

TOWN OF GOLDSBY BOARD OF TRUSTEES

100 E. CENTER RD.
GOLDSBY, OK 73093-9112

AGENDA

PLACE OF MEETING

Type: Regular Meeting
Date: Thursday August 14, 2025
Time: 7:30 p.m.
Place: Town Council Room
100 E Center Rd
Goldsby OK 73093

Pledge of Allegiance.

- 1) Call to order.
- 2) Roll call, declaration of quorum being present.
- 3) **Public Comments:** *Comments on topics not listed on the agenda, the board shall make no decision or take any action, except to possibly direct the town staff to take action or schedule the matter for board discussion at a later date.*
- 4) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) for the Consent Agenda. *(Items listed under the consent agenda are deemed non-controversial and routine in nature by the governing body. They will be approved by one motion of the governing body. The items on the consent agenda will not be discussed. Any member of the governing body that desires to discuss an item on the consent agenda may request it be removed from the consent agenda and then shall be considered as a separate item.)*
 - a. Approve Regular Minutes from July 10, 2025.
 - b. Review Planning Commission report/minutes.
 - c. Review report from Code Enforcement Officer.
 - d. Review of Treasurer's Report
- 5) Discussion and possible action (approval, rejection, amendment and/or postponement) of items removed from the Consent Agenda.
- 6) **Public Hearing** for the purpose of considering, approving, modifying, or rejecting amendments to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.
- 7) Discussion and possible action (approval, rejection, amendment or postponement) to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.
- 8) Discussion and possible action (approval, rejection, amendment and/or postponement) to place an electronic sign on NW 24th Ave with quotes from at least 2 companies.
- 9) Discussion and possible action (approval, rejection, amendment or postponement) to approve the purchase of a new one-ton vehicle not to exceed \$70,000.
- 10) Discussion and possible action (approval, rejection, amendment or postponement) for the DEQ intergovernmental agreement between DEQ and the Town of Goldsby for environmental cleanup services provided by DEQ at the "old" community building at 101 S Main Ave Goldsby OK which is now the administration building. All documents to be signed by an authorized representative named by the Town of Goldsby Board of Trustees.

- 11) Discussion on update on water projects RFQ's.
- 12) Discussion and possible action (approval, rejection, amendment and/or postponement) to approve a ASCOG REAP project and approve the application thereof.
- 13) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) to approve hiring Chuck Maurer for the Full-time Grounds/Roads Maintenance position, at \$20 per hour.
- 14) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) to delegate authority on behalf of the Town Board to Kara Cook, Town Administrator for hiring the Full-time Accounts Payable position at \$20 per hour.
- 15) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) for the cleaning contract for the full Town, Airport and Community building contract.

Town Reports:

- 16) Security report from McClain County deputies.
- 17) Report from Fire Department for the current month
- 18) Report on Ambulatory Services for the Quarter.
- 19) Report from Town Administrator
- 20) Report from Public Works Director
- 21) Communications from the Employees and Board members.
- 22) Adjournment.

Sandy Jenkins, Clerk

TOWN OF GOLDSBY BOARD OF TRUSTEES

100 E. CENTER RD.
GOLDSBY, OK 73093-9112

MINUTES

PLACE OF MEETING

Type: Regular Meeting
Date: Thursday July 10, 2025
Time: 7:30 p.m.
Place: Town Council Room
100 E Center Rd
Goldsby OK 73093

Pledge of Allegiance.

1) Call to order.

Mike Herrin called the meeting to order

2) Roll call, declaration of quorum being present.

Roll: Mike Herrin, present; Kari Madden, present; Darrell Ingram, present; David White, present; Eric Hedenberg, present.

Mike Herrin declared a quorum present with all members present.

3) Public Comments:

Pat Smith commented to see what Goldsby could do to entice or encourage restaurants in Goldsby?

Does the Town of Goldsby provide street signs for sub-divisions? Mike stated this area is meant for comment only and this is not a forum for a discussion or conversation. Those questions can be asked after the meeting or referred to Kara for consideration.

4) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) for the Consent Agenda.

a. Approve Regular Minutes from June 12, 2025.

b. Review Planning Commission report/minutes.

c. Review report from Code Enforcement Officer.

d. Review of Treasurer's Report

Mike Herrin moved to approve the Consent Agenda, Kari Madden seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

5) Discussion and possible action (approval, rejection, amendment and/or postponement) of items removed from the Consent Agenda.

Nothing was removed.

6) Discussion and possible action (approval, rejection, amendment and/or postponement) to provide instruction for the erroneously issued building permit number R111823 on 11-18-2023 and Certificate of Occupancy issued to James Willbanks, 3526 S Ladd Ave Goldsby, OK, 73093, on 2-23-2024 for a modular home. This modular home is a secondary structure, adjacent to a 2,957 ft² house built in 1982, located on 4.47 acres zoned as A-1.

Mike summarized why this was placed on the agenda because there was a complaint from a neighbor asking whether a modular home was appropriate. Mike wanted to talk about what the options were for the Town.

Kara gave background on the building permit from 11-18-2023, there was a lack of information on the application and a lack of due diligence on the Town of Goldsby's behalf.

Bob gave some information about case law being very slim in this area but there were a few cases, and to revoke the permit might be difficult due to the timing and the situation.

Mike stated it might not be removed until the use ends.

Bob stated a negotiation with the landowner may be a way to make sure, when the use for the modular home ended it is removed.

Mike Herrin moved to postpone any action, David White seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 7) Discussion and possible action (approval, rejection, amendment and/or postponement) to select the bid option(s) 1, 2, 3 or 4 through Sutphen for the Fire Truck. Option 4 is for an amount of \$732,844.03 paid upfront with a savings of \$55,160.30. A performance bond will come within 20 days of payment. Appointing the mayor to sign all necessary documents.

Mike Herrin moved to approve option #4 for an amount of \$732,844.03 paid upfront with a savings of \$55,160.30, Darrell Ingram seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 8) Discussion and possible action (approval, rejection, amendment and/or postponement) to designate an alternate to the ACOG MPO Technical Committee to represent the Town of Goldsby.

David White moved to appoint Satvik Nimmagadda as the alternate to the MPO Technical Committee, Eric Hedenberg seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 9) Discussion and possible action (approval, rejection, amendment and/or postponement) to place an electronic sign on NW 24th Ave with quotes from at least 2 companies.

Discussion on the size of the message board and where to place the sign was had by all members of the board. Mike suggested setting up a template where they might want the sign.

Mike Herrin moved to postpone the sign quotes, Kari Madden seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 10) Discussion and possible action (Approval, rejection, amendment and/or postponement) to approve hiring an Accounts Payable employee and appoint an interview committee for the position.

Kara stated when this position is to replace when Sherrie is in permitting and planning, she will keep the accounts receivable to help with segregation of duties.

Kari Madden moved to approve hiring an Accounts Payable employee and allow Sandy to appoint an interview committee, Darrell Ingram seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 11) Discussion and possible action (Approval, rejection, amendment and/or postponement) to appoint Bill Wallace to the Board of Adjustments.

Mike stated he, Darrell and Kara were on a committee looking for a PC member and while there were several good candidates they could only choose one. At the time they interview Bill Wallace, he has a background in contract negotiations and seems as if he would be a good fit for the Board of Adjustments.

Eric Hedenberg moved to appoint Bill Wallace to the Board of Adjustments, David White seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 12) Discussion and possible action (Approval, rejection, amendment and/or postponement) to allow David White to select an interview committee and advertise for the openings on the Goldsby Airport Board.

Mike Herrin moved to approve to allow David White to select an interview committee and advertise for the openings on the Goldsby Airport Board, Kari Madden seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 13) Discussion and possible action (Approval, rejection, amendment and/or postponement) to update signatures for the Town of Goldsby bank accounts ending 2875, 5276, 0947 (rental), 3624.

Mike Herrin moved to add Kari Madden, leaving Darrell Ingram and Mike Herrin on account numbers 2875, 5276 and 3624. Mike Herrin amended his motion to include Sandra Jenkins to those accounts as well, David White seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

- 14) Discussion on update on water projects RFP's.

Mike stated he asked this to be on the agenda that the discussion with water projects should continue.

Kara stated there were 3 projects sent to Representative Cole's office for congressional appropriations. She sent out Request for Qualifications for designs for general water quality projects and listed those projects specifically. Three qualifications were returned these will be on the agenda for review and scoring to see which one best meets our needs. Kara is not sure how the process was last time, Kari said they just determined which was the most qualified.

Town Reports:

- 15) Security report from McClain County deputies.

Hunter Tygart reported from the written report given. Mike asked the deputy if that was a body cam he was wearing, Deputy Tygart stated yes it was. Kara stated there have been several complaints from those being stopped and the use of the body cam has been useful, and each complaint has been looked at and she reported the deputies have been considered very favorable in each situation.

- 16) Report from Fire Department for the current month

Earl Jenkins reported from the written reports given. He thanked the board for approving and ordering the Fire Truck. Kara stated the current fire truck will have to be decommissioned prior to receiving the new truck and it could be up to a year without that truck.

- 17) Review from Town Administrator

Kara stated there has been a report of a dirt pit and there will be more coming after a final decision has been made after further research.

Kara reported from the written report given.

- 18) Review from Public Works Director

Ronny reported from the written report given and corrected that this was for the month of June not January.

- 19) Communications from the Employees and Board members.

Bryan stated he, Kara and J.C. went to a special county commissioner's meeting and the commissioners voted to move forward with a special vote of the people to approve a permanent ½ cent tax to benefit emergency services and a small amount for 4-H, FFA and facilities. This will come before the people in September this year.

- 20) Adjournment.

Kari Madden moved to adjourn the meeting, Darrell Ingram seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg.

Nays: None.

Mike Herrin, Mayor

Date

Sandy Jenkins, Clerk

TOWN OF GOLDSBY

PLANNING COMMISSION

Regular Meeting
July 24, 2025 6:30 PM
TOWN HALL
100 E CENTER RD
COUNCIL ROOM
GOLDSBY OK 73093-9112

MINUTES

1. Call to order.

Kevin McDonough called the meeting to order.

2. Roll call, declaration of quorum being present.

Roll: Kevin McDonough, present; Trish Crow, present; Clint Porter, present; Wayne Leiker, present; Chris Goldsby, present.

Kevin McDonough declared a quorum present.

3. Discussion and possible action (approval, rejection, amendment or postponement) to adopt the rules of conduct and debate for the Planning Commission meetings.

Clint Porter asked if this is a normal way to conduct business for a board to have a set of rules of conduct. Kevin stated it protects the board, and Sandy stated it also reminds the audience how to conduct themselves and give the board leverage to correct any situation.

Trish Crow moved to approve the rules of conduct and debate for the Planning Commission meetings, Chris Goldsby seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.

Nays: None.

4. Public Comments:

There were no public comments.

5. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from June 26, 2025, and April 24, 2025.

Clint Porter moved to approve the minutes from June 26, 2025, Chris Golsby seconded the motion.

Trish Crow moved to approve the minutes from April 24, 2025, Wayne Leiker seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.

Nays: None.

6. Discussion and possible action (approval, rejection, amendment or postponement) for Brentwood phase 3 final plat application. It has been recommended from the Town Administrator that a 2-month extension will be necessary to review the final plat. The Planning Commission can provide an extension to provide an exemption to the 3-year preliminary plat filing, according to the Subdivision regulations Section 2-5. C.1 and 2.

Chris stated a 2-month extension is a good idea, it has already had a 2-year extension. Phase 2 has not been built out and it appears there have been changes to the sub-division regulations and it would be a good idea to make sure the Planning Commission has the tools needed to make a good decision for this phase.

Clint Porter moved to postpone Brentwood Phase 3 for the final plat application and extend the approval process for 2 months for a necessary review, Chris Goldsby seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.

Nays: None.

7. **Public Hearing** for the purpose of considering, approving, modifying, or rejecting amendments to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.

Kevin McDonough opened the public hearing

Jill Ferenc and Andre' Myers gave a presentation for the Town Square District and the Employment overlay at a high-level description for each. There were a few changes that were requested by the board that were mainly superficial and could be changed prior to the board receiving information.

Kevin McDonough closed the public hearing

8. Discussion and possible action (approval, rejection, amendment or postponement) to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.

Clint Porter moved to recommend to the Town Board approval of developing a Town Square District and Employment Overlay, Chris Goldsby seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.

Nays: None.

9. Communication from Planning Commission members and employees.

Trish added that she had requested a copy of the checklist for plat approval and this helps to see what is being looked at and approved. Kara stated Brentwood Phase 2 was her first to look at and the previous administrator had made the checklist of the plat review from the ordinances which helps.

Kevin McDonough asked if hard copies of the plats could be obtained so they have a better oversight as they are making decisions. The electronic copies are fine, but it is good to see a large copy to better see what the plan is.

10. Adjournment.

Chris Goldsby moved to adjourn the meeting, Wayne Leiker seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.

Nays: None.

