

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



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).

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

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 |

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.

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.

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.
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.
11. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of Ordinance 23-9-1,
 - 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)
 - b. EMERGENCY CLAUSE
12. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of Eufaula School District Threat Assessment Team MOU.
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.
14. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the Mayor's signature on:
 - a. FY2024 REAP Grant Resolution
 - b. FY2024 REAP Grant Application
 - c. FY2024 REAP Grant Statement of Understanding and Assurances
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.
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.
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.

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).
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.
21. REMARKS AND INQUIRIES BY CITY COUNCIL.
22. ANNOUNCEMENTS.
23. ADJOURNMENT.

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

1. ROLL CALL /ATTENDANCE

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.

ITEMS REMOVED FROM THE CONSENT AGENDA

5. Adjournment.

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432, and at Community Center, 121 High Street, Eufaula, OK 74432 (the meeting location) on August 3, 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 August 7, 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

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 Open

AGENDA
EUFAULA CITY COUNCIL
August 7, 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 (HICKMAN) | JUDGE PRATT |

Oath administered to James Hickman.

- | | |
|--------------------------|-------------|
| 5. ROLL CALL /ATTENDANCE | VALARIE COX |
|--------------------------|-------------|

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

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 JULY 10, 2023
 - B. SPECIAL COUNCIL MEETING JULY 14, 2023
7. APPROVAL OF THE TREASURER'S REPORT.
8. APPROVAL OF THE JULY 2023 PAYROLL FIGURES FOR THE GENERAL FUND IN THE AMOUNT OF \$89,539.00.

9. RECEIPT OF JULY CLAIMS: CITY OF EUFAULA.

Motion to approve the consent agenda by Josh Cummings, 2nd by James Hickman. Roll Call Vote Yes- Cummings, Upton and Hickman.

ITEMS REMOVED FROM THE CONSENT AGENDA

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

Jeb Jones. Serena Kleveter. Chelsea Lewis. Motion to appoint Serena Kleveter to fill the open seat on the Eufaula Planning and Zoning Commission by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

11. Approve an application for a Zoning Change from R1-Residential to CG-Commercial General at the following location: Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma. Commonly Known as Vacant lot on the South/West corner of Highway 9 and Border Street.

Jeb Jones. Donna Wiedel. Motion to approve a Zoning Change from R1-Residential to CG-Commercial General at the following location: Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma. Commonly Known as Vacant lot on the South/West corner of Highway 9 and Border Street by Jamie Upton, 2nd by James Hickman. Roll Call Vote Yes- Cummings, Upton and Hickman.

12. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the renewal of the annual lease agreement with MC Nutrition Services Corporation for July 1, 2023.

Jeb Jones. Motion to approve the renewal of the annual lease agreement with MC Nutrition Services Corporation for July 1, 2023, by Josh Cummings, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

13. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of:

A. Ordinance 23-8-1 amending Ordinance 20-3-02, Section 12-1470 OFF STREET PARKING AND LOADING REQUIREMENTS FOR VARIOUS TYPES OF USES.

Jeb Jones. Motion to approve Ordinance 23-8-1 amending Ordinance 20-3-02, Section 12-1470 OFF STREET PARKING AND LOADING REQUIREMENTS FOR VARIOUS TYPES OF USES by Josh Cummings, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

B. Emergency Clause on Ordinance 23-8-1 as referenced above.

Motion to approve Emergency Clause on Ordinance 23-8-1 as referenced above by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

14. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of:

A. Ordinance, 23-8-2, amending 11-211 DECORATIONS, FLOWERS AND PLANTING REGULATIONS.

Jeb Jones. Motion to approve Ordinance, 23-8-2, amending 11-211 DECORATIONS, FLOWERS AND PLANTING REGULATIONS by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

B. Emergency Clause on Ordinance 23-8-2 as referenced above.

Motion to approve Emergency Clause on Ordinance 23-8-2 as referenced above by James Hickman, 2nd by Josh Cummings. Roll Call Vote Yes- Cummings, Upton and Hickman.

15. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of pay application #4 from Voy Construction in the amount of \$40,964.80 for the Splash Pad project.

Jeb Jones. Motion to approve pay application #4 from Voy Construction in the amount of \$40,964.80 for the Splash Pad project by Jamie Upton, 2nd by James Hickman. Roll Call Vote Yes- Cummings, Upton and Hickman.

16. REMARKS AND INQUIRIES BY CITY COUNCIL.

Cummings: People enjoyed the inflatables at Whole Hawg Days. It was a good turnout.

Hickman: I am Excited to be here. Thank everyone for their support. Look forward to working together.

Upton: Great turn out for Whole Hawg Days.

17. ANNOUNCEMENTS.

Council woman Mouser resigned. David Bryning was appointed Chief of Police.

18. ADJOURNMENT.

Motion to adjourn by Jamie Upton, 2nd by James Hickman. Roll Call Vote Yes-Cummings, Upton and Hickman.

AGENDA
EUFAULA PUBLIC WORKS AUTHORITY
August 7, 2023
5:30 p.m.

1. ROLL CALL /ATTENDANCE

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

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 JULY 10, 2023.
- B. SPECIAL AUTHORITY MEETING JULY 14, 2023

3. APPROVAL OF THE JULY 2023 PAYROLL FIGURES FOR THE EUFAULA PUBLIC WORKS AUTHORITY IN THE AMOUNT OF \$49,337.46.

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

Motion to approve the consent agenda by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

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 #5 from Lone Hickory Cattle L.L.C. for the CWSRF Sewer Project in the amount of \$41,792.90.

Jeb Jones. Motion to approve pay application #5 from Lone Hickory Cattle L.L.C. for the CWSRF Sewer Project in the amount of \$41,792.90 by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummins, Upton and Hickman.

6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of engineering services for the ARPA Grant Wastewater Treatment Plant Improvements.

Jeb Jones. Michael Taylor with Cowan. Discussion. Motion to approve engineering services for the ARPA Grant Wastewater Treatment Plant Improvements by James Hickman, 2nd by Jamie Upton. Roll Call Vote Yes- Cummings, Upton and Hickman.

7. Adjournment.

Motion to adjourn by Jamie Upton, 2nd by James Hickman. Roll Call Vote Yes- Cummings, Upton and Hickman.

CITY OF EUFAULA
MONTHLY TREASURY REPORT
JULY 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	1,736,433.15	\$ 395,899.30	\$ (687,180.66)	\$ 1,445,151.79	\$ (291,281.36)
				\$500,610.77 ARPA FUNDS	
Eufaula Public Works Authority	\$ 1,662,736.90	\$ 359,618.89	\$ (362,302.08)	\$ 1,660,053.71	\$ (2,683.19)
EPWA/ Capital Improvements Fund	\$ 227,376.99	\$ 12,049.87	\$ (2,958.45)	\$ 236,468.41	\$ 9,091.42
Airport	\$ 27,416.82	\$ 256.90	\$ (273.71)	\$ 27,400.01	\$ (16.81)
City of Eufaula / CDBG	\$ -			\$ -	\$ -
Cemetery Perpetual Care	\$ 13,020.17	\$ 1.09	\$ -	\$ 13,021.26	\$ 1.09
CWSRF EPWA/ OWRB Construction Fund	\$ -			\$ -	\$ -
Dept of Commerce / CDBG	\$ 5.00	\$ -	\$ -	\$ 5.00	\$ -
EPWA SRF-SEWER	\$ 89,193.01	\$ 112,774.64		\$ 201,967.65	\$ 112,774.64
Disaster Emergency Fund	\$ 33,343.23		\$ (2,000.00)	\$ 31,343.23	\$ (2,000.00)
Eufaula Economic Develop. Authority	\$ 125,166.18	\$ 5,440.58	\$ (1,566.37)	\$ 129,040.39	\$ 3,874.21
McIntosh County Health Dept.	\$ 7,917.52	\$ 0.67	\$ -	\$ 7,918.19	\$ 0.67
Police Court Account	\$ 68,749.57	\$ 24,201.98	\$ (24,605.83)	\$ 68,345.72	\$ (403.85)
Police Drug Fund	\$ 10,259.87			\$ 10,259.87	\$ -
City of Eufaula / Recreation Acct.	\$ 117,100.64	\$ 6,886.73	\$ (31,857.37)	\$ 92,130.00	\$ (24,970.64)
City of Eufaula / Street Fund		\$ -	\$ -	72,144.70 RESERVED FOR SPLASHPAD	\$ -
CWSRF-AMR	\$ 11,797.29	\$ 2,958.45	\$ (5,586.14)	\$ 9,169.60	\$ (2,627.69)
EPWA-DWSRF	\$ 299,843.36		\$ (1,478.75)	\$ 298,364.61	\$ (1,478.75)
	<u>\$ 4,430,359.70</u>	<u>\$ 920,089.10</u>	<u>\$ (1,119,809.36)</u>	\$ 4,230,639.44	\$ (199,720.26)
<u>Total Net Operating Capital</u>				\$ -	
				\$ -	
<u>SOUTHPOINT</u>	<u>\$ 14,044.68</u>		\$ (14,044.68)	\$ -	

Fund Summary

Fund	Units	Amount
10-City of Eufaula General Fund	2,649.75	84,767.05
Grand Total:	2,649.75	84,767.05



Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Airport Acct-Airport Acct						
15314	FIRST NET AT&T	08/04/2023	Regular	0.00	36.80	1344

Bank Code Airport Acct Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	36.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	36.80

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: CWSRF-AMR-CWSRF-AMR						
14735	OKLAHOMA WATER RESOURCES BOARD	08/25/2023	Regular	0.00	2,793.07	1076

Bank Code CWSRF-AMR Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	2,793.07
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	2,793.07

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EPWA-EPWA						
13644	American Fidelity	08/04/2023	Regular	0.00	90.18	211851
13644	American Fidelity	08/18/2023	Regular	0.00	90.18	211900

Bank Code EPWA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	2	0.00	180.36
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	2	0.00	180.36

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EPWA DWSRF-EPWA DWSRF						
15156	LONEHICKORY CATTLE, LLC	08/11/2023	Regular	0.00	21,500.00	1121
15067	COWAN GROUP ENGINEERING, LLC	08/25/2023	Regular	0.00	978.75	1122
15156	LONEHICKORY CATTLE, LLC	08/25/2023	Regular	0.00	41,792.90	1123

Bank Code EPWA DWSRF Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	64,271.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	3	0.00	64,271.65

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EPWA SRF Sewer-EPWA SRF Sewer						
15067	COWAN GROUP ENGINEERING, LLC	08/04/2023	Regular	0.00	978.75	1018
15156	LONEHICKORY CATTLE, LLC	08/04/2023	Regular	0.00	112,774.64	1019

Bank Code EPWA SRF Sewer Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	113,753.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	113,753.39

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Eufaula Econ Dev-Eufaula Econ Dev Authority						
00053	BANK OF AMERICA	08/04/2023	Regular	0.00	10,371.90	1400
15314	FIRST NET AT&T	08/04/2023	Regular	0.00	46.51	1401
15377	Stigler Printing	08/11/2023	Regular	0.00	160.00	1402
15295	MICHAEL TYLER PENDLEY	08/18/2023	Regular	0.00	250.00	1403
11	EUFAULA Area CHAMBER OF COMMERCE	08/18/2023	Regular	0.00	20,000.00	1404
11	EUFAULA Area CHAMBER OF COMMERCE	08/25/2023	Regular	0.00	30,000.00	1405

Bank Code Eufaula Econ Dev Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	6	0.00	60,828.41
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	9	6	0.00	60,828.41

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: General Fund Acct-General Fund Acct						
13644	American Fidelity	08/04/2023	Regular	0.00	75.90	35548
00203	Atwood Distributing, L.P.	08/04/2023	Regular	0.00	149.99	35549
15429	Auto Doctors	08/04/2023	Regular	0.00	845.94	35550
00053	BANK OF AMERICA	08/04/2023	Regular	0.00	7,689.23	35551
00184	Canon Financial Services, INC	08/04/2023	Regular	0.00	286.97	35553
14217	COOKSON HILLS PUBLISHERS INC.	08/04/2023	Regular	0.00	177.75	35554
13372	DEARBORN NATIONAL	08/04/2023	Regular	0.00	47.96	35555
14171	Delta Dental	08/04/2023	Regular	0.00	244.64	35556
379	EUFAULA F.O.P. LODGE #207	08/04/2023	Regular	0.00	225.00	35557
82	EUFAULA TRUE VALUE	08/04/2023	Regular	0.00	420.99	35558
15314	FIRST NET AT&T	08/04/2023	Regular	0.00	836.82	35559
758	FLEETCOR TECHNOLOGIES	08/04/2023	Regular	0.00	2,124.94	35560
15036	HELMS CONSTRUCTION	08/04/2023	Regular	0.00	1,245.00	35561
00158	Ken's Garage	08/04/2023	Regular	0.00	159.79	35562
12511	LIBERTY NATIONAL LIFE INSUR.	08/04/2023	Regular	0.00	36.06	35563
14158	MetLife	08/04/2023	Regular	0.00	45.75	35564
241	NELSON FEED & SEED, INC.	08/04/2023	Regular	0.00	49.54	35565
251	O G & E	08/04/2023	Regular	0.00	16,078.54	35566
12527	OK CENTRALIZED SUPPORT	08/04/2023	Regular	0.00	145.10	35567
257	OKLAHOMA MUNICIPAL RETIREMENT	08/04/2023	Regular	0.00	1,480.98	35568
14456	OPEHW HEALTH PLAN	08/04/2023	Regular	0.00	3,764.91	35569
00145	OPTIONS, INC	08/04/2023	Regular	0.00	934.00	35570
759	O'REILLY AUTO PARTS	08/04/2023	Regular	0.00	77.05	35571
15760	Service Oklahoma	08/04/2023	Regular	0.00	51.00	35572
15326	SHEILA EDWARDS	08/04/2023	Regular	0.00	525.00	35573
336	T. H. ROGERS LUMBER CO.	08/04/2023	Regular	0.00	169.62	35574
15207	TWIN CITIES READY MIX, INC	08/04/2023	Regular	0.00	204.00	35575
15409	Urgent Care of Muskogee	08/04/2023	Regular	0.00	50.00	35576
00053	BANK OF AMERICA	08/11/2023	Regular	0.00	801.19	35577
94	CANADIAN VALLEY ELECTRIC	08/11/2023	Regular	0.00	450.00	35578
14214	CINTAS	08/11/2023	Regular	0.00	80.07	35579
14217	COOKSON HILLS PUBLISHERS INC.	08/11/2023	Regular	0.00	97.75	35580
15580	Eastern Oklahoma Development District	08/11/2023	Regular	0.00	462.00	35581
00190	Enterprise FM Trust	08/11/2023	Regular	0.00	2,827.51	35582
239	EUFAULA AUTO PARTS NAPA	08/11/2023	Regular	0.00	187.24	35583
82	EUFAULA TRUE VALUE	08/11/2023	Regular	0.00	157.28	35584
758	FLEETCOR TECHNOLOGIES	08/11/2023	Regular	0.00	911.35	35585
00025	Glover Veterinary Services	08/11/2023	Regular	0.00	315.00	35586
14912	MCINTOSH COUNTY CLERK	08/11/2023	Regular	0.00	18.00	35587
14912	MCINTOSH COUNTY CLERK	08/11/2023	Regular	0.00	18.00	35588
15150	Patricia DANIEL	08/11/2023	Regular	0.00	850.00	35589
15760	Service Oklahoma	08/11/2023	Regular	0.00	16.00	35590
336	T. H. ROGERS LUMBER CO.	08/11/2023	Regular	0.00	185.28	35591
15344	VIP TECHNOLOGY GROUP LLC	08/11/2023	Regular	0.00	77.50	35592
14323	VYVE BROADBAND A,INC	08/11/2023	Regular	0.00	155.74	35593
15780	Yandell & Sons Mowing	08/11/2023	Regular	0.00	2,350.00	35594
00202	Youth Emergency Shelter	08/11/2023	Regular	0.00	2,000.00	35595
13644	American Fidelity	08/18/2023	Regular	0.00	75.90	35596
14214	CINTAS	08/18/2023	Regular	0.00	15.51	35597
13372	DEARBORN NATIONAL	08/18/2023	Regular	0.00	47.96	35598
14171	Delta Dental	08/18/2023	Regular	0.00	260.05	35599
1838	DUNN COUNTRY MOTORS	08/18/2023	Regular	0.00	102.98	35600
124	EAST CENTRAL ELECTRIC	08/18/2023	Regular	0.00	162.34	35601
239	EUFAULA AUTO PARTS NAPA	08/18/2023	Regular	0.00	15.00	35602
379	EUFAULA F.O.P. LODGE #207	08/18/2023	Regular	0.00	225.00	35603
82	EUFAULA TRUE VALUE	08/18/2023	Regular	0.00	352.92	35604
758	FLEETCOR TECHNOLOGIES	08/18/2023	Regular	0.00	1,828.93	35605
15036	HELMS CONSTRUCTION	08/18/2023	Regular	0.00	235.00	35606
15846	La Tire Shop	08/18/2023	Regular	0.00	660.00	35607
12511	LIBERTY NATIONAL LIFE INSUR.	08/18/2023	Regular	0.00	36.06	35608

