

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432, and at Community Center, 121 High Street, Eufaula, OK 74432 (the meeting location) on September 28, 2023, at 4:00 p.m.

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **NOTICE AND AGENDA OF MEETINGS**

Monday  
October 2, 2023  
5:30 p.m.

City Council and Eufaula Public Works Authority

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

Council Rules of Decorum limit citizen comments on agenda items and public hearings to five (5) minutes. Any person desiring to address the Council during such period must sign in with the City Clerk, provide their name and address, and specify the agenda item they wish to address. Remarks will be limited to the agenda item under consideration, and the speaker is allowed to speak only once. If written materials are submitted, ten (10) copies should be made available and may not be returned. Under Oklahoma law, the Council Members are prohibited from discussing or taking action on items not on today's agenda.

The complete packet of information for the agenda items is available online at  
[CityofEufaulaOK.com](http://CityofEufaulaOK.com)

City Council

Freeholder Mayor Todd Warren  
Ward 1 Vice Mayor Josh Cummings  
Ward 2 Council Member Open  
Ward 3 Council Member Jamie Upton  
Ward 4 Council James Hickman

AGENDA  
EUFAULA CITY COUNCIL  
October 2, 2023  
5:30 p.m.

- |                            |                   |
|----------------------------|-------------------|
| 1. CALL TO ORDER           | MAYOR TODD WARREN |
| 2. INVOCATION              | CHIEF SHATSWELL   |
| 3. PLEDGE OF ALLEGIANCE    | MAYOR TODD WARREN |
| 4. OATH OF OFFICE (BARTON) | JUDGE PRATT       |
| 5. ROLL CALL /ATTENDANCE   | VALARIE COX       |

CONSENT AGENDA

All matters listed under the Consent Agenda are routine by the City Council and will be enacted by one motion. Therefore, there will not be a separate discussion of these items. However, if a discussion is desired, that item will be removed from the Consent Agenda and considered separately. The item will then be placed in its proper order on the regular meeting agenda and will be considered at that time.

6. APPROVAL OF MINUTES.
  - A. REGULAR COUNCIL MEETING SEPTEMBER 11, 2023
7. APPROVAL OF THE TREASURER'S REPORT.
8. APPROVAL OF SEPTEMBER 2023 PAYROLL FIGURES FOR THE GENERAL FUND IN THE AMOUNT OF \$119,679.97.
9. RECEIPT OF SEPTEMBER CLAIMS: CITY OF EUFAULA.

ITEMS REMOVED FROM THE CONSENT AGENDA

10. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Specific Use Permit for the installation of a manufactured mobile home at the following location: Lots 246 and 247 BLK 1, River Oaks. Commonly known as Lots 246 and 247 Choctaw Drive, River Oaks.
11. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the FY 2024 City Council, Eufaula Public Works Authority, Eufaula Economic Development Authority, and Eufaula Downtown Development Authority meeting calendars, and FY 2024 Holiday schedules.
12. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the FY 2024 Planning and Zoning Committee and the Board of Adjustment meeting calendars.
13. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of pay application #5 from Voy Construction. in the amount of \$65,944.67.
14. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to approve Budget Amendment 1a for the General Fund.
15. REMARKS AND INQUIRIES BY CITY COUNCIL.
16. ANNOUNCEMENTS.
17. ADJOURNMENT.

AGENDA  
EUFAULA PUBLIC WORKS AUTHORITY  
October 2, 2023  
5:30 p.m.

1. ROLL CALL /ATTENDANCE

2. OATH OF OFFICE (BARTON)                      KAY ROBBINS-WALL

CONSENT AGENDA

All matters listed under the Consent Agenda are routine by the Public Works Authority and will be enacted by one motion. Therefore, there will not be a separate discussion of these items. However, if a discussion is desired, that item will be removed from the Consent Agenda and considered separately. The item will then be placed in its proper order on the regular meeting agenda and will be considered at that time.

2. APPROVAL OF MINUTES.

A. REGULAR AUTHORITY MEETING SEPTEMBER 11, 2023.

3. APPROVAL OF SEPTEMBER 2023 PAYROLL FIGURES FOR THE EUFAULA PUBLIC WORKS AUTHORITY IN THE AMOUNT OF \$75,691.30.

4. RECEIPT OF SEPTEMBER CLAIMS: EUFAULA PUBLIC WORKS AUTHORITY.

ITEMS REMOVED FROM THE CONSENT AGENDA

5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of pay application #6 from Lone Hickory Cattle L.L.C. for the CWSRF Sewer Project in the amount of \$108,469.68.

6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement Consideration of to approve Budget Amendment 1b for the Public Works Authority.

7. Adjournment.



AGENDA  
EUFAULA ECONOMIC DEVELOPMENT AUTHORITY  
October 2, 2023  
5:30 p.m.

1. ROLL CALL /ATTENDANCE                      CITY CLERK VALARIE COX
2. OATH OF OFFICE (BARTON)                      KAY ROBBINS-WALL
3. Consideration of acceptance, approval, adoption, rejection, amendment, and/or postponement. Consideration of approving Budget Amendment 1c for the Eufaula Economic Development Authority.
4. Adjournment

## Oath of Office

State of Oklahoma     )  
                                      ) §  
McIntosh County        )

I, Roger Barton, do solemnly swear that I will support the Constitution and the laws of the United States of America and the Constitution, the laws of the State of Oklahoma, and the Eufaula Code of Ordinances, and that I will not knowingly receive, directly or indirectly, any money or other valuable thing, for the performance or nonperformance of any act or duty pertaining to my employment, other than the compensation allowed by law, and that I will faithfully discharge my duties as a member of the City Council to the best of my ability.

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Affiant's Signature

Subscribed and sworn to before me this 2nd day of October 2023.

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Judge Teresa Pratt

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432, and at Community Center, 121 High Street, Eufaula, OK 74432 (the meeting location) on September 7, 2023, at 4:00 p.m.

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



### **MINUTES NOTICE AND AGENDA OF MEETINGS Monday September 11, 2023 5:30 p.m.**

City Council and Eufaula Public Works Authority

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

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City Council

Freeholder Mayor Todd Warren  
Ward 1 Vice Mayor Josh Cummings  
Ward 2 Council Member Open  
Ward 3 Council Member Jamie Upton  
Ward 4 Council Member James Hickman

AGENDA  
EUFAULA CITY COUNCIL  
September 11, 2023  
5:30 p.m.

- |                          |                   |
|--------------------------|-------------------|
| 1. CALL TO ORDER         | MAYOR TODD WARREN |
| 2. INVOCATION            | CHIEF SHATSWELL   |
| 3. PLEDGE OF ALLEGIANCE  | MAYOR TODD WARREN |
| 4. ROLL CALL /ATTENDANCE | VALARIE COX       |

Council members present: Cummings, Warren, Upton and Hickman.

CONSENT AGENDA

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5. APPROVAL OF MINUTES.
  - A. REGULAR COUNCIL MEETING AUGUST 7, 2023
6. APPROVAL OF THE TREASURER’S REPORT.
7. APPROVAL OF THE AUGUST 2023 PAYROLL FIGURES FOR THE GENERAL FUND IN THE AMOUNT OF \$84,767.05.
8. RECEIPT OF AUGUST CLAIMS: CITY OF EUFAULA.

Motion to approve the consent agenda by James Hickman, 2<sup>nd</sup> by Jamie Upton. Roll Call  
Vote Yes- Cummings, Warren, Upon and Hickman.

## ITEMS REMOVED FROM THE CONSENT AGENDA

9. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement for the appointment of Chelsea Lewis to fill an open seat on the Eufaula Planning and Zoning Commission.

Motion to approve the appointment of Chelsea Lewis to fill an open seat on the Eufaula Planning and Zoning Commission by James Hickman, 2<sup>nd</sup> by Josh Cummings. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

10. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Specific Use Permit to allow for the operation of a home daycare at the following location: Lot 260 BLK 1 River Oaks, commonly known as 775 Choctaw Drive.

Jeb Jones. Discussion. Motion to approve of a Specific Use Permit to allow for the operation of a home daycare at the following location: Lot 260 BLK 1 River Oaks, commonly known as 775 Choctaw Drive.

11. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of Ordinance 23-9-1,

Jeb Jones.

- a. AN ORDINANCE APPROVING THE ZONING CHANGE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO GC-1 (GENERAL COMMERCIAL ONE) PURSUANT TO THE APPLICATION MADE ON THE 4TH DAY OF MAY, 2023, TO THE CITY OF EUFAULA, OKLAHOMA, McINTOSH COUNTY. (McIntosh - Weidel Application)

Motion to approve Ordinance 23-9-1 APPROVING THE ZONING CHANGE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO GC-1 (GENERAL COMMERCIAL ONE) PURSUANT TO THE APPLICATION MADE ON THE 4TH DAY OF MAY, 2023, TO THE CITY OF EUFAULA, OKLAHOMA, McINTOSH COUNTY. (McIntosh - Weidel Application) by Jamie Upton, 2<sup>nd</sup> by Josh Cummings. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

- b. EMERGENCY CLAUSE

Motion to approve the Emergency Clause by Todd Warren, 2<sup>nd</sup> by James Hickman. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

12. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of Eufaula School District Threat Assessment Team MOU.

Jeb Jones. Mike Harris. Motion to approve the Eufaula School District Threat Assessment Team MOU by Josh Cummings, 2<sup>nd</sup> by Jamie Upton. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

13. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to nominate a representative to serve on the Eastern Oklahoma Development District Board of Directors for the balance of a three-year term ending June 30, 2025.

Jeb Jones. Motion to nominate Josh Cummings as representative to serve on the the Eastern Oklahoma Development District Board of Directors for the balance of a three-year term ending June 20, 2025, by James Hickman, 2<sup>nd</sup> by Jamie Upton. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

14. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the Mayor's signature on: Jeb Jones.

a. FY2024 REAP Grant Resolution

Motion to approve the FY2024 REAP Grant Resolution by James Hickman, 2<sup>nd</sup> by Josh Cummings. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

b. FY2024 REAP Grant Application

Motion to approve FY2024 REAP Grant Application by Todd Warren, 2<sup>nd</sup> by James Hickman. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

c. FY2024 REAP Grant Statement of Understanding and Assurances

Motion to approve FY2024 REAP Grant Statement of Understanding and Assurances by James Hickman, 2<sup>nd</sup> by Jamie Upton. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

15. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to award the City Hall Remodel Project to Cunningham Construction, pursuant to Cowan Engineering's recommendation.

Jeb Jones. Sean Cunningham. Motion to approve to award the City Hall Remodel Project to Cunningham Construction, pursuant to Cowan Engineering's recommendation by James Hickman, 2<sup>nd</sup> by Jamie Upton. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

16. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to approve the City Manager's signature on an Opioid Abatement Grant letter of intent.

David Bryning. Motion to approve the City Manager's signature on an Opioid Abatement Grant letter of intent by Josh Cummings, 2<sup>nd</sup> by James Hickman. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

17. Consideration of Acceptance, Approval, Rejection, Amendment, and/or Postponement to convene into Executive Session, pursuant to 25 O.S. §307 (B)(1) with clarification from Attorney General Opinion 92-23, for the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee, more specifically for the discussions related to the appointment in the vacancy of the Ward 2 position of the Eufaula City Council.

Motion to approve to convene into Executive Session, pursuant to 25 O.S. §307 (B)(1) with clarification from Attorney General Opinion 92-23, for the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee, more specifically for the discussions related to the appointment in the vacancy of the Ward 2 position of the Eufaula City Council by Josh Cummings, 2<sup>nd</sup> by Todd Warren. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

18. Executive Session, pursuant to 25 O.S. §307 (B)(1), for discussions related to the appointment in the vacancy of the Ward 2 position of the Eufaula City Council.

19. Motion to return to Open Session from Executive Session pursuant to 25 O.S. §307 (B)(1).

Motion to return Open Session from Executive Session pursuant to 25 O.S. §307 (B)(1) by Josh Cummings, 2<sup>nd</sup> by James Hickman. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

20. Consideration of Acceptance, Approval, Rejection, Amendment, and/or Postponement to appoint an individual to the vacancy of the Ward 2 position of the Eufaula City Council.

Motion to appoint Roger Barton to the vacancy of the Ward 2 Position of the Eufaula City Council by James Hickman, 2<sup>nd</sup> by Josh Cummings. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

21. REMARKS AND INQUIRIES BY CITY COUNCIL.

None

22. ANNOUNCEMENTS.

Sales Tax and Crappie Master National Fishing Tournament.

23. ADJOURNMENT.

Motion to adjourn by Jamie Upton, 2<sup>nd</sup> by James Hickman. Roll Call Vote Yes-Cummings, Warren, Upton and Hickman.



AGENDA  
EUFAULA PUBLIC WORKS AUTHORITY  
September 11, 2023  
5:30 p.m.

1. ROLL CALL /ATTENDANCE

Council members present: Cummings, Warren, Upton and Hickman.

CONSENT AGENDA

All matters listed under the Consent Agenda are routine by the Public Works Authority and will be enacted by one motion. Therefore, there will not be a separate discussion of these items. However, if a discussion is desired, that item will be removed from the Consent Agenda and considered separately. The item will then be placed in its proper order on the regular meeting agenda and will be considered at that time.

2. APPROVAL OF MINUTES.

A. REGULAR MEETING AUGUST 7, 2023.

3. APPROVAL OF THE AUGUST 2023 PAYROLL FIGURES FOR THE EUFAULA PUBLIC WORKS AUTHORITY IN THE AMOUNT OF \$47,869.34.

4. RECEIPT OF AUGUST CLAIMS: EUFAULA PUBLIC WORKS AUTHORITY.

Motion to approve the Consent Agenda by Jamie Upton, 2<sup>nd</sup> by Todd Warren. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

ITEMS REMOVED FROM THE CONSENT AGENDA

5. Adjournment.

Motion to adjourn by James Hickman, 2<sup>nd</sup> by Jamie Upton. Roll Call Vote Yes- Cummings, Warren, Upton and Hickman.

CITY OF EUFAULA  
MONTHLY TREASURY REPORT  
AUGUST 2023

**BANK OF EUFAULA**

<u>Description:</u>	<u>Beginning Bank Balance</u>	<u>Deposits and Credits</u>	<u>Withdrawals and Debits</u>	<u>Ending Bank Balance</u>	<u>Change From Prior Month</u>
General Fund	1,445,151.79	\$ 369,310.37	\$ (397,861.69)	\$ 1,416,600.47	\$ (28,551.32)
				\$500,610.77 ARPA FUNDS	
Eufaula Public Works Authority	\$ 1,660,053.71	\$ 374,631.25	\$ (213,956.28)	\$ 1,820,728.68	\$ 160,674.97
EPWA/ Capital Improvements Fund	\$ 236,468.41	\$ 76,689.61	\$ (3,321.45)	\$ 309,836.57	\$ 73,368.16
Airport	\$ 27,400.01	\$ 1,076.47	\$ (271.80)	\$ 28,204.68	\$ 804.67
City of Eufaula / CDBG	\$ -			\$ -	\$ -
Cemetery Perpetual Care	\$ 13,021.26	\$ 0.55	\$ -	\$ 13,021.81	\$ 0.55
CWSRF EPWA/ OWRB Construction Fund	\$ -			\$ -	\$ -
Dept of Commerce / CDBG	\$ 5.00	\$ -	\$ -	\$ 5.00	\$ -
EPWA SRF-SEWER	\$ 201,967.65	\$ 41,792.90	\$ (113,753.39)	\$ 130,007.16	\$ (71,960.49)
Disaster Emergency Fund	\$ 31,343.23			\$ 31,343.23	\$ -
Eufaula Economic Develop. Authority	\$ 129,040.39	\$ 6,730.29	\$ (55,828.41)	\$ 79,942.27	\$ (49,098.12)
McIntosh County Health Dept.	\$ 7,918.19	\$ 0.67	\$ -	\$ 7,918.86	\$ 0.67
Police Court Account	\$ 68,345.72	\$ 24,703.46	\$ (5,541.55)	\$ 87,507.63	\$ 19,161.91
Police Drug Fund	\$ 10,259.87	\$ 5,835.00		\$ 16,094.87	\$ 5,835.00
City of Eufaula / Recreation Acct.	\$ 92,130.00	\$ 8,452.86	\$ (4,370.45)	\$ 96,212.41	\$ 4,082.41
City of Eufaula / Street Fund		\$ -	\$ -	\$ -	\$ -
				72,144.70 RESERVED FOR SPLASHPAD	
CWSRF-AMR	\$ 9,169.60	\$ 3,321.45		\$ 12,491.05	\$ 3,321.45
EPWA-DWSRF	\$ 298,364.61	\$ 159,153.45	\$ (106,064.55)	\$ 351,453.51	\$ 53,088.90
	<u>\$ 4,230,639.44</u>	<u>\$ 1,071,698.33</u>	<u>\$ (900,969.57)</u>	\$ 4,401,368.20	\$ 170,728.76
<b><u>Total Net Operating Capital</u></b>				\$ -	
				\$ -	
<b><u>SOUTHPOINT</u></b>	<u>\$ 14,044.68</u>		\$ (14,044.68)	\$ -	





City Council Agenda Item No.10

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Specific Use Permit for the installation of a manufactured mobile home at the following location: Lots 246 and 247 BLK 1, River Oaks. Commonly known as Lots 246 and 247 Choctaw Drive, River Oaks.

**Initiator:** Jeb Jones, City Manager

**Information Source:** Jeb Jones, City Manager, Julie Musgraves, Admin. Asst.

**Background:** Lance Bailey submitted a Specific Use Permit on August 24, 2023, for the installation of a manufactured mobile home for sale to consumers. As of today's date, I have received one letter of protest. Update: This request was heard by the Planning and Zoning Commission and, after consideration, was denied by a vote of 5-0 against issuing a Specific Use Permit.

**Council Pillar:** n/a

**Financial Impact:** n/a

**Attachment:** P&Z Documents

**Recommended Action:** Vote to deny Specific Use Permit



Planning and Zoning Item No. 5

Meeting Date: September 18, 2023

## Agenda Item Memo

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Specific Use Permit for the installation of a manufactured mobile home at the following location: Lots 246 and 247 BLK 1, River Oaks. Commonly known as Lots 246 and 247 Choctaw Drive, River Oaks.

**Initiator:** Lance Bailey

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Lance Bailey submitted a Specific Use Permit on August 24, 2023, for the installation of a manufactured mobile home for sale to consumers. As of today's date, I have received 1 letter of protest.

**Attachment:** Application, Deed, Blueprints of mobile home, Site Plan, Radius List, Radius Letters, Map, & Indian Journal Publication, Letter of Protest

CITY OF EUFAULA

APPLICATION FOR SPECIFIC USE PERMIT

Date: 8/24/2023

Address or General Description: LOTS 246, 247

Present Zoning: RESIDENTIAL Owner of Record: LANCE BAILEY

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: SEE ATTACHED

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other).  
Attach documentation of interest and documentation from the owner of record authorizing this specific use permit.

AGENT

Are there any private or deed restrictions controlling use of tract (If yes, explain): N/A

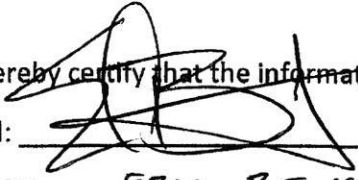
Responsible party for advertising, zoning specific use permit fee (\$150.00), 300 ft. radius request for certified mailing list (\$50.00), mailing costs, and any additional fees:

Name: LANCE BAILEY

Address: 123 S SENECA AVE BARTERSVILLE OK 74003

Phone: 918-695-8535

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed:  Date: 8/24/23

Printed Name: ERIC BENGE Phone: 903 487 9744



Address: 301 STETSON DR WHITESBORO TX 76273

A. General Description of Property

Size in Acres or Square Feet: APPROX 7000 SQ FT

Current Use: NONE

Topography (Flat, Rolling Hills, Etc.): FLAT

Frontage Road (Name and Description): CHOCTAW DR

Identify structures and improvements on property: CARPORT, SEPTIC,  
WATER

City Water: YES X NO       

City Sewer: YES        NO X

Identify the use(s) intended for the subject property: RESIDENTIAL  
PLACEMENT OF HIGH END MANUFACTURED  
HOME



## B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: \_\_\_\_\_

RESIDENTIAL NEIGHBORHOOD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain the surrounding land uses: RESIDENTIAL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## C. Specific Use Permit Request

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: SIMILAR USE  
\_\_\_\_\_  
\_\_\_\_\_

Describe the variance/special exception as it pertains to your property: TO DEVELOPE  
SAID PROPERTIES FOR SALE TO CONSUMER. SPECIAL  
EXCEPTION WOULD BE FOR MANUFACTURED HOUSING

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: PROVIDE ACTIVITY FOR THE  
SUBDIVISION IN THE PURCHASE OF OUR PROPERTIES,  
PROVIDING CURRENT COMPS, ACTIVE CONSUMERS, AND MORE  
BEAUTIFUL HOMES.

Identify how well suited the subject property is for the requested variance/special exception. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: LAND HAS ROOM FOR

1600 SQ FT HOME WITH PROPER DRAINAGE, ACCESS TO  
UTILITIES, VERY LITTLE "DIRT WORK" NEED TO BE  
COMPLETED TO ACCOMMODATE CONSTRUCTION REQUEST

Explain how the variance/special exception request will affect the road system(s) serving your area: NO AFFECT

Give an estimated traffic count (average daily trips) for the variance/special exception request. How will the potential traffic resulting from the increased use or activity be controlled? \_\_\_\_\_

ONLY DURING CONSTRUCTION

Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? THERE ARE TWO HOMES WITHIN  
200 FT THAT ARE SIMILAR TO THE REQUEST

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**Applicant: Do NOT Write Below This Line**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Tract Acreage: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_

Range: \_\_\_\_\_ Present Zoning: \_\_\_\_\_

Application Number: \_\_\_\_\_ Fee Receipt No: \_\_\_\_\_

**Planning Commission Recommendation**

Recommendation: \_\_\_\_\_

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Vote: \_\_\_\_\_

Date: \_\_\_\_\_

Provisions: \_\_\_\_\_

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**City Council Action**

Action: \_\_\_\_\_

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Vote: \_\_\_\_\_

Date: \_\_\_\_\_

Provisions: \_\_\_\_\_

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**FILED**

MAY 04 2022

I-2022-002764 Book 1143 Pg 480  
05/16/2022 10:53am Pg 0458-0460  
Fee: \$22.00 Doc: \$126.00  
Deena Farrow - McIntosh County Clerk  
State of OK

DISTRICT COURT OF MCINTOSH COUNTY  
STATE OF OKLAHOMA  
PROBATE DIVISION

LISA RODEBUSH, Court Clerk  
McINTOSH COUNTY  
By \_\_\_\_\_ Deputy

IN THE MATTER OF THE ESTATE

OF

Case No. PB-20-68

WILLIAM FRANCE CAMPBELL, Deceased.

**ORDER CONFIRMING SALE OF REAL PROPERTY**

On May 4, 2022 the Return Of Sale Of Real Property At Private Sale filed by the Personal Representative of this estate on April 12, 2022 comes on for hearing as scheduled.

The Personal Representative, James Campbell, appears by and through his attorney Heath Mueller of The Barksdale Law Firm, P.C.. No objection to the confirmation was interposed or filed.

Having heard testimony, having examined the entire court file, and in particular, the documents pertaining to the sale of this property, the Court **FINDS** that notice of this hearing has been given as required by law by publication and by mailing as shown by the Affidavit Of Mailing and by the Affidavit of the publisher of The Indian Journal, McIntosh County Democrat.

The Court further **FINDS** that on April 11, 2022, pursuant to an Order Of Sale filed on December 15, 2021, and after Notice Of Sale Of Real Property At Private Sale, James Campbell, the Personal Representative of this Estate agreed to sell, at private sale, subject to confirmation by this Court, all of the right, title and interest of William France Campbell, Deceased, and any interest that his estate may have acquired after his death, in and to the following property:

Lots 229, 230, 246, 247, 248, 249 and 250, Block 1 in River Oaks Estate,  
a subdivision of a part of the South Half of Section 1, Township 9 North,  
Range 16 East, McIntosh County, Oklahoma

for \$84,000.00 cash to Lance A. Bailey.

The Court further **FINDS** that the sale price is not disproportionate to the value of the real property; the sale price is at least 90% of the appraised value of the property; a sum exceeding the sale price cannot be obtained; the sale and the confirmation of the real property thereof to Lance A. Bailey are in the best interest of the Decedent's estate.

It is therefore **ORDERED, ADJUDGED AND DECREED** by the Court that this sale is confirmed, approved and declared valid; that the Personal Representative is directed to execute a Personal Representative's Deed to Lance A. Bailey and to deliver it to him upon payment of the full purchase price.

May 4, 2022.

**ORIGINAL SIGNED  
BY BRENDON BRIDGES**

**BRENDON BRIDGES  
ASSOCIATE DISTRICT JUDGE**

STATE OF OKLAHOMA  
COUNTY OF MCINTOSH  
I, Lisa Rodebush Court Clerk, within and for the County of McIntosh, State of Oklahoma, hereby certify that the above and foregoing is a true and correct copy of the \_\_\_\_\_ in this matter, as the same appears as record in my office, in Witness Whereof, I hereunto set my hand and affix my official seal at Eufaula, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_ Deputy Court Clerk



**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS:

This deed is executed on May 05, 2022, by James Campbell, the Personal Representative of the Estate of William France Campbell, Deceased ("Grantor") with respect to the following:

On December 15, 2021, the District Court of McIntosh County, Oklahoma, Probate Division, entered an Order Of Sale, authorizing the Personal Representative to sell the hereafter described real property at a private sale.

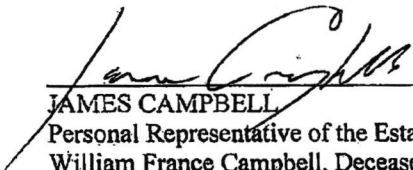
Pursuant to that Order Of Sale, the Personal Representative gave all required notice and on April 11, 2021, sold the hereafter described real property to Lance A. Bailey for \$84,000.00 cash to be paid upon confirmation of the sale.

After the sale, the Personal Representative filed a Return Of Sale Of Real Property At Private Sale and after the required notice, the Return was heard by the Court and the sale was confirmed as shown by the Order Confirming Sale Of Real Property which was filed on May 4, 2022, a copy of which is attached as Exhibit A. The Order Confirming Sale Of Real Property is hereafter referred to as "the Order".

Now, therefore, pursuant to the Order, and in consideration of the sum of \$84,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Lance A. Bailey, all the right, title, interest and estate of William France Campbell, deceased, at the time of his death and additionally all the right, title and interest that his estate may have acquired therein subsequent to his death, together with all the improvements thereon and appurtenances thereto, belonging in and to the property and premises described as:

Lots 229, 230, 246, 247, 248, 249 and 250, Block 1 in River Oaks Estate, a subdivision of a part of the South Half of Section 1, Township 9 North, Range 16 East, McIntosh County, Oklahoma

to have and to hold the described property unto the Grantee and his heirs, successors and assigns forever.

  
JAMES CAMPBELL  
Personal Representative of the Estate of  
William France Campbell, Deceased.

\\BETH-PC\office docs\Probate Cases\Campbell, William\PR Deed.doc

ADDRESS

Return To:  
OLT Real Estate Closing  
P.O. Box 875  
Okmulgee, OK 74447

GRANTEE'S

1700 Church Court  
Okmulgee, OK 74447

STATE OF OKLAHOMA )  
 )  
COUNTY OF OKMULGEE ) SS

This instrument was acknowledged before me on May 5, 2022 by James Campbell, Personal Representative of the estate of William France Campbell.