Kevin McDonough, Chairman

Date

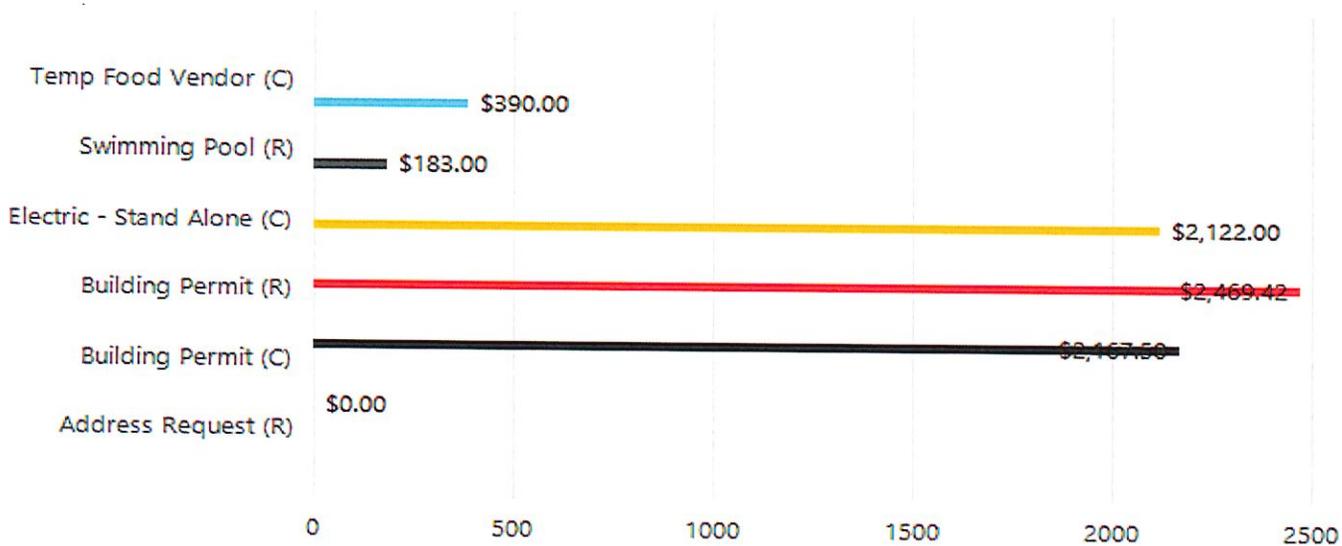
Sandy Jenkins, Deputy Town Clerk

**Town of Goldsby
PERMIT REPORT**

PERMIT-NO	DATE-ISSUED	ADDRESS	DESIGNATION	SITE-APN	CITY	ZIP	APPLICANT	JOB-VALUE	FEES PAID	SUBDIVISION
ADDRESS REQUEST (R)										
2025-77-AR	07/01/2025	2502 Whitetail Ridge			Goldsby	73093	TY-LIND AUTO PARTS LLC	\$0.00 \$0.00	\$0.00 \$0.00	Southwind Hills
BUILDING PERMIT (C)										
2025-80-BP	07/02/2025	654 Prior Rd			Goldsby	7393	WADES RV SUPER CENTER	\$100,000.00 \$100,000.00	\$2,167.50 \$2,167.50	
BUILDING PERMIT (R)										
2025-2-BP	07/30/2025	2594 Goldsby Dr.	Residential		Goldsby	73093	Kevin & Elizabeth(Leesa)	\$275,000.00	\$0.00	
2025-89-BP	07/03/2025	5690 SE 12TH AVE			GOLDSBY	73093	Donny Farrell	\$40,000.00	\$104.00	
2025-92-BP	07/10/2025	921 NW 24th, Norman OK			Goldsby	73072	Billy Griffin	\$66,000.00	\$619.92	
2025-100-BP	07/28/2025	1269N. Adkins Hill Rd. Lot 21			Norman	73072	Adkins Hill Mobile home	\$13,200.00	\$183.00	
2025-113-BP	07/30/2025	375 East Redbud Road			Goldsby	73093	Bluegrass Construction -	\$385,000.00 \$275,000.00	\$1,562.50 \$2,469.42	
ELECTRIC - STAND ALONE (C)										
2025-93-ELEC	07/08/2025	434 w interstate dr			GOLDSBY	73093	THE GOLDSBY STORE	\$1.00	\$119.00	
2025-101-ELEC	07/09/2025	111 W Burr Oak			Norman	73072	Adkins Hill Rentals	\$100,000.00	\$119.00	
2025-111-ELEC	07/30/2025	121 South Airport Road			Norman	73093	Musgrave electric	\$20,000.00 \$1.00	\$1,884.00 \$2,122.00	
SWIMMING POOL (R)										
2025-112	07/24/2025	18705 Thunder Ridge			Goldsby	73072	Artistic Pools and	\$89,186.00 \$89,186.00	\$183.00 \$183.00	
TEMP FOOD VENDOR (C)										
2025-94-TFV	07/03/2025	907 Mount Irving Way			Norman	73071	NANAY'S KITCHEN LLC dba	\$0.00	\$30.00	
2025-96-TFV	07/08/2025	1544 OK-9			Norman	73072	American Fusion Foods	\$0.00	\$30.00	
2025-98-TFV	07/02/2025	1544 State Highway 9			Norman	73072	Shuckin Bill's Roasted	\$0.00	\$30.00	
2025-103-TFV	07/10/2025	1544 State Highway 9			Norman	73072	Worth Tha W8	\$0.00	\$30.00	
2025-107-TFV	07/17/2025	476 W Interstate Dr			Goldsby	73093	The Corndog Cook LLC	\$0.00	\$150.00	
2025-108-TFV	07/17/2025	1544 State Highway 9			Norman	73072	Oak City Pizza Co	\$0.00	\$30.00	
2025-109-TFV	07/21/2025	1544 State Highway 9			Norman	73072	Yum Pig	\$0.00	\$30.00	
2025-110-TFV	07/24/2025	1544 State Highway 9			Norman	73072	Came's Tacos Y Mas LLC	\$0.00	\$30.00	
2025-114-TFV	07/28/2025	5924 SE 68th St			Oklahoma City	73135	Afonso's Smoked BBQ	\$0.00	\$30.00	
Total	20							\$0.00	\$390.00	

Town of Goldsby PERMIT REPORT

- Address Request (R)
- Building Permit (R)
- Swimming Pool (R)
- Temp Food Vendor (C)
- Building Permit (C)
- Electric - Stand Alone (C)



Town of Goldsby

Balance Sheet

As of July 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1001.10 Petty cash	500.00
1002.10 Court Change fund	200.00
1011.10 First United Checking 2875	569,005.74
1012.10 Street Impact Fee Acct-Dedicate	183,785.40
1017.10 Community Events & Development	-3,200.00
Total 1011.10 First United Checking 2875	749,591.14
1013.10 Money Market-FAB	1,165,818.97
1015.10 Money Mkt - Sweep Acct	8,530,095.44
1016.10 Rental Deposit Acct - 0947	4,450.00
1021.19 CD 7133	184,201.32
1041.10 County Sales tax fund	678,079.97
1042.10 Deposits @ OMAG-GF	9,527.00
Total Bank Accounts	\$11,322,463.84
Accounts Receivable	
1100.10 Accounts Receivable	156,855.00
Total Accounts Receivable	\$156,855.00
Other Current Assets	
1151.10 Tax revenue receivable	0.00
1155.10 County sales tax receivable	0.00
1166.10 Grants Receivable-FD	0.00
1200.10 Undeposited Funds	0.00
1201.10 Due from other funds	-757,444.07
1738.10 Vehicles & Equipment - CE	47,295.00
Total Other Current Assets	\$ -710,149.07
Total Current Assets	\$10,769,169.77

Town of Goldsby

Balance Sheet

As of July 31, 2025

	TOTAL
Fixed Assets	
5511.18 Depreciation - CE	4,729.50
Total Fixed Assets	\$4,729.50
Other Assets	
1211.10 Due from GAT - Long-term	168,981.41
1700.10 Fixed assets	
1702.10 Construction in Progress - GG	37,988.77
1706.10 Capitalize fixed assets	0.00
1709.10 Construction in progress-SA	95,590.69
1711.10 Land-GG	636,399.22
1716.10 Land-FD	5,522.85
1721.10 Buildings-GG	565,107.83
1723.10 Buildings	830,665.73
1724.10 Buildings-PK	207,429.78
1726.10 Buildings-FD	387,975.33
1729.10 Buildings-SA	17,863.53
1731.10 Vehicles & equipment-GG	284,734.36
1733.10 Vehicles & equipment-CB	4,747.00
1734.10 Vehicles & Equipment-PK	268,080.39
1736.10 Vehicles & Equipment-FD	1,333,936.37
1739.10 Vehicles & equipment-SA	184,480.61
1741.10 Office Equipment-GG	82,035.55
1746.10 Office Equipment-FD	28,478.94
1754.10 Infrastructure-PK	312,458.38
1759.10 Infrastructure-SA	6,085,095.63
1799.10 Accumulated depreciation	-5,280,508.85
Total 1700.10 Fixed assets	6,088,082.11
Total Other Assets	\$6,257,063.52
TOTAL ASSETS	\$17,030,962.79

Town of Goldsby

Balance Sheet

As of July 31, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1201.40 Due From GAT	29,049.47
1201.50 Due From GWA	-119,988.72
1201.60 Due From GPWA	-18,919.51
2010.10 Accrued Payroll	0.00
2011.10 Federal Taxes Withholding	-178,417.57
2016.10 Oklahoma Withholding	-23,383.00
2017.10 OESC Payable	-4,127.53
2021.10 AFLAC Payable	-247.92
2022.10 Medical Insurance Payable	3,410.90
2023.10 Delta Dental Payable	275.82
2024.10 HSA Payable	2,144.60
2025.10 Standard Life-STD	209.83
2026.10 Roth Payable	0.00
2029.10 Taxable Fringe	0.00
2041.10 OkMRF Payable	-4,577.56
2081.10 Cleet/Other Court Fees Payable	-13,159.91
2091.10 Warrant Collections	0.00
2101.10 Deferred revenue	0.00
2101.13 Comm Bldg Deposit	-317.00
2181.10 Court Bond payable	0.00
2191.10 OBN Payable	0.00
2201.10 Due To Other Funds	248.83
2209.10 Due to Payroll Town	201,922.90
2209.40 Due To GAT	50,930.23
2209.50 Due To GWA	460,908.08
2209.60 Due To GPWA	68,343.30
Total Other Current Liabilities	\$454,305.24
Total Current Liabilities	\$454,305.24
Long-Term Liabilities	
2601.10 SA Impact fees payable	171,085.40
Total Long-Term Liabilities	\$171,085.40
Total Liabilities	\$625,390.64
Equity	
3001.10 Fund Balance	13,291,157.89
3200.10 Retained Earnings-GF	2,969,587.40
Net Income	144,826.86
Total Equity	\$16,405,572.15
TOTAL LIABILITIES AND EQUITY	\$17,030,962.79

Town of Goldsby
Profit and Loss by Month
July 2025

	JUL 2025		TOTAL	
	CURRENT	JUN 2025 (PP)	CURRENT	JUN 2025 (PP)
Income				
4000.12 Tax revenues			\$0.00	\$0.00
4001.12 Sales Tax	194,825.65	213,873.54	\$194,825.65	\$213,873.54
4011.12 Use tax	33,659.26	21,835.78	\$33,659.26	\$21,835.78
4021.12 Tobacco tax	1,464.74	1,125.36	\$1,464.74	\$1,125.36
4031.12 Franchise tax	12,783.18	9,635.18	\$12,783.18	\$9,635.18
4051.12 Hotel/ Motel tax	8,497.00	10,221.98	\$8,497.00	\$10,221.98
4091.12 Chickasaw Nation PILOT	2,979.15	2,979.15	\$2,979.15	\$2,979.15
Total 4000.12 Tax revenues	254,208.98	259,670.99	\$254,208.98	\$259,670.99
4100.00 Shared taxes			\$0.00	\$0.00
4101.12 Alcoholic Beverage tax	1,535.30	1,596.92	\$1,535.30	\$1,596.92
4103.19 McClain Com vehicle tax-SA	2,108.18	2,241.25	\$2,108.18	\$2,241.25
4109.16 County fire tax - FD		8,336.82	\$0.00	\$8,336.82
4111.19 Gas Excise tax-SA	537.24	491.86	\$537.24	\$491.86
Total 4100.00 Shared taxes	4,180.72	12,666.85	\$4,180.72	\$12,666.85
4200.11 Court revenues			\$0.00	\$0.00
4202.11 Court fines-CT	2,744.15	4,177.64	\$2,744.15	\$4,177.64
4203.11 Judicial Assessment	2,249.79	1,642.29	\$2,249.79	\$1,642.29
4204.11 Warrant Fee	-17.78	67.78	\$ -17.78	\$67.78
4205.11 Time Pay Fees	50.00	25.00	\$50.00	\$25.00
4209.11 Cleet, OSBI fees	600.00	976.44	\$600.00	\$976.44
4211.11 Court Costs - new	600.00	1,110.00	\$600.00	\$1,110.00
4212.11 Administration/Impound Fees	103.43	215.36	\$103.43	\$215.36
4231.11 Collection Agency Fees	-110.13	-224.33	\$ -110.13	\$ -224.33
Total 4200.11 Court revenues	6,219.46	7,990.18	\$6,219.46	\$7,990.18
4300.00 Licenses & permits			\$0.00	\$0.00
4332.18 Building permits	2,813.00	2,451.42	\$2,813.00	\$2,451.42
4333.18 Special Use permits		450.00	\$0.00	\$450.00
4335.18 Oil & gas permits	3,300.00		\$3,300.00	\$0.00
4339.18 Rev Zoning Fees-GG	20.00	40.00	\$20.00	\$40.00
4340.18 State ins. fee	130.50	184.50	\$130.50	\$184.50
4371.18 Inspection fees	2,265.00	3,035.00	\$2,265.00	\$3,035.00
4391.18 Other licenses & permits - GG	360.00	440.00	\$360.00	\$440.00
Total 4300.00 Licenses & permits	8,888.50	6,600.92	\$8,888.50	\$6,600.92
4400.00 Rental Revenues			\$0.00	\$0.00
4401.12 Rental Revenues-GG	500.00	500.00	\$500.00	\$500.00
4401.13 Rental Revenues - CB	1,550.00	1,300.00	\$1,550.00	\$1,300.00
4401.14 Gazebo/pavillion rentals	40.00	40.00	\$40.00	\$40.00
Total 4400.00 Rental Revenues	2,090.00	1,840.00	\$2,090.00	\$1,840.00