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
217	McINTOSH COUNTY ASSESSOR	08/18/2023	Regular	0.00	50.00	35609
14158	MetLife	08/18/2023	Regular	0.00	49.56	35610
00186	Miller Office Equipment	08/18/2023	Regular	0.00	67.67	35611
14816	MPH INDUSTRIES,INC	08/18/2023	Regular	0.00	4,478.00	35612
241	NELSON FEED & SEED, INC.	08/18/2023	Regular	0.00	34.24	35613
244	NICHOLS GROCERY	08/18/2023	Regular	0.00	21.23	35614
260	O N G	08/18/2023	Regular	0.00	624.71	35615
257	OKLAHOMA MUNICIPAL RETIREMENT	08/18/2023	Regular	0.00	1,493.06	35616
14456	OPEHW HEALTH PLAN	08/18/2023	Regular	0.00	4,101.99	35617
759	O'REILLY AUTO PARTS	08/18/2023	Regular	0.00	172.23	35618
336	T. H. ROGERS LUMBER CO.	08/18/2023	Regular	0.00	139.92	35619
00143	T.H. Rodgers Lumber Company	08/18/2023	Regular	0.00	78.00	35620
15498	US Fleet Tracking LLC	08/18/2023	Regular	0.00	938.30	35621
15131	VALLEY ELECTRIC SERVICES LLC	08/18/2023	Regular	0.00	410.00	35622
15344	VIP TECHNOLOGY GROUP LLC	08/18/2023	Regular	0.00	399.25	35623
636	BOARD OF TESTS	08/25/2023	Regular	0.00	310.00	35624
00039	BVIZIBLE Sign Shop, LLC	08/25/2023	Regular	0.00	1,138.72	35625
14217	COOKSON HILLS PUBLISHERS INC.	08/25/2023	Regular	0.00	52.20	35626
274	CRAWFORD & ASSOCIATES, P.C.	08/25/2023	Regular	0.00	2,992.50	35627
239	EUFAULA AUTO PARTS NAPA	08/25/2023	Regular	0.00	114.98	35628
82	EUFAULA TRUE VALUE	08/25/2023	Regular	0.00	86.37	35629
758	FLEETCOR TECHNOLOGIES	08/25/2023	Regular	0.00	1,563.03	35630
415	GUARANTEE PEST CONTROL	08/25/2023	Regular	0.00	80.00	35631
384	KAY ROBBINS WALL, ESQ.	08/25/2023	Regular	0.00	985.00	35632
330	KIBOIS AREA TRANSIT SERVICE	08/25/2023	Regular	0.00	1,666.67	35633
217	McINTOSH COUNTY ASSESSOR	08/25/2023	Regular	0.00	100.00	35634
14912	MCINTOSH COUNTY CLERK	08/25/2023	Regular	0.00	6,951.75	35635
14158	MetLife	08/25/2023	Regular	0.00	51.01	35636
231	MR. PRINTER	08/25/2023	Regular	0.00	30.00	35637
13527	MUSKOGEE COMMUNICATIONS,INC	08/25/2023	Regular	0.00	1,316.00	35638
00205	Nasro	08/25/2023	Regular	0.00	550.00	35639
12527	OK CENTRALIZED SUPPORT	08/25/2023	Regular	0.00	145.10	35640
12106	OK MUN COURT CLERKS ASSOC	08/25/2023	Regular	0.00	35.00	35641
14999	OMAG	08/25/2023	Regular	0.00	29,366.75	35642
759	O'REILLY AUTO PARTS	08/25/2023	Regular	0.00	93.83	35643
11947	OSBI	08/25/2023	Regular	0.00	150.00	35644
284	QUILL CORPORATION	08/25/2023	Regular	0.00	113.25	35645
14323	VYVE BROADBAND A,INC	08/25/2023	Regular	0.00	104.95	35646
15780	Yandell & Sons Mowing	08/25/2023	Regular	0.00	2,350.00	35647
292	OK POLICE PENSION & RETIREMENT	08/04/2023	Bank Draft	0.00	1,059.90	DFT0000634
292	OK POLICE PENSION & RETIREMENT	08/04/2023	Bank Draft	0.00	1,722.33	DFT0000635
321	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	2,637.94	DFT0000636
321	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	1,074.70	DFT0000637
107	OKLAHOMA TAX COMMISSION	08/04/2023	Bank Draft	0.00	1,152.00	DFT0000638
248	OK EMPLOYMENT SECURITY COMM.	08/04/2023	Bank Draft	0.00	134.11	DFT0000639
321	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	4,595.36	DFT0000640
292	OK POLICE PENSION & RETIREMENT	08/18/2023	Bank Draft	0.00	1,082.20	DFT0000651
292	OK POLICE PENSION & RETIREMENT	08/18/2023	Bank Draft	0.00	1,758.55	DFT0000652
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	2,407.20	DFT0000653
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	966.78	DFT0000654
107	OKLAHOMA TAX COMMISSION	08/18/2023	Bank Draft	0.00	1,013.00	DFT0000655
248	OK EMPLOYMENT SECURITY COMM.	08/18/2023	Bank Draft	0.00	113.39	DFT0000656
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	4,133.88	DFT0000657
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	48.93	DFT0000658
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	10.28	DFT0000659
107	OKLAHOMA TAX COMMISSION	08/18/2023	Bank Draft	0.00	17.00	DFT0000660

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
321	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	43.98	DFT0000661

Bank Code General Fund Acct Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	164	99	0.00	117,525.30
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	18	18	0.00	23,971.53
EFT's	0	0	0.00	0.00
	182	117	0.00	141,496.83

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Police Acct-Police Acct						
00053	BANK OF AMERICA	08/04/2023	Regular	0.00	84.99	3240
00200	Aberdeen Enterprizes II, Inc	08/10/2023	Regular	0.00	268.08	3241
231	MR. PRINTER	08/18/2023	Regular	0.00	199.00	3242
15344	VIP TECHNOLOGY GROUP LLC	08/18/2023	Regular	0.00	116.25	3243
11947	OSBI	08/25/2023	Regular	0.00	150.00	3244
12970	PRATT LAW OFFICE,P.C.	08/25/2023	Regular	0.00	1,300.00	3245

Bank Code Police Acct Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	6	0.00	2,118.32
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	6	6	0.00	2,118.32

GF Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Recreation Acct-Recreation Acct						
00203	Atwood Distributing, L.P.	08/04/2023	Regular	0.00	149.99	2652
15429	Auto Doctors	08/04/2023	Regular	0.00	791.17	2653
00053	BANK OF AMERICA	08/04/2023	Regular	0.00	524.78	2654
82	EUFAULA TRUE VALUE	08/04/2023	Regular	0.00	124.47	2655
15326	SHEILA EDWARDS	08/04/2023	Regular	0.00	675.00	2656
00053	BANK OF AMERICA	08/11/2023	Regular	0.00	68.64	2657
239	EUFAULA AUTO PARTS NAPA	08/11/2023	Regular	0.00	49.99	2658
82	EUFAULA TRUE VALUE	08/11/2023	Regular	0.00	120.67	2659
336	T. H. ROGERS LUMBER CO.	08/11/2023	Regular	0.00	136.69	2660
82	EUFAULA TRUE VALUE	08/18/2023	Regular	0.00	68.95	2661
14161	LOCKE SUPPLY CO	08/18/2023	Regular	0.00	606.10	2662
759	O'REILLY AUTO PARTS	08/18/2023	Regular	0.00	101.72	2663
336	T. H. ROGERS LUMBER CO.	08/18/2023	Regular	0.00	278.66	2664
15429	Auto Doctors	08/25/2023	Regular	0.00	232.88	2665
82	EUFAULA TRUE VALUE	08/25/2023	Regular	0.00	12.99	2666
12073	SHARPE'S DEPARTMENT STORE	08/25/2023	Regular	0.00	249.98	2667
336	T. H. ROGERS LUMBER CO.	08/25/2023	Regular	0.00	16.38	2668

Bank Code Recreation Acct Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	24	17	0.00	4,209.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	24	17	0.00	4,209.06

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	214	137	0.00	365,716.36
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	18	18	0.00	23,971.53
EFT's	0	0	0.00	0.00
	232	155	0.00	389,687.89

Fund Summary

Fund	Name	Period	Amount
10	City of Eufaula General Fund	8/2023	141,496.83
30	AIRPORT ACCOUNT	8/2023	36.80
37	EUFULA ECONOMIC DEVELOP AUTH	8/2023	60,828.41
41	POLICE ACCOUNT	8/2023	2,118.32
43	RECREATION ACCOUNT	8/2023	4,209.06
90	Public Works Authority	8/2023	180.36
97	Eufaula Public Works/CWSRF	8/2023	180,818.11
			389,687.89



City Council Agenda Item No.9

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of appointment to fill the open seat on the Eufaula Planning and Zoning Commission.

Initiator: Jeb Jones, City Manager

Information Source: Jeb Jones, City Manager

Background: This opening was created with the resignation of James Hickman. We previously had two individuals submit their interest in the open seat that David Henson held: Chelsea Lewis and Srina Kleveter. We appointed Serina to the Henson seat, leaving Chelsea Lewis available for the open Hickman seat.

Council Pillar: Economic Development, Financial Sustainability

Financial Impact: N/A

Attachment: Lewis submission

Recommended Action: Appoint replacement.

CHELSEA LEWIS

641 Sequoyah Drive

Eufaula, OK 74432

(405) 820-8073

chelsea@lakesideok.com

OBJECTIVE

Seeking Ward 4 Council seat or seat on the Planning and Zoning Board

SKILLS

- Self-motivator and self-starter
- Dedicated, determined, ambitious
- Excellent written and verbal communication skills
- Punctual, reliable, honest, trustworthy, respectful, transparent
- Proficient communication skills – personal and group
- Detailed, accurate, organized, structured, creative
- Proficient in Microsoft Access, Word, PowerPoint, Excel, Adobe Acrobat

ACTIVITIES AND HONORS

- Meinders Energy Association Member, *August 2013-Present*
- OCAPL Member, *August 2014 – Present*
- AAPL, Member, *August 2014 – Present*
- Young Professionals in Energy (YPE) Member, *2010-Present*
- OERB Scholarship Recipient (OCU), *January 2012 – December 2014*
- CHK FedPac Leader – Land, Eastern Division, *2011 and 2012*
- CHK Records Coordinator – Land, Eastern Division, *2010 - Present*
- CHK Well Readiness Development Team Member, *2010-2012*
- President – Delta Gamma Oklahoma City Alumni Chapter, *September 2011-2013*
- Recruitment Advisor – Delta Gamma, Alpha Iota Chapter (OU), *2009-2013*
- Delta Gamma Vice President Membership, Alpha Iota Chapter (OU), *2004-2005*
- OU Criminology Club, Member and Treasure, *2002-2005*
- OU College Republican Member, *2002-2005*

EDUCATION

Oklahoma City University (OCU)

Oklahoma City, OK

Meinders School of Business

Master of Science

Master of Energy Legal Studies (MELAW), December 2014

*AAPL's only accredited masters' level energy program

Oklahoma City University (OCU)

Oklahoma City, OK

Department of Sociology & Justice Studies

Master of Science in Criminology

Master of Criminal Justice (MCJ), December 2007

University of Oklahoma (OU)

Norman, OK

College of Arts and Sciences

Sociology

Bachelor of Arts, May 2005

Piedmont High School

Piedmont, OK

High school diploma, May 2001

PROFESSIONAL EXPERIENCE

Lakeside Real Estate

Eufaula, OK

REALTOR ®, April 2022 – Present

Eufaula and surrounding areas

- Client management
- Contract negotiation
- Contract preparation
- Guided sellers and buyers in marketing and purchasing property
- Collaborated with sellers, coaching them through the selling process
- Initiated negotiation processes, consulted with clients concerning market conditions, prices, mortgages, and legal requirements, to ensure a fair and honest dealing
- Developed a network of mortgage lenders, contractors, surveyors, and attorneys for referring client
- Communicated with sellers, buyers, and renters to understand property needs, timeline, and budget
- Developed positive relationships with lenders, appraisers, home inspectors, and escrow companies
- Facilitated paperwork such as closing statements, deeds, contracts, purchase agreements, and leases
- Gross Sales Volume of \$4.5mm in first year

Ascent Resources – Utica, LLC

Oklahoma City, OK

Landman, July 2017 – May 2021

Ohio (Utica Shale)

- Unit configuration
- Lateral, drill site, and unit title review/curing
- Unit lease reviews
- Negotiate and prepare leases
- Survey requests/field communication for permitting
- Prepare well proposals to partners
- Prepare and revise JOA's, DPU's, and Letter Agreements
- Trade negotiation
- Expiration management
- Broker management

Ascent Resources – Utica, LLC

Oklahoma City, OK

Associate Landman, August 2014 – June 2017

Ohio (Utica Shale)

- Unit configuration
- Lateral, drill site, and unit title review/curing
- Unit lease reviews
- Negotiate and prepare leases
- Survey requests/field communication for permitting
- Prepare well proposals to partners
- Prepare and revise JOA's, DPU's, and Letter Agreements
- Trade negotiation
- Expiration management
- Broker management

Chesapeake Energy Corporation

Oklahoma City, OK

Sr. Land Technician, February 2007 – August 2014

Oklahoma (Woodford Shale) and Pennsylvania (Marcellus Shale) Experience

- Unit configuration
- Lateral, drill site, and unit title review/curing
- Unit lease reviews
- Negotiate and prepare leases
- Survey requests/field communication for permitting

- Prepare well proposals to partners
- Prepare and revise JOA's, DPU's, and Letter Agreements
- Unit revisions
- Unit reconciling
- Land Assessments

R.D. Davis & Associates, LLC

Oklahoma City, OK

Land Technician, August 2006 – February 2007

- Prepared ownership reports for clients
- Obtain curative documents for clients
- Worked with Sr. Landman acquiring leases

References upon request



City Council Agenda Item No.

Meeting Date: xxxxx x, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Specific Use Permit requesting to operate a home daycare at the following location: Lot 260 BLK 1 River Oaks 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437. Commonly Known as 775 Choctaw Drive

Initiator: Jeb Jones, City Manager

Information Source: Jeb Jones, City Manager, Julie Musgraves, Executive Assistant.

Background: Desirae Evans is currently running a home daycare at the above location. She submitted a Specific Use Permit application on 7/20/2023 in order to become compliant with the City of Eufaula ordinances.

Council Pillar: Economic Development

Financial Impact: n/a

Attachment: Application, Deed, Letter of Permission from the Landowner, Creek Nation letter of Good Standing, Certificate of LLC, Articles of Organization, DHS permit Letters of Recommendation from parents of children currently enrolled, Radius List, Radius Letters, Map, & Indian Journal Publication

Recommended Action: Approve Special Use Permit as submitted



Planning & Zoning Item No. 4

Meeting Date: August 21, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Specific Use Permit requesting to operate a home day care at the following location: Lot 260 BLK 1 River Oaks 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437. Commonly Known as 775 Choctaw Drive

Initiator: Desirae Evans

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Desirae Evans is currently running a home daycare at the above location. She has submitted a Specific Use Permit application on 7/20/2023 in order to become compliant with the City of Eufaula ordinances.

Attachment: Application, Deed, Letter of Permission from the Landowner, Creek Nation letter of Good Standing, Certificate of LLC, Articles of Organization, DHS permit Letters of Recommendation from parents of children currently enrolled, Radius List, Radius Letters, Map, & Indian Journal Publication

CITY OF EUFAULA

APPLICATION FOR SPECIFIC USE PERMIT

Date: 5/26/2023

Address or General Description: 775 Choctaw Drive

Present Zoning : _____ Owner of Record: Desirae-Watts-Evans

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

RoE of Sunshine Home Daycare
DHS approved, 2 star.

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.

Licensed for 7 children per DHS, have the required
training, plus a senior @ NSU for speech language
pathology.

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

NO

Responsible party for advertising, zoning specific use permit fee, and any additional fees:

Name: Desirae-Watts-Evans

Address: 775 Choctaw Drive Eufaula, OK 74432

Phone: 918-490-3423

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

Signed: Desirae Date: 6/6/2023

Printed Name: Desirae Evans Phone: 918-490-3423 *

Address: 775 Choctaw Drive Eufaula, OK 74432

A. General Description of Property

Size in Acres or Square Feet: _____

Current Use: Home childcare facility

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

Frontage Road (Name and Description): N/A

Identify structures and improvements on property: New Home Development

City Water: YES ☒ NO ☐

City Sewer: YES ☒ NO ☐

Identify the use(s) intended for the subject property: I chose to open this

Due to their not being many good and safe
options for families in Eufawa. I am very trusted
and now have a waitlist of over 40 children.
This means so much to me, and I do not
take it lightly that so many people would trust
a 21 y/o with their
children.

B. General Description of Adjoining Property

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

There are 9 other homes being built in this are due to their not being anything nice that is not low income.

Explain the surrounding land uses: _____

There are residents for families plus my business, that has also been used to help to families and provide education to young children.

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: _____

The specific use for this is to offer a safe, and loving environment for children, as well as offer them proper education.

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the City of Eufaula: _____

my daycare has provided a positive influence to Eufaula and has become a very trusted home for children and their parents. my family was born and raised here so I have been able to use their suggestions.

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: it has been an okay use for starting out

Explain how the proposed change in use will affect the road system(s) serving your area: It has not had any affect in the road system, there has been absolutely no conflict.

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled? there are 6 parents (7 children) who drive out daily and it has not been ~~an~~ negative in traffic in any way.

Is the proposed use comparable to surrounding permitted uses and the existing development pattern? yes, ~~it~~ it has been very positive and I have been able to help over 10 families so far.

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: There have been no negative effects, my home daycare has had a very positive effect in this town.

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: _____

Vote: _____

Date: _____

Provisions: _____

City Council Action

Action: _____

Vote: _____

Date: _____

Provisions: _____

After Recording Return To

Name: Sovereign Title Services
 Address: 114 South 2nd Street, Eufaula, OK
 74432
 State: OK
 Zip Code: 74432

1-2021-005498 Book 1127 Pg 437
 12/06/2021 3:09pm Pg 0437-0437
 Fee: \$18.00 Doc: \$75.00
 Deena Farrow - McIntosh County Clerk
 State of OK



Space Above This Line for Recorder's Use

OKLAHOMA GENERAL WARRANTY DEED

STATE OF OKLAHOMA
 MCINTOSH COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIFTY THOUSAND AND 00/100 (\$50,000.00) in hand paid to Ryan Lane Gleason aka Ryan Gleason, a single person, (hereinafter known as the "Grantor(s)") grants, conveys, and warrants the title against all persons whomsoever to Thomas Investment Properties, LLC, a Limited Liability Company residing at 413923 E. 109th Cherokee, OK 73015, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following "described real estate situated in McIntosh County, Oklahoma to-wit:

Lots Two-Hundred-Fifty-Nine (259), Two-Hundred-Sixty (260), Two-Hundred-Sixty-One (261), Two-Hundred-Sixty-Two (262), Two-Hundred-Sixty-Three (263), Two-Hundred-Sixty-Four (264), Two-Hundred-Sixty-Five (265), Two-Hundred-Sixty-Six (266), and Two-Hundred-Sixty-Seven (267), Block One (1) River Oaks Addition, McIntosh County, State of Oklahoma.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor:

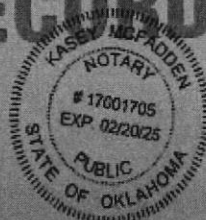
Ryan Lane Gleason

STATE OF OKLAHOMA
 COUNTY OF MCINTOSH

The foregoing instrument was acknowledged before me on this 3rd day of December, 2021 by Ryan Lane Gleason aka Ryan Gleason.