Beth Roe

Notary Public

My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
(SEAL)



**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS:

This deed is executed on May 05, 2022, by James Campbell, the Personal Representative of the Estate of William France Campbell, Deceased ("Grantor") with respect to the following:

On December 15, 2021, the District Court of McIntosh County, Oklahoma, Probate Division, entered an Order Of Sale, authorizing the Personal Representative to sell the hereafter described real property at a private sale.

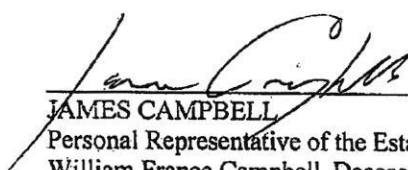
Pursuant to that Order Of Sale, the Personal Representative gave all required notice and on April 11, 2021, sold the hereafter described real property to Lance A. Bailey for \$84,000.00 cash to be paid upon confirmation of the sale.

After the sale, the Personal Representative filed a Return Of Sale Of Real Property At Private Sale and after the required notice, the Return was heard by the Court and the sale was confirmed as shown by the Order Confirming Sale Of Real Property which was filed on May 4, 2022, a copy of which is attached as Exhibit A. The Order Confirming Sale Of Real Property is hereafter referred to as "the Order".

Now, therefore, pursuant to the Order, and in consideration of the sum of \$84,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto **Lance A. Bailey**, all the right, title, interest and estate of William France Campbell, deceased, at the time of his death and additionally all the right, title and interest that his estate may have acquired therein subsequent to his death, together with all the improvements thereon and appurtenances thereto, belonging in and to the property and premises described as:

Lots 229, 230, 246, 247, 248, 249 and 250, Block 1 in River Oaks Estate, a subdivision of a part of the South Half of Section 1, Township 9 North, Range 16 East, McIntosh County, Oklahoma

to have and to hold the described property unto the Grantee and his heirs, successors and assigns forever.

  
JAMES CAMPBELL  
Personal Representative of the Estate of  
William France Campbell, Deceased.

VBETH-PC\office docs\Probate Cases\Campbell, William\PR Deed.doc  
ADDRESS

Return To:  
OLT Real Estate Closing  
P.O. Box 875  
Okmulgee, OK 74447

GRANTEE'S

1000 Church Court  
Okmulgee, OK 74447

STATE OF OKLAHOMA )  
 )  
COUNTY OF OKMULGEE ) SS

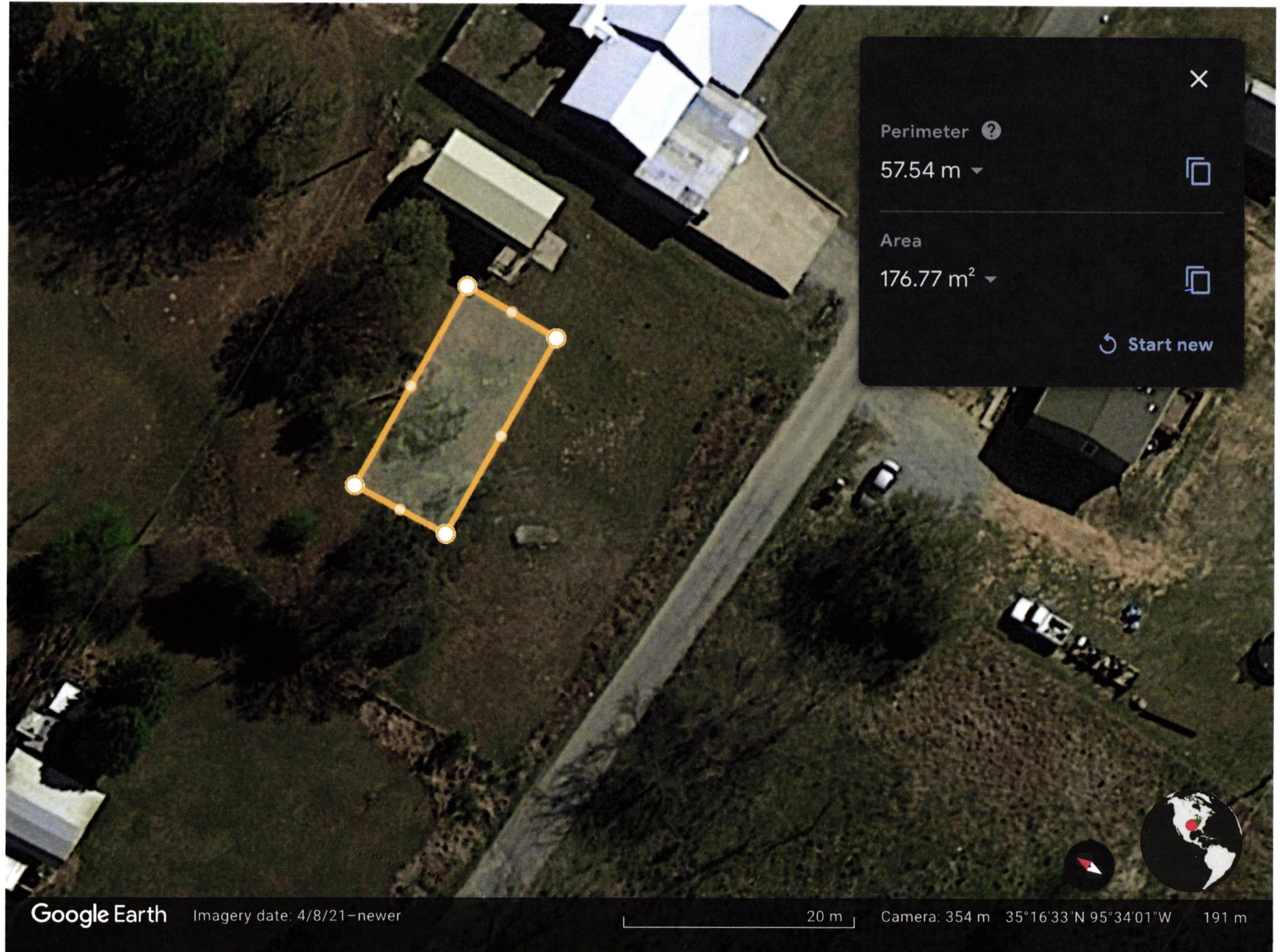
This instrument was acknowledged before me on May 5, 2022 by James  
Campbell, Personal Representative of the estate of William France Campbell.



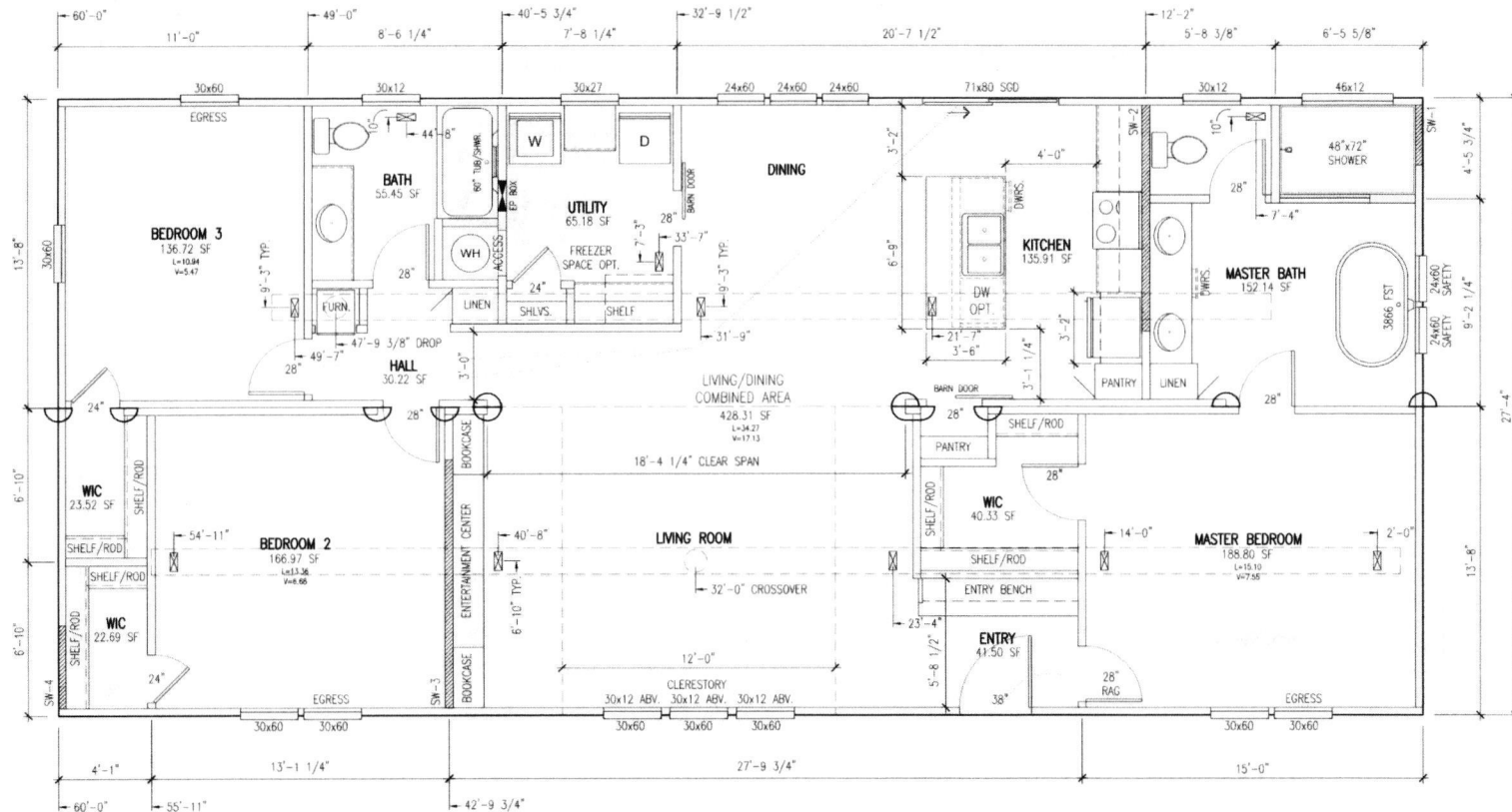
Beth Roe  
Notary Public

My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
(SEAL)









96" SIDEWALL HEIGHT  
\* WITH FULL DEPTH CROSS MEMBER

SHEARWALL DATA WIND ZONE 1

SHEARWALL NUMBER	1	2	3	4
TRIBUTARY SPAN	6'-1"	24'-6"	27'-0"	8'-8"
LENGTH MINIMUM	32"	120"	132"	44"
PLF	150	150	150	150
NUMBER OF JOISTS	1*	1	1	1
NUMBER OF SCREWS	2	1	1	1
DIAPHRAGM	ROOF DECK			

APPROVED BY  
**NIA INC.**  
FEDERAL MANUFACTURED HOME  
CONSTRUCTION AND SAFETY STANDARDS  
2/13/2023

#### NOTES:

1. LIGHT AND VENT BASED ON KINRO 9700 & 9750 SERIES WINDOWS.
2. REFERENCE SHEARWALL CHART SW-12.2 FOR JOIST & FASTENERS.
3. RETURN AIR GRILL REQUIRED ON ALL ROOMS GREATER THAN 175SF IF CLOSED OFF WITH AN UNDERCUT 28" DOOR. REFER TO DS-2.1
4. WINDOW ROUGH OPENING WITH OPTIONS SHOWN = 190 SF.
5. STANDARD DOOR ROUGH OPENING = 62 SF
6. MAXIMUM TRAVEL FROM MASTER BEDROOM TO NEAREST EXIT = 4'-8", BEDROOM 2 = 28'-9", BEDROOM 3 = 32'-8".
7. REFERENCE COLUMN STUD CAPACITY CHART CS-2 FOR COLUMN STUD QUANTITIES.

FP-2807.1

# NEW VISION

DATE:  
02/02/2023

SCALE:  
3/16" = 1'-0"

MODEL:  
NV-2807

DRAWN BY:  
NEBD

TITLE:

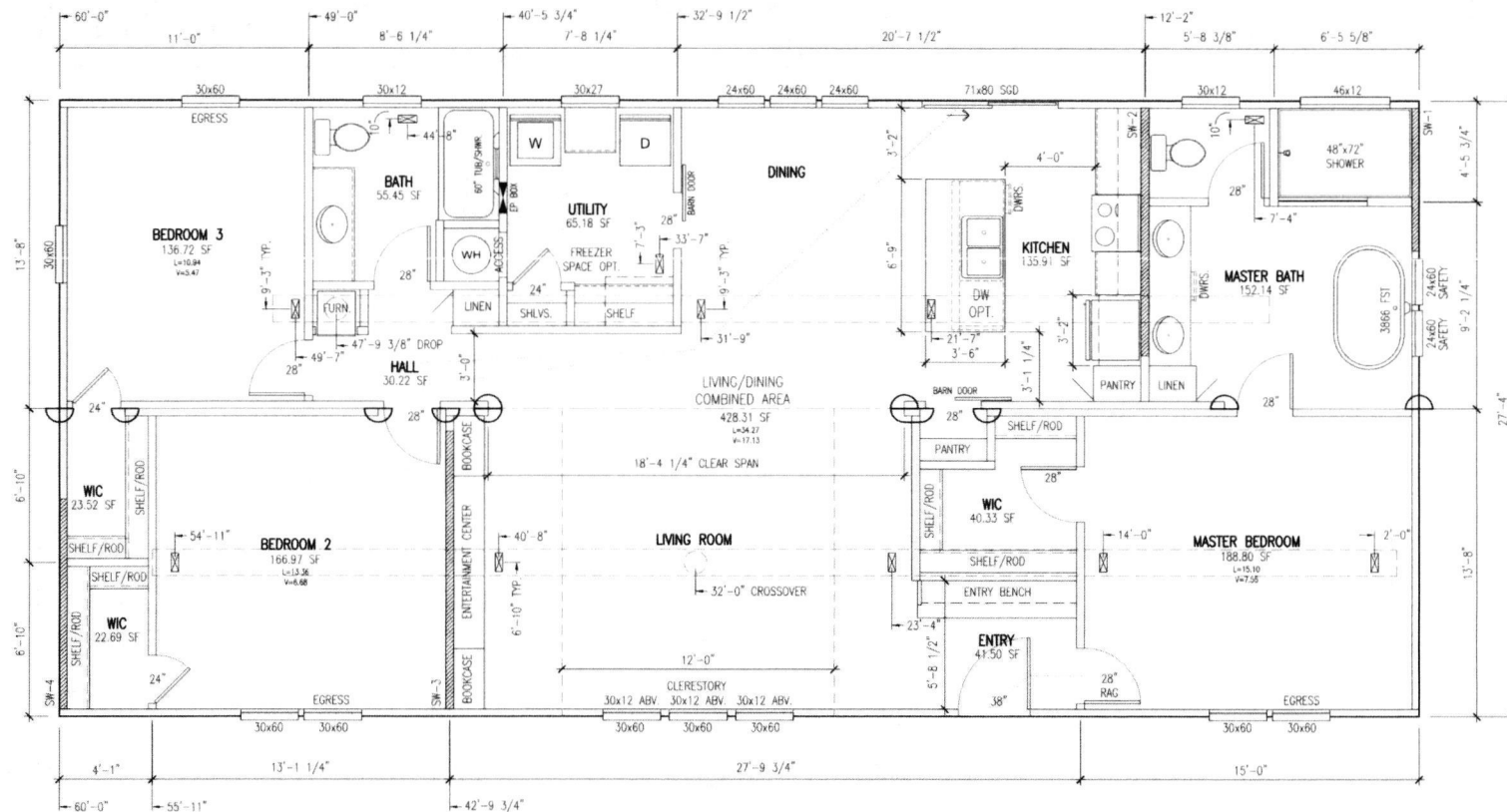
APPROVAL FLOOR PLAN - WIDE ZONE 1

DWG #:  
FP-2807.1.1

REF # DESCRIPTION

DATE

REVISED BY:



96" SIDEWALL HEIGHT

• WITH FULL DEPTH CROSS MEMBER

SHEARWALL DATA WIND ZONE 2				
SHEARWALL NUMBER	1	2	3	4
TRIBUTARY SPAN	6'-1"	24'-6"	27'-0"	8'-8"
LENGTH MINIMUM	76"	132"	148"	112"
PLF	150	350	350	150
NUMBER OF JOISTS	*1	3	4	1
NUMBER OF SCREWS	1	3	3	1
DIAPHRAGM	ROOF DECKING			



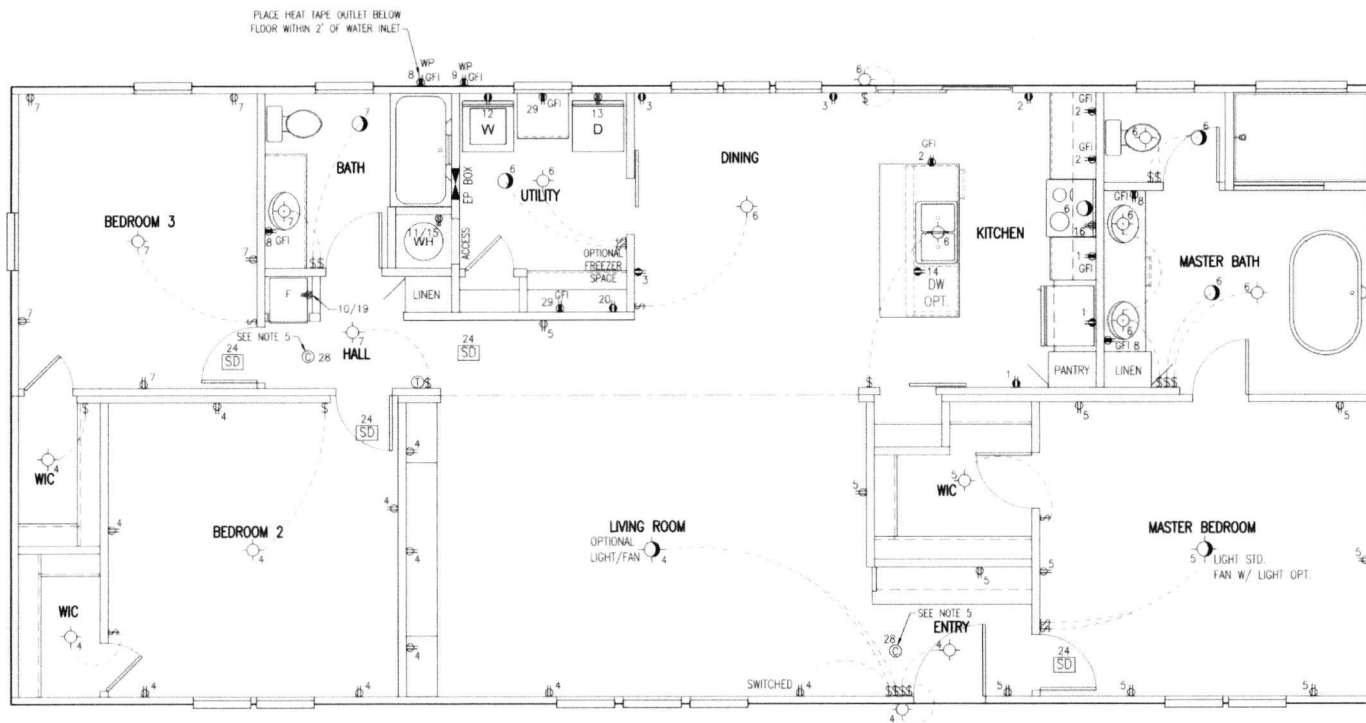
#### NOTES:

1. LIGHT AND VENT BASED ON KINRO 9700 & 9750 SERIES WINDOWS.
2. REFERENCE SHEARWALL CHART SW-12.3 FOR JOIST & FASTENERS.
3. RETURN AIR GRILL REQUIRED ON ALL ROOMS GREATER THAN 175SF IF CLOSED OFF WITH AN UNDERCUT 28" DOOR. REFER TO DS-2.1
4. WINDOW ROUGH OPENING WITH OPTIONS SHOWN = 190 SF
5. STANDARD DOOR ROUGH OPENING = 62 SF
6. MAXIMUM TRAVEL FROM MASTER BEDROOM TO NEAREST EXIT = 4'-8". BEDROOM 2 = 28'-9", BEDROOM 3 = 32'-8".
7. REFERENCE COLUMN STUD CAPACITY CHART CS-2 FOR COLUMN STUD QUANTITIES.

FP-2807.1.1

# NEW VISION

DATE: 02/07/2023	MODEL: NV-2807	TITLE: APPROVAL FLOOR PLAN - WIDE ZONE 2	DWG #: FP-2807.1.1
SCALE: 3/16" = 1'-0"	DRAWN BY: NEBD	REF # DESCRIPTION	DATE REVISED BY:



- NOTES:
1. SEE FP-2 FOR ELECTRICAL SCHEDULE AND SYMBOL SCHEDULE.
  2. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH NFPA-70 NEC 2005.
  3. ISLAND OUTLETS ARE TO BE PLACED WITHIN 6" OF THE SURFACE OF THE COUNTERTOP.
  4. WHEN A CEILING LIGHT IS USED IN THE LIVING ROOM, SWITCHED OUTLET ISN'T REQUIRED TO BE SWITCHED.
  5. CARBON MONOXIDE DETECTOR REQUIRED IF ANY FUEL GAS APPLIANCE IS USED.

APPROVED BY  
**NIA** INC.  
 2/13/2023  
 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

NEW VISION

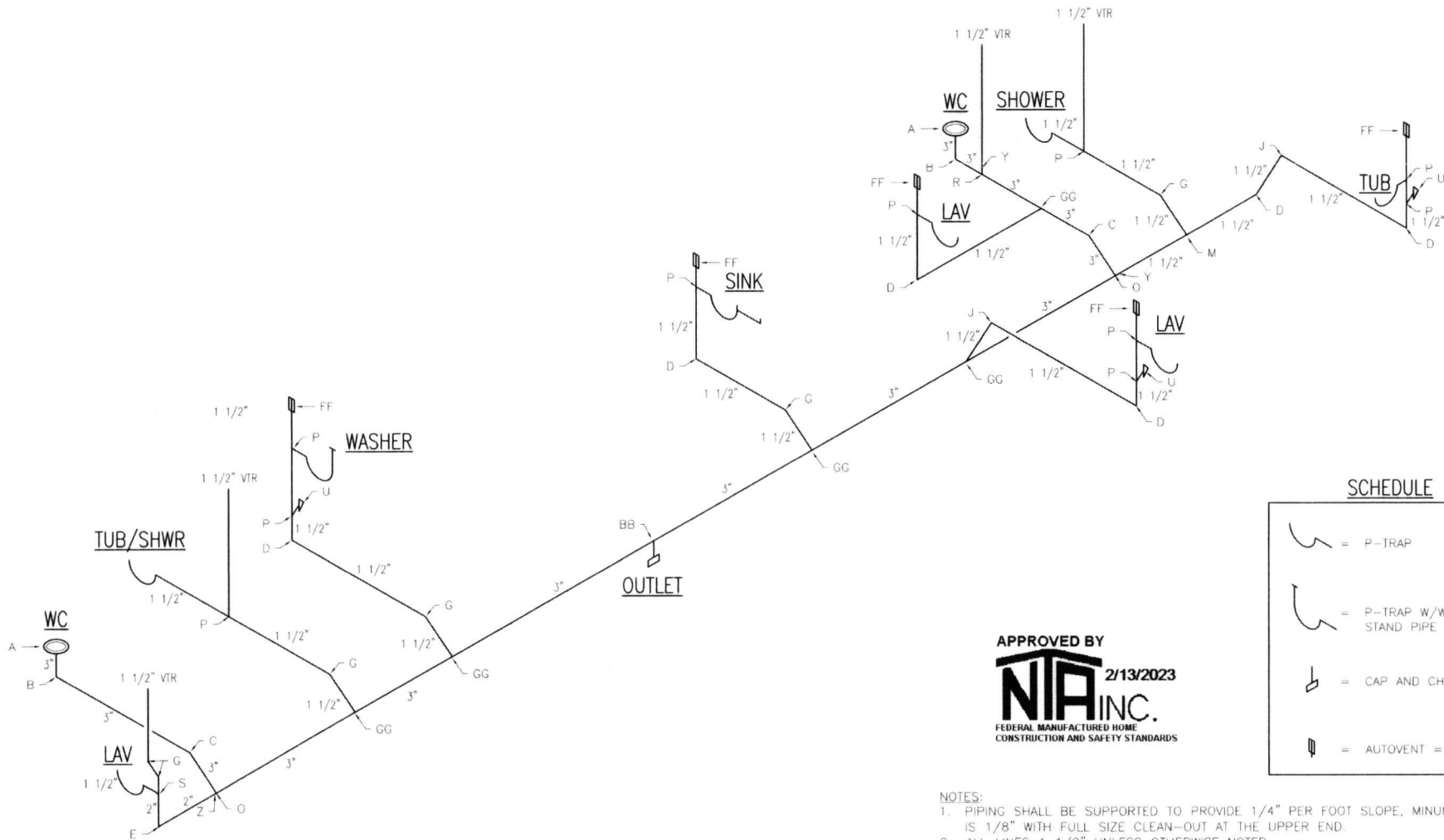
DATE: 02/08/2023  
 SCALE: 3/16" = 1'-0"  
 MODEL: NV-2807  
 DRAWN BY: NEBD

TITLE:  
 REF # DESCRIPTION





ELECTRICAL PLAN

DWG #: FP-2807.2

DATE REVISED BY:



# SCHEDULE

-  = P-TRAP
-  = P-TRAP W/WASHER STAND PIPE
-  = CAP AND CHAIN
-  = AUTOVENT = FF

APPROVED BY  
**NIA INC.**  
 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

## NOTES:

1. PIPING SHALL BE SUPPORTED TO PROVIDE 1/4" PER FOOT SLOPE, MINIMUM SLOPE IS 1/8" WITH FULL SIZE CLEAN-OUT AT THE UPPER END.
2. ALL LINES 1 1/2" UNLESS OTHERWISE NOTED.
3. SEE PAGE PL-9 FOR FITTING SCHEDULE.