Town of Goldsby
Profit and Loss by Month
July 2025

	JUL 2025		TOTAL	
	CURRENT	JUN 2025 (PP)	CURRENT	JUN 2025 (PP)
4500.00 Charges for services			\$0.00	\$0.00
4531.19 Transport Impact Fees	1,000.00	3,000.00	\$1,000.00	\$3,000.00
4569.15 Contract Fees-SC	4,166.67	4,166.67	\$4,166.67	\$4,166.67
4569.16 Contract Services-FD	4,166.66	4,166.66	\$4,166.66	\$4,166.66
4591.12 Misc Sales-GG	1.00	5.00	\$1.00	\$5.00
Total 4500.00 Charges for services	9,334.33	11,338.33	\$9,334.33	\$11,338.33
4600.00 Donations			\$0.00	\$0.00
4601.16 Donations-FD		1,100.00	\$0.00	\$1,100.00
Total 4600.00 Donations		1,100.00	\$0.00	\$1,100.00
4811.12 Other Rev-GG	30.00		\$30.00	\$0.00
4811.19 Other Rev-SA		15,500.00	\$0.00	\$15,500.00
4901.12 Interest income		28,091.68	\$0.00	\$28,091.68
Total Income	\$284,951.99	\$344,798.95	\$284,951.99	\$344,798.95
GROSS PROFIT	\$284,951.99	\$344,798.95	\$284,951.99	\$344,798.95
Expenses				
5000.11 Court Expenses			\$0.00	\$0.00
5001.11 Personal services - CT			\$0.00	\$0.00
5002.11 Salaries & wages - CT	3,664.50	3,606.58	\$3,664.50	\$3,606.58
5011.11 PRT - CT	307.74	303.80	\$307.74	\$303.80
5017.11 OESC - CT	14.61	19.96	\$14.61	\$19.96
5021.11 Ins./HSA - CT	576.58	588.47	\$576.58	\$588.47
5023.11 Retirement - CT	207.69	193.87	\$207.69	\$193.87
Total 5001.11 Personal services - CT	4,771.12	4,712.68	\$4,771.12	\$4,712.68
5031.11 Contract Labor-CT	500.00	500.00	\$500.00	\$500.00
5301.11 OS & C-CT	5,674.00		\$5,674.00	\$0.00
5401.11 Travel & Training-CT		544.95	\$0.00	\$544.95
Total 5000.11 Court Expenses	10,945.12	5,757.63	\$10,945.12	\$5,757.63
5000.12 General Government Expenses			\$0.00	\$0.00
5001.12 Personal services - GG			\$0.00	\$0.00
5002.12 Salaries & wages - GG	14,299.02	13,406.54	\$14,299.02	\$13,406.54
5011.12 PRT - GG	1,258.68	1,241.10	\$1,258.68	\$1,241.10
5017.12 OESC - GG	59.85	81.03	\$59.85	\$81.03
5021.12 Ins/HSA - GG	2,353.68	2,401.91	\$2,353.68	\$2,401.91
5023.12 Retirement - GG	850.54	791.81	\$850.54	\$791.81
Total 5001.12 Personal services - GG	18,821.77	17,922.39	\$18,821.77	\$17,922.39
5101.12 Materials and Supplies-GG	13,373.97	16,430.74	\$13,373.97	\$16,430.74
5301.12 OS & C-GG	28,552.62	12,487.83	\$28,552.62	\$12,487.83
5401.12 Travel & Training-GG	175.00	791.02	\$175.00	\$791.02
5501.12 Capital outlay-GG	1,581.25	1,493.75	\$1,581.25	\$1,493.75
Total 5000.12 General Government Expenses	62,504.61	49,125.73	\$62,504.61	\$49,125.73

Town of Goldsby
Profit and Loss by Month
July 2025

	JUL 2025		TOTAL	
	CURRENT	JUN 2025 (PP)	CURRENT	JUN 2025 (PP)
5000.14 Park Expenses			\$0.00	\$0.00
5001.14 Personal services - PK			\$0.00	\$0.00
5002.14 Salaries & wages - PK	3,044.10	4,204.20	\$3,044.10	\$4,204.20
5011.14 PRT - PK	164.07	160.57	\$164.07	\$160.57
5017.14 OESC - PK	7.88	10.09	\$7.88	\$10.09
5021.14 Ins/HSA - PK	302.98	309.00	\$302.98	\$309.00
5023.14 Retirement - PK	111.75	102.26	\$111.75	\$102.26
Total 5001.14 Personal services - PK	3,630.78	4,786.12	\$3,630.78	\$4,786.12
5101.13 Materials & Supplies-CB		762.39	\$0.00	\$762.39
5101.14 Materials & Supplies-PK	2,477.19	2,514.88	\$2,477.19	\$2,514.88
5301.13 O S & C - CB	931.60	710.17	\$931.60	\$710.17
5301.14 OS & C-PK	1,313.50	2,288.12	\$1,313.50	\$2,288.12
Total 5000.14 Park Expenses	8,353.07	11,061.68	\$8,353.07	\$11,061.68
5000.15 Security Department Expenses			\$0.00	\$0.00
5031.15 PS Contract Deputy-Security	21,296.00	21,296.00	\$21,296.00	\$21,296.00
Total 5000.15 Security Department Expenses	21,296.00	21,296.00	\$21,296.00	\$21,296.00
5000.16 Fire Department Expenses			\$0.00	\$0.00
5001.16 Personal services - FD			\$0.00	\$0.00
5002.16 Salaries & wages - FD	800.00	800.00	\$800.00	\$800.00
5011.16 PRT - FD	4.51	4.32	\$4.51	\$4.32
5017.16 OESC - FD	0.22	0.24	\$0.22	\$0.24
Total 5001.16 Personal services - FD	804.73	804.56	\$804.73	\$804.56
5101.16 Material & Supplies-FD	106.91	2,693.17	\$106.91	\$2,693.17
5106.16 Gas & Oil-FD	485.08	204.71	\$485.08	\$204.71
5301.16 OS & C-FD	1,555.86	2,128.44	\$1,555.86	\$2,128.44
Total 5000.16 Fire Department Expenses	2,952.58	5,830.88	\$2,952.58	\$5,830.88
5000.18 Code Enforcement Expenses - CE			\$0.00	\$0.00
5001.18 Personal services - CE			\$0.00	\$0.00
5002.18 Salaries & wages - CE	6,712.08	6,513.03	\$6,712.08	\$6,513.03
5011.18 PRT - CE	608.76	600.66	\$608.76	\$600.66
5017.18 OESC - CE	28.92	39.35	\$28.92	\$39.35
5021.18 Ins/HSA - CE	1,139.65	1,163.10	\$1,139.65	\$1,163.10
5023.18 Retirement - CE	411.07	383.28	\$411.07	\$383.28
Total 5001.18 Personal services - CE	8,900.48	8,699.42	\$8,900.48	\$8,699.42
5101.18 Materials and Supplies- CE		113.87	\$0.00	\$113.87
5301.18 OS&C - CE	0.99	289.72	\$0.99	\$289.72
Total 5000.18 Code Enforcement Expenses - CE	8,901.47	9,103.01	\$8,901.47	\$9,103.01

Town of Goldsby
Profit and Loss by Month
July 2025

	JUL 2025		TOTAL	
	CURRENT	JUN 2025 (PP)	CURRENT	JUN 2025 (PP)
5000.19 Street & Alley Expenses-SA			\$0.00	\$0.00
5001.19 Personal services - SA			\$0.00	\$0.00
5002.19 Salaries & wages - SA	3,142.88	3,649.16	\$3,142.88	\$3,649.16
5011.19 PRT - SA	497.50	491.22	\$497.50	\$491.22
5017.19 OESC-SA	23.61	32.29	\$23.61	\$32.29
5021.19 Ins/ H.S.A. - SA	932.42	951.64	\$932.42	\$951.64
5023.19 Retirement - SA	335.70	313.49	\$335.70	\$313.49
Total 5001.19 Personal services - SA	4,932.11	5,437.80	\$4,932.11	\$5,437.80
5101.19 Materials and Supplies-SA		1,383.66	\$0.00	\$1,383.66
5106.19 Gas & Oil-SA	109.12	300.75	\$109.12	\$300.75
5301.19 OS & C-SA	905.00	920.00	\$905.00	\$920.00
Total 5000.19 Street & Alley Expenses-SA	5,946.23	8,042.21	\$5,946.23	\$8,042.21
Total Expenses	\$120,899.08	\$110,217.14	\$120,899.08	\$110,217.14
NET OPERATING INCOME	\$164,052.91	\$234,581.81	\$164,052.91	\$234,581.81
Other Expenses				
8012.12 3% Sales Tax Transfer	19,226.05	19,226.05	\$19,226.05	\$19,226.05
Total Other Expenses	\$19,226.05	\$19,226.05	\$19,226.05	\$19,226.05
NET OTHER INCOME	\$ -19,226.05	\$ -19,226.05	\$ -19,226.05	\$ -19,226.05
NET INCOME	\$144,826.86	\$215,355.76	\$144,826.86	\$215,355.76

Town of Goldsby
Profit and Loss Previous Year Comparison
July 2025

	TOTAL	
	JUL 2025	JUL 2024 (PY)
Income		
4000.12 Tax revenues		
4001.12 Sales Tax	194,825.65	227,392.73
4011.12 Use tax	33,659.26	31,524.91
4021.12 Tobacco tax	1,464.74	1,178.35
4031.12 Franchise tax	12,783.18	12,299.78
4051.12 Hotel/ Motel tax	8,497.00	8,764.42
4091.12 Chickasaw Nation PILOT	2,979.15	2,979.15
Total 4000.12 Tax revenues	254,208.98	284,139.34
4100.00 Shared taxes		
4101.12 Alcoholic Beverage tax	1,535.30	1,571.85
4103.19 McClain Com vehicle tax-SA	2,108.18	2,105.63
4109.16 County fire tax - FD		9,127.19
4111.19 Gas Excise tax-SA	537.24	515.94
Total 4100.00 Shared taxes	4,180.72	13,320.61
4200.11 Court revenues		
4202.11 Court fines-CT	2,744.15	4,561.04
4203.11 Judicial Assessment	2,249.79	931.34
4204.11 Warrant Fee	-17.78	31.85
4205.11 Time Pay Fees	50.00	
4209.11 Cleet, OSBI fees	600.00	804.00
4211.11 Court Costs - new	600.00	810.00
4212.11 Administration/Impound Fees	103.43	200.00
4231.11 Collection Agency Fees	-110.13	156.76
Total 4200.11 Court revenues	6,219.46	7,494.99
4300.00 Licenses & permits		
4332.18 Building permits	2,813.00	958.21
4335.18 Oil & gas permits	3,300.00	3,200.00
4339.18 Rev Zoning Fees-GG	20.00	20.00
4340.18 State ins. fee	130.50	94.50
4371.18 Inspection fees	2,265.00	1,985.00
4391.18 Other licenses & permits - GG	360.00	210.00
Total 4300.00 Licenses & permits	8,888.50	6,467.71
4400.00 Rental Revenues		
4401.12 Rental Revenues-GG	500.00	500.00
4401.13 Rental Revenues - CB	1,550.00	1,350.00
4401.14 Gazebo/pavillion rentals	40.00	100.00
Total 4400.00 Rental Revenues	2,090.00	1,950.00