Signature of Notarial Officer
 Title and Rank

My Commission Expires: February 20, 2025





Musgraves, Julie <aa@cityofeufaulaok.com>

Deed for Evans

1 message

Dalton Thomas <mcintoshcountyso@gmail.com>
To: aa@cityofeufaulaok.com

Wed, Jul 19, 2023 at 12:29 PM

Parcel: 1250-00-001-260-0-000-00
7/19/2023 1:10:35 AM

ID: 460024585

McIntosh County Report

Property Owner

Name:	THOMAS INVESTMENT PROPERTIES, LLC
Mailing Address:	413923 E 1090 RD CHECOTAH, OK 74426-
Type:	(RV) Res. Vacant
Tax District:	(201) EUFAULA CITY
Millage Rate:	82.94

Property Information

Physical Address:	775 CHOCTAW DR EUFAULA
Subdivision:	RIVER OAKS
Block/Lot:	0001 / 0260
Size (Acres):	0.00
Legal:	See <i>Extended Legal</i>

Extended Legal

LOT 260 BLK 1 RIVER OAKS 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437

Market and Assessed Values

	Taxable Market Value (Capped)	Full Assessed (11.00% Market Value)
Land	6,000	660
Building	0	0
Totals	6,000	660
Exemptions		-0
Net Assessed		\$660

Fair Cash Value

	Value
Misc/Improved	\$0
Land	\$6,000
Mobile Home	\$0
Total	\$6,000

Land

Land Use	Size	Units
N/A	1	Lots
Total	1.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor
12/3/2021	1127	437	N/A	75.00	\$50,000	GLEASON, RYAN
9/6/2017	1011	564	Quit Claim	0.00	\$0	PEREZ, CHERESE GLEASON
5/19/2017	1005	184	Quit Claim	0.00	\$0	GLEASON LLC

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor
8/28/2008	820	360	Quit Claim	5.25	\$3,500	ANDERSON, CAROL R.

Outbuildings and Yard Improvements

Card #	Item	Type	Size / Dim	Unit Multi.	Quality	Age
--------	------	------	------------	-------------	---------	-----

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com



Thomas Investment Properties LLC

PO Box 1094, Checotah, OK 74426

Dalton Thomas

918.900.4952

06/22/2023

To whom it may concern, Desirae Evans will be leasing a property owned by Thomas Investment Properties LLC managing member Dalton Thomas. The subject properties address is 775 Choctaw Dr, Eufaula Oklahoma 74432. Desirae requested permission to operate a home daycare at this address. This has been granted to Desirae as she is highly respected and comes recommended by the community. The only requirement is that she holds renters' insurance which will cover any damages to the property that may occur.

Sincerely,

Dalton Thomas



**THE
MUSCOGEE (CREEK) NATION**

Department of Commerce
P.O. Box 580 | OKMULGEE, OK 74447
T 918.549.2607

DAVID HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

As Secretary of the Nation of the Muscogee (Creek) Nation, I do hereby certify Rae of Sunshine Childcare, LLC is duly incorporated under the laws of the Muscogee (Creek) Nation and is in Good Standing and has legal corporate existence so far as the records of this office show, as of the 20th day of March, A.D. 2023.

Date: March 20th, 2023



Zechariah Harjo
Acting Secretary of the Nation



**THE
MUSCOGEE (CREEK) NATION**

DAVID HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

Department of Commerce
P.O. Box 580 | OKMULGEE, OK
74447
T 918.549.2607

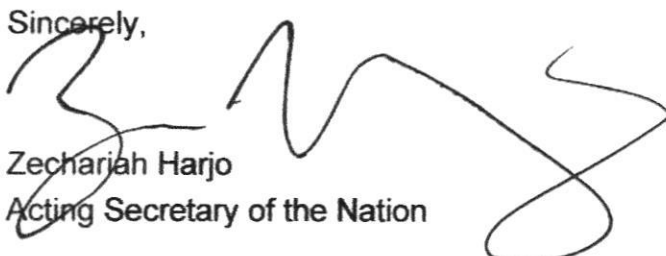
March 20th, 2023.

Desirae Evans
Rae of Sunshine Childcare, LLC
775 Choctaw Drive
Eufaula, OK 74432

Thank you for filing your Active Business Certificate of a Muscogee (Creek) Nation Limited Liability Company with Muscogee (Creek) Nation, Office of the Secretary of the Nation and Commerce. It has been received and filed on March 20th, 2023. A receipt for the filing fee has been enclosed along with your Certificate.

If you have any questions please feel free to contact the office at 918-549-2607.

Sincerely,


Zechariah Harjo
Acting Secretary of the Nation

Enclosure:
Filing Fee Receipt(s)
Certificate

Office of the Secretary of the Nation & Commerce

Muscogee (Creek) Nation



CERTIFICATE OF LIMITED LIABILITY COMPANY

WHEREAS, the Certificate of Limited Liability Company of

Rae of Sunshine Childcare LLC

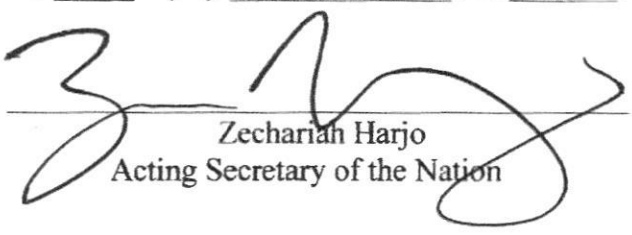
has been filed in the Office of the Secretary of the Nation & Commerce as provided by the laws of the Muscogee (Creek) Nation.

***NOW THEREFORE, I,** the undersigned, Secretary of the Nation & Commerce of the Muscogee (Creek) Nation, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.*

***IN TESTIMONY WHEREOF, I,** hereunto set my hand and cause to be affixed the Great Seal of the Muscogee (Creek) Nation.*

*Filed in the Office of the Secretary of the Nation &
Commerce of the Muscogee (Creek) Nation*

on this 20th day of MARCH, 20 23.


Zechariah Harjo
Acting Secretary of the Nation

FILING FEE: \$100.00

PRINT CLEARLY
RECEIVED

ORIGINAL

ARTICLES OF ORGANIZATION
OF A
MUSCOGEE (CREEK) NATION
LIMITED LIABILITY
COMPANY

MAR 20 2023

MAR 20 2023

MCN Office of
The Secretary of the Nation
P.O. Box 580
Okmulgee, OK 74447
(918) 549-2607

MCN Office of
The Secretary of the Nation
NATION SECRETARY OF THE NATION AND COMMERCE

The undersigned, for the purpose of forming a Muscogee (Creek) Nation limited liability company pursuant to the provisions of Title 3, Section 2004, does hereby execute the following articles:

1. The name of the limited liability company (**Note:** The name must contain either the words **limited liability company** or **limited company** or the abbreviations **LLC, LC, L.L.C.** or **L.C.** The word limited may be abbreviated as **Ltd.** And the word Company may be abbreviated as **Co.**):

Rae of Sunshine Childcare

2. The street address of its principal place of business, wherever located:

775 Choctaw Dr. Eufaula OK 74432

Street Address City State Zip Code

3. The name and street address of the resident agent in the Muscogee (Creek) Nation:

Desirae Evans 775 Choctaw Dr. Eufaula OK 74432

Name Street Address City State Zip Code

(P.O. Boxes are **not** acceptable)

4. The term of existence: Perpetual

Articles of organization must be signed by at least one person who need not be a member of the limited liability company.

Dated: _____

Signature: Desirae Evans

Type or Print Name: Desirae Evans

Address: 775 Choctaw Dr. Eufaula, OK 74432

Phone Number: 918-490-3423

Mail 116926 S. 4120 Road
Eufaula OK 74432

DESIRAE MEVANS @
ICLOUD.COM

ORIGINAL

RECEIVED

FILED

FILING FEE: \$10.00

PRINT CLEARLY

MAR 20 2023

MCN Office of
The Secretary of the Nation

MAR 20 2023

MCN Office of
The Secretary of the Nation

APPLICATION FOR RESERVATION
OF A NAME
FOR A DOMESTIC OR FOREIGN
LIMITED LIABILITY COMPANY

TO: MUSCOGEE (CREEK) NATION SECRETARY OF THE NATION
P.O. Box 580
Okmulgee, OK 74447
(918) 549-2607

The undersigned, for the purpose of applying to reserve a specified name pursuant to the provisions of Title 3, Section 2009.B, hereby executes the following application:

1. The name that the applicant wishes to reserve is:

Rae of Sunshine Childcare

2. The contact information of the applicant is:

Desirae Evans 775 Choctaw Dr. OK 74432 918-490-3423
Name Address City State Zip Code Phone Number

Dated this 20 day of march, 2023

Desirae Evans
Signature

Upon approval of the name by the Secretary of the Nation, the name shall be reserved for a period of sixty (60) days.

FOR OFFICE USE ONLY

Corporate Name Request Reviewed By [Signature]

Corporate Name Availability:

☒
☐

Available

Unavailable

Audra Deckard MHR., MEd., LPC
1478 JM BAILEY HWY
EUFAULA, OK 74432

To Whom It May Concern,

I have known Desirae Evans since the spring of 2020, she worked for me during the summer at my counseling agency, Leap of Faith Counseling PLLC. Desirae always showed exemplary communication, commitment to hard work and maturity beyond her years. Following the summer of 2020, Desirae was offered a part time position in the fall, and she completed that role exceptionally while carrying a full-time college course load.

I have witnessed her obtain independent housing, hold multiple positions of employment while successfully completing her college courses. She has served many positions for me as an office assistant and nanny.

When Desirae informed me she was opening her own in-home daycare I had no doubt she would continue to be successful as a businesswoman. My daughter has been under Desirae's care since she was 3 months old and was part of her first class of children to begin attending RAE OF SUNSHINE CHILDCARE. I have witnessed my child thrive in the social setting, she is given the opportunity to learn valuable social and life skills in a safe and loving environment.

Our rural community needs more young people who are willing to work and recognize the needs of the community and work to fulfill those needs. Desirae has done that with her business RAE OF SUNSHINE CHILDCARE and I hope the City of Eufaula will recognize and support her efforts.

If further information is requested of me please do not hesitate to contact me at (918) 617-1687.

Thank you,

Audra Deckard MHR., MEd., LPC

June 20, 2023

To Whom It May Concern:

My name is Kohley Ogle, I have two boys, Price (4) and Stratton (1), and I am a part time RN for a local hospice company. I am writing this letter to voice my support for Rae of Sunshine Daycare. Desirae had been babysitting my boys in my home several days a week since my youngest was born and if you had asked me at that time, I never would've even considered daycare as a possibility for my children.

Desirae's character and integrity is impossible to miss. She is so loving and caring towards all the kids in her care and I have never once worried when leaving them with her. She is capable and kind, but she is also driven and firm, which is the perfect combination for someone in her position. I have seen her handle scrapes and bee stings calmly and with love, while still being alert and attentive to the other children.

Desirae is a woman who will stand for what she believes in and teaches our kids by example every day. Daycare was a dirty word to me for 29 years and now I see that because of Desirae's love and integrity that it can be such a safe and positive experience for children. Mine have learned so much including numbers, writing, manners, and kindness of their own, just to name a few. To take the opportunity to be in this program from any child and parent in our community would be such a shame.

If I can answer any other questions or provide any more information, please do not hesitate to call me,

Kohley Ogle
918-490-2042

May 25, 2023

To whom it may concern:

My name is KaLee Beezley. My daughter is Charlotte Haislip. She is (5) years old. I am a single mom and I work full time. Charlotte has been with Desirae at Rae of Sunshine Daycare since she opened. I am writing this letter in support of Rae of Sunshine Daycare. Finding a good daycare with someone who loves your child in Eufaula is hard to find.

My child was at a daycare before and was abused by one of the workers on multiple occasions. This happened at a traditional style daycare that is still open. So, I decided to try an in-home daycare with someone who loves children and is not doing this just for a job. If you have ever met Desirae Evans you would know that she would do anything to protect our children.

Desirae Evans is one of the most responsible and trust worthy people I have ever met. She loves our children and it shows with how active she is with them. My daughter learns so much when she is with Desirae and I could not see my daughter being with anyone else. Desirae has pride in what she does and it shows with how our children act and how well she takes care of them. She always has a smile on her face and is always so excited to see our kids. She keeps her home spotless, safe, and very clean. I have no reason to think my child would not be safe with her. She shows them love and disciplines them when needed. She is teaching them right from wrong. She teaches them something new every day and my child loves to tell me about the lessons she has learned. Even so that my child wants to bring some of the rules to our house. My child has started using "yes mam and no mam". My child looks forward to going back to daycare now and that was a hard road to get to. Before she had anxiety about going to daycares. This is all because of Desirae. Desirae is more than fit to have an in-home style daycare. Honestly, I do not know what we would do without her. She treats all her children at the daycare as one of her own and I believe that is exactly what any parent would want. My child is learning to be a better person because of the morals and values Desirae has.

Please if you need anything else, you may contact me at 918-618-2572.

Thank you,

KaLee Beezley
Parent of Charlotte Haislip



OKLAHOMA
Human Services

OK Dept. of Human Services
Okmulgee Co Child Care Services
214 S. Morton Ave
Okmulgee, OK 74447
405.962.8394
ethel.zabasniki-west@okdhs.org

March 23, 2023

Desirae Evans
775 Choctaw Dr
Eufaula, OK 74432

Re: K820056419

Dear Ms. Evans,

This letter is to inform you that a Permit has been approved for Desirae Evans FCCH (K820056419) effective **March 23, 2023** with a capacity of **7**. Please post this letter with your other required Program postings until you receive your Permit in the mail.

Feel free to contact me at 405-962-8394 if you have any questions.

Sincerely,

Joan Zabasniki-West

E. Joan Zabasniki-West Licensing Specialist II
Okmulgee Co OCCS



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

July 24, 2023

City of Eufaula
Julie Musgraves

INVOICE

Lot 260 Blk 1 River Oaks.....\$50.00

Respectfully,

Trina Williams
McIntosh County Assessor



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 07/24/2023

Time 10:22:18

Map Image



Account List

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	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	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 07/24/2023

Time 10:22:19

Page : 2

Account List

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 W209', BEG SW/C NE NW NE E250' N420' NW'LY TO W/L NE NW NE S TO POB SEC 12-9-16 477/142 701/527 869/73 892/746 893/39 893/664 893/790 947/556 '06 CLAYTON (TITLE CANCELLED 3-1-12)
Situs	418512 E 1200 RD		
Sec/Twn/Rng	12-9N-16E		
Subdivision		418512 E 1200 RD	
Block/Lot		EUFAULA	OK 74432-3266
Lot Size	40.8000 Acres	Book/Page 0947-0556	
Account	460024590	Current Owner	Legal Description
ParcelID	1250-00-001-265-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 265 BLK 1 RIVER OAKS 376/516 448/555 817/24 855/408 1005/184 1011/564 1066/468 1127/437
Situs	00785 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0265	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024589	Current Owner	Legal Description
ParcelID	1250-00-001-264-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 264 BLK 1 RIVER OAKS 448/555 817/19 835/29 1005/184 1011/564 1066/468 1127/437
Situs	00783 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0264	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024588	Current Owner	Legal Description
ParcelID	1250-00-001-263-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 263 BLK 1 RIVER OAKS 448/555 817/14 835/27 1005/184 1011/564 1066/468 1127/437
Situs	00781 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0263	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024587	Current Owner	Legal Description
ParcelID	1250-00-001-262-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 262 BLK 1 RIVER OAKS 448/555 817/9 835/31 1005/184 1011/564 1066/468 1127/437
Situs	00779 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0262	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024586	Current Owner	Legal Description
ParcelID	1250-00-001-261-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 261 BLK 1 RIVER OAKS 448/555 817/4 820/359 1005/184 1011/564 1066/468 1127/437
Situs	00777 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	413923 E 1090 RD	
Block/Lot	0001 / 0261	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 1127-0437	
Account	460024585	Current Owner	Legal Description
ParcelID	1250-00-001-260-0-000-00	THOMAS INVESTMENT PROPERTIES, LLC	LOT 260 BLK 1 RIVER OAKS 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437
Situs	00775 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
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 448/555 817/1 820/361 1005/184 1011/564 1066/468 1127/437
Situs	00773 CHOCTAW DR EUFAUL		
Sec/Twn/Rng			
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 446/358 483/552 1032/427 1065/32 1072/633 1090/431 1090/434
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	213 N "J" STREET	
Block/Lot	0001 / 0256	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1072-0633	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 07/24/2023

Time 10:22:19

Page : 3

Account List

Account	460024561	Current Owner	Legal Description
ParcelID	1250-00-001-235-0-000-00	JALUFKA, JOE & BRENDA	LOT 235 BLK 1 RIVER OAKS 391/604
Situs			515/23 808/666
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 783	
Block/Lot	0001 / 0235	ADA	OK 74821-0783
Lot Size	1 Lots	Book/Page 0808-0666	
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	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			
Subdivision	RIVER OAKS	123 S SENECA AVE	
Block/Lot	0001 / 0230	BARTLESVILLE	OK 74003-
Lot Size	1 Lots	Book/Page 1143-0458	
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	460024565	Current Owner	Legal Description
ParcelID	1250-00-001-239-0-000-00	WILLIAMS, SKEET M.	LOT 239 BLK 1 RIVER OAKS 638/303
Situs			707/286 769/716 1054/252 1087/277
Sec/Twn/Rng			
Subdivision	RIVER OAKS	907 LARUE RD	
Block/Lot	0001 / 0239	MCALISTER	OK 74501-
Lot Size	1 Lots	Book/Page 1087-0277	
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	460024562	Current Owner	Legal Description
ParcelID	1250-00-001-236-0-000-00	NEAL, RAY ORVIS	LOT 236 BLK 1 RIVER OAKS 377/66
Situs	00787 SEMINOLE DR		512/386 904/723
Sec/Twn/Rng			
Subdivision	RIVER OAKS	% NEAL'S PROPERTIES, LLC	
Block/Lot	0001 / 0236	301 N "L" ST	
Lot Size	1 Lots	EUFAULA	OK 74432-000C
		Book/Page 0904-0723	
Account	460024563	Current Owner	Legal Description
ParcelID	1250-00-001-237-0-000-00	NEAL, ROSS & WANDA	LOT 237 BLK 1 RIVER OAKS 963/87
Situs			1002/679
Sec/Twn/Rng			
Subdivision	RIVER OAKS	301 N "L" ST	
Block/Lot	0001 / 0237	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1002-0679	
Account	460024564	Current Owner	Legal Description
ParcelID	1250-00-001-238-0-000-00	HENSON, NICKY LYNN & CYNTHIA ANN	LOT 238 BLK 1 RIVER OAKS 569/499*
Situs			829/245** 1109/174 1158/28
Sec/Twn/Rng			
Subdivision	RIVER OAKS	3992 STONEBROOK	
Block/Lot	0001 / 0238	NORMAN	OK 73072-
Lot Size	1 Lots	Book/Page 1158-0028	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 07/24/2023

Time 10:22:20

Account List

Page : 4

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
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0250	BARTLESVILLE OK 74003-	
Lot Size	1 Lots	Book/Page 1143-0458	



July 21, 2023

McIntosh County Assessor's Office
Attention: Trina Williams

Re: 300 Foot radius request of the 775 Choctaw Dr

Mrs. Williams,

The City of Eufaula requests a 300' radius of the property located at: Lot 260 BLK 1 River Oaks
448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437

Commonly Known as 775 Choctaw Dr

Additionally, if we could please receive an Excel version copy by email to
AA@CityofEufaulaOK.com.