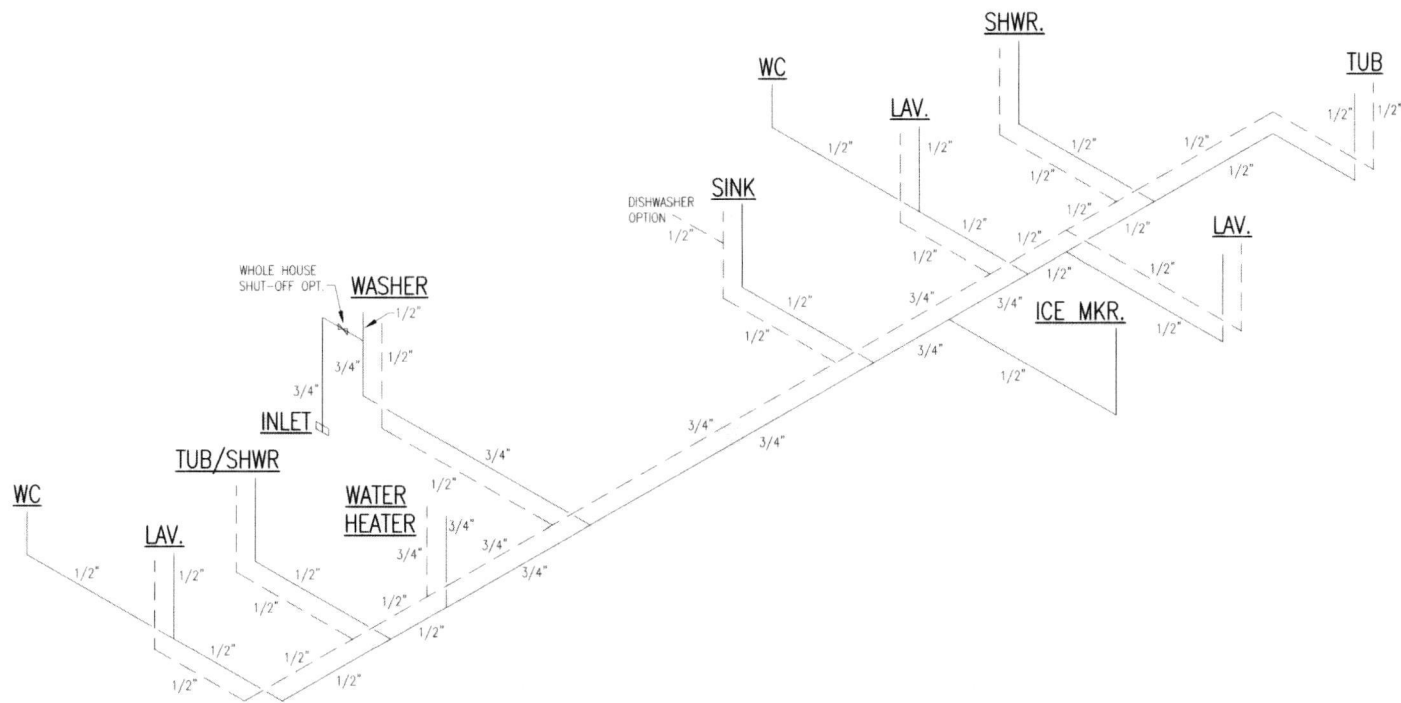
NEW VISION

DATE:	02/09/2023	MODEL:	NV-2807
SCALE:	NONE	DRAWN BY:	NEBD

DRAIN-WASTE-VENT

DWG #: FP-2807.3

REF #	DATE	REVISED BY:



APPROVED BY  
**NIA** INC.  
 2/13/2023  
 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

———— = COLD WATER  
 - - - - = HOT WATER

NOTES:  
 1. PROVIDE CAP AT WATER INLET.  
 2. ALL LINES 1/2" UNLESS OTHERWISE NOTED.

**NEW VISION**

DATE:  
02/09/2023  
 SCALE:  
NONE

MODEL:  
NV-2807  
 DRAWN BY:  
NEBD

REF #

**WATER SYSTEM**

DATE

DWG #:  
FP-2807.4

REVISED BY:



**New Vision Manufacturing**  
**Thermal Energy Calculations**

2/2/2023

Description	Model NV-2807 W/CLERESTORY & SGD						
Temperature Zone	1						
Insulation Package	Floor : 11 Fiberglass						
Package No:	1	Wall : 11 Fiberglass					
		Vaulted ceiling : NA					
		Flat ceiling : 22 Blown					
		Internal duct : 5.375 Main					
		External duct : 8					
		Windows : Thermopane					
		Doors : Per Spec					
		Skylights : Per Spec					
		Furnace Efficiency : 75%					
Main unit		Width		27.33 ft	Clerestory		Yes
		Length		60.00 ft	Width		12 ft
		Ceiling height at sidewall		8.00 ft	Area		59
		Ceiling height at center		0.00 ft			
		Vaulted ceiling length		0.00 ft			
		Length of vault knee wall		0.00 ft			
		Offset length		0.00 ft			
Tag/bay		Width		0.00 ft			
		Length		0.00 ft			
		Ceiling height at sidewall		0.00 ft			
		Ceiling height at center		0.00 ft			
		Vaulted ceiling length		0.00 ft			
Recessed entry/porch		Width		0.00 ft			
		Length		0.00 ft			
		Corner installation		N/A			
		Installed flat/vault		Flat			
Water Heater		Uninsulated outside access		No			
		Interior wall length		0 ft			
Rim joist		Insulated (Yes/No)		No			
		Width	Height	Qty	Area	U-Value	BTU/TD
Doors		36.50	81.50	0	0	0.5110	0.00
		38.50	81.50	1	22	0.3990	8.69
Windows:		30.50	60.50	9	115	0.4800	55.36
Total Area =	190 sf	46.50	12.50	1	4	0.4800	1.94
		30.50	12.50	5	13	0.4800	6.35
		30.50	36.50	0	0	0.4800	0.00
		30.50	27.50	1	6	0.4800	2.80
		24.50	60.50	5	51	0.4800	24.70
		0.00	0.00	0	0	0.4800	0.00
		0.00	0.00	0	0	0.4800	0.00
		0.00	0.00	0	0	0.4800	0.00
Sldg/Fmch Doors		71.25	80.25	1	40	0.6600	26.21
		0.00	0.00	0	0	0.0000	0.00
Gross Wall					1456		
Net Wall					1205	0.0907	109.27
Water heater walls					0	0.0000	0.00
Skylights: Flat		0.00	0.00	0	0	0.0000	0.00
Skylights: Vaulted		0.00	0.00	0	0	0.0000	0.00
Gross flat ceiling					1640		
Net flat ceiling					1640	0.0472	77.38
Gross vaulted ceiling					0		
Net vaulted ceiling					0	0.0000	0.00
Marriage knee wall					0.00	0.0000	0.00
Duct factor						2.20	
Int Duct: Main Trunk		1.17	51.00		60	0.0917	12.01
Int Duct: Extensions		0.42	5.38		2	0.1378	0.68
Gross floor area					1640		
Net floor area					1578	0.0675	106.49
Uninsulated rim joist					40	0.2946	11.79
External duct		1.00	25		78.5398	0.1199	20.72
Thermal Envelope Area		4855					
Total BTUH loss		464					
Actual Uo		0.096					
Allowable/Adjusted Uo		0.116					
Compliance with HUD		Yes					
Perimeter length		175					
Winter Design Temp		20					
Infiltration Loss		122					
Total Heat Loss		587					
Certification Temperatures					EB10	EB12	EB15
Furnace Output		56000	62000	72000	34120	40944	51180
Maximum glazed area		190	190	190	190	190	190
Certification Temp		-25	-36	-53	12	0	-17
Economy Certification Temp		3	-4	-16	32	21	9
Notes:							
1. Only the length of extension duct outside of the I-beams is to be included.							

APPROVED BY  
**NIA** INC.  
 2/13/2023  
 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

FP-2807.8.10



**New Vision Manufacturing**  
**Thermal Energy Calculations**

2/2/2023

Description	: Model NV-2807 W/CLERESTORY & SGD						
Temperature Zone	: II						
Insulation Package	: Floor : 11 Fiberglas						
Package No:	2	: Wall : 11 Fiberglas					
		: Vaulted ceiling : NA					
		: Flat ceiling : 28 Blown					
		: Internal duct : 5.375 Main		4 Extension			
		: External duct : 8					
		: Windows : Thermopane					
		: Doors : Per Spec					
		: Skylights : Per Spec					
		: Furnace Efficiency : 75%					
Main unit	:	Width	:	27.33 ft	Clerestory :	Yes	
	:	Length	:	60.00 ft	Width :	12 ft	
	:	Ceiling height at sidewall	:	8.00 ft	Area :	59	
	:	Ceiling height at center	:	0.00 ft			
	:	Vaulted ceiling length	:	0.00 ft			
	:	Length of vault knee wall	:	0.00 ft			
	:	Offset length	:	0.00 ft			
Tag/bay	:	Width	:	0.00 ft			
	:	Length	:	0.00 ft			
	:	Ceiling height at sidewall	:	0.00 ft			
	:	Ceiling height at center	:	0.00 ft			
	:	Vaulted ceiling length	:	0.00 ft			
Recessed entry/porch	:	Width	:	0.00 ft			
	:	Length	:	0.00 ft			
	:	Corner installation	:	N/A			
	:	Installed flat/vault	:	Flat			
Water Heater	:	Uninsulated outside access	:	No			
	:	Interior wall length	:	0 ft			
Rim joist	:	Insulated (Yes/No)	:	No			
	:	Width	Height	Qty	Area	U-Value	BTU/TD
Doors	:	36.50	81.50	0	0	0.5110	0.00
	:	38.50	81.50	1	22	0.3990	8.69
Windows:	:	30.50	60.50	9	115	0.4800	55.36
Total Area =	190 sf	46.50	12.50	1	4	0.4800	1.94
	:	30.50	12.50	5	13	0.4800	6.35
	:	30.50	36.50	0	0	0.4800	0.00
	:	30.50	27.50	1	6	0.4800	2.80
	:	24.50	60.50	5	51	0.4800	24.70
	:	0.00	0.00	0	0	0.4800	0.00
	:	0.00	0.00	0	0	0.4800	0.00
	:	0.00	0.00	0	0	0.4800	0.00
Sldg/Fmch Doors	:	71.25	80.25	1	40	0.6600	26.21
	:	0.00	0.00	0	0	0.0000	0.00
Gross Wall	:	----	----	----	1456	----	----
Net Wall	:	----	----	----	1205	0.0907	109.27
Water heater walls	:	----	----	----	0	0.0000	0.00
Skylights: Flat	:	0.00	0.00	0	0	0.0000	0.00
Skylights: Vaulted	:	0.00	0.00	0	0	0.0000	0.00
Gross flat ceiling	:	----	----	----	1640	----	----
Net flat ceiling	:	----	----	----	1640	0.0406	66.60
Gross vaulted ceiling	:	----	----	----	0	----	----
Net vaulted ceiling	:	----	----	----	0	0.0000	0.00
Marriage knee wall	:	----	----	----	0.00	0.0000	0.00
Duct factor	:	----	----	----	----	1.86	----
Int Duct: Main Trunk	:	1.17	51.00	----	60	0.0917	10.14
Int Duct: Extensions	:	0.42	5.38	----	2	0.1378	0.57
Gross floor area	:	----	----	----	1640	----	----
Net floor area	:	----	----	----	1578	0.0675	106.49
Uninsulated rim joist	:	----	----	----	40	0.2946	11.79
External duct	:	1.00	25	----	78.5398	0.1199	17.49
Thermal Envelope Area	:	4855					
Total BTUH loss	:	448					
Actual Uo	:	0.092					
Allowable/Adjusted Uo	:	0.096					
Compliance with HUD	:	Yes					
Perimeter length	:	175					
Winter Design Temp	:	0					
Infiltration Loss	:	122					
Total Heat Loss	:	571					
Certification Temperatures				EB10	EB12	EB15	EB20
Furnace Output	:	56000	62000	72000	34120	40944	51180
Maximum glazed area	:	190	190	190	190	190	190
Certification Temp	:	-28	-39	-56	10	-2	-20
Economy Certification Temp	:	1	-6	-18	30	20	7
							-14
Notes:							
1. Only the length of extension duct outside of the I-beams is to be included.							

APPROVED BY  
**NIA INC.** 2/13/2023  
 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

FP-2807.8.11

**New Vision Manufacturing**  
**Thermal Energy Calculations**

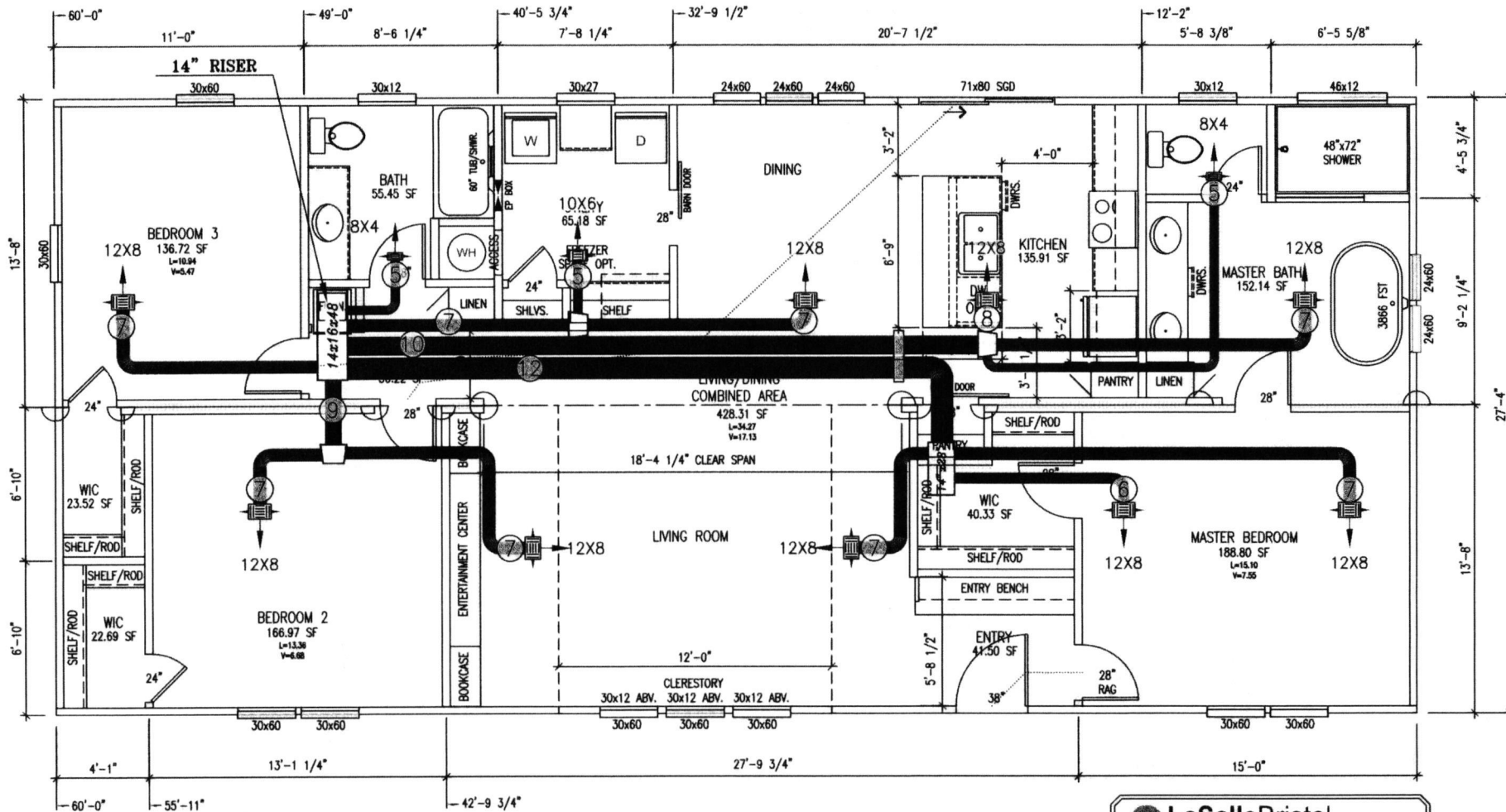
2/2/2023

Description	: Model NV-2807 W/CLERESTORY & SGD						
Temperature Zone	: III						
Insulation Package	: Floor : 22 Fiberglas						
Package No: 10	: Wall : 13 Fiberglas						
	: Vaulted ceiling : NA						
	: Flat ceiling : 44 Blown						
	: Internal duct : 5.375 Main 4 Extension						
	: External duct : 8						
	: Windows : Thermopane						
	: Doors : Per Spec						
	: Skylights : Per Spec						
	: Furnace Efficiency : 75%						
Main unit	Width	: 27.33 ft		Clerestory	: Yes		
	Length	: 60.00 ft		Width	: 12 ft		
	Ceiling height at sidewall	: 8.00 ft		Area	: 59		
	Ceiling height at center	: 0.00 ft					
	Vaulted ceiling length	: 0.00 ft					
	Length of vault knee wall	: 0.00 ft					
	Offset length	: 0.00 ft					
Tag/bay	Width	: 0.00 ft					
	Length	: 0.00 ft					
	Ceiling height at sidewall	: 0.00 ft					
	Ceiling height at center	: 0.00 ft					
	Vaulted ceiling length	: 0.00 ft					
Recessed entry/porch	Width	: 0.00 ft					
	Length	: 0.00 ft					
	Corner installation	: N/A					
	Installed flat/vault	: Flat					
Water Heater	Uninsulated outside access	: No					
	Interior wall length	: 0 ft					
Rim joist	Insulated (Yes/No)	: No					
	Width	Height	Qty	Area	U-Value	BTU/TD	
Doors	36.50	81.50	0	0	0.5110	0.00	
	38.50	81.50	1	22	0.3990	8.69	
Windows:	30.50	60.50	9	115	0.4800	55.36	
Total Area = 190 sf	46.50	12.50	1	4	0.4800	1.94	
	30.50	12.50	5	13	0.4800	6.35	
	30.50	36.50	0	0	0.4800	0.00	
	30.50	27.50	1	6	0.4800	2.80	
	24.50	60.50	5	51	0.4800	24.70	
	0.00	0.00	0	0	0.4800	0.00	
	0.00	0.00	0	0	0.4800	0.00	
	0.00	0.00	0	0	0.4800	0.00	
Sldg/Frnch Doors	71.25	80.25	1	40	0.6600	26.21	
	0.00	0.00	0	0	0.0000	0.00	
Gross Wall	----	----	----	1456	----	----	
Net Wall	----	----	----	1205	0.0817	98.46	
Water heater walls	----	----	----	0	0.0000	0.00	
Skylights: Flat	0.00	0.00	0	0	0.0000	0.00	
Skylights: Vaulted	0.00	0.00	0	0	0.0000	0.00	
Gross flat ceiling	----	----	----	1640	----	----	
Net flat ceiling	----	----	----	1640	0.0302	49.53	
Gross vaulted ceiling	----	----	----	0	----	----	
Net vaulted ceiling	----	----	----	0	0.0000	0.00	
Marriage knee wall	----	----	----	0.00	0.0000	0.00	
Duct factor	----	----	----	----	1.67	----	
Int Duct: Main Trunk	1.17	51.00	----	60	0.0577	5.72	
Int Duct: Extensions	0.42	5.38	----	2	0.1369	0.51	
Gross floor area	----	----	----	1640	----	----	
Net floor area	----	----	----	1578	0.0445	70.19	
Uninsulated rim joist	----	----	----	40	0.2946	11.79	
External duct	1.00	25	----	78.5398	0.1199	15.70	
Thermal Envelope Area	4855						
Total BTUH loss	378						
Actual Uo	0.078						
Allowable/Adjusted Uo	0.079						
Compliance with HUD	Yes						
Perimeter length	175						
Winter Design Temp	-20						
Infiltration Loss	122						
Total Heat Loss	500						
Certification Temperatures				EB10	EB12	EB15	EB20
Furnace Output	56000	62000	72000	34120	40944	51180	68240
Maximum glazed area	190	190	190	190	190	190	190
Certification Temp	-42	-54	-74	2	-12	-32	-66
Economy Certification Temp	-8	-17	-31	22	13	-2	-25

Notes:  
1. Only the length of extension duct outside of the I-beams is to be included.

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 CONSTRUCTION AND SAFETY STANDARDS

NV-2807

**LaSalleBristol**  
 Manufacturing  
 Engineered System Using  
 Overhead Graduated Flex  
 Ducts w/ Ceiling Diffusers  
 for Up-Flow Split A/C

# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446



Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD GRAD FLEX FOR UP-FLOW (SPLIT A/C)

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## ENTIRE HOUSE VALUES - DESIGN ZONE: 1 (HUD) 29N Latitude

COOLING LOAD: 46,276 Btuh for Outside Temp/Humidity of 102 ° F ( 38 C)/ 25% and Inside reduced to 75 ° F ( 23 C)/ 50%  
HEATING LOAD: 43,735 Btuh based on outside temp of 10 ° F ( -13 C) with inside temp raised to 72 ° F ( 22 C)  
OVERALL HEAT LOSS COEFFICIENT: 0.101 Crawlspce is not heated by the primary air handler.

## CONSTRUCTION DETAILS & U / SHGC VALUES: (11+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67 ft		
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	n/a
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.045	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.086	INFLOOR DUCT AREA:	0 S.F. @ 52.4 TD/ 34.6 TD
TOTAL Shaded Std wind	0.00 s.f.	Std wind: 0.480 / 0.64		ATTIC DUCT AREA:	233.42 S.F. @ 102 TD/ 102.9 TD
TOTAL Skylite	0.00 s.f.	S.G.D. 0.570 / 0.64		EXT. DUCT AREA:	0 S.F. @ 102 TD/ 55 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded S 0.480 / 0.08		PEOPLE:	4 4563.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.790 / 0.95		FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1: 0.400		DUCT GAIN: @ Average	6461 Btuh
All Glass % of Wall:	14.67 %	Door 2: 0.510		DUCT LOSS:	7375 Btuh
Mech. Ventilation per MHCSS 3280.103(b) :		57 cfm		Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	1794 Btuh	Altitude: 500 ft		Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

Heat Exiting Furnace: 95 deg A/C Exiting : 50 deg				1852.1 FPM, max velocity in trunk #: 2				
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling				0.33 Max pressure at A/H				
				Maximum A/C capacity per MHCSS 3280.715				
				Calibrated Blower Test				
ROOM NAME	HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM	Cooling Air Values for 5 ton unit		Heating Air Values for 60 15.0 kW 90 % Gas/Oil Elec		Maximum A/C capacity per MHCSS 3280.715 Calibrated Blower Test
				CFM	Btuh	CFM	Btuh	Btuh (alt adj)
Living Room	c 7,021	8,052	268	368	10,175	334	9,780	10,889
WIC	c 477	283	31	-	-	-	-	-
Entry	c 1,421	883	53	-	-	-	-	-
M. Bedroom	h 6,007	6,009	217	297	8,225	270	7,906	8,808
M. Bath	h 5,537	5,822	200	256	7,081	233	6,806	7,579
Kitchen	c 4,217	5,819	211	286	7,915	260	7,608	8,438
Dining	c 3,678	4,729	172	185	5,128	168	4,928	5,377
Utility	h 2,298	2,040	83	80	2,226	73	2,140	2,335
Bath	h 2,339	1,822	84	86	2,387	78	2,294	2,555
Bedroom #3	h 5,763	5,643	208	232	6,430	211	6,180	6,882
Bedroom #2	c 4,978	5,176	188	202	5,595	184	5,377	5,988
TOTALS	43,735	46,276	1,714	1,994	55,161	1,813	53,019	58,851

# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446

Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD GRAD FLEX FOR UP-FLOW (SPLIT A/C)



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## ENTIRE HOUSE VALUES - DESIGN ZONE: 2 (HUD) 36N Latitude

COOLING LOAD: 40,390 Btuh for Outside Temp/Humidity of 97 ° F ( 36 C) / 23% and Inside reduced to 75 ° F ( 23 C) / 50%  
HEATING LOAD: 44,894 Btuh based on outside temp of 0 ° F ( -18 C) with inside temp raised to 72 ° F ( 22 C)  
OVERALL HEAT LOSS COEFFICIENT: 0.087 Crawlspce is not heated by the primary air handler.

## CONSTRUCTION DETAILS & U / SHGC VALUES: (22+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67 ft		
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	n/a
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.045	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.044	INFLOOR DUCT AREA:	0 S.F. @ 54.4 TD/ 30.6 TD
TOTAL Shaded Std windr	0.00 s.f.	Std wind: 0.480 / 0.64		ATTIC DUCT AREA:	233.42 S.F. @ 112 TD/ 95.5 TD
TOTAL Skylite	0.00 s.f.	S.G.D. 0.570 / 0.64		EXT. DUCT AREA:	0 S.F. @ 112 TD/ 50 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded S 0.480 / 0.08		PEOPLE:	4 4563.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.790 / 0.95		FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1: 0.400		DUCT GAIN: @ Average	5881 Btuh
All Glass % of Wall:	14.67 %	Door 2: 0.510		DUCT LOSS:	8107 Btuh
Mech. Ventilation per MHCSS 3280.103(b) :		57 cfm		Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	633 Btuh	Altitude: 1900 ft		Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

Heat Exiting Furnace:		95 deg	A/C Exiting :		48 deg	0.33 Max pressure at A/H				
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling						Cooling Air		Heating Air		Maximum A/C capacity
						Values for		Values for		per MHCSS 3280.715
						5 ton unit		60 15.0 kW		Calibrated Blower Test
								90 % Gas/Oil Elec		
ROOM NAME		HEATING	COOLING	CFM			CFM	Btuh	E	Btuh (alt adj)
		LOSS (Btu)	GAIN (Btu)	DIST	CFM	Btuh				
Living Room	h	7,157	7,075	272	368	10,135	334	9,291	8,805	10,345
WIC	c	387	211	26	-	-	-	-	-	-
Entry	h	1,495	731	57	-	-	-	-	-	-
M. Bedroom	h	6,210	5,244	236	297	8,193	270	7,510	7,118	8,367
M. Bath	h	5,785	5,114	220	256	7,053	233	6,465	6,128	7,199
Kitchen	c	4,391	5,162	180	286	7,884	260	7,227	6,850	8,016
Dining	c	3,760	4,173	146	185	5,108	168	4,682	4,437	5,108
Utility	h	2,293	1,745	87	80	2,218	73	2,033	1,927	2,218
Bath	h	2,307	1,535	88	86	2,377	78	2,179	2,065	2,427
Bedroom #3	h	6,050	4,906	230	232	6,405	211	5,871	5,565	6,537
Bedroom #2	h	5,060	4,493	192	202	5,573	184	5,108	4,841	5,688
TOTALS		44,894	40,390	1,732	1,994	54,945	1,813	50,366	47,736	55,906

# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446



Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD GRAD FLEX FOR UP-FLOW (SPLIT A/C)

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## ENTIRE HOUSE VALUES - DESIGN ZONE: 3 (HUD) 44N Latitude

**COOLING LOAD:** 35,117 Btuh for Outside Temp/Humidity of 94 ° F ( 34 C) / 28% and Inside reduced to 75 ° F ( 23 C) / 50%  
**HEATING LOAD:** 44,741 Btuh based on outside temp of -10 ° F ( -24 C) with inside temp raised to 72 ° F ( 22 C)  
**OVERALL HEAT LOSS COEFFICIENT:** 0.077 **Crawlspace is not heated by the primary air handler.**

## CONSTRUCTION DETAILS & U / SHGC VALUES: (22+Non-ins Rim - 13 - 30)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67 ft		
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.032	FLOOR DUCTS (U):	n/a
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.079	ATTIC DUCTS (U):	0.238
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.039	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.044	INFLOOR DUCT AREA:	0 S.F. @ 56.4 TD/ 28.2 TD
TOTAL Shaded Std windr	0.00 s.f.	Std windr	0.480 / 0.64	ATTIC DUCT AREA:	127.06 S.F. @ 122 TD/ 91.1 TD
TOTAL Skylite	0.00 s.f.	S.G.D.	0.570 / 0.64	EXT. DUCT AREA:	0 S.F. @ 122 TD/ 47 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded S	0.480 / 0.08	PEOPLE:	4
TOTAL Door2 Area:	0.00 s.f.	Skylite	0.790 / 0.95	FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1:	0.400	DUCT GAIN: @ Average	3233 Btuh
All Glass % of Wall:	14.67 %	Door 2:	0.510	DUCT LOSS:	5751 Btuh
Mech. Ventilation per MHCSS 3280.103(b):		57 cfm		Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	952 Btuh	Altitude:	3000 ft	Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