Town of Goldsby

Profit and Loss Previous Year Comparison

July 2025

	TOTAL	
	JUL 2025	JUL 2024 (PY)
4500.00 Charges for services		
4531.19 Transport Impact Fees	1,000.00	500.00
4569.15 Contract Fees-SC	4,166.67	4,166.67
4569.16 Contract Services-FD	4,166.66	4,166.66
4591.12 Misc Sales-GG	1.00	154.29
Total 4500.00 Charges for services	9,334.33	8,987.62
4811.12 Other Rev-GG	30.00	
4901.12 Interest income		22,278.72
Total Income	\$284,951.99	\$344,638.99
GROSS PROFIT	\$284,951.99	\$344,638.99
Expenses		
5000.11 Court Expenses		
5001.11 Personal services - CT		
5002.11 Salaries & wages - CT	3,664.50	3,244.75
5011.11 PRT - CT	307.74	250.02
5017.11 OESC - CT	14.61	10.85
5021.11 Ins./HSA - CT	576.58	472.03
5023.11 Retirement - CT	207.69	149.61
5025.11 Workers comp - CT		100.00
Total 5001.11 Personal services - CT	4,771.12	4,227.26
5031.11 Contract Labor-CT	500.00	500.00
5301.11 OS & C-CT	5,674.00	4,358.00
Total 5000.11 Court Expenses	10,945.12	9,085.26
5000.12 General Government Expenses		
5001.12 Personal services - GG		
5002.12 Salaries & wages - GG	14,299.02	12,433.89
5011.12 PRT - GG	1,258.68	958.04
5017.12 OESC - GG	59.85	41.60
5021.12 Ins/HSA - GG	2,353.68	1,789.71
5023.12 Retirement - GG	850.54	570.02
5025.12 Workers comp - GG		1,428.00
Total 5001.12 Personal services - GG	18,821.77	17,221.26
5101.12 Materials and Supplies-GG	13,373.97	1,715.50
5301.12 OS & C-GG	28,552.62	13,003.37
5401.12 Travel & Training-GG	175.00	80.00
5501.12 Capital outlay-GG	1,581.25	25,642.32
Total 5000.12 General Government Expenses	62,504.61	57,662.45

Town of Goldsby
Profit and Loss Previous Year Comparison
July 2025

	TOTAL	
	JUL 2025	JUL 2024 (PY)
5000.14 Park Expenses		
5001.14 Personal services - PK		
5002.14 Salaries & wages - PK	3,044.10	3,316.35
5011.14 PRT - PK	164.07	255.53
5017.14 OESC - PK	7.88	11.09
5021.14 Ins/HSA - PK	302.98	481.54
5023.14 Retirement - PK	111.75	152.77
5025.14 Workers Comp - PK		249.00
Total 5001.14 Personal services - PK	3,630.78	4,466.28
5101.14 Materials & Supplies-PK	2,477.19	292.62
5301.13 O S & C - CB	931.60	720.79
5301.14 OS & C-PK	1,313.50	7,500.00
Total 5000.14 Park Expenses	8,353.07	12,979.69
5000.15 Security Department Expenses		
5031.15 PS Contract Deputy-Security	21,296.00	20,914.56
Total 5000.15 Security Department Expenses	21,296.00	20,914.56
5000.16 Fire Department Expenses		
5001.16 Personal services - FD		
5002.16 Salaries & wages - FD	800.00	800.00
5011.16 PRT - FD	4.51	61.62
5017.16 OESC - FD	0.22	2.69
5025.16 Workers' Comp - FD		169.00
Total 5001.16 Personal services - FD	804.73	1,033.31
5101.16 Material & Supplies-FD	106.91	617.25
5106.16 Gas & Oil-FD	485.08	
5301.16 OS & C-FD	1,555.86	699.80
Total 5000.16 Fire Department Expenses	2,952.58	2,350.36
5000.18 Code Enforcement Expenses - CE		
5001.18 Personal services - CE		
5002.18 Salaries & wages - CE	6,712.08	5,710.19
5011.18 PRT - CE	608.76	439.98
5017.18 OESC - CE	28.92	19.10
5021.18 Ins/HSA -CE	1,139.65	820.76
5023.18 Retirement - CE	411.07	261.57
5025.18 Workmans Comp - CE		725.00
Total 5001.18 Personal services - CE	8,900.48	7,976.60
5101.18 Materials and Supplies- CE		942.35
5301.18 OS&C - CE	0.99	42.00
Total 5000.18 Code Enforcement Expenses - CE	8,901.47	8,960.95

Town of Goldsby
Profit and Loss Previous Year Comparison
July 2025

	TOTAL	
	JUL 2025	JUL 2024 (PY)
5000.19 Street & Alley Expenses-SA		
5001.19 Personal services - SA		
5002.19 Salaries & wages - SA	3,142.88	5,161.68
5011.19 PRT - SA	497.50	397.74
5017.19 OESC-SA	23.61	17.25
5021.19 Ins/ H.S.A. - SA	932.42	749.61
5023.19 Retirement - SA	335.70	237.79
5025.19 Workers Comp - SA		1,515.00
Total 5001.19 Personal services - SA	4,932.11	8,079.07
5101.19 Materials and Supplies-SA		160,378.35
5106.19 Gas & Oil-SA	109.12	
5301.19 OS & C-SA	905.00	469.50
Total 5000.19 Street & Alley Expenses-SA	5,946.23	168,926.92
Total Expenses	\$120,899.08	\$280,880.19
NET OPERATING INCOME	\$164,052.91	\$63,758.80
Other Expenses		
8012.12 3% Sales Tax Transfer	19,226.05	38,618.76
Total Other Expenses	\$19,226.05	\$38,618.76
NET OTHER INCOME	\$ -19,226.05	\$ -38,618.76
NET INCOME	\$144,826.86	\$25,140.04

Town of Goldsby

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000.12 Tax revenues				
4001.12 Sales Tax	194,825.65	2,000,000.00	-1,805,174.35	9.74 %
4011.12 Use tax	33,659.26	400,000.00	-366,340.74	8.41 %
4021.12 Tobacco tax	1,464.74	12,000.00	-10,535.26	12.21 %
4031.12 Franchise tax	13,540.67	140,000.00	-126,459.33	9.67 %
4051.12 Hotel/ Motel tax	8,497.00	100,000.00	-91,503.00	8.50 %
4091.12 Chickasaw Nation PILOT	2,979.15	35,000.00	-32,020.85	8.51 %
Total 4000.12 Tax revenues	254,966.47	2,687,000.00	-2,432,033.53	9.49 %
4100.00 Shared taxes				
4101.12 Alcoholic Beverage tax	3,232.67	18,000.00	-14,767.33	17.96 %
4103.19 McClain Com vehicle tax-SA	2,673.08	21,000.00	-18,326.92	12.73 %
4109.16 County fire tax - FD		0.00	0.00	
4111.19 Gas Excise tax-SA	537.24	5,500.00	-4,962.76	9.77 %
Total 4100.00 Shared taxes	6,442.99	44,500.00	-38,057.01	14.48 %
4200.11 Court revenues				
4202.11 Court fines-CT	2,888.23	65,000.00	-62,111.77	4.44 %
4203.11 Judicial Assessment	2,249.79		2,249.79	
4204.11 Warrant Fee	-17.78		-17.78	
4205.11 Time Pay Fees	50.00		50.00	
4209.11 Cleet, OSBI fees	630.00		630.00	
4211.11 Court Costs - new	630.00	11,000.00	-10,370.00	5.73 %
4212.11 Administration/Impound Fees	103.43		103.43	
4231.11 Collection Agency Fees	-221.38		-221.38	
Total 4200.11 Court revenues	6,312.29	76,000.00	-69,687.71	8.31 %
4300.00 Licenses & permits				
4332.18 Building permits	2,813.00	15,000.00	-12,187.00	18.75 %
4333.18 Special Use permits		500.00	-500.00	
4335.18 Oil & gas permits	3,500.00	3,500.00	0.00	100.00 %
4339.18 Rev Zoning Fees-GG	790.00	1,000.00	-210.00	79.00 %
4340.18 State ins. fee	130.50	800.00	-669.50	16.31 %
4371.18 Inspection fees	2,265.00	18,000.00	-15,735.00	12.58 %
4391.18 Other licenses & permits - GG	600.00	1,500.00	-900.00	40.00 %
Total 4300.00 Licenses & permits	10,098.50	40,300.00	-30,201.50	25.06 %
4400.00 Rental Revenues				
4401.12 Rental Revenues-GG	1,000.00	9,000.00	-8,000.00	11.11 %
4401.13 Rental Revenues - CB	1,750.00	15,000.00	-13,250.00	11.67 %
4401.14 Gazebo/pavillion rentals	40.00	3,000.00	-2,960.00	1.33 %
Total 4400.00 Rental Revenues	2,790.00	27,000.00	-24,210.00	10.33 %
4500.00 Charges for services				
4531.19 Transport Impact Fees	1,000.00	15,000.00	-14,000.00	6.67 %
4569.15 Contract Fees-SC	4,166.67	50,000.00	-45,833.33	8.33 %

Town of Goldsby

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
4569.16 Contract Services-FD	4,166.66	50,000.00	-45,833.34	8.33 %
4591.12 Misc Sales-GG	1.00		1.00	
Total 4500.00 Charges for services	9,334.33	115,000.00	-105,665.67	8.12 %
4700.00 Grants				
4701.12 Grant revenue-GG		116,000.00	-116,000.00	
4701.16 Grant rev.-FD		632,844.00	-632,844.00	
Total 4700.00 Grants		748,844.00	-748,844.00	
4811.12 Other Rev-GG	30.00		30.00	
4901.12 Interest income		100,000.00	-100,000.00	
Total Income	\$289,974.58	\$3,838,644.00	\$ -3,548,669.42	7.55 %
GROSS PROFIT	\$289,974.58	\$3,838,644.00	\$ -3,548,669.42	7.55 %
Expenses				
5000.11 Court Expenses				
5001.11 Personal services - CT				
5002.11 Salaries & wages - CT	5,518.51	40,500.00	-34,981.49	13.63 %
5011.11 PRT - CT	471.71	3,098.00	-2,626.29	15.23 %
5017.11 OESC - CT	22.24	405.00	-382.76	5.49 %
5021.11 Ins./HSA - CT	880.33	7,100.00	-6,219.67	12.40 %
5023.11 Retirement - CT	321.89	2,430.00	-2,108.11	13.25 %
5025.11 Workers comp - CT		100.00	-100.00	
Total 5001.11 Personal services - CT	7,214.68	53,633.00	-46,418.32	13.45 %
5031.11 Contract Labor-CT	1,000.00	6,000.00	-5,000.00	16.67 %
5101.11 Materials & Supplies-CT		1,000.00	-1,000.00	
5301.11 OS & C-CT	5,674.00	20,000.00	-14,326.00	28.37 %
5401.11 Travel & Training-CT		1,000.00	-1,000.00	
Total 5000.11 Court Expenses	13,888.68	81,633.00	-67,744.32	17.01 %
5000.12 General Government Expenses				
5001.12 Personal services - GG				
5002.12 Salaries & wages - GG	21,477.33	217,000.00	-195,522.67	9.90 %
5011.12 PRT - GG	1,902.85	16,601.00	-14,698.15	11.46 %
5017.12 OESC - GG	89.83	2,170.00	-2,080.17	4.14 %
5021.12 Ins/HSA - GG	3,546.94	26,000.00	-22,453.06	13.64 %
5023.12 Retirement - GG	1,299.17	13,020.00	-11,720.83	9.98 %
5025.12 Workers comp - GG		1,500.00	-1,500.00	
Total 5001.12 Personal services - GG	28,316.12	276,291.00	-247,974.88	10.25 %
5101.12 Materials and Supplies-GG	13,945.36	80,000.00	-66,054.64	17.43 %
5106.12 Gas & Oil-GG		4,000.00	-4,000.00	
5301.12 OS & C-GG	30,778.04	120,000.00	-89,221.96	25.65 %
5401.12 Travel & Training-GG	175.00	4,000.00	-3,825.00	4.38 %
5501.12 Capital outlay-GG	1,581.25	196,000.00	-194,418.75	0.81 %
Total 5000.12 General Government Expenses	74,795.77	680,291.00	-605,495.23	10.99 %
5000.14 Park Expenses				