Julie Musgraves

Administrative Assistant
City of Eufaula
aa@CityofEufaulaOK.com



WANDA

245

244

CHAVEZ, JOHN

241

240

WILLIAMS, SKEET M.

HEN
NICK
& CY
A

RIVER OAKS

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choc

LEY,
AEL

PENDLEY,
MICHAEL &
MICHAEL

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INVESTMENT
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SMITH,
NORMAN J. &
RETTA L.



July 24, 2023

HENSON, NICKY LYNN & CYNTHIA ANN
3992 STONEBROOK
NORMAN, OK 73072-

Dear Property Owner:

The Planning and Zoning Commission and City Council are considering a Specific Use Permit application for the following property:

Commonly Known as: 775 Choctaw Drive

Legal Description: Lot 260 BLK 1 River Oaks 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437.

Proposed Use: Applicant/s Applicant are requesting a Specific Use Permit to operate a home daycare at the above address.

Applicant/s: Desirae Evans

Enclosed is a map showing the section and proposed location being considered for the Specific Use Permit.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. 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

This item will be considered by the Planning and Zoning Commission at the meeting on August 21, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. It will also be heard by the City Council at the meeting on September 11, 2023 at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula



WANDA

Comanche

Sequoyah Dr

RIVER OAKS

BAILEY,
LANCE A

BAILEY,
LANCE A

245

244

CHAVEZ, JOHN

241

242

WILLIAMS,
SKEET M.

HENSON,
NICKY LYNN
& CYNTHIA
ANN

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

Choctaw Dr

MS,
M.

256

PENDLEY,
MICHAEL

PENDLEY,
MICHAEL &
MICHAEL

THOMAS
INVESTMENT
PROPERTIES,
LLC

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E 120 Rd

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SMITH,
NORMAN J. &
RETTA L.

E 120 Rd

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 3, 2023

Signed and sworn to before me on this 3rd day of August, 2023.

Notary Public

My Commission expires: April 3, 2026
Commission #06003427

PUBLICATION FEE: \$

52.63

Notary Public
Commission
My Commission

195 words; 1 tabular lines; 2 column(s)

— insertions

**Shown exactly as published in
Newspaper**

SEE ATTACHED

Legal Notice

Published in the Indian Journal,
Thursday, August 3, 2023.

City of Eufaula Public Hearing Notice

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

The property requesting the Specific Use Permit is described as follows: Lot 260 Blk 1 River Oaks 448/555 817/1 820/360 1005/184 1011/564 1066/468 1127/437.

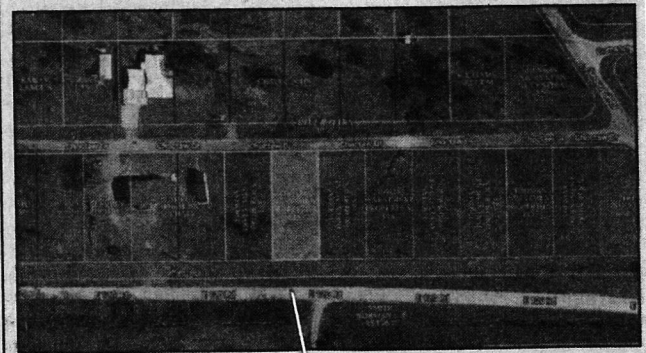
Commonly Known as: 775 Choctaw Drive

Proposed Use: Applicant/s are requesting a Specific Use Permit to operate a home day-care at the above location.

Applicant/s: Desirae Evans
The public hearing will be held as follows:
August 21, 2023, at 5:30 P.M.

Planning and Zoning Commission, Eufaula Community Center, 121 High Street and September 11, 2023 at 5:30 P.M. City Council meeting, Eufaula Community Center, 121 High Street

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the Specific Use Permit. 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@cityof-eufaulaok.com.





City Council Agenda Item No.

Meeting Date: xxxxx x, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of ordinance 23-9-x for the zoning change from Residential to Commercial General at the following location: Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma. Commonly Known as Vacant lot on the South/West corner of Highway 9 and Border Street, as approved by City Council at the August 10, 2023 council meeting.

Initiator: Jeb Jones, City Manager

Information Source: Jeb Jones, City Manager, Julie Musgraves, Executive Assistant.

Background: Roley McIntosh and Donna Wiedel are requesting that the lot on the corner of Border St and Highway 9 be rezoned from R-1 Residential to Commercial General. Donna Wiedel wishes to purchase the property and build a car detailing business at that location.

Council Pillar: Economic Development

Financial Impact: n/a

Attachment: Application, Deed, Radius List, Radius Letters, Map, & Indian Journal Publication

Recommended Action: Approve ordinance 23-9-x

ORDINANCE NO. 23-9-1

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.

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

1. That it is deemed expedient to approve the Application made by Donna Wiedel and Roley D. McIntosh (referenced as Roley McIntosh on his Warranty Deed) of Eufaula, McIntosh County, Oklahoma, to change the zoning on lands in the City of Eufaula, Oklahoma, more particularly described as:

Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma,
from R-1 (Single Family Residential) to GC-1 (General Commercial One),

for the reason that it is necessary for the future development of said property of the City of Eufaula, Oklahoma.

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

The City of Eufaula does hereby change the zoning from R-1 (Single Family Residential) to GC-1 (General Commercial One), on the following property:

Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma,

EMERGENCY CLAUSE

Whereas, it being immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Eufaula, Oklahoma and the inhabitants thereof, an emergency is hereby declared to exist. By reason whereof it is necessary that this ordinance shall go into full effect and be of full force immediately upon its passage and publication.

PASSED AND APPROVED this _____ day of September, 2023.

CITY OF EUFAULA

By: _____
J. Todd Warren
Mayor

ATTEST:

Valarie Cox
City Clerk

(SEAL)

ORDINANCE NO. 23-9-1

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.

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

1. That it is deemed expedient to approve the Application made by Donna Wiedel and Roley D. McIntosh (referenced as Roley McIntosh on his Warranty Deed) of Eufaula, McIntosh County, Oklahoma, to change the zoning on lands in the City of Eufaula, Oklahoma, more particularly described as:

Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma,

from R-1 (Single Family Residential) to GC-1 (General Commercial One),

for the reason that it is necessary for the future development of said property of the City of Eufaula, Oklahoma.

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

The City of Eufaula does hereby change the zoning from R-1 (Single Family Residential) to GC-1 (General Commercial One), on the following property:

Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma,

PASSED AND APPROVED this _____ day of September, 2023.

CITY OF EUFAULA

By: _____
J. Todd Warren
Mayor

ATTEST:

Valarie Cox
City Clerk

(SEAL)



City Council Agenda Item No.12

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the Eufaula School District Threat Assessment Team MOU and approve of the Mayor and City Manager's signatures on the document.

Initiator: Chief Bryning and Officer Mike Harris

Information Source: Jeb Jones, City Manager, Chief Bryning, Officer Mike Harris

Background: This MOU establishes the guidelines and protocols for who and how student information is filed and accessed by the Eufaula PD in the event of an incident involving a student.

Council Pillar: School Safety, Public Safety

Financial Impact: n/a

Attachment: Eufaula School District Threat Assessment Team MOU

Recommended Action: Approval of request.



City Council Agenda Item No.15

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: 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 to complete the three-year term held by former Council Person Mouser ending June 30, 2025.

Initiator: Staff

Information Source: Todd Warren, Mayor

Background: As a member of the Eastern Oklahoma Development District, the City of Eufaula has a voting seat on the EODD Board. With Nancy's resignation, we need to appoint an elected representative as a replacement to fill this position.

Council Pillar: Economic Development and Financial Sustainability

Financial Impact: None

Attachment: n/a

Recommended Action: Nominate and approve an elected representative.



City Council Agenda Item No.16

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the Mayor's signature on:

- a. FY2023 REAP Grant Resolution
- b. FY2023 REAP Grant Application
- c. FY2023 REAP Grant Statement of Understanding and Assurances

Initiator: Jeb Jones, City Manager

Information Source: Eastern Oklahoma Development District

Background: This is our annual REAP Grant Application. I am making a grant application for \$87,000 to purchase two new Whelen Storm Sirens, along with the necessary equipment and software that allows the sirens to be automatically activated when the National Weather Service issues a warning. This project would be a major step forward for our local emergency management capabilities.

Council Pillar: Reliable Infrastructure, Economic Development

Financial Impact: \$87,000

Attachment: Grant Application, Resolution, Statement of Understanding and Assurances, drawings and location map

Recommended Action: Approve the Grant Application, Resolution, and Statement of Understanding.



Eastern Oklahoma Development District (EODD) FY 2024 REAP Application

DEADLINE FOR APPLICATION IS 3:00 PM, THURSDAY, AUGUST 31ST, 2023

1. Governmental Entity Sponsoring Application:

Name: City of Eufaula

2. Contact Person(s): Jeb S Jones, City Manager

Address: PO Box 684

City, State, Zip: Eufaula, Oklahoma 74432

Telephone Number: 918-689-2534 Email: cm@cityofeufaulaok.com

3. Federal Employer Identification (FEI) Number (Sponsor): 73-6005199

4. DUNS Number: 825455918 5. County: McIntosh

6. Population of Area to be Served: 2766 (Must be 7,000 or less)

7. Current Year's Budget: \$6,088,140

8. Total Project Cost: \$92,000.00

9. Other Grant Funding: \$0

10. Local Effort: \$5,000

10(a). What account is Local Effort coming from? General Fund

10(b). Are Local Effort Funds available? Yes

If NO, when will funds be available? n/a

11. REAP Grant Request (Line 8 minus lines 9 & 10): \$87,000

12. Low Moderate to Income (LMI) Level: _____ (If not known EODD will provide number)

13. Number of Jobs Created and/or Saved if applicable: n/a

14. A. Will this project be on public property? Yes ☒ No _____

B. Who owns the property? City of Eufaula

C. If the project is on private property, is there a long-term lease? Yes _____ No ☒

D. How long is the lease? _____

15. Is this project included in your CIP Total Capital Needs Summary and 5 Year Plan?

Yes _____ No ☒ If yes, what priority number? _____

16. Project Category: **(Circle One)**

Eligible Projects as provided by State Statute:

1. Rural water quality projects, including acquisition, treatment, distribution and recovery of water for consumption by humans or animals or both;
2. Rural solid waste disposal, treatment or similar projects;
3. Rural sanitary sewer construction or improvement projects;
4. Rural-road or street construction or improvement projects;
5. Provision of rural fire protection services and **public safety services;**
6. Expenditures designed to increase the employment level within the jurisdiction of the entity;
7. Provision of health care services, including emergency medical care, in rural areas;
8. Construction or improvement of telecommunication facilities or systems;
9. Improvement of municipal energy distribution systems;
10. Community buildings, town halls, senior nutrition centers, meeting rooms or similar public facilities.

Excluded Projects by Board and/or State Statute.

- Ineligible projects include activities not encompassed by the 10 eligible project categories and not meeting the statutory population thresholds enumerated previously including:
 - Consumable goods, office supplies, loose equipment, and personnel costs
 - Park projects including park maintenance equipment (except community centers and similar public facilities located in parks which are eligible – see #10 above)
 - Fairgrounds projects (except community centers and similar public facilities located in fairgrounds which are eligible – see #10 above)
 - Veterans memorials
 - Codification of ordinances, Capital Improvement Plans (CIP's), Comprehensive (Land use) Plans
 - Housing projects/programs (demolition, emergency repair, rehabilitation, construction)
 - County maintenance barns or any other district-wide projects for county commission districts with a greater than 7000 population

17. Detailed Project Description (attach preliminary engineering if available, size, type, dimensions, and location, and/or other pertinent information). Highlight area or location on a map and include with application.

Example Project Descriptions:

Not Acceptable: 1 mile of water line

Acceptable: 5,280 feet of 6 inch PVC waterline to add 12 homes to the Longview

Addition

Replace and update two storm sirens with two Whelan WPC2906 sirens. This portion of the project will require the installation of two 50 foot poles to mount the replacement sirens on. Also, this project would include the purchase of an NWS software server, related software and installation, which would allow the sirens to be controlled by NWS alert system. (attach additional page(s) if necessary)

18. Project Justification:

We currently have 4 sirens that are aged and one is also undersized. We are asking for funding to replace the siren on the courthouse and the undersized siren located at the soccer field. The addition of the NWS software server would provide siren activation at the moment a storm warning is issued through the NWS warning system. (attach additional page(s) if necessary)

I, Jeb S. Jones do hereby certify that the information in this application
(Name)
is true and correct to the best of my knowledge and that it has been reviewed and approved by
the governing body of City of Eufaula.
(Applicant)

Chief Elected Official

ATTEST

Clerk/Notary

Date

**19. RESOLUTION AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE
FROM THE RURAL ECONOMIC ACTION PLAN FUND**

WHEREAS: The _____ desires to seek funding from
(Sponsor: County, City or Town)
the Rural Economic Action Plan Fund for _____ in the
(Type of Project)
_____; and
(Sponsor: Town, City or County)

WHEREAS: It is in the best interest of _____ to
(Sponsor: Town, City or County)
expedite the preparation and submission of an application for financial assistance from the Rural
Economic Action Plan Fund, in the form of a grant.

NOW THEREFORE: BE IT RESOLVED that, the _____ of the
(Mayor/Chairman of Board of Co. Comm.)

_____ is hereby authorized and directed to sign any and all application(s)
(Sponsor: Town, City or County)
and related document(s) necessary to file and process any and all grant application(s) through the
Rural Economic Action Plan Fund on behalf of _____.
(Beneficiary: Town, City, County or Unincorporated Area.)

Additional Authorized Signors: Name: _____ Title: _____
Name: _____ Title: _____

PASSED AND APPROVED by the _____ of _____
(Governing Body) (Sponsor: Town, City or County)
this _____ day of _____, 20_____.

BY: _____
(Mayor/Chairman of Board of Co. Comm.)

ATTEST: _____
(Town/City/County Clerk or Notary Public)

SEAL

My Commission expires: _____.

20. STATEMENT OF UNDERSTANDING AND ASSURANCES

As the _____ of
(Mayor/Chairman of Board of Co. Comm.)

_____, I understand the following criteria for
(Town, City or County)

eligibility for and participation in the Rural Economic Action Plan Fund(s).

I. Any of the items not addressed on the application will not be assigned any points and a zero will be recorded for that item. Failure of incorporated entity to provide current audit summary sheet will constitute an ineligible application.

II. For unincorporated areas outside of cities and/or towns: A map indicating the geographical area benefitting from the application shall be provided. Documentation of the population that will benefit and evidence of an existing community organization (fire department, senior citizens group or community organization) that will be responsible for grant implementation and on-going maintenance and/or operation must be included. The population estimate must be signed by the county commissioner of the area or the Chairman of the Board. The county agrees to be a sponsoring unit of government only, and all areas of responsibility for maintenance and operation of the project will lie with the unincorporated entity.

_____	_____
(Mayor/Chairman of Board of Co. Com.)	Date

_____	_____
(REAP Grant Beneficiary- <u>if unincorporated area</u>)	Date

21. CERTIFICATION OF POPULATION
(Unincorporated Areas Only)

The population of

(REAP Grant Beneficiary Area)

is hereby estimated to be _____.

Date

County Commissioner-Print Name

District #

County Commissioner-Signature

ATTEST: _____

SEAL

(Town/City/County Clerk or Notary Public)

My Commission expires: _____.

DEFINITIONS

- A. Threshold Requirement – Application requirement that must be met before application will be scored. Applications not meeting any threshold requirement are ineligible for funding.
- B. Population - For incorporated areas the 2020 Federal Census or latest official Census Update is utilized. For unincorporated areas, county commissioners must certify.
- C. Fiscal Capacity - Total revenue as per most recent audit requirements fulfilled to satisfaction of Office of the State Auditor and Inspector. Unincorporated areas and incorporated towns not required to procure an audit will be treated the same as small communities for fiscal capacity, but must document their non-requirement status if incorporated.
- D. LMI- Low to Moderate Income – Is determined using Oklahoma Department of Commerce CDBG Guidelines.
- E. Local Effort - Up to 20 points for documented efforts of cash infusion and/or value of force account. Percentage of points for keeping application under pre-determined cap as set by EODD Trustees. There is no leverage match required for REAP grants.
- F. Impacts - Self explanatory. In the case of ties, the total of scores from Items C, D, and E will be utilized to break ties. The EODD Board of Trustees will then look at these items individually (E then D then C). The EODD Board of Trustees will then have the discretion to select projects based upon feasibility, need **and/or state statute requirements**.

DEADLINE FOR APPLICATION IS 3:00 PM, THURSDAY, AUGUST 31ST., 2023



City Council Agenda Item No.17

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement to award the City Hall Remodel Project to Cunningham Construction.

Initiator: Jeb Jones, City Manager

Information Source: Jeb Jones, City Manager

Background: I have made one final attempt to find an acceptable quote to complete the remodel of City Hall. I worked with Cowan Engineering to build and scale a Request For Proposal (RFP) document with a budget of \$1,000,000. I started with four contractors expressing interest and received two submissions, Cunningham Construction and Candor, both of which came in at or under budget. After reviewing the submissions with our engineer, it is my recommendation that we award the project to Cunningham Construction in the amount of \$885,000. This price gives us room budgetarily to absorb any cost increases due to unknown issues. If you choose to award and move forward with the project, we will work with Cunningham Construction to establish a timeline for construction, with an anticipated start date of late October or early November.

