278.36	11.60	181.06	255.57	35.27	327.38	55.92	24.83	0.00	0.00	1,168.99
Parking	0.00	0.00	0.00	0.00	0.00	28.32	0.00	0.00	0.00	0.00	28.32
Payroll Expenses	3,601.33	3,508.49	3,625.55	3,593.26	3,552.90	3,694.18	3,544.82	3,524.62	3,512.53	3,613.45	35,771.13
Penalties & Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.55	0.00	0.00	13.55
Petty Cash Expense	0.00	0.00	0.00	0.00	250.00	(100.00)	0.00	0.00	0.00	(150.00)	0.00
Postage	0.00	0.00	98.00	0.00	0.00	98.00	0.00	0.00	0.00	0.00	196.00
Program Service Expense											
Christmas Lights Expense	265.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.00
Collins Ballroom Expense	0.00	0.00	0.00	50.00	50.00	0.00	0.00	50.00	0.00	0.00	150.00
Downtown Retail Expense	255.46	0.00	2,631.96	62.84	0.00	0.00	0.00	0.00	51.39	0.00	3,001.65
Farmers Market	0.00	0.00	0.00	0.00	301.50	495.76	927.16	630.85	194.68	13.21	2,563.16
Feed the City	(78.05)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(78.05)
Holiday Stroll	243.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	243.62
Rock the Block	0.00	0.00	0.00	1,287.14	414.36	2,316.99	2,321.13	1,774.89	1,166.84	2,778.40	12,059.85
Route 66 Expense	0.00	35.00	500.00	1,017.17	7,078.17	11,353.80	(100.00)	977.00	0.00	0.00	20,861.14
Total Program Service Expense	686.03	35.00	3,231.96	2,417.15	7,844.03	14,166.55	3,148.29	3,432.74	1,413.01	2,791.61	39,166.37
Purchases	0.00	0.00	0.00	5,968.12	0.00	0.00	0.00	0.00	0.00	0.00	5,968.12
Rent & Administrative Fees	0.00	1,100.00	550.00	0.00	550.00	775.00	775.00	714.55	835.45	775.00	6,075.00
Telephone	77.49	0.00	232.22	0.00	188.82	130.28	18.99	43.50	0.00	186.16	877.46

**Sapulpa Main Street
Profit & Loss**

January through October 2017

Cash Basis

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	TOTAL
Travel	699.22	103.47	479.70	410.14	113.10	1,543.29	0.00	296.65	229.21	0.00	3,874.78
Utilities	42.89	36.20	71.44	0.00	34.17	32.64	34.09	67.87	0.00	34.80	354.10
Total Expense	7,287.04	5,777.79	11,215.22	14,874.69	17,096.70	24,950.27	9,332.88	9,339.02	7,329.42	7,933.87	115,136.90
Net Ordinary Income	(4,246.88)	5,790.54	2,816.19	(418.66)	4,082.61	(6,981.44)	(1,882.97)	1,398.86	(1,362.30)	2,381.21	1,577.16
Net Income	(4,246.88)	5,790.54	2,816.19	(418.66)	4,082.61	(6,981.44)	(1,882.97)	1,398.86	(1,362.30)	2,381.21	1,577.16