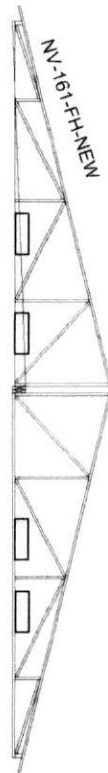
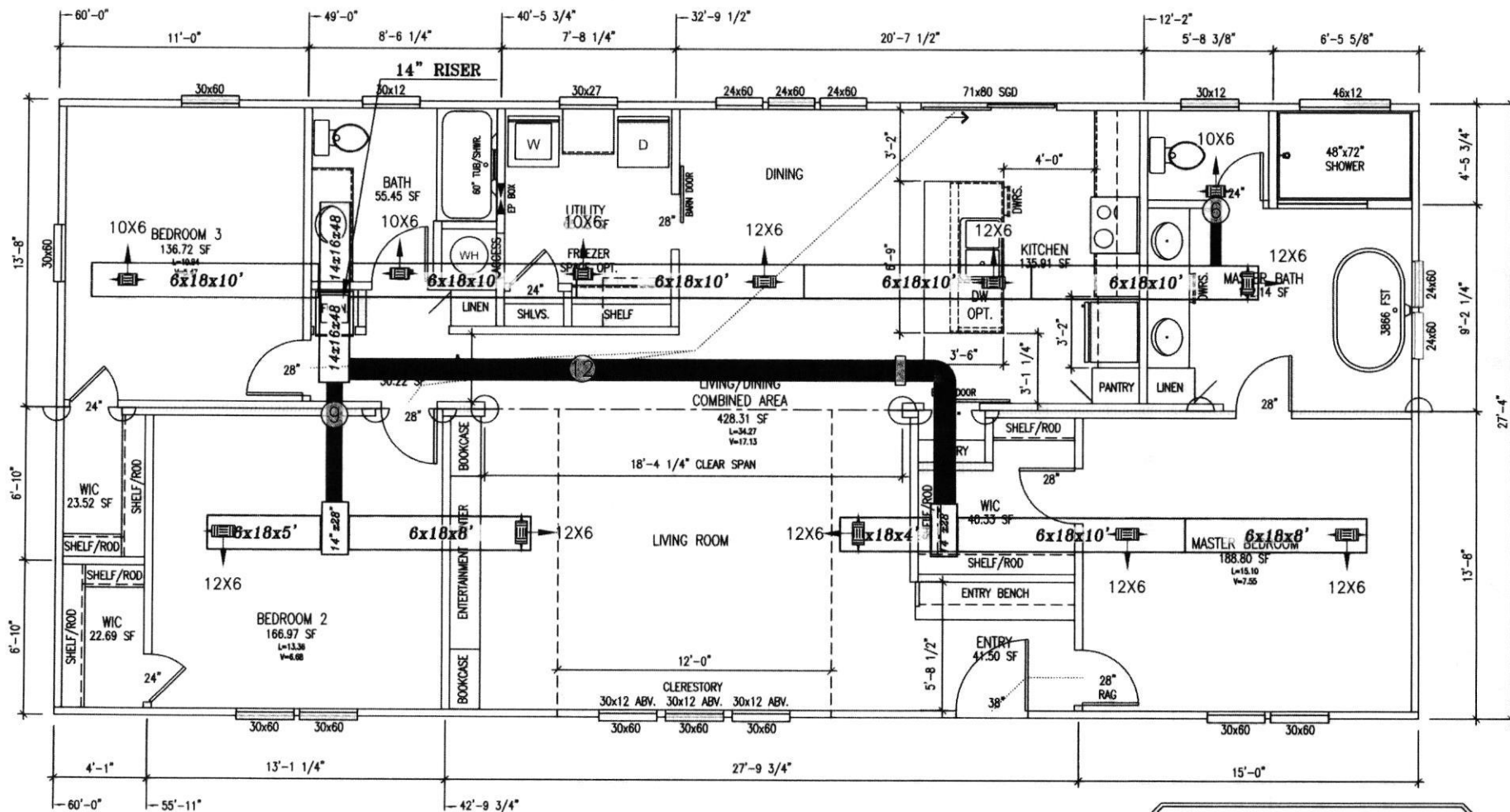
Heat Exiting Furnace: 98 deg    A/C Exiting : 49 deg				0.21 Max pressure at A/H							
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling				Cooling Air		Heating Air			Maximum A/C capacity		
				Values for		Values for			per MHCSS 3280.715		
				4 ton unit		60                      15.0 kW			Calibrated Blower Test		
						90 % Gas/Oil                      Elec					
ROOM NAME		HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST	CFM	Btuh	CFM	Btuh	E	Btuh	Btuh (alt adj)
Living Room	h	7,089	6,147	242	312	8,003	289	8,922		8,456	9,936
WIC	c	415	185	16	-	-	-	-		-	-
Entry	h	1,633	682	56	-	-	-	-		-	-
M. Bedroom	h	6,020	4,423	206	252	6,466	233	7,209		6,833	8,036
M. Bath	h	5,583	4,319	191	217	5,566	201	6,205		5,881	6,915
Kitchen	c	4,538	4,669	158	243	6,233	225	6,949		6,586	7,699
Dining	h	3,813	3,724	130	157	4,042	146	4,507		4,271	4,906
Utility	h	2,204	1,430	75	68	1,751	63	1,952		1,850	2,131
Bath	h	2,195	1,214	75	73	1,872	68	2,088		1,979	2,331
Bedroom #3	h	6,143	4,367	210	197	5,058	183	5,639		5,344	6,279
Bedroom #2	h	5,108	3,959	175	171	4,400	159	4,906		4,650	5,463
TOTALS		44,741	35,117	1,534	1,689	43,391	1,566	48,375		45,849	53,697



Duct Design Input									
Model	NV-2807	Mfg.	NEW VISION	Date	2/9/2023	Source	FLOOR PLAN		
Design Type	Flow Direction	Plenum Connection	Plenum Location	Plenum Width X Plenum Length					
Double-section	Down Flow	Direct to a Trunk	Floor B	11 X 13 (Sqr. in)					
Note: all the unspecified dimensions are in inches.									
Crossover	Supply	To	Material	H/D	Width	Length (ft)	Offset Dir.	Offset	
1	Floor B	Floor A	Flex	12	N/A	25	Center	0	
Floor A	Vertical	Material	Trunk H	Trunk W					
First Floor	Aluminum	5	14						
Direction	Distance (ft)	Boot Type	Boot H/D	Boot W	Boot L (ft)	Reg. Type	Register H	Register W	
Left 1	8.667	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Left 2	14.25	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 1	8.667	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 2	9.333	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 3	12	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Floor B	Vertical	Material	Trunk H	Trunk W					
First Floor	Aluminum	5	14						
Direction	Distance (ft)	Boot Type	Boot H/D	Boot W	Boot L (ft)	Reg. Type	Register H	Register W	
Left 1	1.833	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 1	3.083	Flex (T)	5	N/A	7.667	Boot Reg.	4	10	
Right 2	11.083	Flex (T)	5	N/A	1	Boot Reg.	4	10	
Right 3	1.833	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 4	10.167	Reg. Boot	4	10	0.5	Boot Reg.	4	10	
Right 5	14.25	Flex (T)	5	N/A	7.667	Boot Reg.	4	10	
Duct Design Performance									
<p>The refrigerated air cooling supply duct system including registers must be capable of handling at least 300 cfm per 10,000 Btuh with a static pressure no greater than 0.3 inches of water when measured at room temperature-HUD Manufactured Home Construction and Safety Standards, Part 3280.715 (a) (3) (ii)</p>									
Performance Calculated at a Static Pressure of 0.3 in. wc.									
Air Flow Rate (SCFM)	1734		Duct Capacity (Btu/Hr)	59500					
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 FEDERAL MANUFACTURED HOME  
 CONSTRUCTION AND SAFETY STANDARDS

NV-2807

**LaSalleBristol**  
 Manufacturing  
 Non-Engineered System  
 Using Overhead Duct  
 Board w/ Ceiling Diffusers  
 for Up-Flow Split A/C



# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446

Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD STRAIGHT D.B. FOR UP-FLOW (IN-LINE)



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## ENTIRE HOUSE VALUES - DESIGN ZONE: 1 (HUD) 29N Latitude

COOLING LOAD: 49,449 Btuh for Outside Temp/Humidity of 102 ° F ( 38 C) 25% and Inside reduced to 75 ° F ( 23 C) 50%  
HEATING LOAD: 49,316 Btuh based on outside temp of 10 ° F ( -13 C) with inside temp raised to 72 ° F ( 22 C)  
OVERALL HEAT LOSS COEFFICIENT: 0.099 Crawlspce is not heated by the primary air handler.

## CONSTRUCTION DETAILS & U / SHGC VALUES: (11+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67 ft		
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	0.064 Duct TEL
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238 390 ft
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.045	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.086	INFLOOR DUCT AREA:	332.92 S.F. @ 52.4 TD/ 34.6 TD
TOTAL Shaded Std wind	0.00 s.f.	Std wind: 0.480 / 0.64		ATTIC DUCT AREA:	231.2 S.F. @ 102 TD/ 102.9 TD
TOTAL Skylite	0.00 s.f.	S.G.D. 0.570 / 0.64		EXT. DUCT AREA:	0 S.F. @ 102 TD/ 55 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded 0.480 / 0.08		PEOPLE:	4 4563.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.790 / 0.95		FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1: 0.400		DUCT GAIN: @ Average	9127 Btuh
All Glass % of Wall:	14.67 %	Door 2: 0.510		DUCT LOSS:	12994 Btuh
Mech. Ventilation per MHCSS 3280.103(b):	57 cfm			Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	2340 Btuh	Altitude: 500 ft		Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

Heat Exiting Furnace: 95 deg		A/C Exiting : 50 deg		0.33 Max pressure at A/H						
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling				Cooling Air Values for		Heating Air Values for			Maximum A/C capacity per MHCSS 3280.715 Calibrated Blower Test	
		HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM	5 ton unit		90 % Gas/Oil		15.0 kW Elec	
ROOM NAME				CFM	Btuh	CFM	Btuh	E	Btuh (alt adj)	
Living Room	h	8,059	8,630	298	535	14,433	487	13,872	13,148	15,675
WIC	c	474	284	40	-	-	-	-	-	-
Entry	c	1,417	902	62	-	-	-	-	-	-
M. Bedroom	h	7,297	6,753	270	397	10,704	361	10,288	9,751	11,574
M. Bath	h	6,167	6,089	228	158	4,250	143	4,085	3,871	4,510
Kitchen	c	4,604	6,043	222	114	3,064	103	2,945	2,791	3,243
Dining	c	4,106	4,975	183	110	2,978	100	2,862	2,713	3,153
Utility	h	2,786	2,313	103	83	2,239	75	2,152	2,040	2,384
Bath	h	2,849	2,107	105	81	2,180	73	2,095	1,986	2,320
Bedroom #3	h	6,083	5,866	225	335	9,025	304	8,675	8,222	10,030
Bedroom #2	h	5,473	5,488	203	233	6,289	212	6,045	5,729	6,672
TOTALS		49,316	49,449	1,940	2,046	55,161	1,860	53,019	50,250	59,561

# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446



Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD STRAIGHT D.B. FOR UP-FLOW (IN-LINE)

Prepared By LaSalle Air Systems 2/9/2023 (Method & Output © 2023)  
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Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are NOT located for best distribution based on Manual T. Design calculations are based on worst case orientation. Duct & register sizes do not meet Manual D specs.

## ENTIRE HOUSE VALUES - DESIGN ZONE: 2 (HUD) 36N Latitude

COOLING LOAD: 42,051 Btuh for Outside Temp/Humidity of 97 ° F ( 36 C) / 23% and Inside reduced to 75 ° F ( 23 C) / 50%  
HEATING LOAD: 50,501 Btuh based on outside temp of 0 ° F ( -18 C) with inside temp raised to 72 ° F ( 22 C)  
OVERALL HEAT LOSS COEFFICIENT: 0.084 Crawlspce is not heated by the primary air handler.

## CONSTRUCTION DETAILS & U / SHGC VALUES: (22+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67	ft	
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Level 3 Ceiling:					Net Roof Area (less ducts): 1466.5 s.f.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	0.0377 Duct TEL
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238 390 ft
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.045	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.044	INFLOOR DUCT AREA:	332.92 S.F. @ 54.4 TD/ 30.6 TD
TOTAL Shaded Std windi	0.00 s.f.	Std wind: 0.480 / 0.64		ATTIC DUCT AREA:	231.2 S.F. @ 112 TD/ 95.5 TD
TOTAL Skylite	0.00 s.f.	S.G.D. 0.570 / 0.64		EXT. DUCT AREA:	0 S.F. @ 112 TD/ 50 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded S 0.480 / 0.08		PEOPLE:	4 4563.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.790 / 0.95		FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1: 0.400		DUCT GAIN: @ Average	7751 Btuh
All Glass % of Wall:	14.67 %	Door 2: 0.510		DUCT LOSS:	13757 Btuh
Mech. Ventilation per MHCSS 3280.103(b) :		57 cfm		Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	460 Btuh	Altitude: 1900 ft		Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

Heat Exiting Furnace: 103 deg    A/C Exiting : 51 deg				0.21 Max pressure at A/H					
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling				Cooling Air Values for		Heating Air Values for			Maximum A/C capacity per MHCSS 3280.715 Calibrated Blower Test
				4 ton unit		70                      17.5 kW			
						90 % Gas/Oil                      Elec			
ROOM NAME		HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST		CFM Btuh	E Btuh		Btuh (alt adj)
Living Room	h	8,203	7,407	237	454	11,502	421	15,376	14,573
WIC	c	383	206	31	-	-	-	-	-
Entry	c	1,491	721	49	-	-	-	-	-
M. Bedroom	h	7,522	5,721	217	337	8,531	312	11,405	10,809
M. Bath	h	6,396	5,192	185	134	3,386	124	4,527	4,290
Kitchen	c	4,776	5,255	186	96	2,443	89	3,266	3,095
Dining	c	4,189	4,295	152	94	2,375	87	3,175	3,009
Utility	h	2,787	1,915	81	70	1,784	65	2,385	2,260
Bath	h	2,824	1,716	82	69	1,736	64	2,321	2,200
Bedroom #3	h	6,369	4,972	184	284	7,185	263	9,605	9,104
Bedroom #2	c	5,561	4,650	163	198	5,013	184	6,701	6,351
TOTALS		50,501	42,051	1,567	1,736	43,956	1,609	58,761	55,692
									56,581

# APPLICATION ENGINEERING FOR HEATING AND COOLING

New Vision Manufacturing  
1000 North Industrial Road  
Madill, OK 73446

Manufacturer's Model #: NV-2807  
HVAC System Type: OVERHEAD STRAIGHT D.B. FOR UP-FLOW (IN-LINE)



Prepared By LaSalle Air Systems 2/9/2023 (Method & Output © 2023)  
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Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are NOT located for best distribution based on Manual T. Design calculations are based on worst case orientation. Duct & register sizes do not meet Manual D specs.

## ENTIRE HOUSE VALUES - DESIGN ZONE: 3 (HUD) 44N Latitude

**COOLING LOAD:** 35,497 Btuh for Outside Temp/Humidity of 94 ° F ( 34 C) 28% and Inside reduced to 75 ° F ( 23 C) 50%  
**HEATING LOAD:** 49,147 Btuh based on outside temp of -10 ° F ( -24 C) with inside temp raised to 72 ° F ( 22 C)  
**OVERALL HEAT LOSS COEFFICIENT:** 0.073 **Crawspace is not heated by the primary air handler.**

## CONSTRUCTION DETAILS & U / SHGC VALUES: (22+Non-ins Rim - 13 - 30)

Total Cond. Floor Area:	1640.00 s.f.	TRUE Outside Perimeter:	185.67 ft		
Level 1 Ceiling:	96 to 120 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	1281.49 s.f. (Net)	Dark Roof(U):	0.032	FLOOR DUCTS (U):	0.0377 Duct TEL
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.079	ATTIC DUCTS (U):	0.238 390 ft
TOTAL Std window	184.46 s.f.	Sec Wall (U):	0.039	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	39.44 s.f.	Exp Floor(U):	0.044	INFLOOR DUCT AREA:	332.92 S.F. @ 56.4 TD/ 28.2 TD
TOTAL Shaded Std wind:	0.00 s.f.	Std wind: 0.480 / 0.64		ATTIC DUCT AREA:	71.154 S.F. @ 122 TD/ 91.1 TD
TOTAL Skylite	0.00 s.f.	S.G.D.: 0.570 / 0.64		EXT. DUCT AREA:	0 S.F. @ 122 TD/ 47 TD
TOTAL Door1 Area:	21.11 s.f.	Shaded S 0.480 / 0.08		PEOPLE:	4 4563.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.790 / 0.95		FIREPLACES:	0
All Glass % of Floor:	13.65 %	Door 1: 0.400		DUCT GAIN: @ Average	3648 Btuh
All Glass % of Wall:	14.67 %	Door 2: 0.510		DUCT LOSS:	10334 Btuh
Mech. Ventilation per MHCSS 3280.103(b):		57 cfm		Summer Infiltr (10 mph):	41.0 cfm
LATENT GAIN:	1035 Btuh	Altitude: 3000 ft		Winter Infiltration (20 mph):	77.4 cfm @ Semi-Tight

## ROOM BY ROOM VALUES:

Heat Exiting Furnace: 102 deg		A/C Exiting : 50 deg		0.21 Max pressure at A/H					
Actual heating and cooling required in each room and flow set to maximum of either heating or cooling				Cooling Air		Heating Air		Maximum A/C capacity	
				Values for		Values for		17.5 kW	
				4 ton unit		70 90 % Gas/Oil		Elec	
ROOM NAME		HEATING	COOLING	CFM					per MHCSS 3280.715
		LOSS (Btu)	GAIN (Btu)	DIST					Calibrated Blower Test
					CFM	Btuh	CFM	Btuh E	Btuh (alt adj)
Living Room	h	7,921	6,235	238	454	11,354	421	14,768	13,997
WIC	c	399	175	17	-	-	-	-	-
Entry	h	1,617	675	49	-	-	-	-	-
M. Bedroom	h	7,054	4,576	212	337	8,422	312	10,954	10,382
M. Bath	h	6,092	4,279	183	134	3,343	124	4,348	4,121
Kitchen	c	4,841	4,683	160	96	2,412	89	3,137	2,973
Dining	c	4,149	3,749	129	94	2,344	87	3,049	2,890
Utility	h	2,587	1,474	78	70	1,761	65	2,291	2,171
Bath	h	2,597	1,262	78	69	1,714	64	2,229	2,113
Bedroom #3	h	6,392	4,383	192	284	7,093	263	9,226	8,744
Bedroom #2	h	5,498	4,006	165	198	4,948	184	6,436	6,100
TOTALS		49,147	35,497	1,502	1,736	43,391	1,609	56,438	53,491
									54,345



August 24, 2023

MERCER, J & ROBYN & JESSICA BAUSTERT  
1915 MASSEY AVE  
KINGFISHER, OK 73750-

Re: Consideration of Specific Use Permit for Nearby Property

Dear Property Owner:

The Planning and Zoning Commission is considering a Specific Use Permit for the following property:

**Legal Description:** Lots 246 and 247 BLK 1, River Oaks.

**Commonly Known as:** Lots 246 and 247 Choctaw Drive, River Oaks

**Proposed Specific Use:** Installation of a mobile home.

**Applicant/s:** Lance Bailey

Enclosed is a map showing the approximate section being considered for the request.

You are being notified because you are listed as a property owner within a 300-foot radius. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

The public hearings will be held as follows:

September 18, 2023 at 5:30 P.M. Planning and Zoning Commission, Eufaula Community Center, 121 High Street.

October 2, 2023 at 5:30 P.M. Eufaula City Council, Eufaula Community Center, 121 High Street.

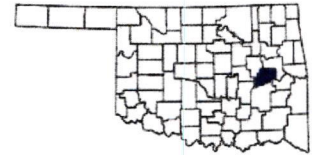
You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,  
Julie Musgraves  
Executive Assistant  
City of Eufaula



P. O. BOX 107  
110 N. First Street  
Eufaula, OK 74432

***TRINA WILLIAMS***  
***McINTOSH COUNTY ASSESSOR***



Phone 918-689-2611  
Fax 918-689-3611  
assessor46tlw@yahoo.com

August 24, 2023

City of Eufaula  
Julie Musgraves

INVOICE

Lots 246 & 247 River Oaks Sub.....\$50.00

Respectfully,

Trina Williams  
McIntosh County Assessor





# McIntosh

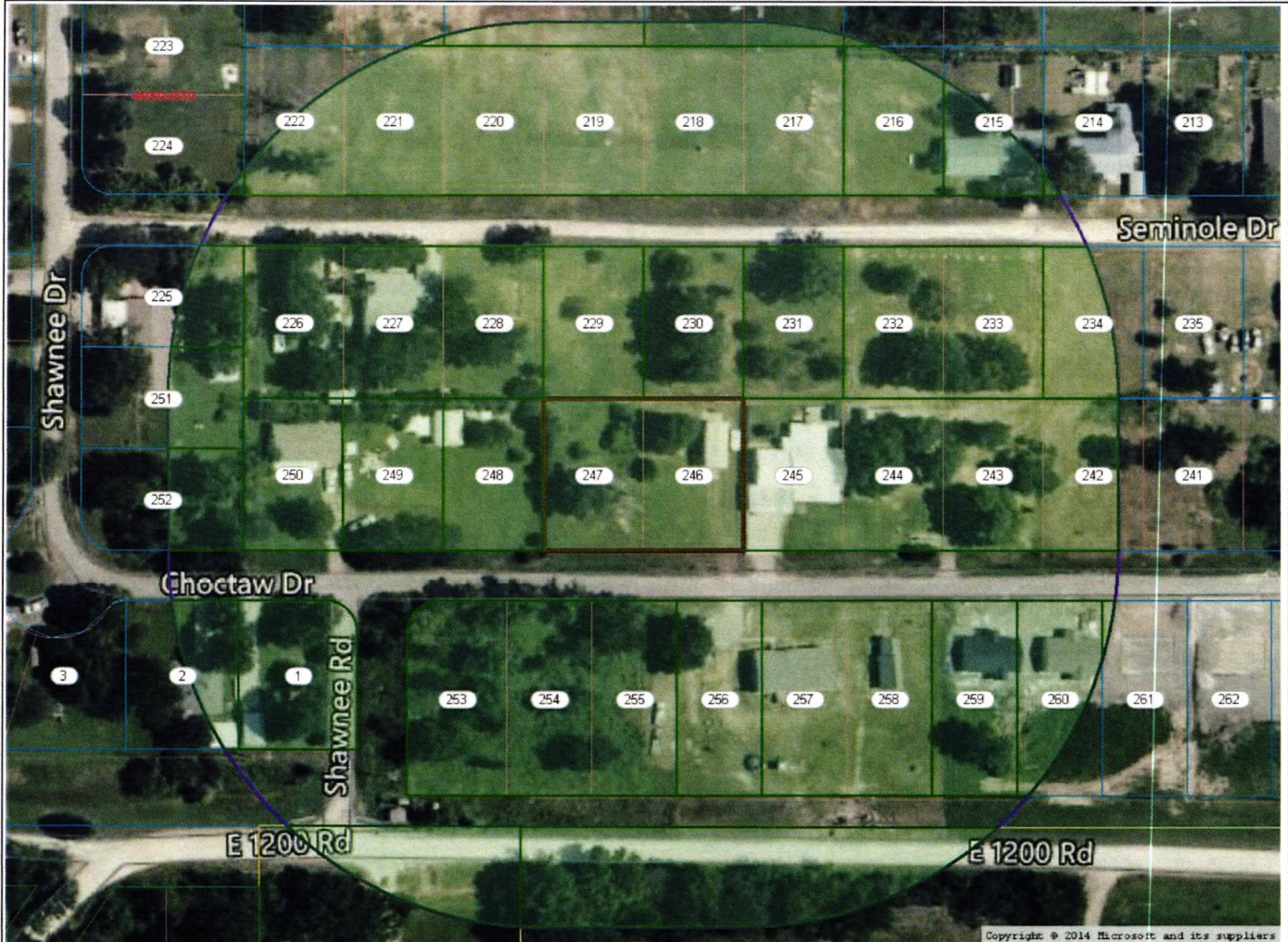
## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:10

### Map Image



### Account List

Account	460024576	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-000-00	BAILEY, LANCE A	LOTS 246 BLK 1 RIVER OAKS 280/1
Situs	00740 CHOCTAW DR		385/420 448/560 449/336 959/557
Sec/Twn/Rng		123 S SENECA AVE	1143/458 LOT 247 BLK 1 RIVER OAKS
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE OK 74003-	
Lot Size	2 Lots	Book/Page 1143-0458	
Account	460040890	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-004-00	CAMPBELL, CORY DOUGLAS & MEGAN	LOT 250 BLK 1 RIVER OAKS 1161/679
Situs		RACHELLE	1177/395
Sec/Twn/Rng			
Subdivision	RIVER OAKS	4150 ASH NE	
Block/Lot	0001 / 0250	PIEDMONT OK 73078-	
Lot Size	1 Lots	Book/Page 1177-0395	
Account	460040889	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-003-00	BAILEY, LANCE A	LOT 249 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE OK 74003-	
Lot Size	1 Lots	Book/Page	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

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Time 15:15:10

Page : 2

### Account List

Account	460040887	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-002-00	BAILEY, LANCE A	LOT 248 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE	OK 74003-
Lot Size	1 Lots	Book/Page	
Account	460024558	Current Owner	Legal Description
ParcelID	1250-00-001-232-0-000-00	CHAVEZ, JOHN	LOT 232 BLK 1 RIVER OAKS 583/492
Situs			662/43 1044/773 1084/25 1146/771 LOT
Sec/Twn/Rng		742 CHOCTAW DRIVE	233 BLK 1 RIVER OAKS 638/303 707/286
Subdivision	RIVER OAKS		769/716 1054/254 1077/775
Block/Lot	0001 / 0232	EUFAULA	OK 74432-
Lot Size	2 Lots	Book/Page 1146-0771	
Account	460024571	Current Owner	Legal Description
ParcelID	1250-00-001-245-0-000-00	CHAVEZ, JOHN	LOTS 240-245 BLK 1 RIVER OAKS
Situs	00742 CHOCTAW DR		638/303 707/286 746/160 769/716 950/257
Sec/Twn/Rng		742 CHOCTAW DRIVE	1043/383 1054/254 1056/451 1127/663
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0245	EUFAULA	OK 74432-
Lot Size	6 Lots	Book/Page 1146-0771	
Account	460024545	Current Owner	Legal Description
ParcelID	1250-00-001-217-0-000-00	EMPIRE REAL ESTATE INVESTMENTS, LLC	LOTS 217-220 BLK 1 RIVER OAKS
Situs	00722 SEMINOLE DR EUFAUL		408/601 483/40 552/374 657/338 771/103
Sec/Twn/Rng		12600 ROBERTS RD	829/84 905/408 976/318 976/319 976/320
Subdivision	RIVER OAKS		976/322 1129/36
Block/Lot	0001 / 0217	EDMOND	OK 73013-
Lot Size	6 Lots	Book/Page 1129-0036	
Account	460039681	Current Owner	Legal Description
ParcelID	1250-00-001-204-0-00 -00	GRAHAM, DEREK & ROY HENDRICK	LOTS 204-205 RIVER OAKS 1107/591
Situs			
Sec/Twn/Rng		3337 EVERETT DR	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0202	EDMOND	OK 73013-
Lot Size	2 Lots	Book/Page 1107-0591	
Account	460024579	Current Owner	Legal Description
ParcelID	1250-00-001-253-0-000-00	WILLIAMS, SKEET M.	LOTS 253-255 BLK 1 RIVER OAKS
Situs			638/303 707/286 769/716 1054/252
Sec/Twn/Rng		907 LARUE RD	1087/277
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0253	MCALESTER	OK 74501-
Lot Size	3 Lots	Book/Page 1087-0277	
Account	460001859	Current Owner	Legal Description
ParcelID	0000-12-09N-16E-2-002-00	HOGUE, ROGER	BEG 451'W NE/C NE NW S418' W209'
Situs	00715 E 1200 RD		N418' E209' POB SEC 12-9-16 494/183
Sec/Twn/Rng	12-9N-16E	418163 E 1201 RD	708/31 970/627
Subdivision			
Block/Lot		EUFAULA	OK 74432-000C
Lot Size	2.0000 Acres	Book/Page 0970-0627	
Account	460001852	Current Owner	Legal Description
ParcelID	0000-12-09N-16E-1-005-00	SMITH, NORMAN J. & RETTA L.	W2 NW NE, E2 NE NW LESS N418' OF
Situs	418512 E 1200 RD		W209', BEG SW/C NE NW NE E250' N420'
Sec/Twn/Rng	12-9N-16E		NW'LY TO W/L NE NW NE S TO POB SEC
Subdivision		418512 E 1200 RD	12-9-16 477/142 701/527 869/73 892/746
Block/Lot		EUFAULA	893/39 893/664 893/790 947/556 '06
Lot Size	40.8000 Acres	Book/Page 0947-0556	CLAYTON (TITLE CANCELLED 3-1-12)
Account	460024586	Current Owner	Legal Description
ParcelID	1250-00-001-261-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 261 BLK 1 RIVER OAKS 448/555
Situs	00777 CHOCTAW DR EUFAUL		817/4 820/359 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0261	413923 E 1090 RD	
Lot Size	1 Lots	CHECOTAH	OK 74426-
		Book/Page 1127-0437	