Council Pillar: Financial Stability, Economic Development

Financial Impact: \$885,000.00

Attachment: RFP, Cunningham submittal, Candor submittal

Recommended Action: Approve Cunningham Construction in the amount of \$885,000

08/16/2023

Mr. Jones,

We are pleased to provide you with a proposal for the Scope of work listed below on the building located in Eufaula, Ok. We would like to thank you for this opportunity, and we look forward to working with you. Please see the below scope and exclusions for this project.

Base Bid: \$885,000.00

Scope of Work:

- Provide labor and materials for installation of metal stud framing, drywall with level 4 finish.
- Provide labor and materials for installation of Doors, frames, hardware, new ACT ceiling system @ 9' AFF.
- Provide labor and materials for concrete floor cap throughout on top of existing slab and footings.
- Provide labor and materials for new paving as discussed in job site visit.
- Provide labor and materials for installation of new millwork as shown on plan attached.
- Provide labor and materials for removal of existing roof down to slats, supply and install new 7/16" plywood over with 2 layers of rigid insulation, new mechanically attached 60 mil Carlisle TPO, new wood nailers, new gutter, new 24 guage Kynar Powder coated parapet cap, 20 year warranty.
- Provide labor and materials for new windows and store front elevation at new entrance.
- Provide labor and materials for new LVT in common areas and wet areas, new carpet in offices, conference room and chamber room.
- Provide labor and materials for Paint throughout interior of building.
- Provide labor and materials for new signage @ interior.
- Provide labor and materials for new restroom accessories (Grab Bars, paper towel holders, soap dispensers, toilet paper holders).
- Provide labor and materials for new plumbing as shown on plan (Attached).
- Provide new HVAC system as discussed in Job site visit. (4) 5 ton split system units, 3 exhaust fans for restrooms with all ducting included.
- Provide labor and materials for installation of new electrical panel, receptacles, switches, lighting, emergency lighting, and ring and string for low voltage.

P.O. Box 140694
Broken Arrow, Ok 74014 USA
(918)-845-7715

CUNNINGHAM CONSTRUCTION

Exclusions:

- Repairs to any existing materials/finishes that may be needed as a result of the work described above being performed.
- Demo of any existing conditions.
- Liquidated damages.
- All utilities outside of existing building
- Fire suppression and riser
- Any and all items not listed in scope.
- Architectural and engineering services
- Footings and foundations
- Structural elements that may be needed as a result of demo and new layout.

Pricing valid for 30 days. Please feel free to reach out with any questions. I look forward to working with you.
Thank you for this opportunity.

Sean Cunningham / Owner

P.O. Box 140694
Broken Arrow, Ok 74014 USA
(918)-845-7715



A SPACE PLAN

SCALE: 1/8" = 1'-0"

NORTH



KKT ARCHITECTS, INC.
 ARCHITECTS \ INTERIOR \ RESTAURANTS
 1015 N. GULF BLVD., SUITE 100
 TULSA, OKLAHOMA 74116
 (918) 744-4270 \ (918) 744-3846
 WWW.KKTARCHITECTS.COM
 C.O.A. #534 EXPIRES 6/30/17



CITY HALL

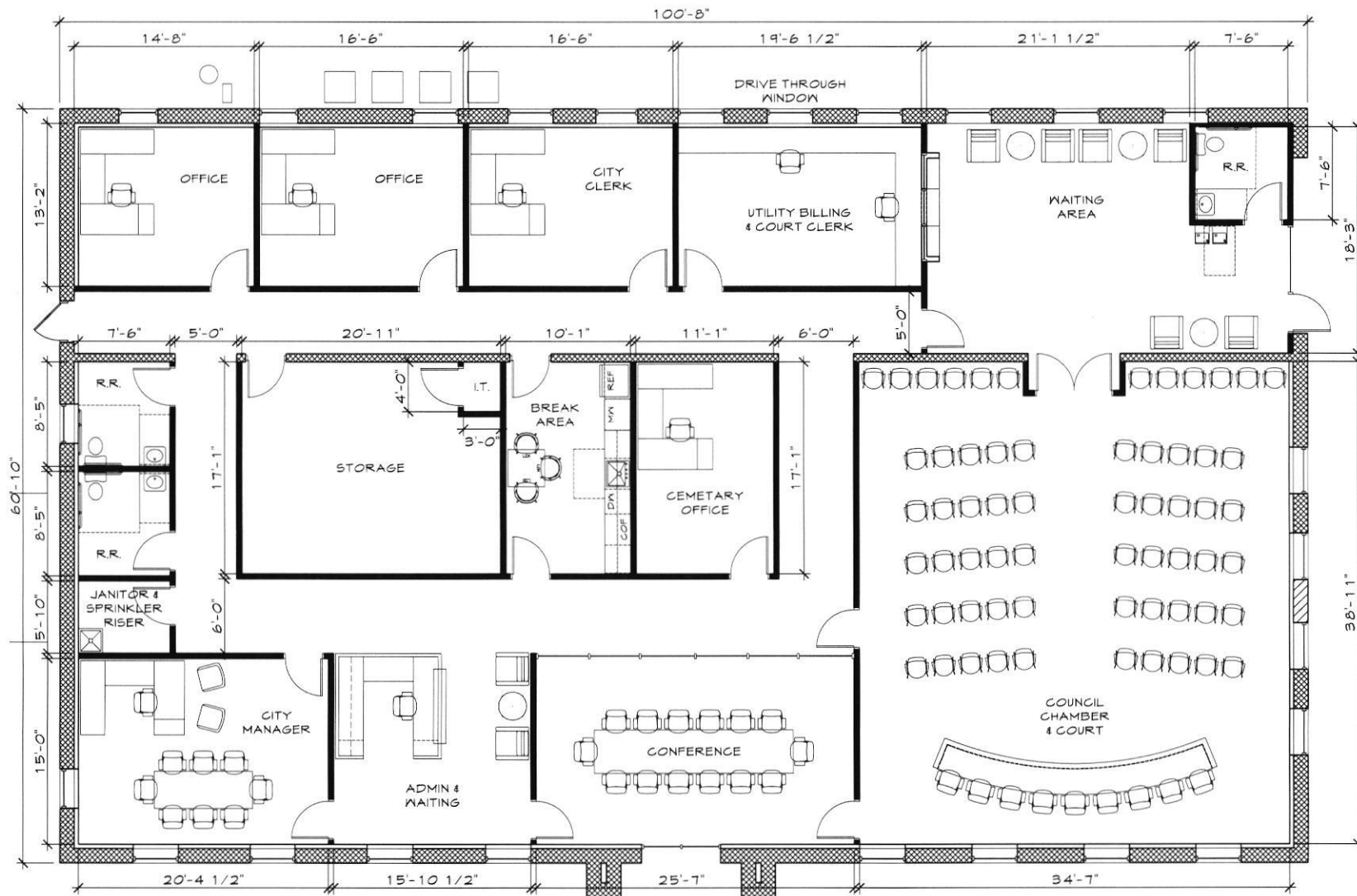
64 MEMORIAL DR.
 TULSA, OK 74132

10.30.2016
 11.06.2017

FILE NAME: 4460_010000011

SPACE PLAN
 W/ DEMOLITION

SP1.1



A SPACE PLAN 
SCALE: 1/8" = 1'-0" NORTH



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM
C.O.F.A. #534 EXPIRES 6/30/19



CITY HALL

64 MEMORIAL DR.
EUFAULA, OK 74432

10.30.2019
11.08.2019

FILE NAME: A:\440_01\CONC\SP1.1

SPACE
PLAN

SP1.1

MERCHANTS BONDING COMPANY™

MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498

PHONE: (800) 678-8171 FAX: (515) 243-3854

Bid Bond

CONTRACTOR:

(Name, legal status and address)
Cunningham Construction Services, LLC
PO Box 140694 Broken Arrow, OK 74014

OWNER:

(Name, legal status and address)
City of Eufaula

Bond Number: 439061

SURETY:

(Name, legal status and principal place
of business)

Merchants National Bonding, Inc.
A Corporation
6700 Westown Parkway, West Des Moines, IA 50266

BOND AMOUNT: Five Percent of Bid Amount
5 %

PROJECT:

(Name, location or address, and Project number, if any)
Eufaula City Hall Renovation

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of August, 2023

Cunningham Construction Services, LLC

[Signature]

(Principal)

(Seal)

(Witness)

(Title)

Merchants National Bonding, Inc.

(Surety)

[Signature]

(Title) Dayna R Harjo Attorney-in-Fact

Cindi L Smith

(Witness)



CON 0657 (2/15)

Printed in cooperation with American Institute of Architects (AIA). The language in this document conforms exactly to the language used in AIA Document A310-Bid Bond-2010

MERCHANTS
BONDING COMPANY
POWER OF ATTORNEY

Bond #: 439061

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Dayna R Harjo

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 16th day of August, 2023.



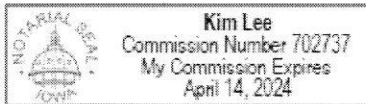
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 16th day of August, 2023, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

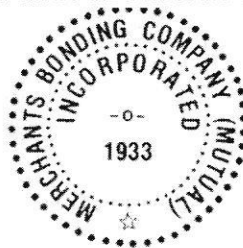


Kim Lee
Notary Public

(Expiration of notary's commission
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of August, 2023.



William Warner Jr.
Secretary

Addendum #1

Date: July 31, 2023

Project: City of Eufaula
City Hall Renovation Request for Proposal
RFP Due Date: August 9, 2023
Eufaula, Oklahoma

The items and clarification contained below now become a part of the referenced request for proposal. Please read the following items and acknowledge receipt (see attached sheet) of this addendum on the proposal form when submitting.

1. The due date for the request for proposals has been moved to August 9, 2023, at 2:00 pm.
2. The approximate square footage is 5,700 square feet.
3. The existing roof structure may remain as part of the project but will need reconditioning to prevent leaks.
4. The City will provide demolition and hauling of the interior structures.

Thank you for your attention. Should you have any questions, please contact the undersigned at 918.689.2534.

City of Eufaula

Jeb Jones
City Manager

Attachment: Acknowledgement Page

Acknowledgement Page

Addendum #1

July 31, 2023

Project: City of Eufaula
City Hall Renovation Request for Proposal
RFP Due Date: August 9, 2023
Eufaula, Oklahoma

Company:

Cunningham Construction

Name:

Sean Cunningham

Signature:

Sean

Title:

President

Date:

8/16/23

Addendum #2

Date: August 7, 2023

Project: City of Eufaula
City Hall Renovation Request for Proposal
RFP Due Date: August 16, 2023
Eufaula, Oklahoma

The items and clarification contained below now become a part of the referenced request for proposal. Please read the following items and acknowledge receipt (see attached sheet) of this addendum on the proposal form when submitting.

1. The due date for the request for proposals has been moved to August 16, 2023, at 2:00 pm.

Thank you for your attention. Should you have any questions, please contact the undersigned at 918.689.2534.

City of Eufaula

Jeb Jones
City Manager

Attachment: Acknowledgement Page

Acknowledgment Page

Addendum #2

July 31, 2023

Project: City of Eufaula
City Hall Renovation Request for Proposal
RFP Due Date: August 16, 2023
Eufaula, Oklahoma

Company:

Cunningham Construction

Name:

Sean Cunningham

Signature:

Sean

Title:

President

Date:

8/16/23



10815 E Marshall St Ste #102 // Tulsa, OK, 74116
918.518.1928 // 918.998.0369 F // candorbuild.com



August 16, 2023

City of Eufaula

Request for Proposal

City Hall Renovation
Eufaula, Oklahoma



10815 E Marshall St Ste 102
Tulsa, OK 74115
918.518.1928
candorbuilt.com

August 16, 2023

City of Eufaula
Attn: Jeb Jones, City Manager
17 Hospital Drive
Eufaula, OK 74432
Email: cm@cityofeufaula.com

RE: Letter of Intent-City Hall Renovation

Dear Mr. Jones,

Candor Building Solutions (Candor) and Diak Architects are very excited to submit our company's proposal for a Design-Build/Construction Manager for your City Hall Renovation project located in Eufaula, OK. It would be a privilege to be a small part of the revitalization of the City of Eufaula. Our intent is to transform your location while still preserving its distinct historical and aesthetic value.

When Candor drives a project, we do so with a commitment that allows for nothing but success. Our mission is to ensure that your best interests are reflected in all aspects of our work, and all desired results are delivered regardless of the specific complexities that come with the project. We manage projects by directing all efforts toward the critical path, clarifying our priorities, defining and aligning expectations, and providing an open-door policy to our owners in effort to allow for full transparency.

Candor and Diak Architects thank you for the opportunity to be considered for your project. We look forward to being a part of your Project Team and share in making your vision a reality.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Meadows'.

Chris Meadows
President

Project Approach

Project Understanding

The 1941 City Hall of Eufaula, Oklahoma, is a landmark icon of the community. Consequently, one of the greatest values and attractions of the City's vision for this project is the preservation and reuse of its original structure. Previously, inspection in 2019 by a Structural Engineer recommended replacement of the existing original wood framed roof system, but with no recommendations however regarding the load bearing walls and foundation. Of concern is that the existing 82-year-old wall and foundation structure would likely not have been designed to meet current seismic loading requirements. At least one occurrence of substantial cracking is visible on the east façade above one of the window openings. To better understand the structure, we had NSE Engineering inspect the structure on 8/14/2023. In their opinion, there needs to be additional bracing added among a couple other items that need to be addressed (full report is included in the Architects documentation). The current City Proposed Budget for this project is not inclusive of this work, and the potential cost of any additional work beyond the solicited scope, by its nature, cannot yet be defined.

Candor and Diak understands that the City of Eufaula is requesting a Design-Build / Construction Manager for their City Hall renovation project. This renovation project is for the existing City Hall with an approximate building area of 5,700 square feet. The building is located just North of the intersection of Main Street and Memorial Drive in Eufaula, OK.

Contractor's Scope Per Bidding Documents

1. Design of City Hall remodel.
2. Coordination with Owner, Owner's agents and other Contractors / Suppliers working with Owner.
3. Structural engineering for the foundation and walls.
4. Construction of the interior and exterior improvements.
5. Equipment necessary to complete Contractor's scope.
6. Labor to complete Contractor's scope including expenses.
7. Continual and final cleanup of Contractors worksite into containers designated by Owner.
8. All normal travel and shipping expenses.
9. Containers for final disposal of construction refuse and disposal of refuse.
10. Portable sanitary facilities on-site and readily accessible for workers.
11. Insurance and bonding.

After an initial site review with Jeb Jones on July 28th, there were existing masonry and foundation issues found. Due to the age of the building, there is most likely no steel in the existing walls. There is concern for the inability of the walls to meet current seismic load requirements as stated above. At the time the building was constructed, the walls would have been designed only for gravity loading, not lateral loading and uplift as they are designed today.

Project Approach

Proposed Design/Build Path

Candor and Diak are suggesting the following modifications to the contractor's scope based on the site findings:

1. Owner Demolition of Interior.
2. Design/Build Team Inspection and Recommendation of Envelope and Existing Structure.
3. Owner and Design/Build Team to establish project scope and high-level (ROM) budget based on findings.
4. Owner and Design/Build Team to decide on phased approach depending on what the budget allows (below is a proposed phasing approach).
5. Utilize an ARL (Award Recommendation Letter) process for subcontractor bidding with the Owner having final say in the selection. Candor will present at least 3 subcontractor bids with a recommendation for award based on the budget, manpower, competency, and ability to complete the project based off past performance. This will allow the Owner to have more control of the project funds.
6. Complete construction of phases as budget allows.

Suggested Phasing (As Budget Allows)

Below depicts a proposed phased approach, however the Owner will have final say in how the phases will be structured.

Phase 1: Envelope

- Remedy any structural/foundational issues found during the structural review.
- Brace roof to meet current code requirements.
- Address any other structural issues to ensure the building meets current seismic load requirements and code.

Phase 2: Openings & HVAC

- Install windows and doors.
- Install new HVAC system.

Phase 3: Buildout

- Interior build out and improvements.

Phase 4: Exterior

- Exterior improvements.