Sapulpa Main Street
Profit & Loss
January through November 2017

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	TOTAL
Ordinary Income/Expense												
Income												
Collins Ballroom	150.00	500.00	1,850.00	850.00	450.00	150.00	0.00	900.00	350.00	450.00	150.00	5,800.00
Donations Received	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	5,650.00	1,000.00	6,900.00
Downtown Retail Events	200.00	0.00	1,490.50	169.50	0.00	0.00	0.00	0.00	0.00	0.00	100.00	1,960.00
Econ Dev./City of Sapulpa	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	5,000.00	2,500.00	2,500.00	2,500.00	27,500.00
Event Income	0.00	0.00	910.00	7,480.00	16,636.75	14,752.51	7,163.53	3,622.31	2,682.00	195.00	0.00	53,442.10
Interest Income	15.16	13.33	15.91	16.53	17.56	16.32	16.38	15.57	15.12	15.08	13.94	170.90
Main Street Awards Banquet	0.00	0.00	0.00	90.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Membership Dinner	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,180.00	0.00	1,180.00
Membership Dues	175.00	8,555.00	7,015.00	3,350.00	1,485.00	550.00	270.00	1,200.00	420.00	325.00	350.00	23,695.00
Reimbursed expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	3,040.16	11,568.33	14,031.41	14,456.03	21,179.31	17,968.83	7,449.91	10,737.88	5,967.12	10,315.08	4,113.94	120,828.00
Gross Profit	3,040.16	11,568.33	14,031.41	14,456.03	21,179.31	17,968.83	7,449.91	10,737.88	5,967.12	10,315.08	4,113.94	120,828.00
Expense												
Accounting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00
Advertising & Marketing	40.00	140.00	620.00	(252.84)	253.84	40.00	(45.00)	20.00	30.00	0.00	60.00	906.00
Bank Service Fees	0.00	0.00	1.83	4.64	5.78	0.85	4.05	0.00	16.05	0.00	0.00	33.20
Cellular Phone Expense	60.00	60.00	60.00	986.00	1,828.50	1,161.57	500.25	585.50	451.31	60.00	1,085.75	660.00
City Landscape Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.99	0.00	0.00	7,316.26
Computer upgrade/support	908.67	0.00	0.00	0.00	0.00	360.00	295.00	0.00	0.00	0.00	0.00	948.66
Continuing Education & Training	275.00	0.00	491.95	0.00	0.00	0.00	0.00	0.00	203.26	185.35	96.11	1,421.95
Copies Expense	0.00	463.03	236.00	0.00	232.79	403.67	184.97	164.16	25.00	24.00	50.00	2,169.34
Dues & Subscriptions	375.75	0.00	0.00	19.95	0.00	25.00	399.00	25.00	225.00	225.00	225.00	943.70
Employee Benefits	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,475.00
Freight/Shipping	0.00	0.00	0.00	89.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.40
Gifts & Celebrations	0.00	0.00	0.00	0.00	0.00	76.65	0.00	0.00	191.00	0.00	0.00	76.65
Injury Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.00
Insurance - Liability	0.00	0.00	0.00	0.00	1,875.00	1,097.00	0.00	0.00	0.00	61.00	0.00	3,033.00
Insurance - Workman's Comp	0.00	0.00	0.00	0.00	0.00	355.00	0.00	0.00	0.00	0.00	0.00	355.00
Internet Expense (DSL)	0.00	95.00	47.50	0.00	47.50	47.50	47.50	43.79	51.21	47.50	23.75	451.25
Licenses & Permits	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Main Street Awards	0.00	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Martha's Corner Repairs	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	85.00
Meals & Entertainment	17.30	0.00	80.63	0.00	0.00	402.39	0.00	117.26	46.40	80.00	228.98	972.96
Membership Drive Expense	0.00	0.00	0.00	643.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,521.57
Music	0.00	0.00	0.00	184.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.77
Office Supplies	278.36	11.60	181.06	255.57	35.27	327.38	55.92	24.83	0.00	0.00	575.02	1,745.01
Parking	0.00	0.00	0.00	0.00	0.00	28.32	0.00	0.00	0.00	0.00	0.00	28.32
Payroll Expenses	3,601.33	3,508.49	3,625.55	3,593.26	3,552.90	3,694.16	3,544.82	3,524.62	3,512.53	3,613.45	3,577.12	39,348.25
Penalties & Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.55	0.00	0.00	0.00	13.55
Petty Cash Expense	0.00	0.00	0.00	0.00	250.00	(100.00)	0.00	0.00	0.00	(150.00)	0.00	0.00
Postage	0.00	0.00	98.00	0.00	0.00	98.00	0.00	0.00	0.00	0.00	1.00	197.00
Program Service Expense												
Christmas Lights Expense	265.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,655.00	2,020.00
Collins Ballroom Expense	0.00	0.00	0.00	50.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	150.00
Downtown Retail Expense	255.46	0.00	2,631.96	62.84	0.00	0.00	0.00	0.00	51.39	0.00	420.00	3,421.65
Farmers Market	0.00	0.00	0.00	0.00	301.50	495.76	927.16	630.85	194.68	13.21	61.32	2,624.48
Feed the City	(78.05)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	378.33	300.28
Holiday Stroll	243.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	243.62
Rock the Block	0.00	0.00	0.00	1,287.14	414.36	2,316.99	2,321.13	1,774.89	1,166.94	2,778.40	40.51	12,100.36
Route 66 Expense	0.00	35.00	500.00	1,017.17	7,078.17	11,353.80	(100.00)	977.00	0.00	0.00	0.00	20,861.14
Total Program Service Expense	686.03	35.00	3,231.96	2,417.15	7,844.03	14,166.55	3,148.29	3,432.74	1,413.01	2,791.61	2,555.16	41,721.53
Purchases	0.00	0.00	0.00	5,968.12	0.00	0.00	0.00	714.55	0.00	0.00	0.00	5,968.12
Rent & Administrative Fees	0.00	1,100.00	550.00	0.00	550.00	775.00	775.00	0.00	835.45	775.00	1,712.50	7,787.50

**Sapulpa Main Street
Profit & Loss
January through November 2017**

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	TOTAL
Repair & Maintenance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.50	319.50
Telephone	77.49	0.00	232.22	0.00	188.82	130.28	18.99	43.50	0.00	186.16	0.00	877.46
Travel	699.22	103.47	479.70	410.14	113.10	1,543.29	0.00	296.65	229.21	0.00	3,318.23	7,193.01
Utilities	42.89	36.20	71.44	0.00	34.17	32.64	34.09	67.87	0.00	34.80	35.29	389.39
Total Expense	7,287.04	5,777.79	11,215.22	14,874.69	17,096.70	24,950.27	9,332.88	9,339.02	7,329.42	7,933.87	16,056.45	131,193.35
Net Ordinary Income	(4,246.88)	5,790.54	2,816.19	(418.66)	4,082.61	(6,981.44)	(1,882.97)	1,398.86	(1,362.30)	2,381.21	(11,942.51)	(10,365.35)
Net Income	(4,246.88)	5,790.54	2,816.19	(418.66)	4,082.61	(6,981.44)	(1,882.97)	1,398.86	(1,362.30)	2,381.21	(11,942.51)	(10,365.35)