Town of Goldsby

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5001.14 Personal services - PK				
5002.14 Salaries & wages - PK	5,202.55	35,000.00	-29,797.45	14.86 %
5011.14 PRT - PK	226.04	2,678.00	-2,451.96	8.44 %
5017.14 OESC - PK	10.76	350.00	-339.24	3.07 %
5021.14 Ins/HSA - PK	417.77	0.00	417.77	
5023.14 Retirement - PK	154.91	2,100.00	-1,945.09	7.38 %
5025.14 Workers Comp - PK		300.00	-300.00	
Total 5001.14 Personal services - PK	6,012.03	40,428.00	-34,415.97	14.87 %
5101.13 Materials & Supplies-CB		5,000.00	-5,000.00	
5101.14 Materials & Supplies-PK	2,477.19	11,000.00	-8,522.81	22.52 %
5106.14 Gas & Oil-PK		400.00	-400.00	
5301.13 O S & C - CB	1,375.90	10,000.00	-8,624.10	13.76 %
5301.14 OS & C-PK	1,375.31	25,000.00	-23,624.69	5.50 %
5501.14 Capital Outlay-PK		10,000.00	-10,000.00	
Total 5000.14 Park Expenses	11,240.43	101,828.00	-90,587.57	11.04 %
5000.15 Security Department Expenses				
5031.15 PS Contract Deputy-Security	21,296.00	260,352.00	-239,056.00	8.18 %
Total 5000.15 Security Department Expenses	21,296.00	260,352.00	-239,056.00	8.18 %
5000.16 Fire Department Expenses				
5001.16 Personal services - FD				
5002.16 Salaries & wages - FD	800.00	9,600.00	-8,800.00	8.33 %
5011.16 PRT - FD	4.51	734.00	-729.49	0.61 %
5017.16 OESC - FD	0.22	96.00	-95.78	0.23 %
5023.16 Pension - FD		2,500.00	-2,500.00	
5025.16 Workers' Comp - FD		200.00	-200.00	
5031.16 Contract Labor-FD		67,000.00	-67,000.00	
Total 5001.16 Personal services - FD	804.73	80,130.00	-79,325.27	1.00 %
5101.16 Material & Supplies-FD	253.45	50,000.00	-49,746.55	0.51 %
5106.16 Gas & Oil-FD	485.08	5,000.00	-4,514.92	9.70 %
5301.16 OS & C-FD	1,773.05	25,000.00	-23,226.95	7.09 %
5401.16 Travel & Training--FD		2,000.00	-2,000.00	
5501.16 Capitol Outlay-FD		732,844.00	-732,844.00	
Total 5000.16 Fire Department Expenses	3,316.31	894,974.00	-891,657.69	0.37 %
5000.18 Code Enforcement Expenses - CE				
5001.18 Personal services - CE				
5002.18 Salaries & wages - CE	10,133.55	85,000.00	-74,866.45	11.92 %
5011.18 PRT - CE	927.78	6,503.00	-5,575.22	14.27 %
5017.18 OESC - CE	43.77	850.00	-806.23	5.15 %
5021.18 Ins/HSA -CE	1,730.62	10,010.00	-8,279.38	17.29 %
5023.18 Retirement - CE	633.25	5,100.00	-4,466.75	12.42 %
5025.18 Workmans Comp - CE		725.00	-725.00	
Total 5001.18 Personal services - CE	13,468.97	108,188.00	-94,719.03	12.45 %

Town of Goldsby

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5101.18 Materials and Supplies- CE		4,000.00	-4,000.00	
5301.18 OS&C - CE	175.84	5,000.00	-4,824.16	3.52 %
5401.18 Travel & Training - CE		1,000.00	-1,000.00	
Total 5000.18 Code Enforcement Expenses - CE	13,644.81	118,188.00	-104,543.19	11.55 %
5000.19 Street & Alley Expenses-SA				
5001.19 Personal services - SA				
5002.19 Salaries & wages - SA	3,852.84	75,000.00	-71,147.16	5.14 %
5011.19 PRT - SA	764.24	5,738.00	-4,973.76	13.32 %
5017.19 OESC-SA	36.02	750.00	-713.98	4.80 %
5021.19 Ins/ H.S.A. - SA	1,426.55	10,000.00	-8,573.45	14.27 %
5023.19 Retirement - SA	521.47	4,500.00	-3,978.53	11.59 %
5025.19 Workers Comp - SA		1,600.00	-1,600.00	
Total 5001.19 Personal services - SA	6,601.12	97,588.00	-90,986.88	6.76 %
5101.19 Materials and Supplies-SA	141,597.60	300,000.00	-158,402.40	47.20 %
5106.19 Gas & Oil-SA	109.12	4,000.00	-3,890.88	2.73 %
5301.19 OS & C-SA	905.00	16,000.00	-15,095.00	5.66 %
5501.19 Capital Outlay-SA		1,000,000.00	-1,000,000.00	
Total 5000.19 Street & Alley Expenses-SA	149,212.84	1,417,588.00	-1,268,375.16	10.53 %
Total Expenses	\$287,394.84	\$3,554,854.00	\$ -3,267,459.16	8.08 %
NET OPERATING INCOME	\$2,579.74	\$283,790.00	\$ -281,210.26	0.91 %
Other Expenses				
8012.12 3% Sales Tax Transfer	19,226.05		19,226.05	
Total Other Expenses	\$19,226.05	\$0.00	\$19,226.05	0.00%
NET OTHER INCOME	\$ -19,226.05	\$0.00	\$ -19,226.05	0.00%
NET INCOME	\$ -16,646.31	\$283,790.00	\$ -300,436.31	-5.87 %

Town of Goldsby
Transaction List by Vendor
 July 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Aberdeen Enterprizes II, Inc.						
07/09/2025	Check	16886	Yes	Tapia, Alexis I TR-2022-00426 Ford, Jimika Jeanee TR-2020-00884 Ford, Jimika Jeanee TR-2020-00885 Sneed, Jeremy Kartez TR-2025-00133 Sneed, Jeremy Kartez TR-2025-00312 McIntire, Mason A TR-2023-00466	1011.10 First United Checking 2875	-153.53
07/21/2025	Check	16905	Yes	Giefer, Kassandra Faith TR-2024-00304 McIntire, Mason A TR-2023-00466 Stephens, Ariel TR-2020-01413 Tilcomb, Elkwood Alan TR-2020-01288	1011.10 First United Checking 2875	-182.96
ACOG						
07/14/2025	Check	16898	Yes	Invoice # 7939, Total FY-26 Dues Assessment (basic, transportation, water quality)	1011.10 First United Checking 2875	-3,563.00
AFLAC						
07/31/2025	Check	16911	Yes	Invoice # 793566, Account # LX18 Monthly Billing for July 2025	1011.10 First United Checking 2875	-390.60
All Star Overhead Door						
07/01/2025	Check	16871	Yes	Invoice # 000353, Park barn repair	1011.10 First United Checking 2875	-616.50
ASCOG						
07/10/2025	Check	16891	Yes	Invoice # 2911, Membership Dues for 2025-2026	1011.10 First United Checking 2875	-881.00
AT&T Mobility						
07/21/2025	Check	16907	Yes	Account # ****9419, Invoice #07152025, 7/8/25 to 9/7/25	1011.10 First United Checking 2875	-140.71
Belinda Anderson						
07/29/2025	Check	632	Yes	Deposit Refund for Belinda Anderson for 8/2/2025	1016.10 Rental Deposit Acct - 0947	-200.00
Building Rental						
07/11/2025	Deposit		Yes	CB rental for Melissa Cardona for 7/12/25	1011.10 First United Checking 2875	200.00
07/14/2025	Deposit		Yes	CB Rental for Samantha Owen for 7/20/25	1011.10 First United Checking 2875	150.00
07/31/2025	Deposit		Yes	Com Bldg Rental, Kaycee Miller for 8/10/25	1011.10 First United Checking 2875	200.00
CivicPlus						
07/30/2025	Check	16925	Yes	Invoice # 341971 Website Core Annual Fee 9-21-2025 to 9-20-2026	1011.10 First United Checking 2875	-3,323.43
Davenport Fire Equipment						
07/09/2025	Check	16887	Yes	Invoice # 1323, Poly Tool Box Repair	1011.10 First United Checking 2875	-650.00
Debra Cornelson						
07/07/2025	Check	626	Yes	Deposit Refund for CB for 7/5/2025	1016.10 Rental Deposit Acct - 0947	-200.00
Dell Marketing L.P.						
07/31/2025	Check	16927	Yes	Invoice # 10828011549, Customer # 530037038837, 12 Dell Pro Dock, 12 Dell Latitude 3550	1011.10 First United Checking 2875	-9,381.72
Dennis Goldsby						
07/25/2025	Check	631	Yes	Deposit Refund for CB for 7/26/25 and 7/27/25	1016.10 Rental Deposit Acct - 0947	-200.00
Dill, William R.						
07/03/2025	Check	16883	Yes	Attorney Fees for July 2025	1011.10 First United Checking 2875	-300.00
Dylan Loveless						
07/10/2025	Check	16892	Yes	Tax Intercept to be returned Tax Intercept to be returned for Dylan Loveless	1011.10 First United Checking 2875	-432.34
First United Bank-HSA						
07/18/2025	Check	07182025	Yes	Roth - EE Payroll Ending 7-11-25 Kristi K Roth - ER Payroll Ending 7-11-25 Kristi K	1011.10 First United Checking 2875	-215.40

Town of Goldsby
Transaction List by Vendor
 July 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				Roth - EE Payroll Ending 7-11-25 Kara C Roth - ER Payroll Ending 7-11-25 Kara C		
Goldsby Water Authority						
07/01/2025	Deposit		Yes	Transfer from Water UTS paid in error from Town Account	1011.10 First United Checking 2875	4,674.00
07/28/2025	Check	16920	Yes	Account # 00341, Billing date 7/28/25 water usage	1011.10 First United Checking 2875	-199.65
GPS Insight						
07/17/2025	Check	16901	Yes	Invoice # INV1727270, 2 Device Monitoring	1011.10 First United Checking 2875	-37.90
07/21/2025	Check	16908	Yes	Invoice # INV1728898 Account # 136306 Town of Goldsby, Startup Invoice # INV1728824 Account # 136306 Town of Goldsby, Device Monitoring	1011.10 First United Checking 2875	-49.77
Graves Law Firm, PLLC						
07/17/2025	Check	ACH07172025	Yes	Judge/Attorney Fees for July 2025	1011.10 First United Checking 2875	-250.00
Great Plains LLC						
07/28/2025	Check	16919	Yes	Invoice # P1273207, parts Invoice # P1288207, parts Invoice # P1285507, kit blade	1011.10 First United Checking 2875	-100.11
Joe Goddard Enterprises LLC						
07/10/2025	Check	16894	Yes	Invoice # 7132-25-265, CommanderOne Renewal 6/24/25 to 6/23/26 mobile app and automatic activation for one way siren system	1011.10 First United Checking 2875	-1,250.00
John Deere Financial						
07/22/2025	Check	16910	Yes	Multi Use Account # 57243 charges from 6/25/25 to 7/14/25	1011.10 First United Checking 2875	-115.94
Mastercard						
07/15/2025	Check	16899	Yes	Account # Ending 3345 from 6/12/25 to 7/11/25	1011.10 First United Checking 2875	-4,876.19
Mattock's Printing Company LLC						
07/21/2025	Check	16906	Yes	Invoice # 60158 250 Patient Contact Report	1011.10 First United Checking 2875	-72.95
McClain County Clerk						
07/01/2025	Deposit		Yes	Alcoholic Beverage Tax for June 2025 Com Vehicle Tax for June 2025	1011.10 First United Checking 2875	3,643.48
McClain County Sheriff's Office						
07/03/2025	Check	16884	Yes	Invoice for Monthly Contract for Sheriff's Deputy X 4 for July 2025	1011.10 First United Checking 2875	-
						21,296.00
Melissa Cardona						
07/16/2025	Check	627	Yes	Deposit Refund for CB for 7/12/25	1016.10 Rental Deposit Acct - 0947	-200.00
Minick Materials						
07/29/2025	Check	16924	Yes	Account # 013117,INV011933, Salida River Rock	1011.10 First United Checking 2875	-2,275.00
Novo						
07/03/2025	Check	07032025	Yes	Invoice # 006839, Win Remote Desktop (6)	1011.10 First United Checking 2875	-50.58
07/03/2025	Check	07032025	Yes	Invoice # 006838, NOVO Care Compute Azure (2)	1011.10 First United Checking 2875	-700.00
07/03/2025	Check	07032025	Yes	Invoice # 006837, NOVO Care Network Azure IaaS Private (1)	1011.10 First United Checking 2875	-220.00
07/03/2025	Check	07032025	Yes	Invoice # 006836, NOVO Care Network - Level 1,2,3 (3)	1011.10 First United Checking 2875	-1,620.00
07/03/2025	Check	07032025	Yes	Invoice # 006835, NOVO Care Silver - Level 1,2,3 (22)	1011.10 First United Checking 2875	-1,600.50
07/09/2025	Check	07092025	Yes	Invoice # 006588, Project Hours 5/1/25 to 5/15/25 GOLD - MFA Migration with Jayhawk (5 hours total)	1011.10 First United Checking 2875	-1,100.00
07/09/2025	Check	07092025	Yes	Invoice # 006546, Project Hours for 4/16/25 to 4/30/25 for GOLD-MFA for Goldsby.gov and onboarding (2.5 hours)	1011.10 First United Checking 2875	-550.00
07/09/2025	Check	07092025	Yes	Invoice # 006870 AZURE Usage (1) June 2025	1011.10 First United Checking 2875	-394.45
07/09/2025	Check	07092025	Yes	Invoice # 006589, project hours for 5/1/25 to 5/15/25 GOLD - SLCGP Unifi Migration - Configuration Tasks (1.5 hours)	1011.10 First United Checking 2875	-220.00
07/09/2025	Check	07092025	Yes	Invoice # 006847, Project hours 6/16/25 to 6/30/25, GOLD - MFA Tenant	1011.10 First United Checking 2875	-110.00