# McIntosh

## Parcel Map and Account Listing

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Page : 3

### Account List

Account	460024585	Current Owner	Legal Description
ParcelID	1250-00-001-260-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 260 BLK 1 RIVER OAKS 448/555
Situs	00775 CHOCTAW DR EUFAUL		817/1 820/360 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0260	CHECOTAH OK 74426-	
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024584	Current Owner	Legal Description
ParcelID	1250-00-001-259-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 259 BLK 1 RIVER OAKS 448/555
Situs	00773 CHOCTAW DR EUFAUL		817/1 820/361 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0259	CHECOTAH OK 74426-	
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024582	Current Owner	Legal Description
ParcelID	1250-00-001-256-0-000-00	PENDLEY, MICHAEL	LOT 256 BLK 1 RIVER OAKS 446/358
Situs			483/552 1032/427 1065/32 1072/633
Sec/Twn/Rng			1090/431 1090/434
Subdivision	RIVER OAKS	213 N "J" STREET	
Block/Lot	0001 / 0256	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1072-0633	
Account	460024560	Current Owner	Legal Description
ParcelID	1250-00-001-234-0-000-00	VEGA, EMILIO	LOT 234 BLK 1 RIVER OAKS 413/668
Situs			976/320 988/667
Sec/Twn/Rng			
Subdivision	RIVER OAKS	410240 E 1090 RD	
Block/Lot	0001 / 0234	CHECOTAH OK 74426-000C	
Lot Size	1 Lots	Book/Page 0988-0667	
Account	460024539	Current Owner	Legal Description
ParcelID	1250-00-001-208-0-000-00	PALMER, DARRELL C. & HEATHER D	LOTS 208 & 209 BLK 1 RIVER OAKS
Situs			413/667-668 877/723
Sec/Twn/Rng			
Subdivision	RIVER OAKS	2204 CROSSHILL	
Block/Lot	0001 / 0208	FT. SMITH AR 72908-000C	
Lot Size	2 Lots	Book/Page 0877-0723	
Account	460024556	Current Owner	Legal Description
ParcelID	1250-00-001-230-0-000-00	BAILEY, LANCE A	LOT 230 BLK 1 RIVER OAKS 512/244
Situs			666/20 959/476
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS	BARTLESVILLE OK 74003-	
Block/Lot	0001 / 0230	Book/Page 1143-0458	
Lot Size	1 Lots		
Account	460024557	Current Owner	Legal Description
ParcelID	1250-00-001-231-0-000-00	BLACK, DON & LINDA	LOT 231 BLK 1 RIVER OAKS 379/327
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	11816 SW 4TH TERR.	
Block/Lot	0001 / 0231	YUKON OK 73099-000C	
Lot Size	1 Lots	Book/Page 0400-0217	
Account	460024583	Current Owner	Legal Description
ParcelID	1250-00-001-257-0-000-00	PENDLEY, MICHAEL & MICHAEL	LOT 257-258 BLK 1 RIVER OAKS 746/160
Situs			950/257 950/261 963/752 1043/413
Sec/Twn/Rng			1090/431
Subdivision	RIVER OAKS	NICOLE PENDLEY	
Block/Lot	0001 / 0257	213 N J ST	
Lot Size	1 Lots	EUFAULA OK 74432-000C	
		Book/Page 1043-0413	
Account	460024543	Current Owner	Legal Description
ParcelID	1250-00-001-215-0-000-00	BURNS, BILLY RAY & PAULA	LOT 215 BLK 1 RIVER OAKS 1092/198
Situs	00764 SEMINOLE DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 883	
Block/Lot	0001 / 0215	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page ,	





# McIntosh

## Parcel Map and Account Listing

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Page : 4

### Account List

Account	460024544	Current Owner	Legal Description
ParcelID	1250-00-001-216-0-000-00	BURNS, BILLY RAY & PAULA	LOT 216 BLK 1 RIVER OAKS 749/196
Situs			750/261 1092/198
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 883	
Block/Lot	0001 / 0216	EUFAULA	OK 74432-0000
Lot Size	1 Lots	Book/Page 0750-0196	
Account	460024542	Current Owner	Legal Description
ParcelID	1250-00-001-214-0-000-00	STANDSTIPHER, KEATON &	LOT 214 BLK 1 RIVER OAKS 828/31
Situs	00736 SEMINOLE DR		843/154 845/557 845/576 909/762
Sec/Twn/Rng		SAMANTHA	1029/700
Subdivision	RIVER OAKS	736 SEMINOLE DR.	
Block/Lot	0001 / 0214	EUFAULA	OK 74432-0000
Lot Size	1 Lots	Book/Page 1029-0700	
Account	460038379	Current Owner	Legal Description
ParcelID	1250-00-001-206-0-000-00	CARDELL, GIOVANNI MARCO	LOT 206-207 BLK 1 RIVER OAKS 483/40
Situs			976/320 1048/610 1080/774
Sec/Twn/Rng		761 QUAPAW DR	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0206	EUFAULA	OK 74432-5029
Lot Size	2 Lots	Book/Page 1080-0774	
Account	460024578	Current Owner	Legal Description
ParcelID	1250-00-001-252-0-000-00	DURRETT, FRED A	LOT 252 BLK 1 RIVER OAKS 399/67
Situs			448/252
Sec/Twn/Rng			
Subdivision	RIVER OAKS	418553 HWY 266	
Block/Lot	0001 / 0252	CHECOTAH	OK 74426-0000
Lot Size	1 Lots	Book/Page	
Account	460024577	Current Owner	Legal Description
ParcelID	1250-00-001-251-0-000-00	COMBES, DENNIS & LUJENA	LOT 251 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	822 SHAWNEE DR	
Block/Lot	0001 / 0251	EUFAULA	OK 74432-0000
Lot Size	1 Lots	Book/Page	
Account	460024551	Current Owner	Legal Description
ParcelID	1250-00-001-225-0-000-00	COMBES, DENNIS & LUJENA	LOT 225 BLK 1 RIVER OAKS 174/338
Situs	00822 SHAWNEE DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	822 SHAWNEE DR	
Block/Lot	0001 / 0225	EUFAULA	OK 74432-0000
Lot Size	1 Lots	Book/Page	
Account	460024379	Current Owner	Legal Description
ParcelID	1250-00-001-002-0-000-00	BRIDGES, VIRGINIA A.	LOT 2 BLK 1 RIVER OAKS 461/652
Situs	00709 CHOCTAW DR		802/179 877/470 877/473 899/98
Sec/Twn/Rng		106 BANBURY LN	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0002	IDABEL	OK 74745-7301
Lot Size	1 Lots	Book/Page 0899-0098	
Account	460024550	Current Owner	Legal Description
ParcelID	1250-00-001-223-0-000-00	EMPIRE REAL ESTATE INVESTMENTS, LLC	LOT 223-224 BLK 1 RIVER OAKS 421/414
Situs	00812 SHAWNEE DR		677/165 1113/476 1158/280 1160/347
Sec/Twn/Rng		12600 ROBERTS RD	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0223	EDMOND	OK 73013-
Lot Size	2 Lots	Book/Page 1160-0347	
Account	460024378	Current Owner	Legal Description
ParcelID	1250-00-001-001-0-000-00	BRIDGES, VIRGINIA A	LOT 1 BLK 1 RIVER OAKS 817/72 904/76
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 816	
Block/Lot	0001 / 0001	EUFAULA	OK 74432-0000
Lot Size	1 Lots	Book/Page 0904-0076	



## McIntosh

### Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:11

Page : 5

#### Account List

Account	460024555	Current Owner	Legal Description
ParcelID	1250-00-001-229-0-000-00	BAILEY, LANCE A	LOT 229 BLK 1 RIVER OAKS 512/244
Situs			666/20 959/476
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0229	BARTLESVILLE OK 74003-	
Lot Size	1 Lots	Book/Page 1143-0458	
Account	460024538	Current Owner	Legal Description
ParcelID	1250-00-001-202-0-000-00	MERCER, J & ROBYN & JESSICA BAUSTERT	LOT 202-203 BLK 1 RIVER OAKS 483/40
Situs	00725 QUAPAW DR EUFAULA		976/320 1107/399
Sec/Twn/Rng			
Subdivision	RIVER OAKS	1915 MASSEY AVE	
Block/Lot	0001 / 0202	KINGFISHER OK 73750-	
Lot Size	2 Lots	Book/Page 1107-0399	
Account	460024553	Current Owner	Legal Description
ParcelID	1250-00-001-227-0-000-00	TOMPKINS, ELBIN & PHYLLIS R.	LOTS 226-228 BLK 1 RIVER OAKS
Situs	00723 SEMINOLE DR		573/385 826/644 1040/339
Sec/Twn/Rng			
Subdivision	RIVER OAKS	723 SEMINOLE DR	
Block/Lot	0001 / 0227	EUFAULA OK 74432-0000	
Lot Size	3 Lots	Book/Page 1040-0339	







August 24, 2023

McIntosh County Assessor's Office  
Attention: Trina Williams

Re: 300 Foot radius request Lots 246- 247 Choctaw Drive

Mrs. Williams,

The City of Eufaula requests a 300' radius of the property located at Lots 246 and 247 BLK 1, River Oaks.

Commonly Known as Lots 246 - 247 Choctaw Drive, River Oaks

Additionally, if we could please receive an Excel version copy by email to [AA@CityofEufaulaOK.com](mailto:AA@CityofEufaulaOK.com).

Julie Musgraves

Administrative Assistant  
City of Eufaula  
[aa@CityofEufaulaOK.com](mailto:aa@CityofEufaulaOK.com)





Seminole Dr

Seminole Dr

Seminole Dr

Seminole Dr

Seminole Dr

Seminole Dr

Seminole Dr

Seminole Dr

Shawnee Rd

Shawnee Rd

COMBES,  
DENNIS &  
LUJENA

TOMPKINS,  
ELBIN &  
PHYLLIS R.

BAILEY,  
LANCE A

BAILEY,  
LANCE A

BLACK, DON &  
LINDA

CHAVEZ, JOHN

VEGA, EMILIO

JALUFKA, JOE  
& BRENDA

NEAL, R.  
ORVIS

COMBES,  
DENNIS &  
LUJENA

CAMPBELL,  
CORY  
DOUGLAS &  
MEGAN

BAILEY,  
LANCE A

BAILEY,  
LANCE A

BAILEY,  
LANCE A

BAILEY,  
LANCE A

245

244

CHAVEZ, JOHN

241

242

Shawnee Rd

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

C

Shawnee Rd

Shawnee Rd

BRIDGES,  
VIRGINIA A.

BRIDGES,  
VIRGINIA A.

253

WILLIAMS,  
SKEET M.

256

PENDLEY,  
MICHAEL

PENDLEY,  
MICHAEL &  
MICHAEL

THOMAS  
INVESTMENT  
PROPERTIES,  
LLC

THOMAS  
INVESTMENT  
PROPERTIES,  
LLC

THOMAS  
INVESTMENT  
PROPERTIES,  
LLC

THOMAS  
INVESTMENT  
PROPERTIES,  
LLC

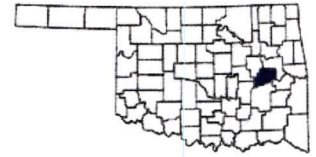
THOMAS  
INVESTMENT  
PROPERTIES,  
LLC

SMITH,





***TRINA WILLIAMS***  
***McINTOSH COUNTY ASSESSOR***



P. O. BOX 107  
110 N. First Street  
Eufaula, OK 74432

Phone 918-689-2611  
Fax 918-689-3611  
assessor46tlw@yahoo.com

August 24, 2023

City of Eufaula  
Julie Musgraves

INVOICE

Lots 246 & 247 River Oaks Sub.....\$50.00

Respectfully,

Trina Williams  
McIntosh County Assessor



# McIntosh

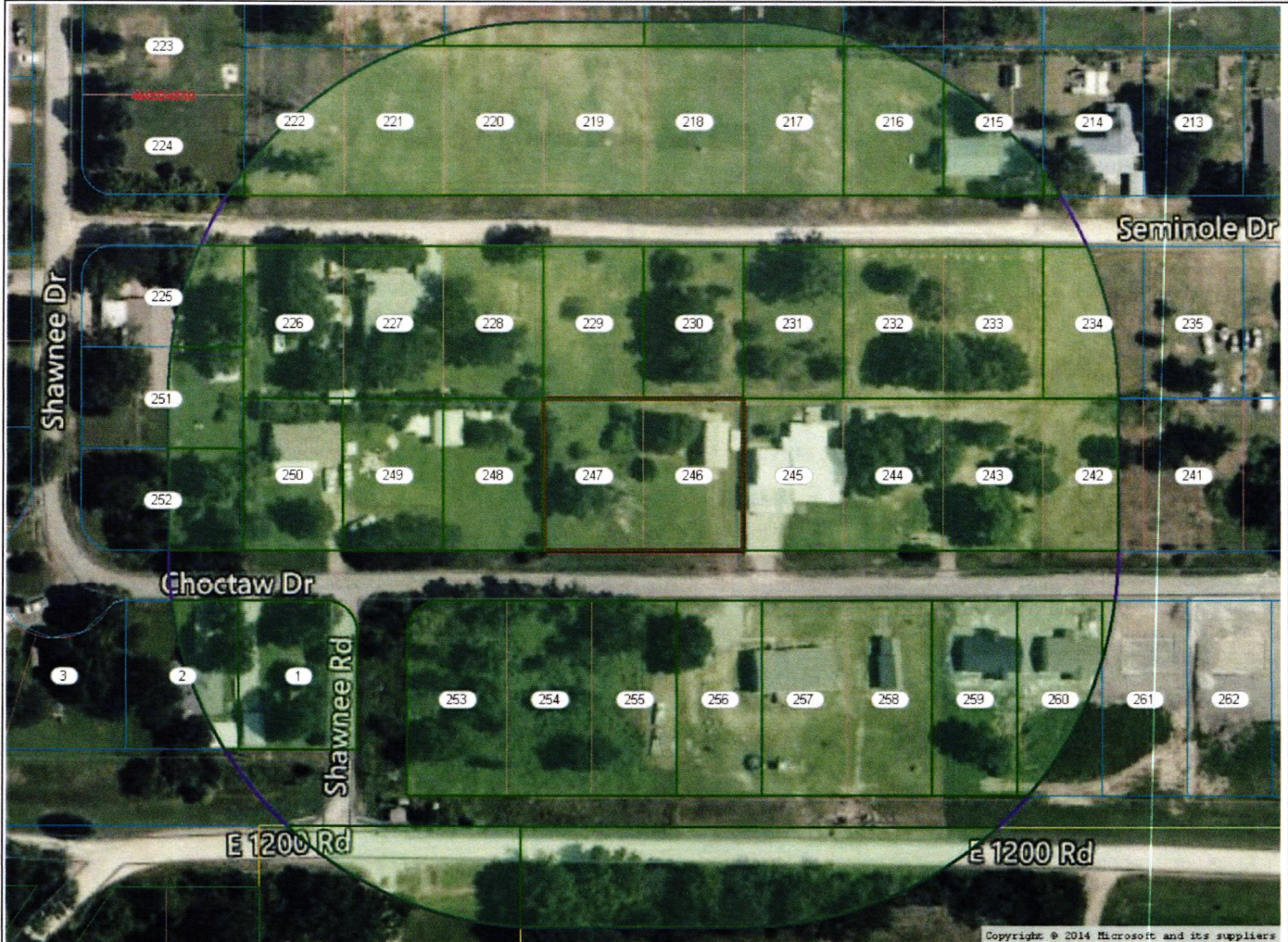
## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:10

### Map Image



### Account List

Account	460024576	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-000-00	BAILEY, LANCE A	LOTS 246 BLK 1 RIVER OAKS 280/1
Situs	00740 CHOCTAW DR		385/420 448/560 449/336 959/557
Sec/Twn/Rng		123 S SENECA AVE	1143/458 LOT 247 BLK 1 RIVER OAKS
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE OK 74003-	
Lot Size	2 Lots	Book/Page 1143-0458	
Account	460040890	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-004-00	CAMPBELL, CORY DOUGLAS & MEGAN	LOT 250 BLK 1 RIVER OAKS 1161/679
Situs		RACHELLE	1177/395
Sec/Twn/Rng			
Subdivision	RIVER OAKS	4150 ASH NE	
Block/Lot	0001 / 0250	PIEDMONT OK 73078-	
Lot Size	1 Lots	Book/Page 1177-0395	
Account	460040889	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-003-00	BAILEY, LANCE A	LOT 249 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE OK 74003-	
Lot Size	1 Lots	Book/Page	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:10

Page : 2

### Account List

Account	460040887	Current Owner	Legal Description
ParcelID	1250-00-001-250-0-002-00	BAILEY, LANCE A	LOT 248 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE	OK 74003-
Lot Size	1 Lots	Book/Page	
Account	460024558	Current Owner	Legal Description
ParcelID	1250-00-001-232-0-000-00	CHAVEZ, JOHN	LOT 232 BLK 1 RIVER OAKS 583/492
Situs			662/43 1044/773 1084/25 1146/771 LOT
Sec/Twn/Rng		742 CHOCTAW DRIVE	233 BLK 1 RIVER OAKS 638/303 707/286
Subdivision	RIVER OAKS		769/716 1054/254 1077/775
Block/Lot	0001 / 0232	EUFAULA	OK 74432-
Lot Size	2 Lots	Book/Page 1146-0771	
Account	460024571	Current Owner	Legal Description
ParcelID	1250-00-001-245-0-000-00	CHAVEZ, JOHN	LOTS 240-245 BLK 1 RIVER OAKS
Situs	00742 CHOCTAW DR		638/303 707/286 746/160 769/716 950/257
Sec/Twn/Rng		742 CHOCTAW DRIVE	1043/383 1054/254 1056/451 1127/663
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0245	EUFAULA	OK 74432-
Lot Size	6 Lots	Book/Page 1146-0771	
Account	460024545	Current Owner	Legal Description
ParcelID	1250-00-001-217-0-000-00	EMPIRE REAL ESTATE INVESTMENTS, LLC	LOTS 217-220 BLK 1 RIVER OAKS
Situs	00722 SEMINOLE DR EUFAUL		408/601 483/40 552/374 657/338 771/103
Sec/Twn/Rng		12600 ROBERTS RD	829/84 905/408 976/318 976/319 976/320
Subdivision	RIVER OAKS		976/322 1129/36
Block/Lot	0001 / 0217	EDMOND	OK 73013-
Lot Size	6 Lots	Book/Page 1129-0036	
Account	460039681	Current Owner	Legal Description
ParcelID	1250-00-001-204-0-00 -00	GRAHAM, DEREK & ROY HENDRICK	LOTS 204-205 RIVER OAKS 1107/591
Situs			
Sec/Twn/Rng		3337 EVERETT DR	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0202	EDMOND	OK 73013-
Lot Size	2 Lots	Book/Page 1107-0591	
Account	460024579	Current Owner	Legal Description
ParcelID	1250-00-001-253-0-000-00	WILLIAMS, SKEET M.	LOTS 253-255 BLK 1 RIVER OAKS
Situs			638/303 707/286 769/716 1054/252
Sec/Twn/Rng		907 LARUE RD	1087/277
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0253	MCALESTER	OK 74501-
Lot Size	3 Lots	Book/Page 1087-0277	
Account	460001859	Current Owner	Legal Description
ParcelID	0000-12-09N-16E-2-002-00	HOGUE, ROGER	BEG 451'W NE/C NE NW S418' W209'
Situs	00715 E 1200 RD		N418' E209' POB SEC 12-9-16 494/183
Sec/Twn/Rng	12-9N-16E	418163 E 1201 RD	708/31 970/627
Subdivision			
Block/Lot		EUFAULA	OK 74432-000C
Lot Size	2.0000 Acres	Book/Page 0970-0627	
Account	460001852	Current Owner	Legal Description
ParcelID	0000-12-09N-16E-1-005-00	SMITH, NORMAN J. & RETTA L.	W2 NW NE, E2 NE NW LESS N418' OF
Situs	418512 E 1200 RD		W209', BEG SW/C NE NW NE E250' N420'
Sec/Twn/Rng	12-9N-16E		NW'LY TO W/L NE NW NE S TO POB SEC
Subdivision		418512 E 1200 RD	12-9-16 477/142 701/527 869/73 892/746
Block/Lot		EUFAULA	893/39 893/664 893/790 947/556 '06
Lot Size	40.8000 Acres	Book/Page 0947-0556	CLAYTON (TITLE CANCELLED 3-1-12)
Account	460024586	Current Owner	Legal Description
ParcelID	1250-00-001-261-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 261 BLK 1 RIVER OAKS 448/555
Situs	00777 CHOCTAW DR EUFAUL		817/4 820/359 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0261	413923 E 1090 RD	
Lot Size	1 Lots	CHECOTAH	OK 74426-
		Book/Page 1127-0437	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:10

Page : 3

### Account List

Account	460024585	Current Owner	Legal Description
ParcelID	1250-00-001-260-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 260 BLK 1 RIVER OAKS 448/555
Situs	00775 CHOCTAW DR EUFAUL		817/1 820/360 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0260	CHECOTAH OK 74426-	
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024584	Current Owner	Legal Description
ParcelID	1250-00-001-259-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 259 BLK 1 RIVER OAKS 448/555
Situs	00773 CHOCTAW DR EUFAUL		817/1 820/361 1005/184 1011/564
Sec/Twn/Rng			1066/468 1127/437
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0259	CHECOTAH OK 74426-	
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024582	Current Owner	Legal Description
ParcelID	1250-00-001-256-0-000-00	PENDLEY, MICHAEL	LOT 256 BLK 1 RIVER OAKS 446/358
Situs			483/552 1032/427 1065/32 1072/633
Sec/Twn/Rng			1090/431 1090/434
Subdivision	RIVER OAKS	213 N "J" STREET	
Block/Lot	0001 / 0256	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1072-0633	
Account	460024560	Current Owner	Legal Description
ParcelID	1250-00-001-234-0-000-00	VEGA, EMILIO	LOT 234 BLK 1 RIVER OAKS 413/668
Situs			976/320 988/667
Sec/Twn/Rng			
Subdivision	RIVER OAKS	410240 E 1090 RD	
Block/Lot	0001 / 0234	CHECOTAH OK 74426-000C	
Lot Size	1 Lots	Book/Page 0988-0667	
Account	460024539	Current Owner	Legal Description
ParcelID	1250-00-001-208-0-000-00	PALMER, DARRELL C. & HEATHER D	LOTS 208 & 209 BLK 1 RIVER OAKS
Situs			413/667-668 877/723
Sec/Twn/Rng			
Subdivision	RIVER OAKS	2204 CROSSHILL	
Block/Lot	0001 / 0208	FT. SMITH AR 72908-000C	
Lot Size	2 Lots	Book/Page 0877-0723	
Account	460024556	Current Owner	Legal Description
ParcelID	1250-00-001-230-0-000-00	BAILEY, LANCE A	LOT 230 BLK 1 RIVER OAKS 512/244
Situs			666/20 959/476
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS	BARTLESVILLE OK 74003-	
Block/Lot	0001 / 0230	Book/Page 1143-0458	
Lot Size	1 Lots		
Account	460024557	Current Owner	Legal Description
ParcelID	1250-00-001-231-0-000-00	BLACK, DON & LINDA	LOT 231 BLK 1 RIVER OAKS 379/327
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	11816 SW 4TH TERR.	
Block/Lot	0001 / 0231	YUKON OK 73099-000C	
Lot Size	1 Lots	Book/Page 0400-0217	
Account	460024583	Current Owner	Legal Description
ParcelID	1250-00-001-257-0-000-00	PENDLEY, MICHAEL & MICHAEL	LOT 257-258 BLK 1 RIVER OAKS 746/160
Situs			950/257 950/261 963/752 1043/413
Sec/Twn/Rng			1090/431
Subdivision	RIVER OAKS	NICOLE PENDLEY	
Block/Lot	0001 / 0257	213 N J ST	
Lot Size	1 Lots	EUFAULA OK 74432-000C	
		Book/Page 1043-0413	
Account	460024543	Current Owner	Legal Description
ParcelID	1250-00-001-215-0-000-00	BURNS, BILLY RAY & PAULA	LOT 215 BLK 1 RIVER OAKS 1092/198
Situs	00764 SEMINOLE DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 883	
Block/Lot	0001 / 0215	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page ,	



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

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Page : 4

### Account List

Account	460024544	Current Owner	Legal Description
ParcelID	1250-00-001-216-0-000-00	BURNS, BILLY RAY & PAULA	LOT 216 BLK 1 RIVER OAKS 749/196
Situs			750/261 1092/198
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 883	
Block/Lot	0001 / 0216	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page 0750-0196	
Account	460024542	Current Owner	Legal Description
ParcelID	1250-00-001-214-0-000-00	STANDSTIPHER, KEATON &	LOT 214 BLK 1 RIVER OAKS 828/31
Situs	00736 SEMINOLE DR		843/154 845/557 845/576 909/762
Sec/Twn/Rng		SAMANTHA	1029/700
Subdivision	RIVER OAKS	736 SEMINOLE DR.	
Block/Lot	0001 / 0214	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page 1029-0700	
Account	460038379	Current Owner	Legal Description
ParcelID	1250-00-001-206-0-000-00	CARDELL, GIOVANNI MARCO	LOT 206-207 BLK 1 RIVER OAKS 483/40
Situs			976/320 1048/610 1080/774
Sec/Twn/Rng		761 QUAPAW DR	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0206	EUFAULA OK 74432-5029	
Lot Size	2 Lots	Book/Page 1080-0774	
Account	460024578	Current Owner	Legal Description
ParcelID	1250-00-001-252-0-000-00	DURRETT, FRED A	LOT 252 BLK 1 RIVER OAKS 399/67
Situs			448/252
Sec/Twn/Rng			
Subdivision	RIVER OAKS	418553 HWY 266	
Block/Lot	0001 / 0252	CHECOTAH OK 74426-0000	
Lot Size	1 Lots	Book/Page	
Account	460024577	Current Owner	Legal Description
ParcelID	1250-00-001-251-0-000-00	COMBES, DENNIS & LUJENA	LOT 251 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	822 SHAWNEE DR	
Block/Lot	0001 / 0251	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page	
Account	460024551	Current Owner	Legal Description
ParcelID	1250-00-001-225-0-000-00	COMBES, DENNIS & LUJENA	LOT 225 BLK 1 RIVER OAKS 174/338
Situs	00822 SHAWNEE DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	822 SHAWNEE DR	
Block/Lot	0001 / 0225	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page	
Account	460024379	Current Owner	Legal Description
ParcelID	1250-00-001-002-0-000-00	BRIDGES, VIRGINIA A.	LOT 2 BLK 1 RIVER OAKS 461/652
Situs	00709 CHOCTAW DR		802/179 877/470 877/473 899/98
Sec/Twn/Rng		106 BANBURY LN	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0002	IDABEL OK 74745-7301	
Lot Size	1 Lots	Book/Page 0899-0098	
Account	460024550	Current Owner	Legal Description
ParcelID	1250-00-001-223-0-000-00	EMPIRE REAL ESTATE INVESTMENTS, LLC	LOT 223-224 BLK 1 RIVER OAKS 421/414
Situs	00812 SHAWNEE DR		677/165 1113/476 1158/280 1160/347
Sec/Twn/Rng		12600 ROBERTS RD	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0223	EDMOND OK 73013-	
Lot Size	2 Lots	Book/Page 1160-0347	
Account	460024378	Current Owner	Legal Description
ParcelID	1250-00-001-001-0-000-00	BRIDGES, VIRGINIA A	LOT 1 BLK 1 RIVER OAKS 817/72 904/76
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 816	
Block/Lot	0001 / 0001	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page 0904-0076	





## McIntosh

### Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 08/24/2023

Time 15:15:11

Page : 5

#### Account List

Account	460024555	Current Owner	Legal Description
ParcelID	1250-00-001-229-0-000-00	BAILEY, LANCE A	LOT 229 BLK 1 RIVER OAKS 512/244
Situs			666/20 959/476
Sec/Twn/Rng		123 S SENECA AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0229	BARTLESVILLE OK 74003-	
Lot Size	1 Lots	Book/Page 1143-0458	
Account	460024538	Current Owner	Legal Description
ParcelID	1250-00-001-202-0-000-00	MERCER, J & ROBYN & JESSICA BAUSTERT	LOT 202-203 BLK 1 RIVER OAKS 483/40
Situs	00725 QUAPAW DR EUFAULA		976/320 1107/399
Sec/Twn/Rng			
Subdivision	RIVER OAKS	1915 MASSEY AVE	
Block/Lot	0001 / 0202	KINGFISHER OK 73750-	
Lot Size	2 Lots	Book/Page 1107-0399	
Account	460024553	Current Owner	Legal Description
ParcelID	1250-00-001-227-0-000-00	TOMPKINS, ELBIN & PHYLLIS R.	LOTS 226-228 BLK 1 RIVER OAKS
Situs	00723 SEMINOLE DR		573/385 826/644 1040/339
Sec/Twn/Rng			
Subdivision	RIVER OAKS	723 SEMINOLE DR	
Block/Lot	0001 / 0227	EUFAULA OK 74432-0000	
Lot Size	3 Lots	Book/Page 1040-0339	







August 24, 2023

McIntosh County Assessor's Office  
Attention: Trina Williams

Re: 300 Foot radius request Lots 246- 247 Choctaw Drive

Mrs. Williams,

The City of Eufaula requests a 300' radius of the property located at Lots 246 and 247 BLK 1, River Oaks.