Section C

Fee Schedule

Fee Schedule

DIVISION	SCOPE DESCRIPTION	BUDGET	SQ FT COST	COMMENTS
1	GENERAL CONSTRUCTION			
02 04 00 Demolition	Remove existing interior walls, slab and roof structure	\$0.00	\$0.00	Per Addendum 01 (7/31/23) demo and dumpsters for demo will be handled by the Owners
03 30 00 Cast-in Place Concrete	Column footings & Sidewalks	\$105,000.00	\$18.42	This is an assumption based on visual inspection. This could be more based on a structural engineers findings once finishes have been removed.
04 00 00 Masonry	Repair, tuck point existing stone walls	\$35,000.00	\$6.14	Assumption, minimal exterior repair is needed. Structural engineer findings/drawings, may require this to exceed budget.
05 10 00 Structural Metal Framing	New Roof Structure	\$0.00	\$0.00	Per Addendum 01 (7/31/23) this will may only need to be reconditioned, so no roofing structure accounted for.
06 41 00 Architectural Wood Casework	Millwork (Cabinetry)	\$12,000.00	\$2.11	Millwork only in the Restrooms (with ADA accessories) & Breakroom with laminate countertops.
07 50 00 Membrane Roofing	TPO Roof System	\$40,000.00	\$7.02	Per Addendum 01 (7/31/23) this will may only need to be reconditioned. Pricing includes recoating only.
08 10 00 Doors and Frames	New Doors/Hardware	\$57,500.00	\$10.09	Pricing includes standard doors and hardware.
08 40 00 Windows	New Aluminum Windows & Storefronts	\$40,000.00	\$7.02	Windows to be demoed by Owners
09 00 00 Finishes	Interior Framing, GWB, Ceilings	\$120,000.00	\$21.05	
09 60 00 Flooring	Floor Finishes (Carpet tile, Tile)	\$78,000.00	\$13.68	
09 90 00 Painting	Tape/Float/Paint	\$33,500.00	\$5.88	
21 00 00 Fire Suppression	Fire Suppression	\$0.00	\$0.00	Per architect, none is required for the building size.
22 40 00 Plumbing Fixtures	Plumbing	\$45,000.00	\$7.89	Assumption most plumbing can be reutilized.
23 00 00 HVAC	Heating, Ventilating, and Air Conditioning	\$46,770.00	\$8.21	Assumption , HVAC equipment can be reutilized and will only need reconditioning and minimal duct moves.
26 00 00 Electrical	Electrical -Power / Lighting	\$62,000.00	\$10.88	Assumption, electrical panels and wiring can be reutilized, and will only need new lighting fixtures and minimal electrical fixtures.
Subtotal - Estimated Construction Cost Total		\$674,770.00	\$118.38	
2	FEES, TESTING, PERMITS & SURVEYS			
Required documentations	Testing, Inspections, Permits & Surveys	\$19,000.00	\$3.33	
3	GENERAL CONDITIONS & BELOW THE LINE COST			
General Conditions & Project Requirements	GC's costs, staff, fencing, dumpsters, toilets, final clean, misc.	\$187,820.00	\$32.95	
Payment & Performance Bonds		\$12,500.00	\$2.19	
General Contractor's Fees @ 3%		\$20,243.10	\$3.55	
Contingency @ 3%		\$20,243.10	\$3.55	
Design Team Fees @ 7%		\$65,420.33	\$11.48	
Subtotal - Estimated General Conditions & Below the Line Cost		\$306,226.53	\$53.72	
Estimated Grand Total		\$999,996.53		

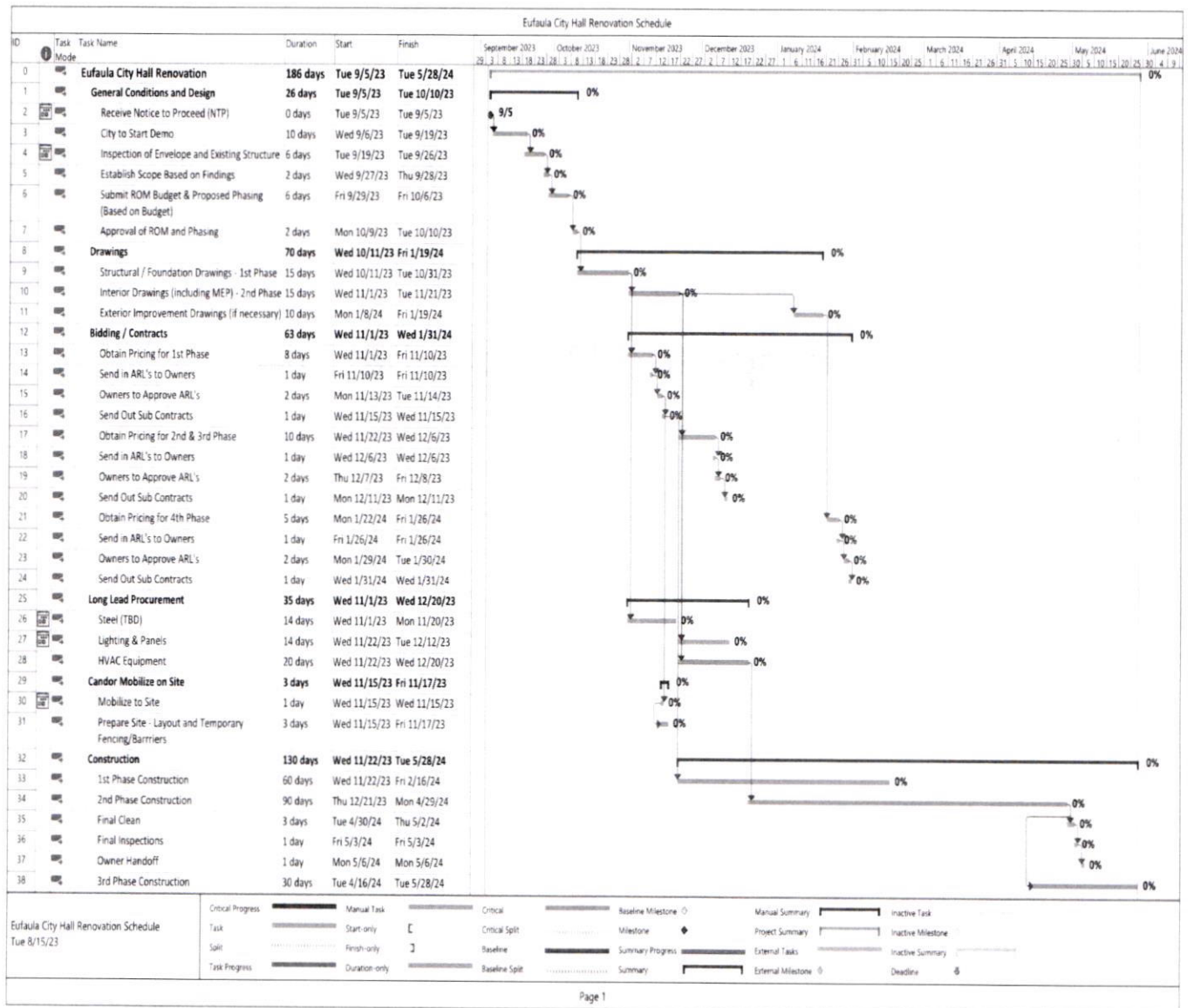
* Preliminary cost estimate is provided for proposal only. These budget numbers should not constitute final cost estimate for the project. Cost estimate does not include: FFE (Furniture, Fixture and Equipment), AV/Security Systems, Signage, Fire Alarm, etc....



Section D

Proposed Work Schedule

Proposed Work Schedule



RFP SOLICITATION 2023

CITY HALL REMODEL CONSTRUCTION

SUMMARY: The City of Eufaula is accepting sealed proposals for the Management and Construction of the City Hall Remodel in Eufaula Oklahoma, just North of the intersection of Main Street and Memorial Drive. To be selected, the contractor must have experience in design and construction of building facilities and will be required to supply proof of such experience. The contractor shall perform the project management of the project and shall be skilled in all aspects of construction and project management. The awarded contractor will be required to provide schedules, itemized fee lists, value engineering as required, alternative recommendations, submittals, construction, subcontractor management, and coordination with City staff.

PROJECT DESCRIPTION:

Remodel of an existing City Hall with an approximate building area of 3,000 square feet.

CONTRACTOR'S SCOPE:

1. Design of City Hall Remodel.
2. Coordination with Owner, Owner's agents and other Contractors / Suppliers working with Owner.
3. Structural engineering for foundation and walls.
4. Construction of the Interior and Exterior Improvements:
 - a. Demolition
 - b. Flooring
 - c. Roof replacement
 - d. Wall structures and covering
 - e. Windows and doors
 - f. Electrical and lighting
 - g. HVAC
 - h. Hardware
 - i. Material testing as needed
 - j. Paving and striping
 - k. Sidewalk
 - l. Utilities
5. Equipment necessary to complete Contractor's scope.
6. Labor to complete Contractor's scope including expenses.
7. Continual and final cleanup of Contractors worksite into containers designated by Owner.
8. All normal travel and shipping expenses.
9. Containers for final disposal of construction refuse and disposal of refuse.
10. Portable sanitary facilities on-site and readily accessible for workers.
11. Insurance and bonding.

THE CITY OF EUFAULA, AS OWNER WILL PROVIDE THE FOLLOWING:

1. All weather access to site.
2. Building permits (including preparation of appropriate documents).
3. Waiver of local fees and license fees.
4. Demolition and cleaning of existing interior structure.
5. On site water for clean-up from City water feed.

NOTICE: Sealed proposals shall be received by the City Clerk no later than 2:00 pm on August 3, 2023 at the City Hall, 17 Hospital Drive, Eufaula Oklahoma 74432 after which they will be assessed and graded by City Staff. Notice will be provided to all proposal submissions if interviews are required. Proposals shall be identified as City Hall Remodel.

The maximum budget for the proposals shall be \$1,000,000 for the entire package and shall be included in the proposal. Also included in the proposal shall be the following:

1. Letter of Intent.
2. Project Team.
3. Company profile.
4. Company experience.
5. Project approach.
6. Improvements plan and itemized list of labor and materials.
7. Estimated schedule.
8. Proof of insurance.
9. Non-Collusion Certification must be included.

Any historical or conceptual layout documents may be acquired from the City. Inquiries may be directed to Jeb Jones, City Manager, at 918-689-2534 or cm@cityofeufaulaok.com. Site visits will be performed upon request.

The following criteria will be used in selecting the contractor:

1. Experience and capabilities with the contractor to similar projects.
2. References from previous projects and quality of work.
3. Proposed project team.
4. Familiarity with the project as provided in the proposal.
5. Schedule and availability to perform the work.
6. Fee schedule proposed.
7. Completeness of submittal in reference to required items.

All costs incurred by the Proposer in preparation of responses to this RFP, including presentations to the City and/or for participation in an interview shall be borne in solely by the Proposer; the City shall not be liable for any of these costs. At no time will the City provide reimbursement for submission of a response. The City of Eufaula reserves the right to reject any/all proposals.

The City of Eufaula is an Equal Opportunity Provider and does not discriminate on the basis of race, color, religion, sex, national origin, age, marital status, being disabled, or disadvantaged person, or Veteran. Minority, women, and/or veteran owned businesses are encouraged to submit a proposal.



City Council Agenda Item No.19

Meeting Date: September 11, 2023

Agenda Item Memo

Item Title: 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.

Initiator: David Bryning, Police Chief

Information Source: Jeb Jones, City Manager

Background: The Oklahoma Attorney General's office announced a new Opioid Abatement Grant that is available to multiple jurisdictional agencies. Your vote on this item will authorize my signature on a letter of intent that is required prior to making the grant application.

Council Pillar: Financial Sustainability, Public Safety

Financial Impact: Unknown at this point.

Attachment: Grant Information, Letter of Intent.

Recommended Action: Approve signature on Letter of Intent



September 11, 2023

Oklahoma Opioid Abatement Board
c/o Office of the Attorney General
ATTN: Thomas Schneider
313 NE 21st St.
Oklahoma City, OK 73105

Dear Members of the Board:

This letter serves as notification that the City of Eufaula intends to submit an opioid abatement grant award application. The Eufaula City Council voted on September 11, 2023, to authorize the undersigned to submit this letter of intent on its behalf.

In support of its letter of intent, the City of Eufaula submits the following information:

1. Contact Information for Designated Representative for

David Bryning
Chief of Police
PO Box 684
Eufaula, OK 74432
dbryning@cityofeufaulaok.com
918-689-2534

2. Contact Information for Chief Financial Officer or equivalent position:

Valarie Cox
City Clerk
PO Box 684
Eufaula, OK 74432
cityclerk@cityofeufaulaok.com
918-689-2534

3. Population or enrollment for the City of Eufaula: 2766, US Census Bureau (as of 08/30/23.)

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeb S. Jones". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Jeb S. Jones
City Manager

Drummond, Opioid Abatement Board announce plans to award \$23 million in opioid abatement grants

3 messages

Oklahoma Attorney General's Office <OKAG@public.govdelivery.com>

Mon, Aug 28, 2023 at 12:09 PM

Reply-To: OKAG@public.govdelivery.com

To: dbryning@cityofeufaulaok.com



GENTNER DRUMMOND ATTORNEY GENERAL OF OKLAHOMA

FOR IMMEDIATE RELEASE

Aug. 28, 2023

Drummond, Opioid Abatement Board announce plans to award \$23 million in opioid abatement grants

OKLAHOMA CITY (Aug. 28, 2023) – Attorney General Gentner Drummond has announced that the Oklahoma Opioid Abatement Board plans to issue up to \$23 million in opioid abatement grant awards. Under the Political Subdivisions Opioid Abatement Grants Act, eligible entities are limited to Oklahoma counties, incorporated municipalities, public school districts, technology school districts, and a public trust solely benefiting one of the aforementioned political subdivisions.

Beginning tomorrow, political subdivisions will have 30 days to send the Opioid Abatement Board a letter of intent to pursue a grant. Letters of intent to the board from eligible participants are required and will be due no later than 5 p.m. on Sept. 27 and can be submitted by email to oab@oag.ok.gov. The Notice of Intent to Issue Funding Opportunity and a form letter of intent for subdivisions' use can also be found [here](#) or on the Opioid Abatement Board's webpage.

This marks the first distribution of funds for the board, which was established three years ago.

Approved use of the grants includes but is not limited to: treatment and recovery programs, assistance with co-occurring disorders and mental health issues, opioid abuse education and prevention, efforts to

ensure proper prescribing of opioids, and strategies to decrease the supply of narcotics. The full list of approved uses can be found [here](#).

Drummond said the board is eager to distribute the money to awardees that will work to counter the opioid crisis.

“Oklahoma’s opioid epidemic continues to exact a devastating toll on our people, he said. “Addiction and abuse do not discriminate. Oklahomans of all walks are threatened by the menace of opioids, particularly fentanyl. It is critical that we maximize these available funds by getting them to where they can be most effective.”

The total number of grants awarded and amounts for each one, including any caps, are anticipated to be determined based on the number of letters of intent submitted in total and by each category of eligible political subdivisions. Once the window for submitting letters of intent has closed, the Opioid Abatement Board will be asked to adopt emergency rules and approve the opioid abatement grant award application and contract. The rules will include a [scoring rubric for applications](#) as well as tiers for maximum available awards. The Office of the Attorney General will also hold webinars on the application and contract process, with additional details to be released later.

About the Oklahoma Opioid Abatement Board

The nine-member Opioid Abatement Board is comprised of members appointed by statewide officers of the State’s executive branch, the Oklahoma Senate President Pro Tempore, and the Speaker of the House. The board’s mandate is to distribute opioid abatement grant awards using opioid lawsuit settlement funds.

###

MEDIA CONTACT:

Phil Bacharach, Communications Director

Email: phil.bacharach@oag.ok.gov

405-522-3116

Leslie Berger, Press Secretary

Email: leslie.berger@oag.ok.gov

405-522-1863

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your Subscriber Preferences Page. You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This service is provided to you at no charge by Oklahoma Attorney General's Office.



Agenda Item Memo

Item Title:

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.
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).
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.
appoint an individual to the vacancy of the Ward 2 Eufaula City Council seat.

Initiator: Jeb Jones, City Manager

Information Source: Jeb Jones, City Manager; Valarie Cox, City Clerk and Kay Robbins Wall, City Attorney

Background: This is one possible action the Council may take to fill the open Ward 2 council seat; the second available option is to call for a special election.

Roger Barton has expressed a willingness to fill the open seat if you were to appoint him.

Council Pillar: n/a

Financial Impact: n/a

Attachment: Resolution 23-9-1, Election Information Sheet

Recommended Action: Make the decision as to which action should be taken to fill the open Ward 2 council seat.

Election Dates and Deadlines for 2024

Election Date	Election Type	Resolution Due	Statutory Filing Period	Last Day to Begin* Special Filing Period	Voter Registration
January 9 (2 nd Tuesday)	Special Elections Propositions Only	November 9, 2023 (60 days before election)			December 15, 2023
February 13 (2 nd Tuesday)	Board of Education Primary Elections	November 18, 2023 (15 days before filing)	December 4 – 6, 2023		January 19
	Special Elections Candidates/Propositions	December 14, 2023 (60 days before election)		January 4	
March 5 (1 st Tuesday)	Presidential Preferential Primary Election				February 9
	Special Elections Candidates/Propositions	December 20, 2023 (75 days before election)		December 31, 2023	
April 2 (1 st Tuesday)	Board of Education General Elections				March 8
	Special Elections Candidates/Propositions	February 1 (60 days before election)		February 22	
May	Elections are prohibited by state law in May of even-numbered years.				
June 25 (Last Tuesday)	Primary Election		April 10 – 12		May 31
	Special Elections Candidates/Propositions	April 10 (75 days before election)		April 21	
July	Elections are prohibited by state law in July of even-numbered years.				
August 27 (4 th Tuesday)	Runoff Primary Election				August 2
	Special Elections Candidates/Propositions	June 12 (75 days before election)		June 23	
September	Elections are prohibited by state law in September of even-numbered years.				
October	Elections are prohibited by state law in October of even-numbered years.				
November 5 (1 st Tuesday after 1 st Monday)	General Election				October 11
	Special Elections Candidates/Propositions	August 21 (75 days before election)		September 1	
December	Elections are prohibited by state law in December of even-numbered years.				

* The date indicated in "Last Day to Begin Special Filing Period" column is the last possible day on which to begin a special candidate filing period. Entities should set dates for a special candidate filing period to occur as soon as possible after a resolution is adopted. The last day before a special election is 20 days after the resolution is due, and the last day before a state or federal election is 10 days after the resolution is due.

by Special election is remainder
of expired term
by App't. = until next gen. mun. elec.

Vacancy: within 60 days - Appointment

1. **Majority vote** – a majority of all remaining council members e.g. 2/3 or 3/5, this vote includes the mayor. The mayor is considered a voting member in all statutory forms of government, except aldermanic, where he may break a tie. Note that municipalities with charters should follow the provisions of their charter. Also, note that the mayor is excluded from the process in paragraph “A”. Each statutory form of government has its own rules for filling a vacancy in the office of mayor.
2. **Sixty days** – this is a strict number set from the time the official resigns. Thus, if the official resigned on July 27th at a Tuesday night council meeting at 5:30, the council would have until September 25th at 5:30 to appoint someone to fill the vacancy. The sixty days includes weekends and holidays.
3. **Next general municipal election** – The vacancy filled by appointment does not serve the remainder of the term – he or she only fills the position until the next general municipal election. State law requires municipalities to conduct elections in April of every odd numbered year (Title 11 Section 16-103) which can be done in two ways. Either the county election board orchestrates the election, or the municipality is subject to the Town Meeting Act (Title 11 Section 16-301). The Town Meeting Act automatically covers municipalities with fewer than 2,000 residents, unless the municipality specifically opts out of it by resolution or ordinance. As an example, if a councilmembers term expired in 2007 and he resigned in 2004, the person appointed to the vacancy would fill it until April 2005, at which point the seat would be up for election for someone to fill it until 2007.
4. **Elected and qualified** – the person ultimately elected must qualify to hold office. That is he must be a resident and registered voter of the municipality in which he is seeking office at least six months prior to filing for candidacy. This provision also applies to the person the council appoints to fill the vacancy.