Town of Goldsby
Transaction List by Vendor
July 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				Configuration - SSL completion for RDS Server		
07/09/2025	Check	07092025	Yes	Invoice # 006856, Microsoft 365 F3 (9)	1011.10 First United Checking 2875	-86.40
07/09/2025	Check	07092025	Yes	Invoice # 006857, Exchange Online (Plan 1) (Qty 3)	1011.10 First United Checking 2875	-14.40
OEC Fiber						
07/24/2025	Check	16918	Yes	Account # *****4700 from 7/15/25 to 8/14/25	1011.10 First United Checking 2875	-125.00
Oklahoma Municipal League						
07/01/2025	Check	16857	Yes	Invoice # 091899, 2025-2026 Service Fees	1011.10 First United Checking 2875	-4,315.94
07/03/2025	Check	16877	Yes	Reference # 15826966 Municipal Clerks and Treasurers Membership	1011.10 First United Checking 2875	-75.00
Oklahoma Municipal Management Services						
07/09/2025	Check	16888	Yes	Invoice # 22387, Member ID 196 OMMS Membership Population 2501-10000 7/1/25 to 6/30/26	1011.10 First United Checking 2875	-2,000.00
Oklahoma Municipal Retirement Fund						
07/03/2025	Check	16872	Yes	var - Payroll Ending 6-27-2025 gov - Payroll Ending 6-27-2025 vol - Payroll Ending 6-27-2025 loan - Payroll Ending 6-27-2025	1011.10 First United Checking 2875	-4,719.15
07/18/2025	Check	16902	Yes	var - payroll ending 7-11-2025 gov - payroll ending 7-11-2025 vol - payroll ending 7-11-2025 loan - payroll ending 7-11-2025	1011.10 First United Checking 2875	-5,150.15
Oklahoma Natural Gas Company						
07/23/2025	Check	16913	Yes	Account # *****8035 2196400 64 from 6-13-25 to 7/15/25	1011.10 First United Checking 2875	-45.37
07/23/2025	Check	16914	Yes	Account # *****8035 1894815 00 from 6-13-25 to 7-15-25	1011.10 First United Checking 2875	-123.14
Oklahoma Public Employees Health & Welfare Trust						
07/03/2025	Check	ACH 07032025	Yes	Premiums for June/Reissue last check (#16819) stopped payment lost in mail	1011.10 First United Checking 2875	-8,927.64
07/07/2025	Check	ACH 07072025	Yes	Premiums for July	1011.10 First United Checking 2875	-9,325.18
OMAG						
07/01/2025	Check	16828	Yes	Voided - Invoice Dated 5/29/2025 Policy # WCV140008609	1011.10 First United Checking 2875	0.00
07/01/2025	Check	16858	Yes	Invoice for policy # WCV140008609 -workers' compensation aggregate deductible plan	1011.10 First United Checking 2875	-1,255.50
Quill						
07/22/2025	Check	16912	Yes	Invoice # 44903296, Order # 185483357 Multiple Items	1011.10 First United Checking 2875	-268.32
Sam's Club						
07/29/2025	Check	16923	Yes	Account # Ending 4201 purchases on 6/24/25	1011.10 First United Checking 2875	-99.97
Samantha Owen						
07/14/2025	Check	629	Yes	Deposit Refund for 7/20/2025	1016.10 Rental Deposit Acct - 0947	-200.00
Standard Life						
07/01/2025	Check	07012025	Yes	Policy # 00 759273 Premium Due Date 7-1-2025	1011.10 First United Checking 2875	-501.88
Sublime Signs LLC						
07/31/2025	Check	16928	Yes	(5) Banners 4 x 8, Celebration for the 4th of July	1017.10 First United Checking 2875:Community Events & Development	-900.00
Sutterfield Technologies						
07/09/2025	Check	16889	Yes	Invoice # 00133346, Software eCourt	1011.10 First United Checking 2875	-5,674.00
The Church of Norman						
07/16/2025	Check	628	Yes	Deposit Refund for CB for 7/20/2025	1016.10 Rental Deposit Acct - 0947	-200.00

Town of Goldsby
Transaction List by Vendor
July 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
The Cleaning Momma LLC						
07/10/2025	Check	16893	Yes	Invoice # 222, Customer ID 1, Office Cleaning	1011.10 First United Checking 2875	-350.00
07/16/2025	Check	16900	Yes	Invoice # 223 Customer ID # 1, Office Cleaning	1011.10 First United Checking 2875	-350.00
07/22/2025	Check	16909	Yes	Invoice # 224, Customer ID 1, Office Cleaning	1011.10 First United Checking 2875	-350.00
07/31/2025	Check	16926	Yes	Invoice # 225, Customer ID 1 Office Cleaning	1011.10 First United Checking 2875	-350.00
TSW-The Silhouette Bidg						
07/24/2025	Check	16917	Yes	Invoice # 30822, Project 24039 Town of Goldsby Comp Plan Services through June 30, 2025	1011.10 First United Checking 2875	-1,581.25
Wall's Pest Control Inc						
07/14/2025	Check	16897	Yes	Invoice dated 7/14/25	1011.10 First United Checking 2875	-70.00
Wex Bank						
07/17/2025	Check	16903	Yes	Invoice # *****8455, from 6/13/25 to 7/14/25	1011.10 First United Checking 2875	-90.63
07/17/2025	Check	16904	Yes	Invoice # *****1604 from 6/18/25 to 7/14/25	1011.10 First United Checking 2875	-503.57
Zachary Hale Simmons						
07/03/2025	Check	16882	Yes	Court Services for July 2025	1011.10 First United Checking 2875	-250.00

Airport
Transaction List by Vendor
 July 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
3 Strands Stronger DBA Trinity Climate Control						
07/01/2025	Check	3428	Yes	Invoice # 5968, Replaced bad fuse on indoor unit and bad 2 pole contractor outside at condenser	1011.40 (checking)3201	-210.00
GAT Payroll Expense						
07/03/2025	Check	07032025	Yes	Payroll Ending: 6-27-2025	1011.40 (checking)3201	- 1,435.43
07/18/2025	Check	07182025	Yes	Payroll Ending: 7-11-2025	1011.40 (checking)3201	- 1,479.10
Goldsby Water Authority						
07/28/2025	Check	3439	Yes	Account # 01269, Bill date 7/28/25, water usage	1011.40 (checking)3201	-136.60
Mastercard						
07/15/2025	Check	3435	Yes	Account # Ending 3345 from 6/12/25 to 7/11/25	1011.40 (checking)3201	-84.44
OEC						
07/10/2025	Check	3432	Yes	Account # ****8000 from 7/1/25 to 7/31/25	1011.40 (checking)3201	-145.00
07/23/2025	Check	3438	Yes	Invoice # 912 (Multiple Accounts)	1011.40 (checking)3201	- 1,156.78
ONG						
07/23/2025	Check	3437	Yes	Account # ****9126 1206117 18, from 6-13-25 to 7-15-25 Account # ****0640 1206120 82, from 6-13-25 to 7-15-25	1011.40 (checking)3201	-80.53
The Town of Goldsby						
07/03/2025	Check	3431	Yes	Promissory Note AP to Town #89	1011.40 (checking)3201	- 3,875.34
Walls Pest Control						
07/14/2025	Check	3434	Yes	Invoice dated 7/14/25	1011.40 (checking)3201	-35.00
Wex Bank						
07/17/2025	Check	3436	Yes	Invoice # ****1604 from 6/18/25 to 7/14/25	1011.40 (checking)3201	-67.31

Draft Town Square District

This draft is intended to supplement the Goldsby Zoning Code by adding new sections to the following parts, to be numbered as appropriate:

- Article I: Administrative and General Provisions
 - Section 1-4. Zoning Districts Established
 - (NEW) TS – TOWN SQUARE
 - (NEW) EM – EMPLOYMENT OVERLAY
- Article II: Specific Zoning District Regulations
 - (NEW) TS – Town Square
 - **Section 2-87 TS Purpose and Applicability.** *(Overview and where the district applies)*
 - **Section 2-88 TS Definitions.** *(Key terms for Town Square standards)*
 - **Section 2-89 TS Administrative Modifications.** *(When and how administrative adjustments can be made)*
 - **Section 2-90 TS Measurement Methodologies.** *(How measurements are taken for the TS District)*
 - **Section 2-91 TS Regulating Plan and Rights-of-Way Design.** *(Framework for street design and block structure)*
 - **Section 2-92 TS Use Permissions.** *(What uses are allowed in Town Square)*
 - **Section 2-93 TS Access and Block Standards.** *(Street blocks and site access requirements)*
 - **Section 2-94 TS Building and Parking Standards.** *(Rules for building placement and parking)*
 - **Section 2-95 TS Refuse Collection Standards.** *(Trash collection placement and screening)*
 - **Section 2-96 TS Architectural Standards.** *(Façade design, entrances, and materials)*
 - **Section 2-97 TS Lighting and Streetscape Standards.** *(Pedestrian lights, street furniture, and materials)*
 - **Section 2-98 TS Landscape Standards.** *(Rules for tree planting, buffers, and open space landscape)*
 - (NEW) EO – Employment Overlay
 - **Section 2-99 EM Purpose and Applicability.** *(Where and why the overlay applies)*

- **Section 2-100 EM Administrative Modifications.** (*How exceptions may be granted*)
- **Section 2-101 EM Measurement Methodologies.** (*How measurements are taken for the EM Overlay*)
- **Section 2-102 EM Access Standards.** (*Cross-access and site entry requirements*)
- **Section 2-103 EM Architectural Standards.** (*Minimum design and façade quality requirements*)
- **Section 2-104 EM Landscape Standards.** (*Minimum plantings and tree protection*)

Outside of the Goldsby Zoning Code, we also recommend amending the language in Section 4-34 District Sign Regulations, subpart C (On-premise sign standards), in the Goldsby Code of Ordinances—modifying Section 4-34.C.1.ii as follows (*recommended added language is **bolded and underlined***):

“Commercial: C-1, C-2, C-3, **TS**, and Planned Unit Developments.”

This amendment would clarify that the recommended Town Square (TS) Zoning District is treated as a commercial district for the purposes of sign regulations.

The recommended Employment (EM) Overlay would not modify signage-related provisions of the underlying C-2 Zoning District, and therefore would not require a similar added reference.

[Amend Article I, Section 1-4 of the Goldsby Zoning Code per the following, with edits marked as ~~striketthrough~~ (to delete) and **bolded and underlined** (to add), including updates to the title]

Section 1-4. Zoning and Overlay Districts Established (including Names and Abbreviated Designations).

Fifteen (~~15~~) **Seventeen (17)** Zoning **and Overlay** Districts are hereby established for current and future use within the corporate limits of the Town of Goldsby, Oklahoma. ... The Districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
A-1	AGRICULTURE-RESIDENTIAL DISTRICT
...	...
R-7	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
<u>TS</u>	<u>TOWN SQUARE DISTRICT</u>
C-1	GENERAL COMMERCIAL DISTRICT
...	...
PUD	PLANNED UNIT DEVELOPMENT
<u>EM</u>	<u>EMPLOYMENT OVERLAY</u>

[Amend Article II of the Goldsby Zoning Code by adding the following, all of which is proposed as a new draft and does not replace any existing text]

TS – Town Square

Section 2-87. TS Purpose and Applicability.

- A. Purpose. This district is intended to encourage and support a vibrant, walkable and bikeable town center with a variety of activities in a pedestrian-oriented setting. In addition to serving essential civic and social functions for the community, the Town Square (TS) District will support a mix of commercial and office activities, providing jobs and boosting economic growth.
- B. Applicability by project activity. The development standards applicable to the TS District apply to certain types of project activities (defined in Section 2-88), as provided in Table 87-1 and per the following key:
 - 1. A filled circle (“●”) identifies a development standard that generally applies.
 - 2. An unfilled circle (“○”) identifies a development standard that does not apply.

Table 87-1: TS Development Standard Applicability

Development Standards (Section Reference)	Project Activity						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance / Repair
Regulating Plan (Section 2-91)	●	●	○	○	●	○	○
Use Permissions (Section 2-92)	●	●	○	○	●	○	○
Access and Block Standards (Section 2-93)	●	●	●	○	○	○	○
Building and Parking Standards (Section 2-94)	●	●	●	●	○	○	○
Refuse Collection Standards (Section 2-95)	●	●	●	○	●	○	○
Architectural Standards (Section 2-96)	●	●	○	●	○	●	○
Lighting and Streetscape Standards (Section 2-97)	●	○	●	●	●	○	○
Landscape Standards (Section 2-98)	●	●	●	●	●	●	○

C. **Applicability to nonconformities.** In addition to the provisions of Section 1-14 (Non-Conforming Lots, Structures, and Uses), lots with one or more nonconforming structures subject to an expansion of their gross floor area by 25% or more (comparing the existing gross floor area to the total proposed gross floor area) must come into full compliance with the applicable standards of the TS District.

D. **Effect on other provisions.** In case of conflict with other provisions of the Zoning Code, the provisions applicable to the TS District shall supersede and govern development on applicable lots, unless otherwise expressly stated.

Section 2-88. TS Definitions.

In case of any conflict between these definitions and the definitions in Section 1-6, the definitions within this Section 2-88 shall govern.

A. **Active Depth.** The horizontal depth of a building that must contain active uses.

B. **Administrator.** The Town Administrator or their designee, which may include but is not limited to the Code Compliance Officer.