Commonly Known as Lots 246 - 247 Choctaw Drive, River Oaks

Additionally, if we could please receive an Excel version copy by email to [AA@CityofEufaulaOK.com](mailto:AA@CityofEufaulaOK.com).

Julie Musgraves

Administrative Assistant  
City of Eufaula  
[aa@CityofEufaulaOK.com](mailto:aa@CityofEufaulaOK.com)



COUNTY OF MCINTOSH )  
STATE OF OKLAHOMA )

IN THE DISTRICT COURT

NO. Public Hrg Notice w/ Map

**AFFIDAVIT OF PUBLICATION**  
**COOKSON HILLS PUBLISHERS, INC.**  
dba The Indian Journal, McIntosh County Democrat  
109 S. Main, Eufaula, OK 74432  
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

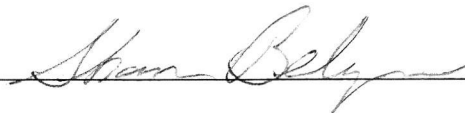
**PUBLICATION DATES:**

August 31, 2023



Signed and sworn to before me on this 31<sup>st</sup> day of August, 2023.

Notary Public



My Commission expires: April 3, 2026  
Commission #06003427

**PUBLICATION FEE: \$**

47.35

185 words; 1 tabular lines; 2 column(s)  
— insertions

**Shown exactly as published in  
Newspaper**

**Legal Notice**

Published in the Indian Journal,  
Thursday, August 31, 2023.

**City of Eufaula Public Hearing Notice**

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on the Specific Use Permit Application for property located within the City of Eufaula.

The property requesting a Specific Use Permit is described as follows:

Legal Description: Lots 246 and 247 BLK 1, River Oaks

General Location Known as: Lots 246 and 247 Choctaw Drive, River Oaks.

Specific Use Request: Installation of Mobile Home.

Applicant/s: Lance Bailey

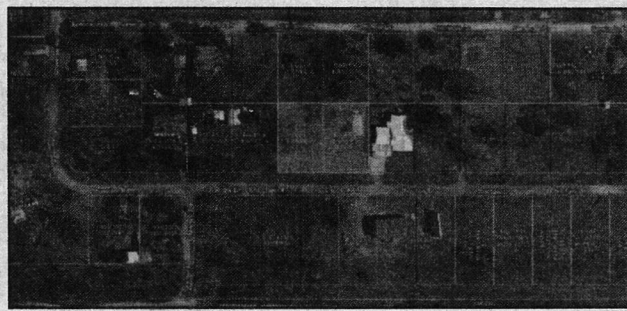
The public hearings will be held as follows:

September 18, 2023, at 5:30 PM Planning and Zoning Com-

mission, Eufaula Community Center, 121 High Street.

October 2, 2023, at 5:30 PM Eufaula City Council, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding this request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.





Musgraves, Julie &lt;aa@cityofeufaulaok.com&gt;

**comment for record related to special use permit for mobile homes**

1 message

J.R. Little <jrlittle@contractor.net>  
To: aa@cityofeufaulaok.com

Tue, Aug 29, 2023 at 9:06 AM

To Whom it May Concern,

I am writing you rather than appearing at the public hearing dates that you provided on the special use permit notice letter. While this (River Oaks lot 246/247) matter is extremely important to me, I am prioritizing the unfortunate but necessary surgery scheduled for my daughter on the same day which obviously will prevent me from attending the first open hearing/meeting date that you have listed on the notice letter. I attended previously for other property Owners applying for similar or identical special use permits, and I believe it was without question the common or overwhelming sentiment at that time was strongly against allowing any additional trailer houses or mobile homes from being allowed in this development area. I currently own 8 lots in the area and have site plans and prints for all 8 lots completed at a significant financial investment cost into 6 figures at this point. To allow new mobile homes to be placed in this area with so many conventionally built permanent foundation homes already in place would decrease the value of such homes, this is supported by many studies on economic growth and urban development along with increasing crime reports that also dovetail into such concerns that should be considered. As I stated in person previously during other meetings related to owners with similar or identical intention, I am strongly against such consideration or special use as this will significantly and negatively impact the value of the new construction quality one (Q1), and condition 1 (C1) type homes that I have planned if not prevent the project from being financially possible at all on my property at (Empire Real Estate Investment's River Oaks lots 217-224). This consideration at all while I understand the permit and application process very well, is a waste of time for both council members and property owners alike in addition to taxpayers money to hold such meeting as concerns. Verbiage for the area clearly states that construction type or homes must be conventionally built meaning with foundations affixed to the ground by solid foundation and built on-site (not delivered).... Previously I believe precedence was set by denying others the same opportunity to place mobile homes on their lots, and as a result I believe there could even be some legal repercussions should this permit be approved for anyone else as burden or loss could be claimed by anyone currently attempting to sell their conventionally built homes, planning to in the future, or those that spent money to build within the covenants and restrictions of the HOA or development area of River Oaks that were previously denied such special use. In my opinion this is a very slippery slope and the very minimal financial gain the city may be paid for such permit is negligible when compared to the tax paid by conventionally built homes in the areas, permits for construction, and the increasing property values of homes that were built as permanent structures that all provide consistent tax revenue to the city. Again I would like to ask that this letter be presented to any and all council members for consideration prior to a vote as I am in protest of any such use now or in the future. I would like to ask that someone please send me notice or receipt that this letter is of record for the topic as I am an owner of property within 300' from the subject parcels.

Thank you,  
J.R. Little  
[jrlittle@contractor.net](mailto:jrlittle@contractor.net)  
405-882-9357

EMPIRE REAL ESTATE INVESTMENTS LLC  
EMPIRE CONSTRUCTION CONTRACTING  
[2705 Broadway Ct. Edmond, OK 73013](#)  
405-476-2603

This e-mail, including any attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, or distribution is prohibited.



City Council Agenda Item No. 11

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the FY 2024 City Council, Eufaula Public Works Authority, Eufaula Economic Development Authority, and Eufaula Downtown Development Authority meeting calendars, and FY 2024 Holiday schedules.

**Initiator:** State Law.

**Staff Information Source:** Valarie Cox, City Clerk.

**Background:** State law requires the approval of the holidays and meetings scheduled for the upcoming year.

**Council Pillar:** N/A.

**Financial Impact:** None.

**Attachment:** Holiday and meeting schedule.

**Recommended Action:** Approval of the item.



## 2024 OBSERVED HOLIDAY SCHEDULE

JANUARY 1	NEW YEAR'S DAY	JANUARY 15	MARTIN LUTHER KING JR. DAY
FEBRUARY 19	PRESIDENT'S DAY	MARCH 29	GOOD FRIDAY
MAY 27	MEMORIAL DAY	JUNE 19	JUNETEENTH
JULY 4	INDEPENDENCE DAY	SEPTEMBER 2	LABOR DAY
OCTOBER 14	INDIGENOUS PEOPLES DAY	NOVEMBER 11	VETERAN'S DAY
NOVEMBER 28 & 29	THANKSGIVING	DECEMBER 24 & 25	CHRISTMAS

### 2023 REGULARLY SCHEDULED MEETINGS FOR THE CITY OF EUFAULA, EUFAULA PUBLIC WORKS & EUFAULA ECONOMIC DEVELOPMENT, AND DOWNTOWN DEVELOPMENT AUTHORITY.

Meetings for EPWA begin at 6:00 p.m., EEDA at 6:30 p.m., & EIA at 6:45 p.m. (if required) or at the conclusion of the previous meeting. All meetings will be held at the Eufaula Community Center, 121 West High, Eufaula, OK, unless otherwise posted.

<u>DATE</u>	<u>TIME</u>	<u>PLACE OF MEETING</u>
January 8	5:30 p.m.	Eufaula Community Center, 121 High Street
February 5	5:30 p.m.	Eufaula Community Center, 121 High Street
March 4	5:30 p.m.	Eufaula Community Center, 121 High Street
April 1	5:30 p.m.	Eufaula Community Center, 121 High Street
May 6	5:30 p.m.	Eufaula Community Center, 121 High Street
June 3	5:30 p.m.	Eufaula Community Center, 121 High Street
July 1	5:30 p.m.	Eufaula Community Center, 121 High Street
August 5	5:30 p.m.	Eufaula Community Center, 121 High Street
September 9	5:30 p.m.	Eufaula Community Center, 121 High Street
October 7	5:30 p.m.	Eufaula Community Center, 121 High Street
November 4	5:30 p.m.	Eufaula Community Center, 121 High Street
December 2	5:30 p.m.	Eufaula Community Center, 121 High Street

Holiday and Meeting Schedules passed and approved by the City Council on October 2, 2023.

To be completed by the person filing notice:

Name: \_\_\_\_\_

Address: PO Box 684, Eufaula, OK 74432

Phone: 918-689-2534

Filed in the office of the municipal clerk, 8:00 a.m.; \_\_\_\_\_, 2023.



City Council Agenda Item No. **12**

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the FY 2024 Planning and Zoning Committee and the Board of Adjustment meeting calendars.

**Initiator:** State Law.

**Staff Information Source:** Valarie Cox, City Clerk.

**Background:** State law requires the approval of the holidays and meetings scheduled for the upcoming year.

**Council Pillar:** N/A.

**Financial Impact:** None.

**Attachment:** Holiday and meeting schedule.

**Recommended Action:** Approval of the item.

2023 REGULARLY SCHEDULED MEETINGS FOR THE CITY OF EUFAULA, PLANNING AND ZONING  
COMMISSION, AND BOARD OF ADJUSTMENT.

Meetings for the Board of Adjustment, if required, begin at the conclusion of the previous meeting. All  
meetings will be held at  
the Eufaula Community Center, 121 West High, Eufaula, OK, unless otherwise posted.

<b>DATE &amp; TIME</b>	<b>PLACE OF MEETING</b>
January 22 - 5:30 p.m.	Eufaula Community Center, 121 High Street
February 26 - 5:30 p.m.	Eufaula Community Center, 121 High Street
March 18 - 5:30 p.m.	Eufaula Community Center, 121 High Street
April 15 - 5:30 p.m.	Eufaula Community Center, 121 High Street
May 20 - 5:30 p.m.	Eufaula Community Center, 121 High Street
June 17- 5:30 p.m.	Eufaula Community Center, 121 High Street
July 15 - 5:30 p.m.	Eufaula Community Center, 121 High Street
August 19 - 5:30 p.m.	Eufaula Community Center, 121 High Street
September 16 - 5:30 p.m.	Eufaula Community Center, 121 High Street
October 21 - 5:30 p.m.	Eufaula Community Center, 121 High Street
November 18 - 5:30 p.m.	Eufaula Community Center, 121 High Street
December 16 - 5:30 p.m.	Eufaula Community Center, 121 High Street

Holiday and Meeting Schedules passed and approved by the City Council on October 2, 2023.

To be completed by the person filing the notice:

Name: \_\_\_\_\_

Address: PO Box 684, Eufaula, OK 74432 Phone:918-689-2534

**Filed in the office of the municipal clerk, 8:00 a.m.;** \_\_\_\_\_,2023.



Council Agenda Item No.13

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of pay application #5 from Voy Construction. in the amount of \$65,944.67.

**Initiator:** Staff

**Information Source:** Jeb Jones, City Manager

**Background:** This is the fifth pay application for the Splash Pad project. This pay app covers the balance of the project minus retainage.

**Council Pillar:** Tourism and Recreation / Reliable Infrastructure / Fiscal Sustainability

**Financial Impact:** \$65,944.67

**Attachment:** Pay Application #5

**Recommended Action:** Approval of pay application #5.

# **AIA** Document G702® – 1992

## Application and Certificate for Payment

<b>TO OWNER:</b> City Of Eufaula 17 Hospital Drive Eufaula Ok 74432  <b>FROM</b> VOY Construction LLC <b>CONTRACTOR:</b> 8500 E 41st Street Tulsa Ok 74145	<b>PROJECT:</b> Eufaula Splash Pad and Playground  <b>VIA</b> Cowan Group Engineering <b>ARCHITECT:</b> 7100 N Classen Dr Suite 500 Oklahoma City OK 73116	<b>APPLICATION NO:</b> 5 <b>PERIOD TO:</b> September 26, 2023 <b>CONTRACT FOR:</b> General Construction <b>CONTRACT DATE:</b> March 03, 2023 <b>PROJECT NOS:</b> Cowan Group Engineering / VOY Construction LLC /	<b>Distribution to:</b> <b>OWNER:</b> <input type="checkbox"/> <b>ARCHITECT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
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### CONTRACTOR'S APPLICATION FOR PAYMENT

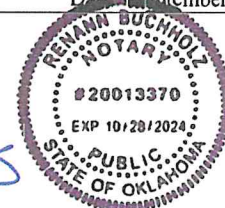
Application is made for payment, as shown below, in connection with the Contract.  
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM .....	\$720,040.54
2. NET CHANGE BY CHANGE ORDERS .....	-\$190,856.13
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$529,184.41
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$529,184.41
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$26,459.22
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703) .....	\$26,459.22
6. TOTAL EARNED LESS RETAINAGE .....	\$502,725.19
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$436,780.52
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE .....	\$65,944.67
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$26,459.22

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	-\$190,856.13	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	-\$190,856.13	\$0.00
NET CHANGES by Change Order		-\$190,856.13

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** \_\_\_\_\_  
 By: Paul Taylor Date: September 26, 2023  
 State of: Oklahoma  
 County of: McIntosh  
 Subscribed and sworn to before  
 me this 26<sup>th</sup> day of September  
 Notary Public: Renann Buchholz  
 My Commission expires: 10/28/2024



### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$65,944.67  
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:** EXHIBIT 2  
 By: Michael Taylor Date: 9/28/23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.





## Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

005

APPLICATION DATE:

September 26, 2023

**PERIOD TO:**

September 26, 2023

ARCHITECT'S PROJECT NO:

**Cowan Group Engineering**

[illegible]

CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBITS AND CLAIMS

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.

TO OWNER: **City of Eufaula**  
**17 Hospital Drive**  
**Eufaula, OK 74432**

PROJECT: Eufaula Splash Pad and Playground

CONTRACT DATED: March 3, 2023

STATE OF: Oklahoma  
COUNTY OF: McIntosh

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered against any property of the Owner arising in any manner out of the performance of the Contract referenced above:

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

*The following supporting documents should be attached hereto if required by Owner:*

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens.

CONTRACTOR:  
(Name and address)

BY: [Signature]  
(Signature of authorized representative)

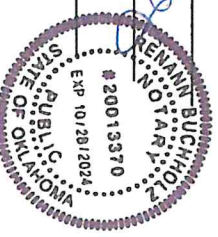
Paul Bergard Managing Member  
(Printed name and title)

Subscribed and sworn before me on this date:

9/26/2023

Notary Public: Renann Buchholz

My Commission Expires: 10/28/2024



INVOICE AFFIDAVIT

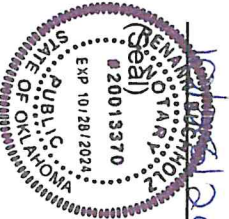
STATE OF Oklahoma )  
COUNTY OF Falls ) SS.

The undersigned (architect, contractor, supplier, engineer, or supervisory official), of lawful age, being first duly sworn, on oath says that this invoice is true and correct. Affiant further states that the (work, services, or materials) as shown by this invoice have been (completed or supplied) in accordance with the plans, specifications, orders, or requests furnished to the affiant. Affiant further states that (s)he has made no payment, given, or donated or agreed to pay, give, or donate, either directly or indirectly, to any elected official, officer, or employee of the City of Eufaula / Eufaula Public Works Authority, of money or any other thing of value to obtain payment of this invoice.

[Signature]  
Contractor or Supplier

Subscribed and sworn to before me this 26<sup>th</sup> day of September, 2023  
[Signature]  
Notary Public

My Commission Expires:

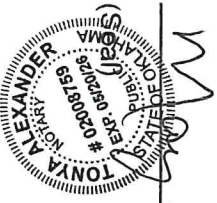


[Signature]  
Architect, Engineer, or other  
Supervisory Official

Subscribed and sworn to before me this 26<sup>th</sup> day of Sept., 2023

[Signature]  
Notary Public

My Commission Expires:







City Council Agenda Item No. 14

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to approve Budget Amendment 1a for the General Fund.

**Initiator:** City Manager

**Information Source:** Jeb Jones, City Manager, Valarie Cox, City Clerk

**Background:** These budget amendments are necessary to recognize loan proceeds from the City Hall loan and the project cost. Additionally, due to Splash Pad grant funds being received into the General Fund, we are accounting for those monies and the related Splash Pad expenses. The City was awarded a REAP Grant to fund new storm sirens; this grant and the related expenses are being recognized as well. We are also moving excess FY23 Sales Tax collections from the PWA back into the General Fund. We are moving monies from the General Fund to support our economic development efforts.

**Council Pillar:** Fiscal Sustainability / Tourism and Recreation / Economic Development / Reliable Infrastructure.

**Financial Impact:** See Attached

**Attachment:** Budget Amendment 1a

**Recommended Action:** Approve presented amendments.

## Budget Amendment Form

Fiscal Year: 23-24

**Amendment #: 1a**

Fund	Department	Line Item	Account Code	Revenue		Expense	
				Increase	Decrease	Increase	Decrease
General Fund	Non-Departmental	Loan Proceeds	10-00-5500-00	\$ 1,000,000	\$ -	\$ -	\$ -
General Fund	Non-Departmental	Grants	10-00-5355-00	\$ 356,000	\$ -	\$ -	\$ -
General Fund	Government	Equipment Purchases	10-15-6401-00	\$ -	\$ -	\$ 1,453,000	\$ -
General Fund	Non-Departmental	Transfers In	10-00-5900-00	\$ -	\$ -	\$ -	\$ -
				\$ 200,000	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
Recreation Acct	Recreation	Capital Outlay	43-43-6401-00	\$ -	\$ -	\$ -	\$ 281,000
General Fund	Disaster Emergency Fund	Capital Outlay	34-34-6401-00	\$ -	\$ -	\$ 75,000	\$ -
General Fund	Transfers	Transfer to EDA	10-99-6966-00	\$ -	\$ -	\$ 100,000	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
Activity Totals				\$ 1,556,000	\$ -	\$ 1,628,000	\$ 281,000

Approved by the City Council:

[Clerk Seal]

J. Todd Warren  
Mayor

City Clerk

## Oath of Office

State of Oklahoma     )  
                                      ) §  
McIntosh County        )

I, Roger Barton, do solemnly swear that I will support the Constitution and the laws of the United States of America and the Constitution, the laws of the State of Oklahoma, and the Eufaula Code of Ordinances, and that I will not knowingly receive, directly or indirectly, any money or other valuable thing, for the performance or nonperformance of any act or duty pertaining to my employment, other than the compensation allowed by law, and that I will faithfully discharge my duties as a member of the Eufaula Public Works Authority to the best of my ability.

---

Affiant's Signature

Subscribed and sworn to before me this 2nd day of October 2023.

---

Kay Robbins-Wall, City Attorney



City of Eufaula, OK

## PWA Claims List

By Check Number

Date Range: 09/01/2023 - 09/30/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EPWA-EPWA						
14482-02	SUE'S RECYCLING & SANITATION	09/01/2023	Regular	0.00	11,974.36	211958
95-02	ACCURATE ENVIRONMENTAL LLC	09/08/2023	Regular	0.00	255.00	211959
94-02	CANADIAN VALLEY ELECTRIC	09/08/2023	Regular	0.00	450.00	211960
14214-02	CINTAS	09/08/2023	Regular	0.00	158.14	211961
14729-02	CORE & MAIN	09/08/2023	Regular	0.00	3,700.00	211962
239-02	EUFAULA AUTO PARTS NAPA	09/08/2023	Regular	0.00	51.69	211963
82-02	EUFAULA TRUE VALUE	09/08/2023	Regular	0.00	153.90	211964
15314-02	FIRST NET AT&T	09/08/2023	Regular	0.00	889.36	211965
758-02	FLEETCOR TECHNOLOGIES	09/08/2023	Regular	0.00	606.04	211966
12218-02	OK CENTRALIZED SUPPORT	09/08/2023	Regular	0.00	173.06	211967
12804-02	OK CENTRALIZED SUPPORT	09/08/2023	Regular	0.00	151.32	211968
759-02	O'REILLY AUTO PARTS	09/08/2023	Regular	0.00	385.57	211969
336-02	T. H. ROGERS LUMBER CO.	09/08/2023	Regular	0.00	13.92	211970
14515-02	WATER TECH, INC	09/08/2023	Regular	0.00	10,812.00	211971
95-02	ACCURATE ENVIRONMENTAL LLC	09/14/2023	Regular	0.00	670.00	211972
14365-02	ASSURED FIRE SAFETY, LLC	09/14/2023	Regular	0.00	830.25	211974
00053-02	BANK OF AMERICA	09/14/2023	Regular	0.00	1,786.02	211975
13372-02	DEARBORN NATIONAL	09/14/2023	Regular	0.00	30.00	211976
14171-02	Delta Dental	09/14/2023	Regular	0.00	193.73	211977
239-02	EUFAULA AUTO PARTS NAPA	09/14/2023	Regular	0.00	41.53	211978
82-02	EUFAULA TRUE VALUE	09/14/2023	Regular	0.00	104.91	211979
758-02	FLEETCOR TECHNOLOGIES	09/14/2023	Regular	0.00	646.81	211980
15846-02	La Tire Shop	09/14/2023	Regular	0.00	700.00	211981
12511-02	LIBERTY NATIONAL LIFE INSUR.	09/14/2023	Regular	0.00	76.88	211982
14158-02	MetLife	09/14/2023	Regular	0.00	49.53	211983
257-02	OKLAHOMA MUNICIPAL RETIREMENT	09/14/2023	Regular	0.00	1,549.24	211984
14456-02	OPEHW HEALTH PLAN	09/14/2023	Regular	0.00	4,551.13	211985
15302-02	PITNEY BOWS INC.	09/14/2023	Regular	0.00	419.15	211986
13525-02	STANDARD MACHINE	09/14/2023	Regular	0.00	320.00	211987
14482-02	SUE'S RECYCLING & SANITATION	09/14/2023	Regular	0.00	1,955.00	211988
12851-02	UTILITY SUPPLY COMPANY	09/14/2023	Regular	0.00	2,373.32	211989
15344-02	VIP TECHNOLOGY GROUP LLC	09/14/2023	Regular	0.00	90.00	211990
15387-02	Warren Cat	09/14/2023	Regular	0.00	9,415.35	211991
352-02	BEMAC SUPPLY	09/14/2023	Regular	0.00	1,213.62	211992
14515-02	WATER TECH, INC	09/14/2023	Regular	0.00	7,776.00	211993
15429-02	Auto Doctors	09/21/2023	Regular	0.00	66.30	211994
100-02	EMBLEM ENTERPRISES, INC.	09/21/2023	Regular	0.00	608.52	211995
100-02	EMBLEM ENTERPRISES, INC.	09/21/2023	Regular	0.00	-608.52	211995
82-02	EUFAULA TRUE VALUE	09/21/2023	Regular	0.00	328.94	211996
758-02	FLEETCOR TECHNOLOGIES	09/21/2023	Regular	0.00	315.49	211997
00097-02	Flo Trend LLC	09/21/2023	Regular	0.00	2,100.00	211998
241-02	NELSON FEED & SEED, INC.	09/21/2023	Regular	0.00	80.93	211999
12218-02	OK CENTRALIZED SUPPORT	09/21/2023	Regular	0.00	173.06	212000
12804-02	OK CENTRALIZED SUPPORT	09/21/2023	Regular	0.00	151.32	212001
14482-02	SUE'S RECYCLING & SANITATION	09/21/2023	Regular	0.00	24,913.81	212002
14152-02	USA BLUE BOOK	09/21/2023	Regular	0.00	1,803.73	212003
12851-02	UTILITY SUPPLY COMPANY	09/21/2023	Regular	0.00	796.71	212004
00190-02	Enterprise FM Trust	09/21/2023	Regular	0.00	608.52	212005
95-02	ACCURATE ENVIRONMENTAL LLC	09/28/2023	Regular	0.00	85.00	212006
00053-02	BANK OF AMERICA	09/28/2023	Regular	0.00	128.11	212008
247-02	BANK OF OKLAHOMA	09/28/2023	Regular	0.00	62,197.27	212009
94-02	CANADIAN VALLEY ELECTRIC	09/28/2023	Regular	0.00	2,096.00	212010
13372-02	DEARBORN NATIONAL	09/28/2023	Regular	0.00	27.50	212011
14171-02	Delta Dental	09/28/2023	Regular	0.00	178.32	212012