Vacancy: longer than 60 days – Special Election

If the governing body fails to make an appointment within sixty days, the statute authorizes it to call a special election or special town meeting for a person to fill out the **duration of the unexpired term**. Thus, if a special election were held in our previous example, the person winning the election in 2004 would retain the office until 2007. Note that this is different from filling a vacancy by appointment. When filling the vacancy by special election, the person serves for the duration of the unexpired term.

However, there is an exception. If the vacancy occurs or the special election would occur within 120 days prior to the first day of the filing period for the next general municipal election, or within 120 days prior to the next biennial town meeting, then the vacancy

Re: [Oama] counting days before meeting to declare Special Election

From: Matt Love (matt.love@gmail.com)

To: lkrw@sbcglobal.net

Cc: oama@lists.imla.org

Date: Thursday, April 20, 2023 at 04:18 PM CDT

Per 8-112, governing body action isn't needed or of any legal effect. Let the same statute, a resignation with an effective date is effective on that date (and can be withdrawn at any point prior to that date). Per 8-109(A), the 60 days starts when the vacancy has occurred.

So after 60 days from when the vacancy occurs, the council is obligated to start the election process. If you're asking if you can start that early, the statute is silent. I could argue that the council voting to call the election early effectively is a final decision to foreclose their right to fill the vacancy. I could also argue that they can't start the process until after 60 days.

Depending on the availability of an election date, and the ability to cancel the election should the council change its mind, perhaps you could vote to call the election to start the process if the council could cancel it if it changes its mind during the 60 days.

Sent from Matt's iPhone

On Apr 20, 2023, at 9:57 PM, Kay Robbins Wall <lkrw@sbcglobal.net> wrote:

Fellow Attorneys:

I have had a Resignation from a Council member, with a date on his resignation.

A few days later, the Council met in a special meeting to Acknowledge the Resignation, and advertise for applications to fill the vacancy by appointment.

Should the Council decide to vote to allow the vacancy to remain, and not fill by appointment, thereby necessitating an election, do I say we have to wait until:

a. 60 days after the date on his resignation? or

b. 60 days after the date of the special meeting to acknowledge the resignation? (My choice, but just wanting to be sure)

Thanks,

Kay Wall
Eufaula
918.689.7737 office

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Oama mailing list -- oama@lists.imla.org

To unsubscribe send an email to oama-leave@lists.imla.org

Fund Summary

Fund	Units	Amount
90-Public Works Authority	2,031.75	47,869.34
Grand Total:	2,031.75	47,869.34



City of Eufaula, OK

PWA Claims List

By Check Number

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EPWA-EPWA						
95-02	ACCURATE ENVIRONMENTAL LLC	08/04/2023	Regular	0.00	1,960.00	211849
13-02	ACCURATE FIRE EQUIPMENT CO.INC	08/04/2023	Regular	0.00	171.77	211850
15672-02	AT T	08/04/2023	Regular	0.00	513.81	211852
00203-02	Atwood Distributing, L.P.	08/04/2023	Regular	0.00	599.99	211853
00053-02	BANK OF AMERICA	08/04/2023	Regular	0.00	27.99	211854
534-02	BUMPER CONSTRUCTION CO	08/04/2023	Regular	0.00	1,800.00	211855
15067-02	COWAN GROUP ENGINEERING, LLC	08/04/2023	Regular	0.00	330.00	211856
13372-02	DEARBORN NATIONAL	08/04/2023	Regular	0.00	25.00	211857
14171-02	Delta Dental	08/04/2023	Regular	0.00	161.26	211858
12824-02	DEPT OF ENVIRONMENTAL QUALITY	08/04/2023	Regular	0.00	262.00	211859
239-02	EUFAULA AUTO PARTS NAPA	08/04/2023	Regular	0.00	990.52	211860
82-02	EUFAULA TRUE VALUE	08/04/2023	Regular	0.00	295.61	211861
15314-02	FIRST NET AT&T	08/04/2023	Regular	0.00	889.36	211862
758-02	FLEETCOR TECHNOLOGIES	08/04/2023	Regular	0.00	594.54	211863
00097-02	Flo Trend LLC	08/04/2023	Regular	0.00	2,100.00	211864
569-02	HOPKINS PROPANE	08/04/2023	Regular	0.00	640.00	211865
15686-02	Integrity Staffing Solutions, LLC	08/04/2023	Regular	0.00	1,175.72	211866
15846-02	La Tire Shop	08/04/2023	Regular	0.00	30.00	211867
12511-02	LIBERTY NATIONAL LIFE INSUR.	08/04/2023	Regular	0.00	115.90	211868
14158-02	MetLife	08/04/2023	Regular	0.00	41.91	211869
251-02	O G & E	08/04/2023	Regular	0.00	8,975.67	211870
12218-02	OK CENTRALIZED SUPPORT	08/04/2023	Regular	0.00	173.06	211871
257-02	OKLAHOMA MUNICIPAL RETIREMENT	08/04/2023	Regular	0.00	1,492.04	211872
14456-02	OPEHW HEALTH PLAN	08/04/2023	Regular	0.00	3,986.48	211873
759-02	O'REILLY AUTO PARTS	08/04/2023	Regular	0.00	58.38	211874
15326-02	SHEILA EDWARDS	08/04/2023	Regular	0.00	5,450.00	211875
14482-02	SUE'S RECYCLING & SANITATION	08/04/2023	Regular	0.00	13,979.20	211876
15352-02	TECHNICAL PROGRAMMING SERVICES	08/04/2023	Regular	0.00	1,224.55	211877
12851-02	UTILITY SUPPLY COMPANY	08/04/2023	Regular	0.00	166.05	211878
15131-02	VALLEY ELECTRIC SERVICES LLC	08/04/2023	Regular	0.00	1,649.36	211879
14323-02	VYVE BROADBAND A,INC	08/04/2023	Regular	0.00	105.90	211880
00053-02	BANK OF AMERICA	08/11/2023	Regular	0.00	431.80	211881
00044-02	Blackout Tint & Detail	08/11/2023	Regular	0.00	120.00	211882
94-02	CANADIAN VALLEY ELECTRIC	08/11/2023	Regular	0.00	450.00	211883
14214-02	CINTAS	08/11/2023	Regular	0.00	221.23	211884
350-02	CLIFFORD POWER SYSTEMS,INC.	08/11/2023	Regular	0.00	1,491.00	211885
00190-02	Enterprise FM Trust	08/11/2023	Regular	0.00	608.52	211886
239-02	EUFAULA AUTO PARTS NAPA	08/11/2023	Regular	0.00	52.89	211887
82-02	EUFAULA TRUE VALUE	08/11/2023	Regular	0.00	206.48	211888
758-02	FLEETCOR TECHNOLOGIES	08/11/2023	Regular	0.00	917.57	211889
15686-02	Integrity Staffing Solutions, LLC	08/11/2023	Regular	0.00	1,893.92	211890
241-02	NELSON FEED & SEED, INC.	08/11/2023	Regular	0.00	30.24	211891
759-02	O'REILLY AUTO PARTS	08/11/2023	Regular	0.00	59.95	211892
14274-02	PIED PIPER SERVICES OF NORTH AMERICA LLC	08/11/2023	Regular	0.00	55.00	211893
12832-02	RODEBUSH SEPTIC SERVICE	08/11/2023	Regular	0.00	4,250.00	211894
14482-02	SUE'S RECYCLING & SANITATION	08/11/2023	Regular	0.00	1,050.00	211895
14152-02	USA BLUE BOOK	08/11/2023	Regular	0.00	1,547.72	211896
12851-02	UTILITY SUPPLY COMPANY	08/11/2023	Regular	0.00	192.79	211897
14515-02	WATER TECH, INC	08/11/2023	Regular	0.00	1,275.00	211898
95-02	ACCURATE ENVIRONMENTAL LLC	08/18/2023	Regular	0.00	335.00	211899
13372-02	DEARBORN NATIONAL	08/18/2023	Regular	0.00	25.00	211901
14171-02	Delta Dental	08/18/2023	Regular	0.00	161.26	211902
239-02	EUFAULA AUTO PARTS NAPA	08/18/2023	Regular	0.00	81.80	211903
82-02	EUFAULA TRUE VALUE	08/18/2023	Regular	0.00	174.29	211904

PWA Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
758-02	FLEETCOR TECHNOLOGIES	08/18/2023	Regular	0.00	723.84	211905
15686-02	Integrity Staffing Solutions, LLC	08/18/2023	Regular	0.00	1,909.88	211906
12511-02	LIBERTY NATIONAL LIFE INSUR.	08/18/2023	Regular	0.00	115.90	211907
14158-02	MetLife	08/18/2023	Regular	0.00	41.91	211908
257-02	OKLAHOMA MUNICIPAL RETIREMENT	08/18/2023	Regular	0.00	1,350.54	211909
14456-02	OPEHW HEALTH PLAN	08/18/2023	Regular	0.00	3,876.97	211910
759-02	O'REILLY AUTO PARTS	08/18/2023	Regular	0.00	35.94	211911
15302-02	PITNEY BOWS INC.	08/18/2023	Regular	0.00	660.28	211912
14482-02	SUE'S RECYCLING & SANITATION	08/18/2023	Regular	0.00	24,672.47	211913
15344-02	VIP TECHNOLOGY GROUP LLC	08/18/2023	Regular	0.00	711.00	211914
14515-02	WATER TECH, INC	08/18/2023	Regular	0.00	5,060.40	211915
95-02	ACCURATE ENVIRONMENTAL LLC	08/25/2023	Regular	0.00	190.00	211916
247-02	BANK OF OKLAHOMA	08/25/2023	Regular	0.00	62,197.27	211917
15067-02	COWAN GROUP ENGINEERING, LLC	08/25/2023	Regular	0.00	825.00	211918
239-02	EUFAULA AUTO PARTS NAPA	08/25/2023	Regular	0.00	34.57	211919
82-02	EUFAULA TRUE VALUE	08/25/2023	Regular	0.00	133.64	211920
758-02	FLEETCOR TECHNOLOGIES	08/25/2023	Regular	0.00	433.90	211921
303-02	HAYNES EQUIPMENT COMPANY	08/25/2023	Regular	0.00	4,322.95	211922
569-02	HOPKINS PROPANE	08/25/2023	Regular	0.00	756.08	211923
15686-02	Integrity Staffing Solutions, LLC	08/25/2023	Regular	0.00	1,532.16	211924
14936-02	LAKE LIFE	08/25/2023	Regular	0.00	175.00	211925
244-02	NICHOLS GROCERY	08/25/2023	Regular	0.00	18.00	211926
12804-02	OK CENTRALIZED SUPPORT	08/25/2023	Regular	0.00	151.32	211927
12218-02	OK CENTRALIZED SUPPORT	08/25/2023	Regular	0.00	173.06	211928
473-02	OK WATER RESOURCES BOARD	08/25/2023	Regular	0.00	14,988.33	211929
14735-02	OKLAHOMA WATER RESOURCES BOARD	08/25/2023	Regular	0.00	16,065.51	211930
15716-02	OWRB C/O BANCFIRST	08/25/2023	Regular	0.00	82,002.68	211931
284-02	QUILL CORPORATION	08/25/2023	Regular	0.00	79.99	211932
15352-02	TECHNICAL PROGRAMMING SERVICES	08/25/2023	Regular	0.00	1,299.05	211933
00208-02	Todd Stalter	08/25/2023	Regular	0.00	10.00	211934
12851-02	UTILITY SUPPLY COMPANY	08/25/2023	Regular	0.00	366.67	211935
15344-02	VIP TECHNOLOGY GROUP LLC	08/25/2023	Regular	0.00	379.98	211936
321-02	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	1,151.41	DFT0000624
264-02	OKLAHOMA TAX COMMISSION	08/04/2023	Bank Draft	0.00	585.00	DFT0000625
321-02	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	2,304.38	DFT0000626
321-02	BANK OF EUFAULA	08/04/2023	Bank Draft	0.00	538.92	DFT0000627
248-02	OK EMPLOYMENT SECURITY COMM.	08/04/2023	Bank Draft	0.00	135.98	DFT0000628
321-02	BANK OF EUFAULA	08/02/2023	Bank Draft	0.00	28.18	DFT0000629
264-02	OKLAHOMA TAX COMMISSION	08/02/2023	Bank Draft	0.00	17.00	DFT0000630
321-02	BANK OF EUFAULA	08/02/2023	Bank Draft	0.00	48.62	DFT0000631
321-02	BANK OF EUFAULA	08/02/2023	Bank Draft	0.00	11.36	DFT0000632
248-02	OK EMPLOYMENT SECURITY COMM.	08/02/2023	Bank Draft	0.00	3.92	DFT0000633
321-02	BANK OF EUFAULA	08/03/2023	Bank Draft	0.00	8.32	DFT0000641
264-02	OKLAHOMA TAX COMMISSION	08/03/2023	Bank Draft	0.00	4.00	DFT0000642
321-02	BANK OF EUFAULA	08/03/2023	Bank Draft	0.00	8.92	DFT0000643
321-02	BANK OF EUFAULA	08/03/2023	Bank Draft	0.00	2.10	DFT0000644
248-02	OK EMPLOYMENT SECURITY COMM.	08/03/2023	Bank Draft	0.00	0.72	DFT0000645
321-02	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	1,019.83	DFT0000646
264-02	OKLAHOMA TAX COMMISSION	08/18/2023	Bank Draft	0.00	537.00	DFT0000647
321-02	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	2,177.00	DFT0000648
321-02	BANK OF EUFAULA	08/18/2023	Bank Draft	0.00	509.16	DFT0000649
248-02	OK EMPLOYMENT SECURITY COMM.	08/18/2023	Bank Draft	0.00	124.93	DFT0000650
321-02	BANK OF EUFAULA	08/29/2023	Bank Draft	0.00	33.93	DFT0000674
264-02	OKLAHOMA TAX COMMISSION	08/29/2023	Bank Draft	0.00	14.00	DFT0000675
321-02	BANK OF EUFAULA	08/29/2023	Bank Draft	0.00	43.72	DFT0000676
321-02	BANK OF EUFAULA	08/29/2023	Bank Draft	0.00	10.22	DFT0000677

PWA Claims List

Date Range: 08/01/2023 - 08/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
248-02	OK EMPLOYMENT SECURITY COMM.	08/29/2023	Bank Draft	0.00	3.53	DFT0000678

Bank Code EPWA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	125	86	0.00	290,911.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	25	25	0.00	9,322.15
EFT's	0	0	0.00	0.00
	150	111	0.00	300,233.97

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	125	86	0.00	290,911.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	25	25	0.00	9,322.15
EFT's	0	0	0.00	0.00
	150	111	0.00	300,233.97

Fund Summary

Fund	Name	Period	Amount
90	Public Works Authority	8/2023	300,233.97
			300,233.97



Date: August 2023

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 14th. **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 1st 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.
- 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 3rd. **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.

- You should have received a copy of Councilwoman Mouser's resignation by email on August 1st; 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.
- 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.
- 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.
- 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 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.
- 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 9th, 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 8th, 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.

Public Works Director Report

AUG. 2023

Water

- 9 Meters/MIU's changed out.
- 4 Service line repairs
- 2 Water main repairs
- 10 Service calls/ Customer
-

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
-
- 1859 Active Accounts
- 31 Shut-off for non-pay.
- 26 Disconnect
- 23 new accounts
- 226 Penalties
- 20 Move out.
- 24 Move in
- 25 suspended

Code Enforcement

Open Cases 72

Closed cases: 20

Tall Weeds and Grass, trees

45 Violation letters sent.

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

Junk and Debris

- 5 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
- 2 Roof inspections
- 0 Billed Hunt Black & Merritt for 2 opening and closing of cemetery plots.
- 0 Remodel inspections
- 0 Electrical Inspection on service upgrade

- 0 Septic Inspection
- 3 Funerals
- 0 HVAC inspections
- 0 Burials Greenwood cemetery
- 0 water / Sewer line locates.
- 0 C/O inspections
- 4 Gas inspections
- 7 Plumbing Inspection
- 5 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 Foundation inspections
- 0 Fences permit inspection

- Commercial Permits

1 – Building

1 – Plumbing

0 - Electrical

0 – Mechanical

0 - Roof

- Residential Permits

10 – Building

4 – Plumbing

4 – Electrical

0 – Mechanical

3 – Roof

23 -- Permits Total

Dog Kennel

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



Code Enforcement Monthly Report

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

Date range July 26, 2023
Total Violation's to Date 470
Open cases 0
5 Phone in complaint(s)

to August 25, 2023
Total Violation's this period 74
Closed cases 0
200 Phone in inquires(s)

Tall Weeds and Grass

1	Resident complaint
100	City Inspection
45	Violation letters sent
1	Came in as a complaint
0	Working on complaint
25	Sent to Abatement Contractor
50	Abatement Invoiced
0	Abatement(s) completed.
0	Notice of Lien
0	Certified Statement of Costs

Inoperable Vehicles

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

Dilapidated Structures

0	Resident complaint
5	City Inspection
5	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 Click or tap to enter a date.