C. **Arts and Cultural Establishment.** A use involved in the advancement of art, science, or culture. Such uses do not have a central mission to sell products or services for profit and

include, but are not limited to, the following: (See also, the definition for **recreation / entertainment, indoor**, as defined within this Section 2-88.)

1. **Art Gallery / Museum.** An institution for the collection, display and/or distribution of objects of art or science, and which is typically sponsored by a public or quasi-public agency and is generally open to the public.
 2. **Community Center.** A central social and/or recreational structure that is open to the public.
 3. **Fraternal Organization, Sorority, Lodge, or Civic Club.** An organized group, service club or philanthropic organization having a restricted membership and specific purpose related to the welfare of the members such as, but not limited to, the Improved Benevolent Protective Order of Elks of the World (IBPOEW), Prince Hall Freemasonry, Knights of Columbus, or a labor union.
 4. **Library.** A facility for on-site use or loan for off-site use of literary, musical, artistic, or reference materials by patrons of the facility.
- D. **Block.** An area of land, intended to be used for development purposes, which is entirely surrounded by public and/or private streets, highways, railroad rights-of-way, public walks, parks, rural lands, drainage channels

or boundary lines of municipalities and not traversed by a through street.

- E. **Block Face.** The collective frontage line along a right-of-way (public or private) extending from one intersecting right-of-way to the next intersecting right-of-way; or the collective frontage line along a right-of-way (public or private) extending from one intersecting right-of-way to the end of a street in the case of a dead-end street or cul-de-sac.
- F. **Eating or Drinking Establishment.** A facility for the preparation and on-site sale and consumption of food and/or non-alcoholic beverages and/or alcoholic beverages. This definition explicitly excludes establishments with drive-thru facilities. This definition otherwise includes, but is not limited to:
 1. **Bar or Tavern.** An establishment primarily devoted to the serving of alcoholic beverages for on-premises consumption and in which the service of food is only incidental to the consumption of such beverages.
 2. **Brew Pub or Micro-Brewery.** A restaurant or other facility that meets the definition of “brewpub” and/or “small brewer” as defined in O.S. Title 37A Oklahoma Alcoholic Beverage Control Act.
 3. **Food Catering and Take-Out Service.** An establishment in which the principal use is the

preparation of food and/or meals on the premises, and where such food and/or meals are delivered to another location for consumption or distribution.

4. **Food Truck Park.** An area designed to accommodate four or more mobile food units and offering food and/or beverages for sale to the public. A food truck park may be accessory to a separate commercial and/or industrial use. See also, **mobile food unit**.
5. **Micro-Distillery.** A facility that meets the definition of “distiller” as defined in O.S. Title 37A Oklahoma Alcoholic Beverage Control Act and produces distilled spirits in a total quantity of no more than 40,000 proof gallons per calendar year.
6. **Mobile Food Unit.** A unit designed to be movable and from which food or beverages are prepared and offered for sale, whether a truck, container, trailer or otherwise.
7. **Restaurant (without Drive-Thru).** An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, where at least 75 percent of its revenues are derived from the on-premises consumption of food or nonalcoholic beverages, and

which does not have a drive-through window.

8. **Small-Farm Winery.** A winery that meets the definition of “small farm winery” as defined in O.S. Title 37A Oklahoma Alcoholic Beverage Control Act.
- G. **Pawn Shop.** An establishment where money is loaned on the security of personal property pledged in the keeping of the shop owner (pawnbroker). Such a use typically includes retail sale of used (i.e., pre-owned) items.
- H. **Neighborhood Agriculture.** An area less than one acre in size that is managed and maintained by an individual, group, or business entity to grow and harvest food crops or nonfood crops (e.g., flowers). Such an area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. See also, **agriculture** (as defined in Section 1-6).
- I. **Nursery.** Land and/or greenhouses and similar structures that are used to raise flowers, shrubs, trees, and/or other plants for sale. See also, **retail sales** (as defined within this Section 2-88).
- J. **Office.** A structure used primarily for the provision of executive, management, or administrative services and that does not include the

storage or staging of hazardous materials (e.g., the administrative office and not the chemical warehouse of a pest extermination company). This type of use includes, but is not limited to, accountant office, administrative office, architecture office, armed services recruiting center, bank or financial service, broadcasting studio, copy shop or printing, insurance office, landscape architecture office, planning office, property management office, real estate office, recording studio, security monitoring company, title company, and travel agency. This use is separated defined from medical facilities (as defined in Section 1-6).

- K. **Personal Services.** Uses that provide individualized or small-group services focused on personal care, fitness, or creative instruction. Examples of this use include, but are not limited to, art studio, barber or beauty shop, dance or music studio, health club, laundromat (without dry cleaning services), training studio (such as boxing, martial arts, music, and personal fitness studios), spa, and tattoo or body piercing shop. See also recreation / entertainment, indoor.
- L. **Project Activity.** Any activity on a lot that is controlled by the Goldsby Zoning Ordinance. Such activities include the following, as further defined:

1. **New Construction.** Any activity that includes the construction of a new building, structure, vehicle parking lot, greenway, and/or thoroughfare.
2. **Addition.** Any expansion of an existing building or structure, including activity that increases the floor area or the height of an enclosed space within an existing building or structure adding up to the lesser of (A) 100% of the existing floor area, or (B) 25,000 square feet of floor area. Any addition that exceeds this threshold is considered new construction.
3. **Site Modification.** Any modification of an existing site, including activity that impacts trees, fences and walls, lighting, land disturbance, and repaving parking lots affecting up to the lesser of (A) 50% of the existing site area, or (B) 25,000 square feet of site area. Any site modification that exceeds this threshold is considered new construction.
4. **Façade Modification.** Any change to the exterior envelope of a building that goes beyond the definition of maintenance and repair, including changes to the amount of exterior foundation wall exposed above finished grade; and changes to the size, location, and finishes of architectural elements

such as a balcony, porch, storefront, windows, or deck.

5. **Change of Use**. Any change in use or a modification of an area designed and intended for a specific use that is different from the previously approved use, including changing the principal use of any portion of a building from one use specified in Section 2-92 to another use; or expanding the floor area or site area dedicated to a use; or increasing the intensity of a use, such as increasing the seating capacity associated with the use.
6. **Renovation**. Any modification to an existing building or structure that does not affect the building or structure beyond (as applicable) 50% of the perimeter wall framing; or 50% of the roof framing; or 50% of any other structural members. Any modification that exceeds these thresholds is considered **new construction**.
7. **Maintenance and Repair**. Any activity done to correct the deterioration, decay of, or damage to any part of a building, structure, or site that does not involve a change or modification to the existing design, outward appearance, or applicable zoning requirements. Maintenance and repair includes, but is not limited to, in-kind replacement of deteriorated or damaged parts of a

building; repair of site components such as fences, walls, or landscaping; and modifications to meet fire, life safety, and ADA requirements.

M. **Recreation / Entertainment, Indoor**.

A use that provides for large-group entertainment, fitness, assembly, instruction, leisure, and/or spectating activities inside an enclosed structure. This definition includes, but is not limited to, amusement arcade, billiard or pool hall, bingo facility, bowling alley, boxing club, dance club or nightclub, dinner theater, entertainment district (as defined in 68 O.S. § 2393(6)), exhibition or reception hall, gun range (indoor), gymnastic studio, physical fitness center, skating rink, and theater. Uses for indoor recreation and entertainment that are in enclosed structures (or individual tenant spaces therein) smaller than 15,000 square feet shall be classified as **personal services** uses.

N. **Recreation / Entertainment, Outdoor (Large)**.

A use that may attract large volumes of visitors in an outdoor setting for leisure, spectating, or fitness, and typically occupying two or more contiguous acres of land or having an occupancy capacity of 1,000 persons or more. This type of use includes, but is not limited to, amphitheater, amusement park, arena, country club, fairgrounds, golf

course, gun range (outdoor), outdoor concert venue, and stadium.

- O. **Recreation / Entertainment, Outdoor (Small).** A use that does not meet the definition of **recreation / entertainment outdoor (large)**, has an occupancy capacity of less than 1,000 persons, and that provides small outdoor parks for play and relaxation. This type of use includes, but is not limited to, basketball court, pickleball court, playground, pocket park, swimming pool, and tennis court.
- P. **Religious Place of Worship.** A use of land and/or structures that provides organized spiritual and/or faith-based assembly and related incidental activities. Such uses may be known as, but are not limited to, church, mosque, temple, rectory, convent, or monastery.
- Q. **Retail Sales.** The sale or leasing of goods directly to end consumers. This use includes, but is not limited to, alcoholic beverage off-premises retail, antique shop, vehicle supply store, bakery or confectionary (retail), bicycle sales and repair, building material and hardware sales, convenience store without fuel pumps, department store, farmer's market, florist shop, furniture store, garden shop, grocery store, nursery, and tool and machinery rental. See also, **nursery** (as defined within this Section 2-88). This use is separately defined from and does not include

medical marijuana dispensary (as defined in Section 1-6) or **pawn shop** (as defined within this Section 2-88).

- R. **School or Library.** An educational institution that may be operated privately or publicly and primarily providing any of the following:
1. Instruction for children or other students;
 2. Accessory facilities traditionally associated with a program of study; or
 3. The use of on-site or loan for off-site use of literary, musical, artistic, or reference materials by patrons of the facility.
- S. **Story.** The part of a building between the finished floor of one floor and the finished floor of the next floor above, or if there are no floors above, the bottom of the structure for the roof. A story includes the following, as further defined:
1. **Ground Story.** The lowest story, or the first floor of a building, whose finished floor surface is no higher than six feet above the abutting existing grade, and whose elevation is exposed a minimum height of six feet above the abutting existing grade, as shown in Figure 88-A: Ground Story Elevation.

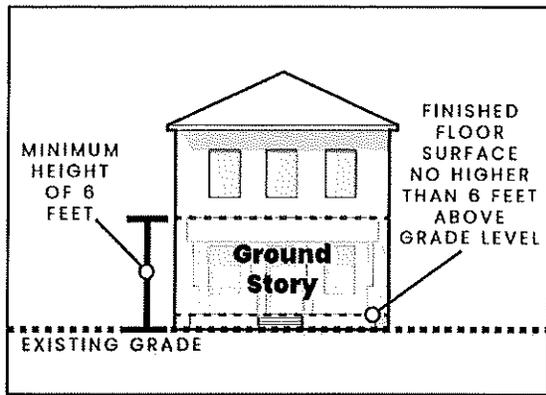


Figure 88-A: Ground Story Elevation

- 2. **Upper Story.** Any story of a building located above the **ground story**.
- T. **Vehicle Charging.** A use that provides one or more charging stations equipped with Level 1 or Level 2 electric vehicle supply equipment (EVSE) for battery-powered vehicles. This term is defined separately from **vehicle fueling**.
- U. **Vehicle Fueling.** A use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, electricity, and other alternative fuels. Such uses may have associated retail sale of perishable and non-perishable goods and may be known as travel centers. This term is defined separately from **vehicle charging**.
- V. **Vehicle Parking Lot.** Unenclosed areas of a lot that allow for the maneuvering and parking of five or more vehicles. Such a use may or may not include charging a fee for vehicle parking.

- W. **Vehicle Parking Structure.** An enclosed or semi-enclosed structure that allows for the maneuvering and parking of five or more vehicles. Such a use may or may not include charging a fee for vehicle parking.
- X. **Vehicular Access Point.** A curb cut or curb-less driveway that creates a break along a block face and provides access for maneuvering a vehicle from a right-of-way to a property. See also, **block face**.

Section 2-89. TS Administrative Modifications.

- A. **Applicability.** The following provisions expressly grant the administrator authority to modify certain provisions that apply to development within the TS District.
- B. **Alternative exterior materials.** The administrator is hereby authorized to approve minor modifications to the allowed exterior materials where novel materials that are not expressly prohibited are proposed, and where such materials clearly meet the purpose of the TS District.
- C. **Numerical adjustments.** The administrator is hereby authorized to approve adjustments to dimensional requirements applicable to the TS District by no more than 10 percent (increase or decrease) with the following exceptions:
 - 1. The administrator may not adjust the allowed height of buildings.

2. The administrator may not adjust required spacing from an easement or floodplain required by other sections of the Zoning Code.

D. Approved site plan adjustments. The administrator is hereby authorized to approve minor changes to an approved site plan that do not materially alter building orientation or size, building placement by more than 10 feet, vehicle or pedestrian traffic flow, or location of parking areas.

Section 2-90. TS Measurement Methodologies.

- A. Conflict with other provisions. In case of any conflict between these methodologies and other sections of the Zoning Code, the provisions within this Section 2-90 shall govern.
- B. Active depth area. The active depth area is measured from the thoroughfare-facing elevation towards the interior of the building, for the full width (along the thoroughfare) of the building, as shown in Figure 90-A: Active Depth Area Measurement.