## PWA Claims List

Date Range: 09/01/2023 - 09/30/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00190-02	Enterprise FM Trust	09/28/2023	Regular	0.00	608.52	212013
82-02	EUFAULA TRUE VALUE	09/28/2023	Regular	0.00	147.28	212014
758-02	FLEETCOR TECHNOLOGIES	09/28/2023	Regular	0.00	808.16	212015
12511-02	LIBERTY NATIONAL LIFE INSUR.	09/28/2023	Regular	0.00	53.12	212016
14158-02	MetLife	09/28/2023	Regular	0.00	45.72	212017
244-02	NICHOLS GROCERY	09/28/2023	Regular	0.00	36.61	212018
473-02	OK WATER RESOURCES BOARD	09/28/2023	Regular	0.00	14,988.33	212019
257-02	OKLAHOMA MUNICIPAL RETIREMENT	09/28/2023	Regular	0.00	1,410.94	212020
14735-02	OKLAHOMA WATER RESOURCES BOARD	09/28/2023	Regular	0.00	16,065.51	212021
14999-02	OMAG	09/28/2023	Regular	0.00	1,000.00	212022
14456-02	OPEHW HEALTH PLAN	09/28/2023	Regular	0.00	4,214.05	212023
759-02	O'REILLY AUTO PARTS	09/28/2023	Regular	0.00	111.43	212024
14274-02	PIED PIPER SERVICES OF NORTH AMERICA LLC	09/28/2023	Regular	0.00	55.00	212025
15302-02	PITNEY BOWS INC.	09/28/2023	Regular	0.00	500.00	212026
12944-02	SADLER PAPER COMPANY	09/28/2023	Regular	0.00	136.16	212027
15326-02	SHEILA EDWARDS	09/28/2023	Regular	0.00	5,000.00	212028
336-02	T. H. ROGERS LUMBER CO.	09/28/2023	Regular	0.00	19.16	212029
15352-02	TECHNICAL PROGRAMMING SERVICES	09/28/2023	Regular	0.00	185.16	212030
15344-02	VIP TECHNOLOGY GROUP LLC	09/28/2023	Regular	0.00	379.98	212031
14515-02	WATER TECH, INC	09/28/2023	Regular	0.00	17,174.94	212032
00127-02	Williams Enterprises	09/28/2023	Regular	0.00	515.00	212033
321-02	BANK OF EUFAULA	09/01/2023	Bank Draft	0.00	1,067.85	DFT0000662
264-02	OKLAHOMA TAX COMMISSION	09/01/2023	Bank Draft	0.00	580.00	DFT0000663
321-02	BANK OF EUFAULA	09/01/2023	Bank Draft	0.00	2,381.46	DFT0000664
321-02	BANK OF EUFAULA	09/01/2023	Bank Draft	0.00	556.96	DFT0000665
248-02	OK EMPLOYMENT SECURITY COMM.	09/01/2023	Bank Draft	0.00	144.80	DFT0000666
321-02	BANK OF EUFAULA	09/15/2023	Bank Draft	0.00	1,151.85	DFT0000689
264-02	OKLAHOMA TAX COMMISSION	09/15/2023	Bank Draft	0.00	618.00	DFT0000690
321-02	BANK OF EUFAULA	09/15/2023	Bank Draft	0.00	2,427.12	DFT0000691
321-02	BANK OF EUFAULA	09/15/2023	Bank Draft	0.00	567.66	DFT0000692
248-02	OK EMPLOYMENT SECURITY COMM.	09/15/2023	Bank Draft	0.00	145.75	DFT0000693
321-02	BANK OF EUFAULA	09/29/2023	Bank Draft	0.00	1,002.34	DFT0000711
264-02	OKLAHOMA TAX COMMISSION	09/29/2023	Bank Draft	0.00	563.00	DFT0000712
321-02	BANK OF EUFAULA	09/29/2023	Bank Draft	0.00	2,173.32	DFT0000713
321-02	BANK OF EUFAULA	09/29/2023	Bank Draft	0.00	508.30	DFT0000714
248-02	OK EMPLOYMENT SECURITY COMM.	09/29/2023	Bank Draft	0.00	120.69	DFT0000715

## Bank Code EPWA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	100	74	0.00	224,681.43
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-608.52
Bank Drafts	15	15	0.00	14,009.10
EFT's	0	0	0.00	0.00
	<b>115</b>	<b>90</b>	<b>0.00</b>	<b>238,082.01</b>

## All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	100	74	0.00	224,681.43
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-608.52
Bank Drafts	15	15	0.00	14,009.10
EFT's	0	0	0.00	0.00
	<b>115</b>	<b>90</b>	<b>0.00</b>	<b>238,082.01</b>

## Fund Summary

Fund	Name	Period	Amount
90	Public Works Authority	9/2023	238,082.01
			<b>238,082.01</b>



Public Works Agenda Item No.5

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of pay application #6 from Lone Hickory Cattle L.L.C. for the CWSRF Sewer Project in the amount of \$108,469.68.

**Initiator:** Staff

**Information Source:** Jeb Jones, City Manager

**Background:** DEQ prefers that construction payments be approved by the governing body, that the invoiced services are within the scope of the projects, and that the governing body approves the contract documents. The engineer and staff reviewed and verified the contractor's application for payment, and DEQ has done a preliminary review. Upon approval by the governing body, DEQ will complete its review before issuing funds to the Authority, which will then be used to pay the contractor.

This pay application is for materials and supplies for the Sewer Improvement Project.

**Council Pillar:** Reliable Infrastructure/Fiscal Sustainability

**Financial Impact:** \$108,469.68 budgeted in Eufaula Public Works/CWSRF, Capital Outlay, 97-92-6401-00.

**Attachment:** DW-271 and Invoices.

**Recommended Action:** Approval of pay application #6



# Contractor's Application for Payment No.

6

Application Period: 08/01/23 to 9/22/2023		Application Date: September 22, 2023	
To (Owner): Eufaula Public Works	From (Contractor): Lonehickory Cattle L L C	Via (Engineer): Cowan Group Engineering LLC	
Project: Sanitary Sewer Improvements	Contract: ORF-22-0016-CW		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 20-922	

## Application for Payment

### Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
		-
		-
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS	\$0.00	

1. ORIGINAL CONTRACT PRICE	\$2,282,071.00
2. Net change by Change Orders	\$0.00
3. CURRENT CONTRACT PRICE (Line 1 ± 2)	\$2,282,071.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)	\$723,365.74
5. RETAINAGE:	
a. 5 % x \$466,985.00 Contract Amount	\$23,349.25
b. 5 % x \$256,380.74 Stored Material	\$12,819.04
c. Total Retainage (Line 5a + Line 5b)	\$36,168.29
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$687,197.45
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$578,727.77
8. AMOUNT DUE THIS APPLICATION	\$108,469.68
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	\$1,594,873.55

## Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Wes Collins Date: 9-22-23

Payment of: \$108,469.68  
(Line 8 or other - attach explanation of other amount)

is recommended by: Michael Taylor 9/28/23  
(Engineer) (Date)

Payment of: \_\_\_\_\_  
(Line 8 or other - attach explanation of other amount)

is approved by: \_\_\_\_\_  
(Owner) (Date)

Approved by: \_\_\_\_\_  
Funding Agency (if applicable) (Date)

## Progress Estimate

## Contractor's Application

For (contract)		Sanitary Sewer Improvements					6											
Application Period		08/01/23 to 9/22/2023					September 22, 2023											
A			B		C	D	E	F		G								
Item			Bid Quantity		Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (E) / B	Balance to Finish (B - F)						
Bid Item No	Description																	
SANITARY SEWER IMPROVEMENTS																		
1	MOBILIZATION	1	LS	\$	50,000.00	\$	50,000.00	0.50	\$	25,000.00	\$	-	\$	25,000.00	50%	\$	25,000.00	
2	8-INCH PVC SDR-35 SANITARY SEWER (TRENCHING)	2060	LF	\$	60.00	\$	123,600.00		\$	-	\$	23,279.76	\$	23,279.76	19%	\$	100,320.24	
3	10-INCH PVC SDR-35 SANITARY SEWER (TRENCHING)	832	LF	\$	70.00	\$	58,240.00		\$	-	\$	20,915.64	\$	20,915.64	36%	\$	37,324.36	
4	8-INCH HDPE DR-17 SANITARY SEWER (BURSTING)	18293	LF	\$	60.00	\$	1,097,580.00	4836	\$	290,160.00	\$	143,374.63	\$	433,534.63	39%	\$	664,045.37	
5	10-INCH HDPE DR-17 SANITARY SEWER (BURSTING)	331	LF	\$	70.00	\$	23,170.00		\$	-	\$	-	\$	-	0%	\$	23,170.00	
6	SERVICE CONNECTION	243	EA	\$	800.00	\$	194,400.00	50	\$	40,000.00	\$	45,602.51	\$	85,602.51	44%	\$	108,797.49	
7	CEMENTITIOUS MANHOLE COATING	175	VF	\$	100.00	\$	17,500.00		\$	-	\$	-	\$	-	0%	\$	17,500.00	
8	NEW MANHOLE FRAME, COVER, AND SEAL	2	EA	\$	1,250.00	\$	2,500.00		\$	-	\$	-	\$	-	0%	\$	2,500.00	
9	3" MANHOLE GRADE ADJUSTMENT WITH SEAL AND REPLACE FRAME	7	EA	\$	1,000.00	\$	7,000.00		\$	-	\$	-	\$	-	0%	\$	7,000.00	
10	STANDARD 4' DIAMETER MANHOLE REMOVAL AND REPLACEMENT	43	EA	\$	5,000.00	\$	215,000.00	12	\$	60,000.00	\$	23,208.20	\$	83,208.20	39%	\$	131,791.80	
11	STANDARD 4' DIAMETER MANHOLE NEW CONSTRUCTION	21	EA	\$	5,000.00	\$	105,000.00		\$	-	\$	-	\$	-	0%	\$	105,000.00	
12	REPLACE BENCH & TROUGH	16	EA	\$	1,500.00	\$	24,000.00		\$	-	\$	-	\$	-	0%	\$	24,000.00	
13	ASPHALT REMOVAL AND REPLACEMENT	975	SY	\$	65.00	\$	63,375.00	274	\$	17,810.00	\$	-	\$	-	0%	\$	24,000.00	
14	CONCRETE REMOVAL AND REPLACEMENT	100	SY	\$	65.00	\$	6,500.00	301	\$	19,565.00	\$	-	\$	19,565.00	301%	\$	(13,065.00)	
15	SOLID SLAB SODDING	2571	SY	\$	10.00	\$	25,710.00		\$	-	\$	-	\$	-	0%	\$	25,710.00	
16	EXTRA DEPTH MANHOLE	96	VF	\$	150.00	\$	14,400.00		\$	-	\$	-	\$	-	0%	\$	14,400.00	
17	PRE INSTALLATION VIDEO INSPECTION	21516	LF	\$	4.00	\$	86,064.00	2961	\$	11,844.00	\$	-	\$	11,844.00	14%	\$	74,220.00	
18	POST INSTALLATION VIDEO INSPECTION	21516	LF	\$	2.00	\$	43,032.00	1303	\$	2,606.00	\$	-	\$	2,606.00	6%	\$	40,426.00	
19	TESTING	1	LS	\$	10,000.00	\$	10,000.00		\$	-	\$	-	\$	-	0%	\$	10,000.00	
20	BYPASS PUMPING	1	LS	\$	7,500.00	\$	7,500.00		\$	-	\$	-	\$	-	0%	\$	7,500.00	
21	TEMPORARY EROSION AND SEDIMENT CONTROL	1	LS	\$	2,500.00	\$	2,500.00		\$	-	\$	-	\$	-	0%	\$	2,500.00	
22	TRAFFIC CONTROL	1	LS	\$	5,000.00	\$	5,000.00		\$	-	\$	-	\$	-	0%	\$	5,000.00	
23	SPOT REPAIRS	20	EA	\$	5,000.00	\$	100,000.00		\$	-	\$	-	\$	-	0%	\$	100,000.00	
Base Totals						\$	2,282,071.00		\$	466,985.00	\$	256,380.74	\$	723,365.74	\$	0.32	\$	1,558,705.26

EJCDC No. C-629 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute

Page 2 of 3

# Stored Material Summary

# Contractor's Application

For (contract):		Sanitary Sewer Improvements			Application Number: 6				
Application Period:		08/01/23 to 9/22/2023			Application Date: 9/22/2023				
A	B	C	D		E		F		G
Invoice No.	Shop Drawing Transmittal No.	Materials Description	Stored Previously		Stored this Month		Incorporated in Work		Materials Remaining in Storage (\$) (E subtotal - F)
			Date (Month/Year)	Amount (\$)	Amount (\$)	Subtotal (D + E)	Date (Month/Year)	Amount (\$)	
		MOBILIZATION				\$ -		\$ -	\$ -
		8-INCH PVC SDR-35 SANITARY SEWER (TRENCHING)			\$ 23,279.76	\$ 23,279.76		\$ -	\$ 23,279.76
		10-INCH PVC SDR-35 SANITARY SEWER (TRENCHING)			\$ 20,915.64	\$ 20,915.64		\$ -	\$ 20,915.64
		8-INCH HDPE DR-17 SANITARY SEWER (BURSTING)			\$ 194,926.39	\$ 194,926.39		\$ 51,551.76	\$ 143,374.63
		10-INCH HDPE DR-17 SANITARY SEWER (BURSTING)				\$ -		\$ -	\$ -
		SERVICE CONNECTION			\$ 57,416.51	\$ 57,416.51		\$ 11,814.00	\$ 45,602.51
		CEMENTITIOUS MANHOLE COATING				\$ -		\$ -	\$ -
		NEW MANHOLE FRAME, COVER, AND SEAL				\$ -		\$ -	\$ -
		3" MANHOLE GRADE ADJUSTMENT WITH SEAL AND REPLACE FRAME , COVER, AND SEAL			\$ -	\$ -		\$ -	\$ -
		STANDARD 4' DIAMETER MANHOLE REMOVAL AND REPLACEMENT			\$ 32,192.00	\$ 32,192.00		\$ 8,983.80	\$ 23,208.20
		STANDARD 4' DIAMETER MANHOLE NEW CONSTRUCTION				\$ -		\$ -	\$ -
		REPLACE BENCH & TROUGH				\$ -		\$ -	\$ -
		ASPHALT REMOVAL AND REPLACEMENT				\$ -		\$ -	\$ -
		CONCRETE REMOVAL AND REPLACEMENT				\$ -		\$ -	\$ -
		SOLID SLAB SODDING				\$ -		\$ -	\$ -
		EXTRA DEPTH MANHOLE				\$ -		\$ -	\$ -
		PRE INSTALLATION VIDEO INSPECTION				\$ -		\$ -	\$ -
		POST INSTALLATION VIDEO INSPECTION				\$ -		\$ -	\$ -
		TESTING				\$ -		\$ -	\$ -
		BYPASS PUMPING				\$ -		\$ -	\$ -
		TEMPORARY EROSION AND SEDIMENT CONTROL				\$ -		\$ -	\$ -
		TRAFFIC CONTROL				\$ -		\$ -	\$ -
		SPOT REPAIRS				\$ -		\$ -	\$ -
		Totals			\$ 328,730.30			\$ 72,349.56	\$ 256,380.74



## Agenda Item Memo

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to approve Budget Amendment 1b for the Public Works Authority.

**Initiator:** City Manager

**Information Source:** Jeb Jones, City Manager, Valarie Cox, City Clerk

**Background:** This budget amendment is to approve the transfer of \$200k of excess sales tax revenue from FY23 to the General Fund. We have created two new expense lines, one in Sewer and one in Water, to segregate DEQ and Corp fees. Additionally, we are cooperating with the Muscogee Nation Housing to install master meters at three housing sites; there is an amendment to recognize their payment for the meter installation and our material and labor expenses for the project. The final modification is to the chemical expense at the wastewater plant.

**Council Pillar:** Fiscal Sustainability / Reliable Infrastructure.

**Financial Impact:** See Attached

**Attachment:** Budget Amendment 1b

**Recommended Action:** Approve presented amendments.

## Budget Amendment Form

Fiscal Year: 23-24    Amendment #: 1b

Fund	Department	Line Item	Account Code	Revenue		Expense	
				Increase	Decrease	Increase	Decrease
Public Works Authority	Sewer	Chemicals	90-93-6215-00	\$ -	\$ -	\$ 15,000	\$ -
Public Works Authority	Sewer	Permits and Licensing	90-93-6313-00	\$ -	\$ -	\$ 15,000	\$ -
Public Works Authority	Water	Permits and Licensing	90-94-6313-15	\$ -	\$ -	\$ 15,000	\$ -
Public Works Authority	Water	Maint. and Repair	90-94-6213-16	\$ -	\$ -	\$ 22,830	\$ -
Public Works Authority	Transfer	Transfer to GF	90-99-6916-00	\$ -	\$ -	\$ 200,000	\$ -
				\$ -	\$ -	\$ -	\$ -
Public Works Authority	Non-Departmental	Other Miscellaneous	90-00-5650-00	\$ 22,830	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -
			Activity Totals	\$ 22,830	\$ -	\$ 267,830	\$ -

Approved by the City Council:

[Clerk Seal]

\_\_\_\_\_  
J. Todd Warren  
Mayor

\_\_\_\_\_  
City Clerk



## City Manager Report

### Month in Review (notable items)

- We have finalized the Fire Station plans. Cowan Engineering is helping with the site plan, structure pad, drainage, and ODOT Driveway Permit. **Update:** This is still ongoing; they have been to the station site to collect their information, and I am waiting to receive the completed information. **Update:** The site engineering is complete, and I have met with Zach McQuay to discuss the pad work and concrete. I am currently working with Superior Building on the building specs. Next week, I will put the bid out for the building and concrete so we can get this project moving. **Update:** We have advertised bids for the Fire Station building and a separate bid for the Fire Station Site, Pad, and Concrete Work; both will open on April 14<sup>th</sup>. **Update:** Bids were received; I felt the response was good with reasonably priced proposals. These will be presented to you for approval at the May 1<sup>st</sup> council meeting. **Update:** The contractor has moved his equipment on site and has started the site preparation. We should see steady progress through June; I anticipate having this portion of the project complete by late July. **Update:** Since we have changed contractors, McQuay has completed the pad and should be moving forward with the concrete in the near future. **Update:** McQuay Construction has started the concrete forms for the pad and piers. Zach was finishing up the Splash Pad and another project; he should be taking action on the Fire Dept. any day. **Update:** McQuay Construction started digging the footings for the station the week of 9/25/23.
- We have completed the bid documents for the Splash Pad Project, which is currently being advertised, with the bid opening scheduled for January 20, 2023, at 10 a.m. at the Community Center. **Update:** We have been through the bid process and only received one bid submittal from Voy Construction, Tulsa, Oklahoma. Their bid was for \$720,040.54 (\$562,000 budget); we reviewed the bid with the contractor and were able to identify areas of the bid where cost savings could be captured. I request that you award the bid to Voy Construction and authorize me to negotiate a change order to capture the identified savings, which include Public Works doing the necessary water and sewer connections from the main to stubbed-out services and removal of extra soil generated from the pad work. Additionally, we removed the bathroom as a cost-saving to get the splash pad and playground under budget. We can then do the bathroom as a project in the next fiscal year. If I cannot negotiate acceptable cost reductions, it will be my recommendation to rebid the project again. **Update:** Cowan Engineering and I were able to successfully negotiate the change order to bring the project cost into line with our budget. We are currently completing the contract documents and will have them signed and in place towards the end of next week. I anticipate the project kicking off in 2-3 weeks. **Update:** Everything is in place for the Splash Pad; construction will begin Monday, April 3<sup>rd</sup>. **Update:** Site prep work has been completed, and the contractor is working on the base rock for the project, weather permitting. City crews completed the

water service for the Splash Pad. We'll coordinate the sewer tap with the contractor, and the request for the electric service has been made to OG&E. **Update:** The Splash Pad and playground equipment have been delivered; the installer is currently on site and working on the splash pad portion of the project. The contractor thinks that we will be able to open the splash pad to the public sometime in July. **Update:** The splash pad portion of the project is complete; the patio concrete has been poured; the sidewalk and parking should be next in line. **Update:** All the concrete has been poured; the contractor is waiting for the delivery of two stepping stones, putting the canopy covers on, dirt work for landscaping, and sod installation. **Update:** The playground equipment has been installed, and an Okla. Dept of Tourism inspection will be scheduled in the future.

- You should have received a copy of Councilwoman Mouser's resignation by email on August 1<sup>st</sup>; after discussions with Kay, we will have the same choices to make regarding filling her open seat. Kay and I will put together the potential timeline for a special election, or you may choose to fill the seat by appointment within the same 60-day window as we had to observe for the open Ward 4 seat. **Update:** Included in this month's council packet is the election schedule we will need to follow if you choose not to make an appointment. As for an appointment, Roger Barton has expressed a willingness to fill the Ward 2 seat until the 2025 General Election. **Update:** Mr. Barton will be sworn into the Ward 2 seat at the October Council Mtg.
- The Sewer Improvement Project has begun; we started on a short section of line along Swadley and now have moved to Main St. We are planning to have Main St. complete in 2-3 weeks before the summer rush begins. **Update:** The Main St. sewer is complete, and Lone Hickory has moved back to Swadley Dr. **Update:** Lone Hickory was slowed this month due to a sewer camera equipment issue and having to help finish a sewer project in McAlester due to a work site accident involving another contractor. **Update:** Lone Hickory continues the work in the Swadley area of the dorm hill. They have been slowed by some equipment issues, but in the last 30 days, they have addressed those issues and are positioned to move forward. **Update:** Lone Hickory is continuing to make progress with the sewer project on Dorm Hill. Due to the amount of rock and sandstone, progress has been slow but steady. **Update:** Lone Hickory has been making good progress and should be working their way off of Dorm Hill towards the middle/end of October.
- I have two updates related to the EODD; the first is I have submitted an application for a REAP Grant in the amount of \$87,000 for two replacement Whelan storm sirens and the necessary software and equipment to allow it to be tied to the National Weather Service alert system. This would allow the sirens to sound automatically when the NWS issues a warning for Eufaula. The second item is with Nancy's resignation; the council will need to appoint an elected member of the council as her replacement. **Update:** We were awarded a \$75,000 dollar REAP Grant for the installation of two new storm sirens.

- Over the past two months, I have been working on one last attempt to get the City Hall Remodel project on track. I worked with Cowan Eng. to put together an RFP for the project and advertise it. We received two submittals, and both were at or under the \$1,000,000 budget that I had set. Both have been reviewed, and both meet the specifications of the RFP. We are recommending that the council award the project to Cunningham Construction in the amount of \$885,000. **Update:** Public Works has started the interior demolition of the old City Hall. If all goes to plan, we should have the building ready for the contractor by the middle of October.
- McIntosh County Dispatch has been having serious issues in being able to properly staff the center and issues getting competent management of the department. Over the past month, they have lost 2 certified dispatchers, and as of Saturday, September 9<sup>th</sup>, they will be losing two more certified dispatchers along with the 911 Director. These resignations will leave the County with only four dispatchers, two certified and two non-certified. These departures will make McIntosh County Dispatch non-functional and unable to provide 911 service to Eufaula and the County. To address this issue, the 911 Board held an emergency meeting on Friday, September 8<sup>th</sup>, where they voted to approve moving all dispatch services to Checotah's 911 service. This move will ensure that all dispatch services will be available to the citizens of Eufaula. As this issue moves forward, we believe that it is time to seriously take action on a unified dispatch service that serves all three agencies out of a centralized location. **Update:** As of September 10<sup>th</sup>, the Checotah Dispatch has been handling all County and Eufaula calls. To date, the combined dispatch has worked well; there is some fine-tuning to do, but everything is progressing. We are working on the financial aspects of a combined dispatch; I anticipate some form of MOU or Interlocal agreement to be brought before all three agencies in the near future.

	# of Citation
Disorderly Conduct	1
Driving under Suspension, Cancellation, or Revocation 2nd Offense	6
Driving while suspended, canceled, or revoked	3
Exceeding posted speed limits	14
Failure to carry security verification	10
Failure to display current vehicle tag	14
Failure to stop at stop sign	4
Improper or prohibited passing	1
Obstruction	2
Operating M/V without valid D.L.	8
Possession of CDS	8
Possession of Drug Paraphernalia	11
Possession of Marijuana	4
Public Intoxication	9
Speeding (10-14)	1
Transporting open container Alcohol	1
Transporting open-container Beer	3
Warnings	47
<b>TOTALS</b>	<b>147</b>

## Public Works Director Report

Sept. 2023

### Water

- 5 Meters/MIU's changed out.
- 2 Service line repairs
- 1 Water main repairs
- 12 Service calls/ Customer
- Demo on city hall / All crews

### Sewer

- 3 Sewers checked and cleaned.
- 
- 

### Street

- Numerous asphalt patches at various locations throughout town
- Added crushed rock to Various locations throughout town.

### Parks

- Make daily trash runs / Mowing.
- Utility billing
- 1860 Active Accounts
- 27 Shut-off for non-pay.
- 4 Disconnect
- 23 new accounts
- 275 Penalties
- 18 Move out.
- 26 Move in
- 29 suspended

### Code Enforcement

Open Cases 72

Closed cases: 20

Tall Weeds and Grass, trees

11 Violation letters sent.

- 0 came into compliance.
- 12 sent to Abatement Contractor.
- 0 Abatements completed.
- 10 Abatements invoiced.
- 0 Coming Due for re inspection
- 1 Resident complaints
- 0 city inspections



#### Junk and Debris

- 2 Violation letters sent.
- 0 came into compliance.
- 0 working on removal.
- 0 in Municipal Court
- 0 Placed with Abatement Contractor
- 0 Abatements completed.
- 0 coming due for re-inspection.

#### Inoperable Vehicles

- 0 Violation letters sent.
- 0 working on compliance.
- 0 came into compliance.
- 0 placed with towing contractor.
- 0 abatement completed.
- 0 City Inspection.

#### Inoperable Boats

- 0 Violation letters sent.
- 0 came into compliance.
- 0 working on compliance.
- 0 abatement completed.
- 0 coming due for re-inspection.

#### Dilapidated Structures

- 5 Violation letters sent.
- 0 came into compliance.
- 5 City inspection
- 0 completed Abatement
- 0 No show for hearing

#### Trailers

- 0 possible RV occupied.
- 1 inspection
- 1 violation letter

Trees            10 Sign removal

#### Cemetery/Inspections

- 0 Sold cemetery plots for family.
- 0 Building Inspections
- 1 Roof inspections
- 0 Billed Hunt Black & Merritt for 2 opening and closing of cemetery plots.
- 0 Remodel inspections
- 2 Electrical Inspection on service upgrade

- 0 Septic Inspection
- 2 Funerals
- 0 HVAC inspections
- 0 Burials Greenwood cemetery
  
- 2 water / Sewer line locates.
- 0 C/O inspections
  
- 4 Gas inspections
- 3 Plumbing Inspection
- 4 Electrical inspections
- 0 Transferred cemetery plots
- 0 plan reviews
- Cleaned up cemetery/ flowers and limbs.
- Helped with code enforcement/ cut off meters.
- 2 stop work orders for no permit.
- Air port fuel tank inspections
- 0 Fondation inspections
- 0 Fences permit inspection

- Commercial Permits

1 – Building  
 2 – Plumbing  
 3 - Electrical  
 1 – Mechanical  
 0 - Roof

- Residential Permits

4 – Building  
 3 – Plumbing  
 1 – Electrical  
 0 – Mechanical  
 2 – Roof

17 -- Permits Total

## Dog Kennel

- 0 -- Dogs in the shelter
- 0 -- dogs adopted
- 3 – Euthanized
- 0 – Remaining in kennel after
- 0 -- Back to owner
- 0—Went to other shelters





**Community Development Department**

Monthly Report

September 2023

Report:

Andrea Oldham

September 27,  
2023

### **Executive Summary**

- In line with our focus for September, increased efforts were dedicated to promoting local businesses and highlighting upcoming events within our town. The goal was to create a vibrant and engaged community while fostering economic growth.
- We extended our support to Vision Eufaula and The Toby Keith Foundation by assisting in the promotion of the Wine and Art Festival and Fish Bowl.
- Our commitment to keeping the community informed remained steadfast, as we continued to provide regular updates on current events, happenings, and weather conditions throughout the city.
- September was a remarkable month for our community as we hosted two major fishing events, the Crappie Masters National Championship and the National Professional Fishing League. These events brought together over 500 anglers from across the nation, contributing significantly to our local economy and enhancing our community's reputation as a premier fishing destination.