Junk and Debris

0	Resident complaint
1	City Inspection
0	Came in as a complaint
5	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



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Storage & Parking of Trailers

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

Signs

0	Sign approval
1	Prohibited Signs

Trees

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

Miscellanies

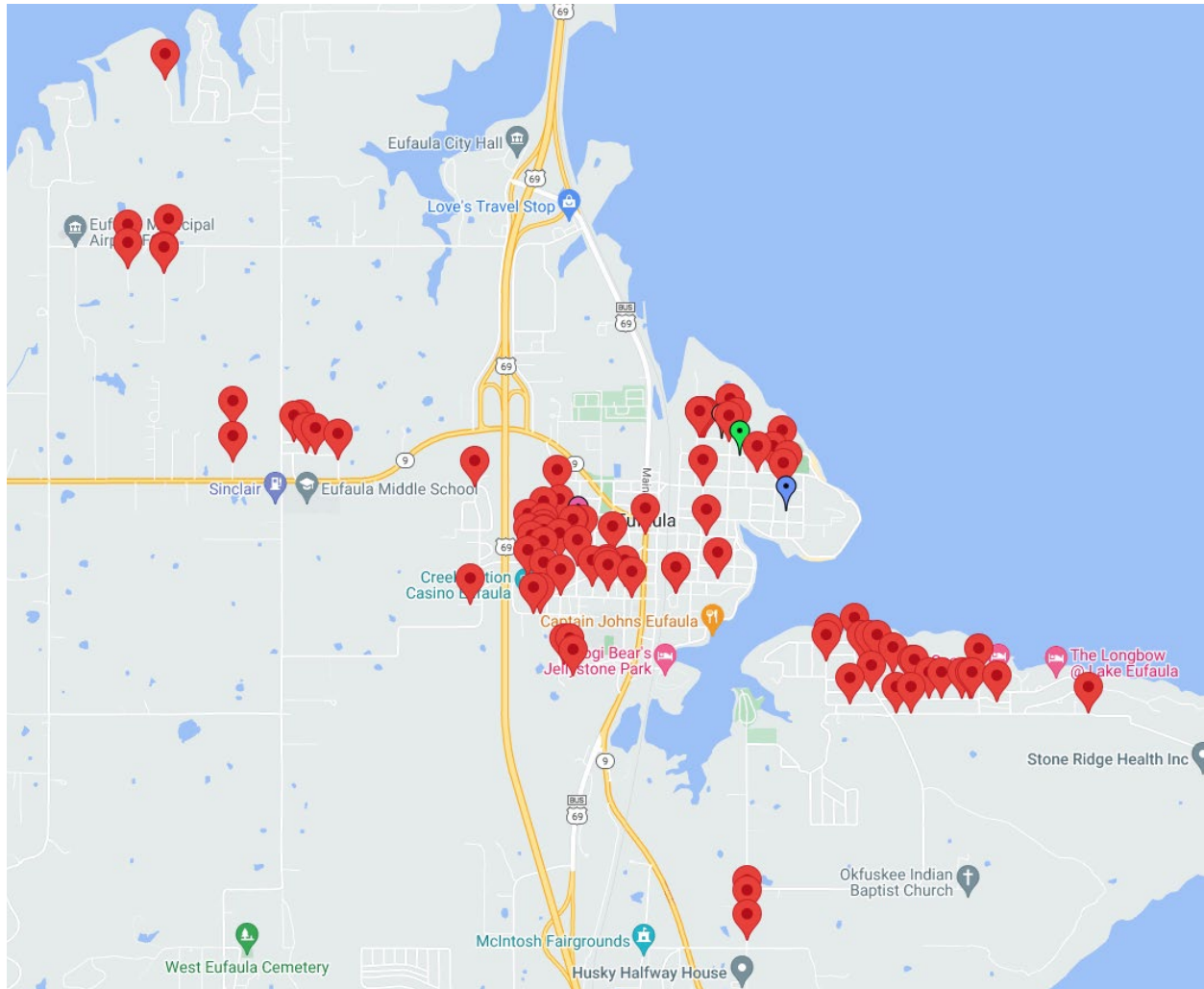
0	Deed Tree(s)
2	Unsecured Building/Structure
0	Unauthorized placement of camping equipment
0	Parking in excess
6	Tree Limb Sidewalk/Roadway Obstruction



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

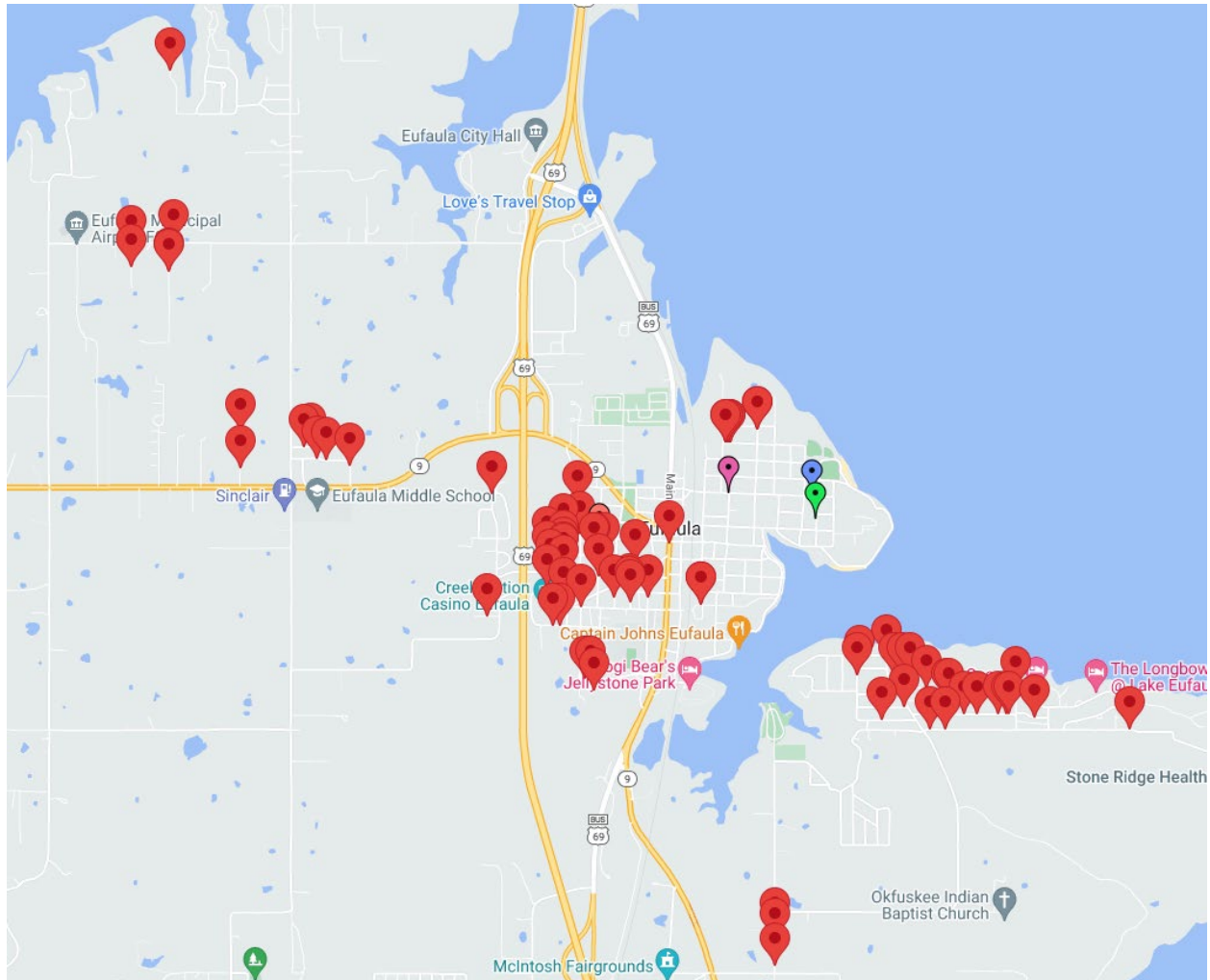


Jan 01 - Feb 24, 2023



Code Enforcement Monthly Report

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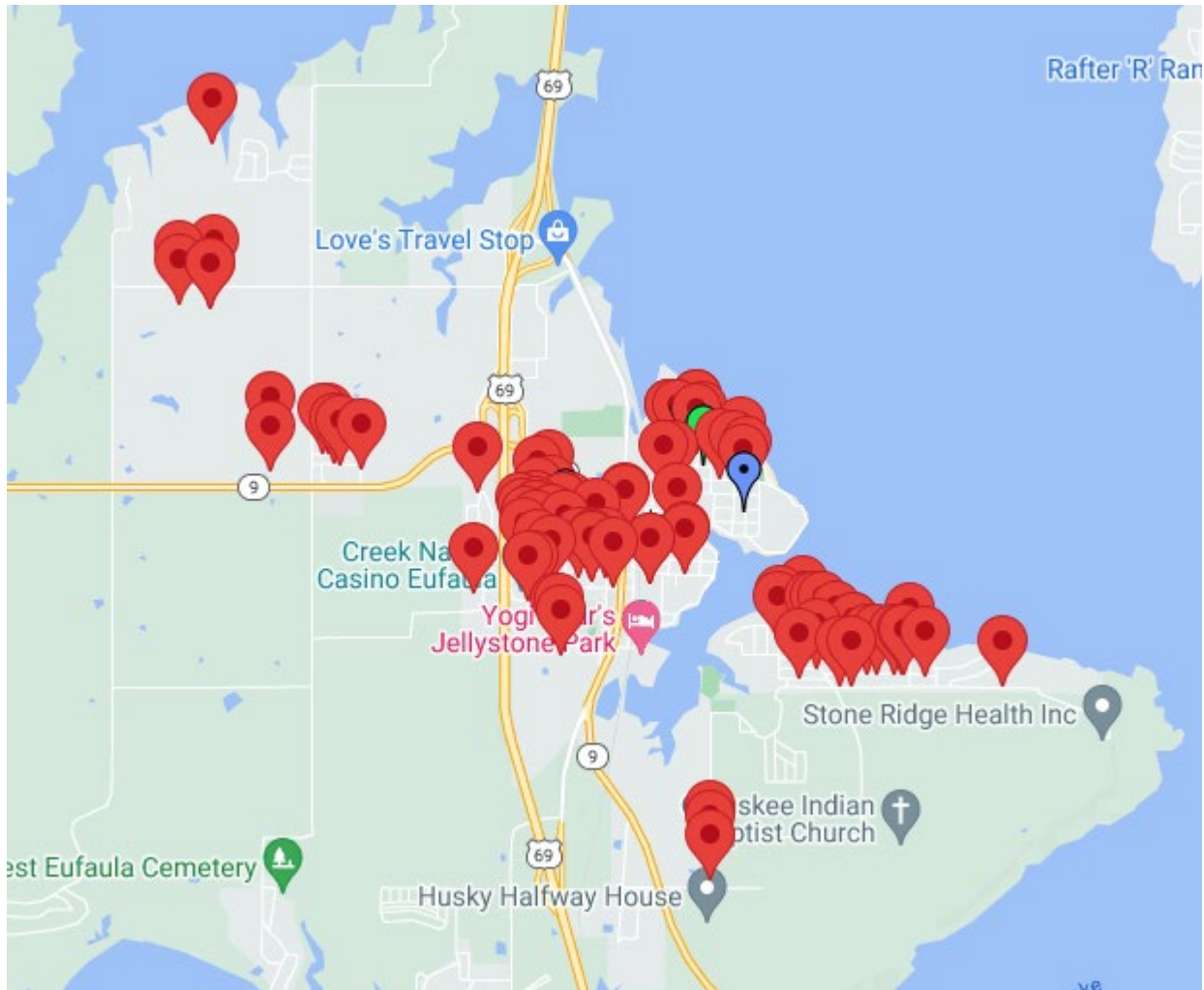


Jan 25 – Feb 24, 2023



Code Enforcement Monthly Report

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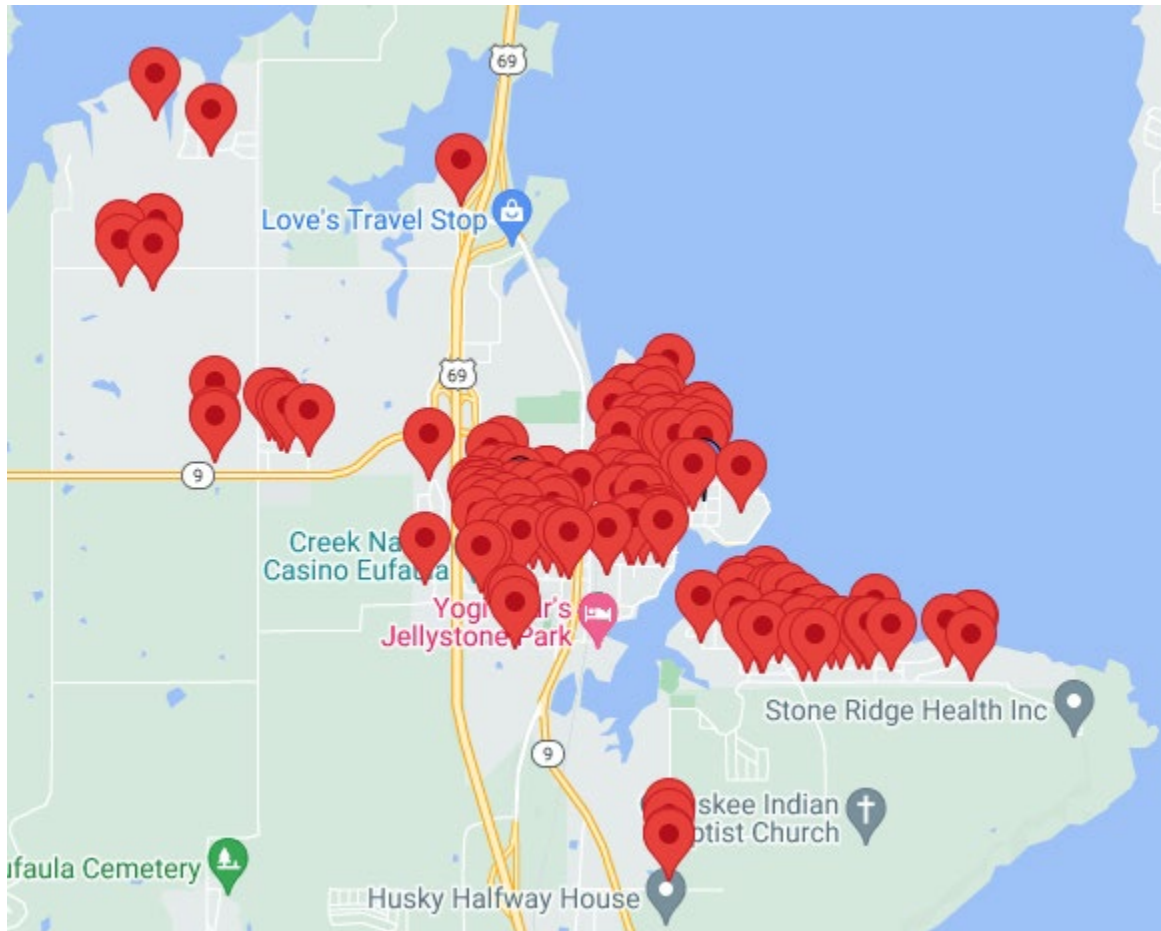


Feb 25 – Mar 24, 2023



Code Enforcement Monthly Report

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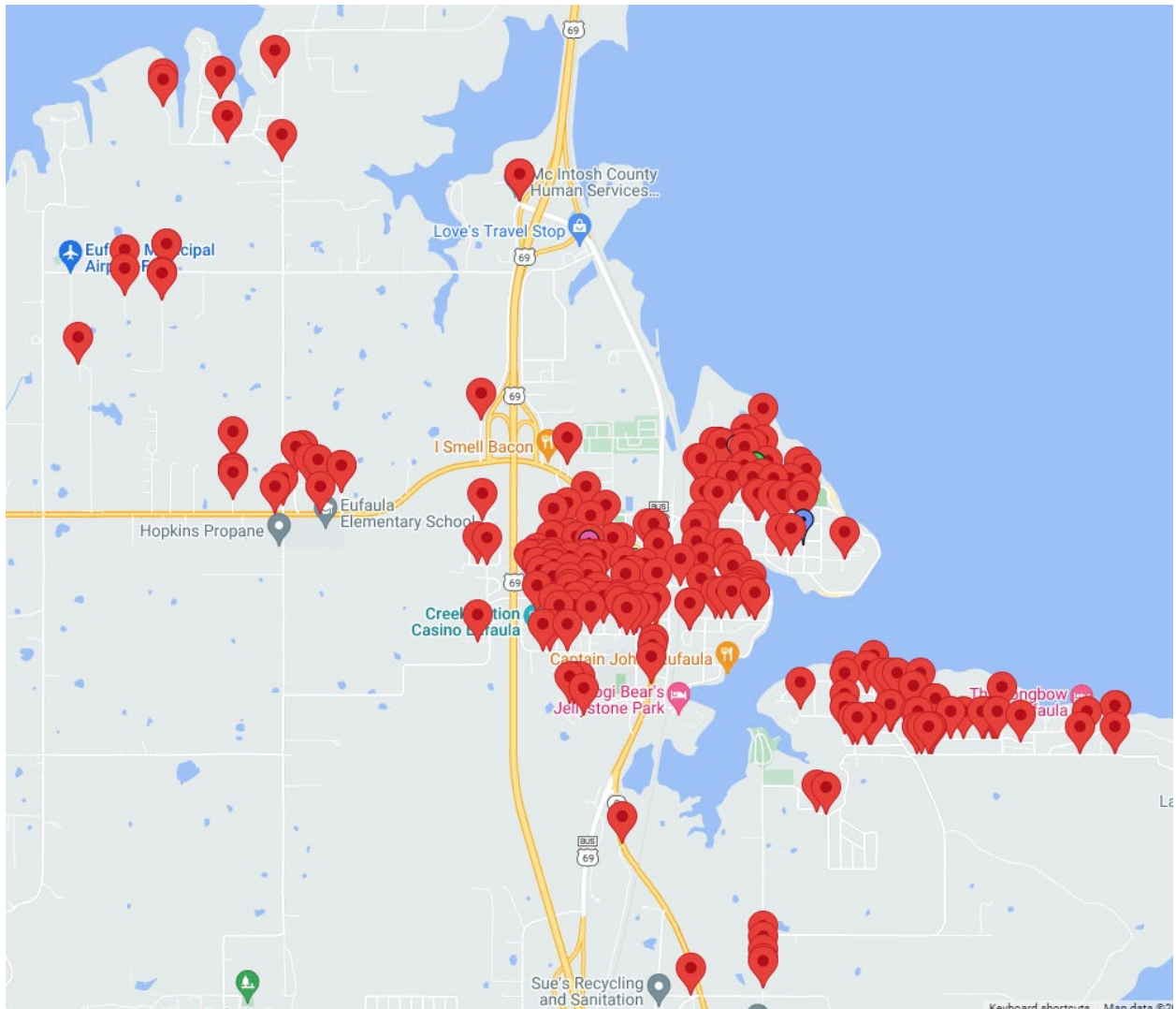


Mar 25 – May 24, 2023



Code Enforcement Monthly Report

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July 26 – Aug 25, 2023



Community Development Department

Monthly Report

August 2023 Report

Andrea Oldham

September 6, 2023

Executive Summary

- In line with our focus for August, 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 have been working towards the upcoming Crappie Masters National Championship to get sponsorships and spread the word about the upcoming event.
- We extended our support to Vision Eufaula and The Toby Keith Foundation by assisting in the promotion of the upcoming September Wine and Art Festival and Fish Bowl. We will continue to give updates on current events/happenings/ weather throughout the city every week.
- 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.