# Code Enforcement Monthly Report

City of Eufaula  
P.O. Box 684  
Eufaula, Ok 74432  
Phone: (918) 689-2534  
Fax: (918) 689-1000

Date range August 26, 2023 to September 25, 2023  
Total Violation's to Date 506 Total Violation's this period 30  
Open cases 0 Closed cases 0  
8 Phone in complaint(s) 80 Phone in inquires(s)

## Tall Weeds and Grass

1	Resident complaint
0	City Inspection
11	Violation letters sent
0	Came in as a complaint
0	Working on complaint
12	Sent to Abatement Contractor
10	Abatement Invoiced
0	Abatement(s) completed.
24	Notice of Lien
0	Certified Statement of Costs

## Inoperable Vehicles

0	Resident complaint
3	City Inspection
3	Violation letters sent
0	Came in as a complaint
0	Placed with towing contractor
0	Abatement(s) completed.

## Dilapidated Structures

0	Resident complaint
7	City Inspection
7	Violation letters sent
0	Came into as a complaint
0	Waiting on Council to declare "Dilapidated" due to non-complaint
0	Completed Abatement
0	Up for tax sale on <a href="#">Click or tap to enter a date.</a>

## Junk and Debris

0	Resident complaint
2	City Inspection
0	Came in as a complaint
2	Violation letters sent
0	Working on removal
0	Placed with Abatement Contractor
0	Abatement Invoiced
0	In Municipal Court
0	Abatement(s) completed

## Inoperable Boats

0	Resident complaint
0	City Inspection
0	Violation letters sent
0	Came in as a complaint
0	working on complaint
0	Abatement(s) completed.

## Condemned Structure

0	Resident complaint
1	City Inspection
1	Violation letters sent
0	Appeared for Administrative Hearing
0	No show for Administrative Hearing
0	Came in as a complaint
0	Abatement Invoiced



# Code Enforcement Monthly Report

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## Storage & Parking of Trailers

0 Resident complaint  
3 City Inspection  
0 Came into complaint  
3 Violation letters sent  
0 Working on complaint  
0 Requested hearing  
0

## Signs

0 Sign approval  
8 Prohibited Signs

## Trees

0 Resident complaint  
1 City Inspection  
0 Came into complaint  
1 Violation letters sent  
0 Working on complaint  
0 Abatement(s) completed.

## Miscellanies

0 Deed Tree(s)  
2 Unsecured Building/Structure  
0 Unauthorized placement of camping equipment  
24 Liens  
6 Tree Limb Sidewalk/Roadway Obstruction

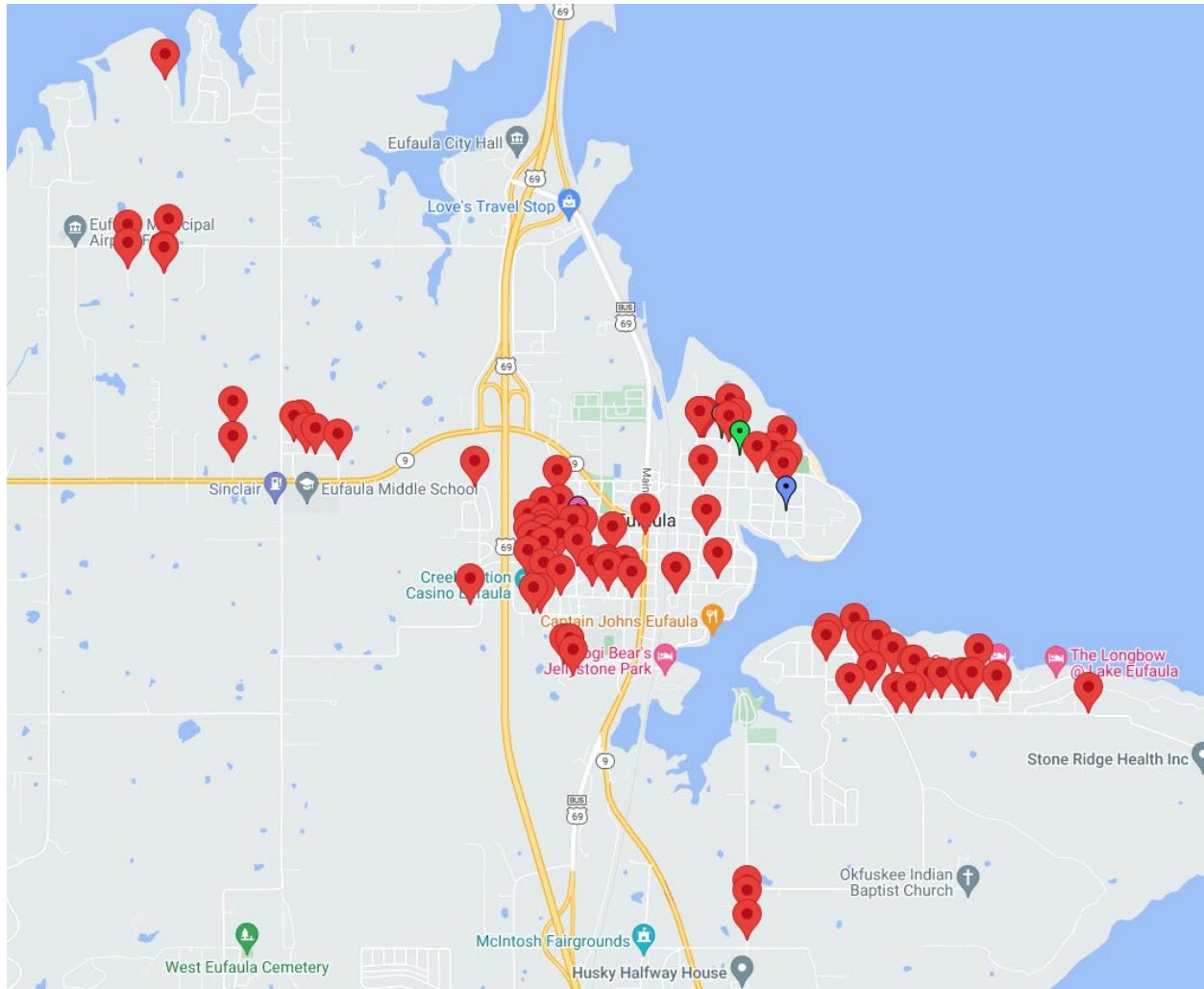
Accumulation of Trash/Rubbish	73	House numbers	1
Dilapidated Building/Structure	52	Open back yard burning	3
Improper storage and parking of RV trailer	32	Parking in excess	1
Inoperable/Abandoned/Junk vehicle(s)	104	Screening Wall or Fence	3
Improper storage and parking of RV trailer	21	Stables, Kennels, Coops; Location	1
Storage and Parking of Trailers and Commercial Vehicles	17	Tall weeds and Grass	198
Dead Tree(s)	10	Unauthorized placement of camping equipment	1
Tree Limb Sidewalk/Roadway Obstruction	31	Unlawful to obstruct sidewalks, streets with merchandise	1
Unsecured Building/Structure	8	Wastewater discharge	1
Prohibited Signs	11	Trash Dumping	1



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\*Data presented does not track all violations due to the software capabilities

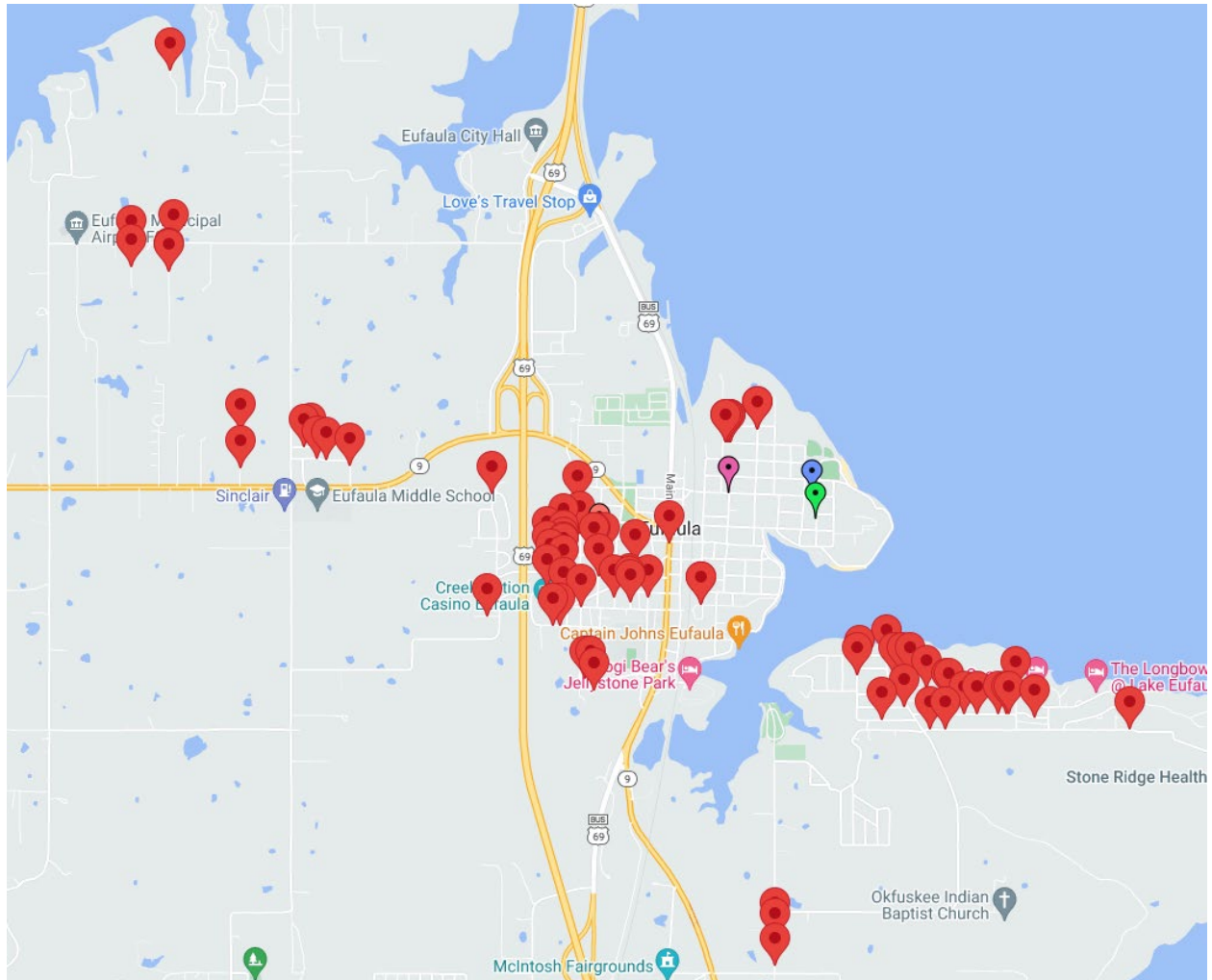


Jan 01 - Feb 24, 2023



# Code Enforcement Monthly Report

City of Eufaula  
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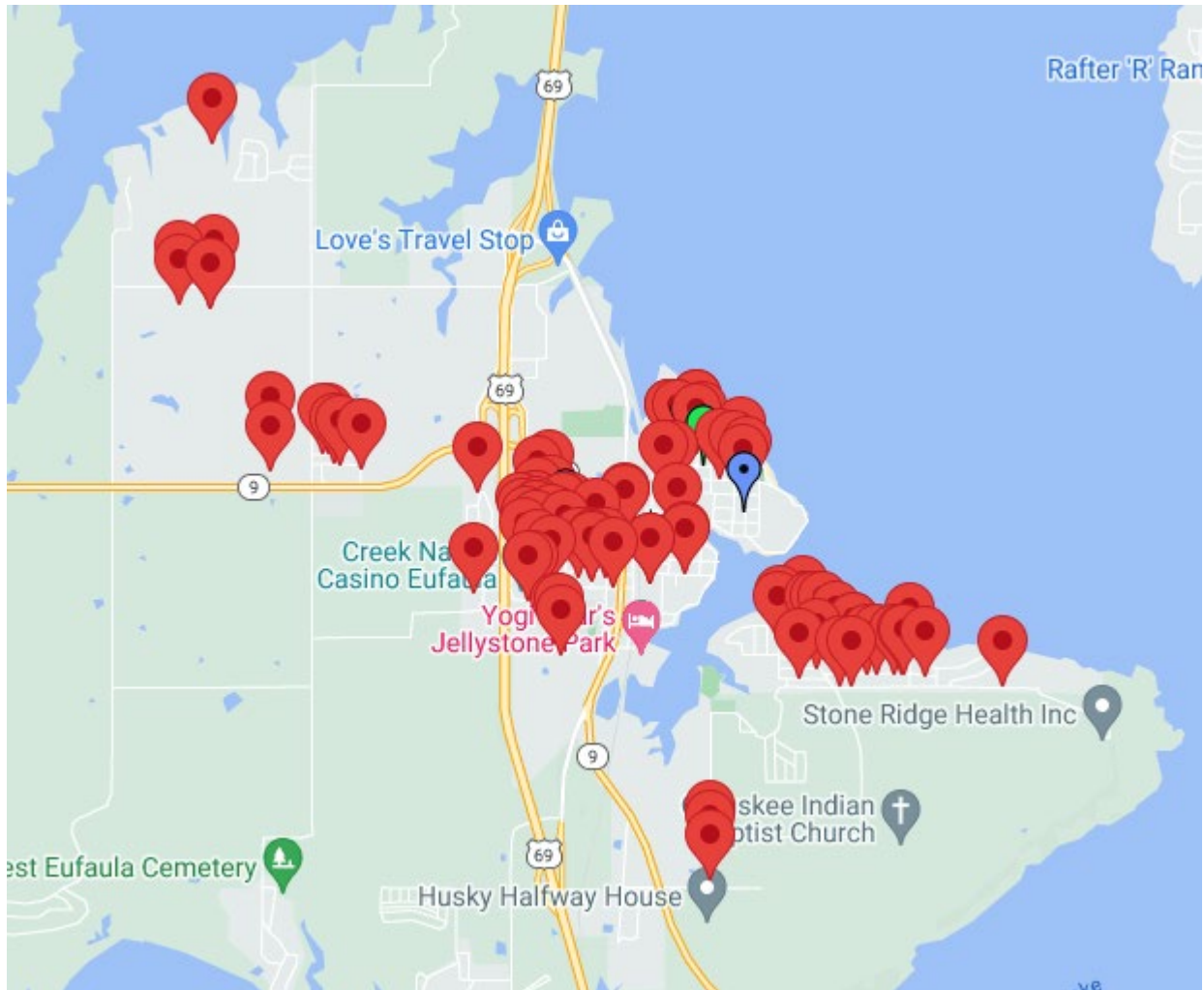


Jan 25 – Feb 24, 2023



## Code Enforcement Monthly Report

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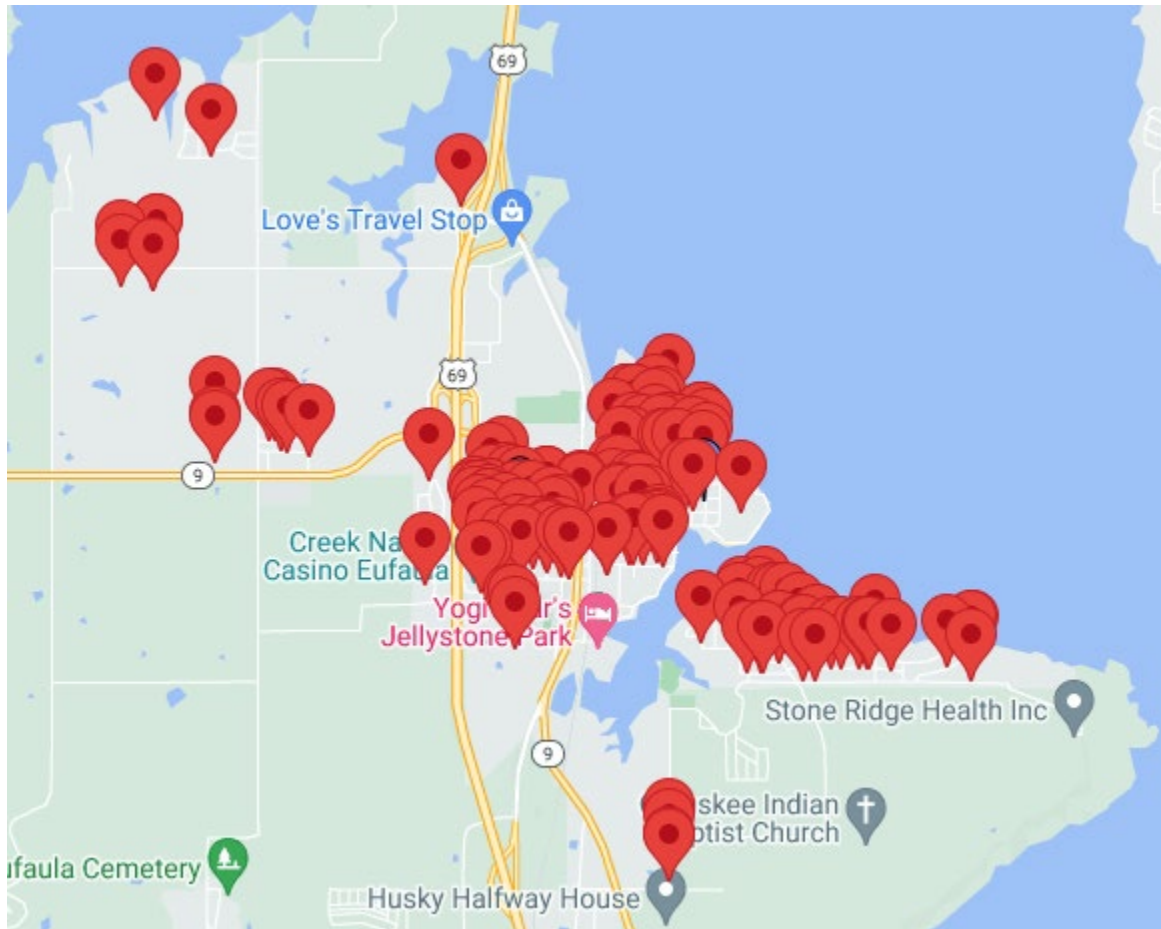
Feb 25 – Mar 24, 2023





## Code Enforcement Monthly Report

City of Eufaula  
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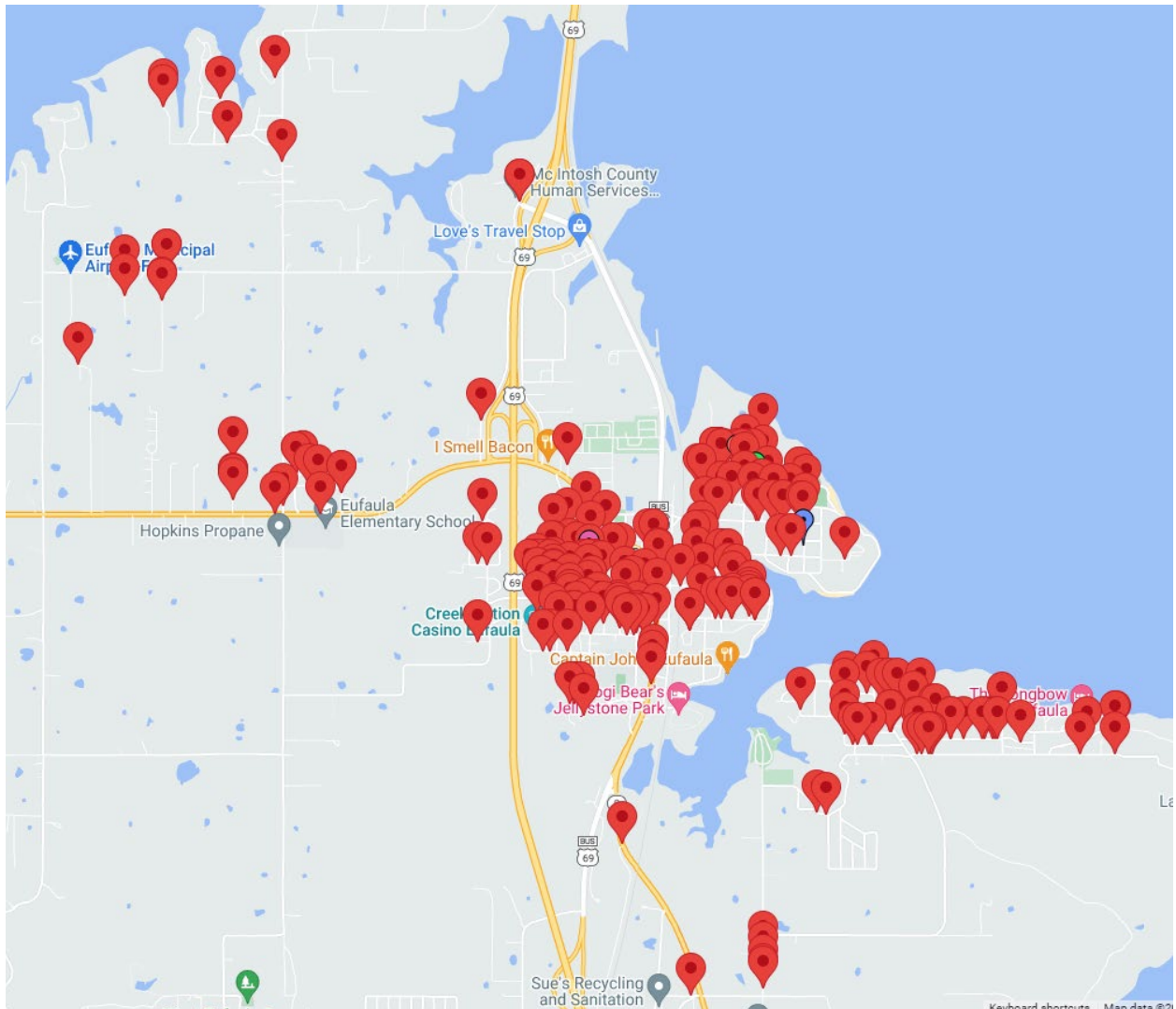


Mar 25 – May 24, 2023



# Code Enforcement Monthly Report

City of Eufaula  
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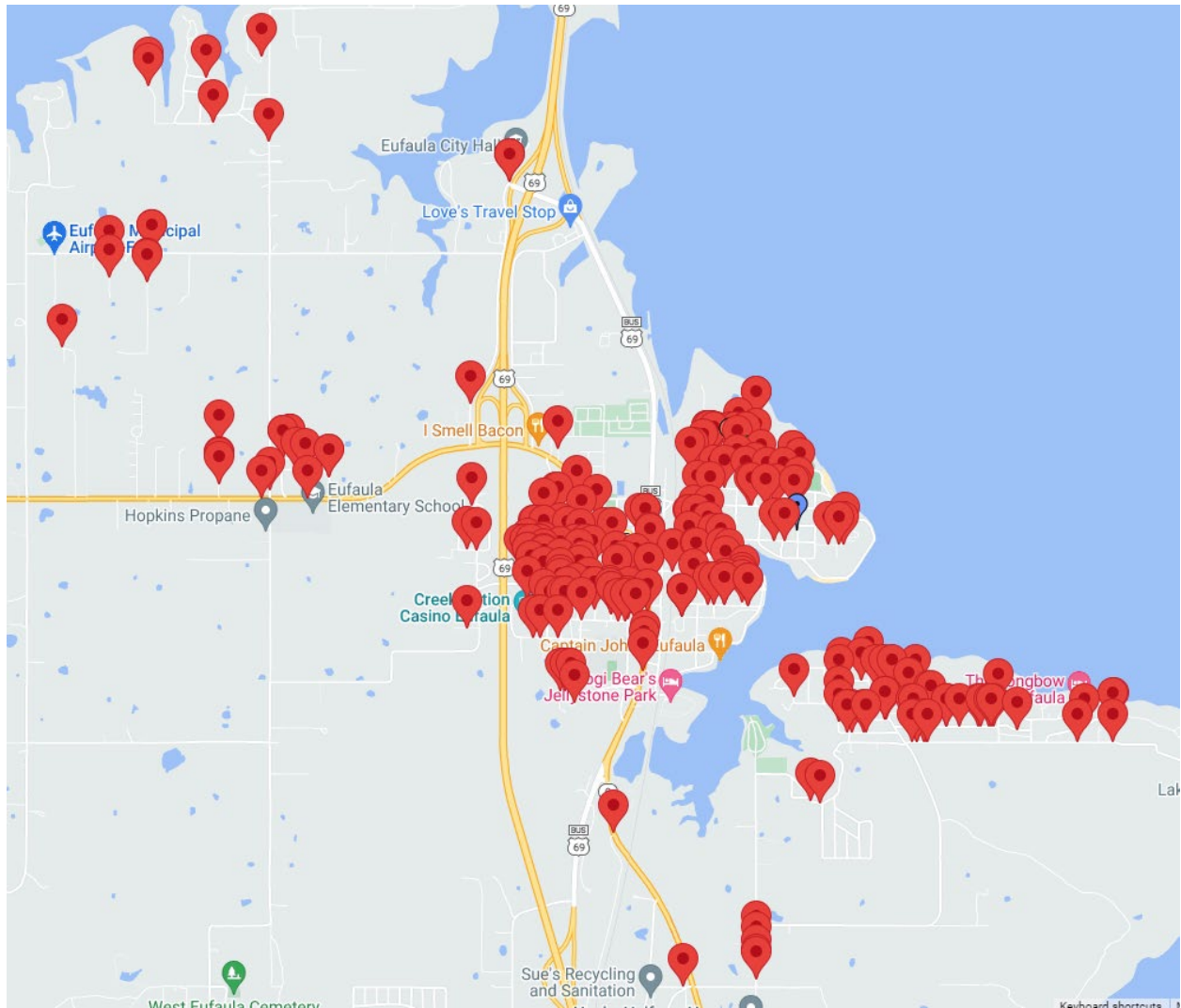


July 26 – Aug 25, 2023



# Code Enforcement Monthly Report

City of Eufaula  
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Eufaula, Ok 74432  
Phone: (918) 689-2534  
Fax: (918) 689-1000



Aug 26, 2023 – Sept 25

## Oath of Office

State of Oklahoma     )  
                                      ) §  
McIntosh County        )

I, Roger Barton, do solemnly swear that I will support the Constitution and the laws of the United States of America and the Constitution, the laws of the State of Oklahoma, and the Eufaula Code of Ordinances, and that I will not knowingly receive, directly or indirectly, any money or other valuable thing, for the performance or nonperformance of any act or duty pertaining to my employment, other than the compensation allowed by law, and that I will faithfully discharge my duties as a member of the Eufaula Economic Development Authority to the best of my ability.

---

Affiant's Signature

Subscribed and sworn to before me this 2nd day of October 2023.

---

Kay Robbins-Wall, City Attorney



EEDA Agenda Item No. 3

Meeting Date: October 2, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to approve Budget Amendment 1c for the Eufaula Economic Development Authority.

**Initiator:** City Manager

**Information Source:** Jeb Jones, City Manager, Valarie Cox, City Clerk

**Background:** This budget amendment is to recognize the receipt of the transfer from the General Fund to Economic Development.

**Council Pillar:** Fiscal Sustainability / Economic Development

**Financial Impact:** See Attached

**Attachment:** Budget Amendment 1c

**Recommended Action:** Approve presented amendments.



# Budget Amendment Form

**Fiscal Year: 23-24      Amendment #: 1c**

[illegible]

Approved by the City Council:

[Clerk Seal]

J. Todd Warren  
Mayor

City Clerk