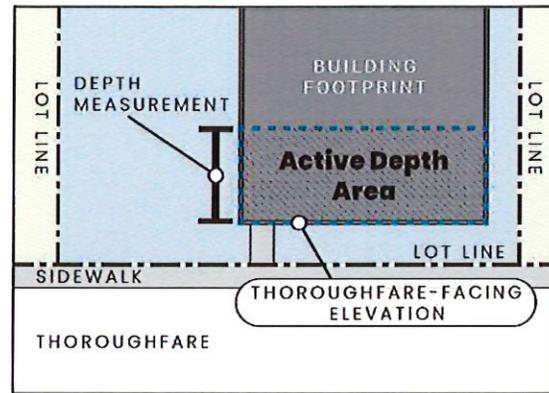


Figure 90-A: Active Depth Area Measurement

C. Blank wall area. Blank wall area is measured as horizontal width and vertical height of a portion of a building's exterior facade that does not include windows, doors, substantial material change, and/or pedestrian-scale articulation greater than 6 inches in depth including recesses, projections, belt courses, columns, and brackets as shown in Figure 90-B: Blank Wall Area Measurement. Downspouts, utility conduit, color changes, EIFS control joints, and similar elements do not count as substantial material changes or pedestrian-scale articulation. Blank wall area does not apply to building foundations and parapets.

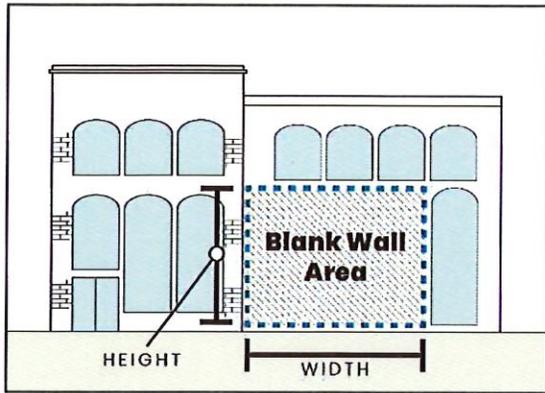


Figure 90-B: Blank Wall Area Measurement

D. Block face length. A block face length is measured as the linear length of consecutive lot lines abutting a right-of-way and stretching between two intersecting rights-of-way, or between an intersecting right-of-way and the end of a street in the case of a dead-end street or cul-de-sac, as shown in Figure 90-C: Block Face Length Measurement.

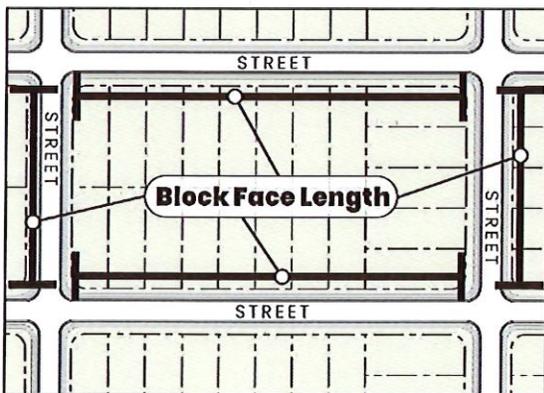


Figure 90-C: Block Face Length Measurement

E. Block perimeter. A block perimeter is measured as the cumulative sum of the lengths of each block face that make up the block, as shown in Figure 90-D: Block Perimeter Measurement.

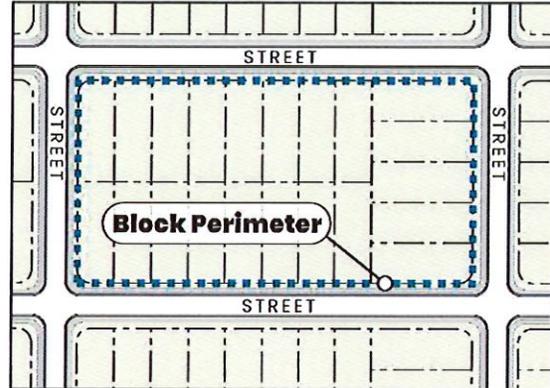


Figure 90-D: Block Perimeter Measurement

F. Gross floor area. Gross floor area is measured as the cumulative square footage of all enclosed and semi-enclosed spaces within a building, as shown in Figure 90-E: Gross Floor Area Measurement.

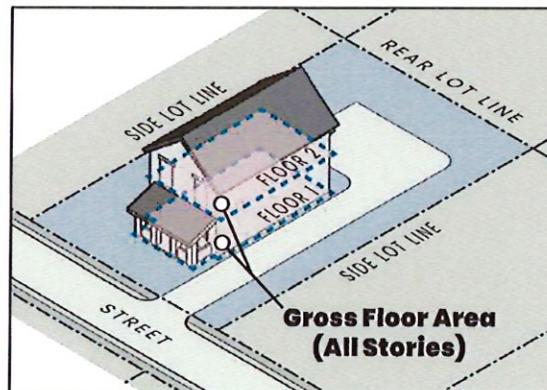


Figure 90-E: Gross Floor Area Measurement

G. Thoroughfare right-of-way width. A thoroughfare right-of-way width is measured as the narrowest linear dimension between opposing block faces on either side of the right-of-way, as shown in Figure 90-F: Thoroughfare Right-of-Way Width Measurement. Where provided, a right-of-way may include vehicular travel lanes, on-street parking spaces, tree lawns, and sidewalks.

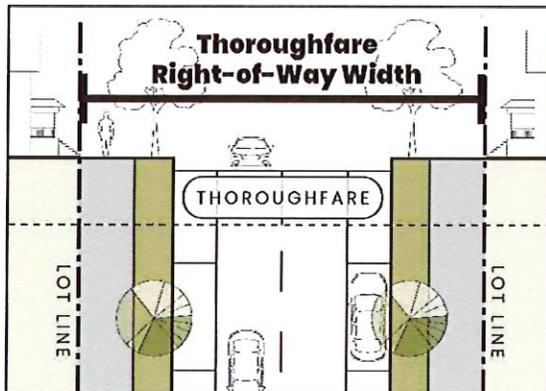


Figure 90-F: Thoroughfare Right-of-Way Width Measurement

H. Unimproved lot area. Unimproved lot area is measured as the surface area of a lot that is not covered by buildings or permanent structures.

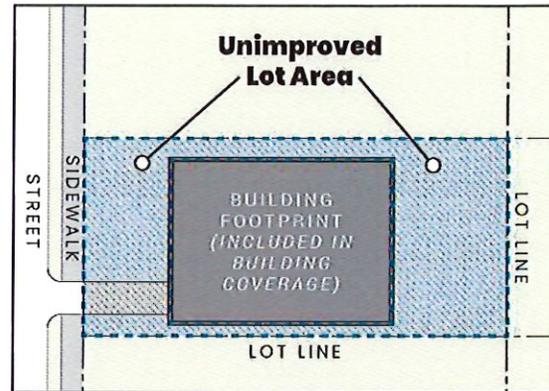


Figure 90-G: Unimproved Lot Area Measurement

I. Vehicular access point distance.

1. The distance between a vehicular access point and a right-of-way intersection is measured as the shortest linear measurement along the right-of-way between the leading edge of the break in curbing (or driveway pavement edge for a curb-less driveway) and the end of the block face, as shown in Figure 90-H: Vehicular Access Point Distance Measurement.
2. The distance between two vehicular access points is measured as the shortest linear measurement along the right-of-way between the closest leading edges of the breaks in curbing or driveway pavement edges (for curb-less driveways), as shown in Figure 90-H: Vehicular Access Point Distance Measurement.

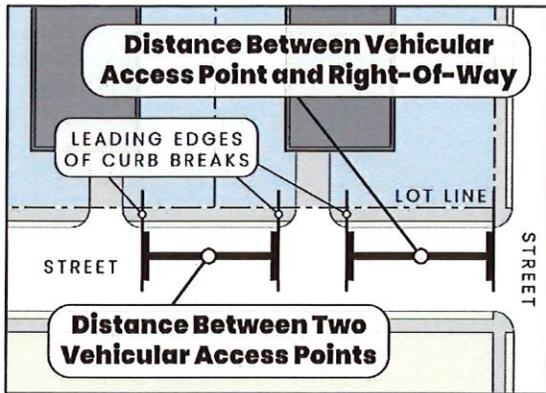


Figure 90-H: Vehicular Access Point Distance Measurement

J. Window surface ratio. Window surface ratio is measured as the proportion of glass to the total surface area of a building elevation, excluding roofs and rooflines, as shown in Figure 90-I: Window Surface Ratio Measurement.

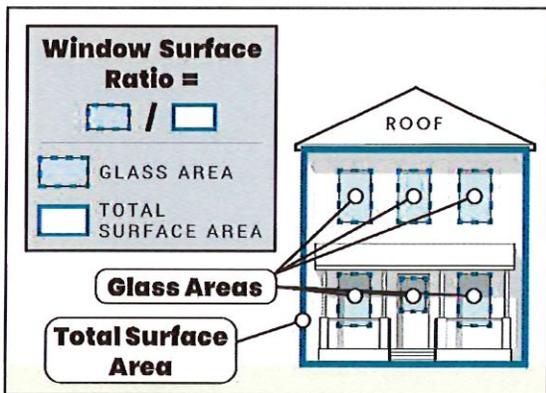


Figure 90-I: Window Surface Ratio Measurement

Section 2-91. TS Regulating Plan and Rights-of-Way Design.

A. Town Square Regulating Plan adopted. The Town Square Regulating Plan, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of

this Zoning Code as fully as if the same were set forth herein in detail.

B. Contents of Town Square Regulating Plan. The locations of the following are as shown on the Town Square Regulating Plan:

1. Existing thoroughfares.
2. Planned thoroughfares.
3. Existing greenways.
4. Planned greenways.

C. Public or private rights-of-way.

Thoroughfares and greenways required by the Town Square Regulating Plan may be private or may be dedicated to the public, if formally accepted by the Town of Goldsby.

D. Compliance required.

1. Applications for building permits within the Town Square District, in addition to all other applicable provisions of the Goldsby Code of Ordinances, shall only be approved if the subject lot includes or proposes the construction of compliant thoroughfares and greenways for those portions of a lot that contain or abut a planned thoroughfare or planned greenway according to the Town Square Regulating Plan.
2. Prior to the issuance of a certificate of occupancy for any new development on applicable lots, the thoroughfare and/or greenway shall be constructed, excluding public utilities, in

accordance with the standards established herein and on the Town Square Regulating Plan.

E. Arrangement of thoroughfares.

1. Except where otherwise shown in the Town Square Regulating Plan, all thoroughfares shall terminate at other thoroughfares, forming an interconnected network.
2. Internal thoroughfares shall connect wherever possible to those on adjacent sites.
3. Where adjacent sites are nonconforming with regards to the thoroughfare network requirements of this Code, stub-out streets shall be provided to provide future connectivity at such time as the adjacent sites are developed or redeveloped.
4. Stub-out streets 150 feet in length or less shall terminate at a curb designed to be removed when the adjacent site is developed and the street is extended.

F. Adjustment of required thoroughfare or greenway locations. The owner of a single lot or multiple abutting lots in this district may apply for approval to adjust the locations of thoroughfares and greenways from those shown in the Town Square Regulating Plan by up to a total of 300 horizontal feet, provided that the interconnected network shown in the Town Square Regulating Plan is maintained. An

adjustment of the Town Square Regulating Plan shall be subject to the application process provided in Section 1-11 Uses and Structures Permitted on Review. Where approved, such adjustment shall be reflected in an updated Town Square Regulating Plan.

G. Creation of other thoroughfares or greenways. Additional thoroughfares and/or greenways that are not required by the Town Square Regulating Plan may be developed, provided such thoroughfares and/or greenways meet applicable standards and extend the network of existing and/or planned thoroughfares and greenways by connecting to or between such thoroughfares and greenways.

H. Dimensional right-of-way standards. New rights-of-way and paved travel path widths for thoroughfares and/or greenways must meet the applicable minimum dimensional standards required in Table 91-1.

Table 91-1: TS Thoroughfare and Greenway Dimensional Standards

Thoroughfare / Greenway Designation	Right-of-Way Width	Paved Travel Path Width
Thoroughfare A	86 feet (min.)	24 feet (min.)
Thoroughfare B	64 feet (min.)	24 feet (min.)
Thoroughfare C	46 feet (min.)	24 feet (min.)
Greenway	15 feet (min.)	10 feet (min.)

- I. Required right-of-way elements. Each type of right-of-way, as referenced in the Town Square Regulating Plan, requires certain elements at minimum widths as stipulated in Table 91-2 per the following key. Required widths are measured perpendicular to the right-of-way edge for the entire length of the right-of-way:
1. A filled circle (“●”) identifies an element that is required on both sides of the thoroughfare vehicular travel lanes or greenway travel paths (as applicable).
 2. An unfilled circle (“○”) identifies an element that is required only on one side of the thoroughfare vehicular travel lanes or greenway travel paths (as applicable).

Table 91-2: TS Required Thoroughfare and Greenway Elements

Designation and Element Type	Dimensional Width Requirement
Thoroughfare A	
● Paved Sidewalk	6 feet (min.)
● Landscape Area	5 feet (min.)
● Angled On-Street Parking	20 feet (min.)
Thoroughfare B	
● Paved Sidewalk	6 feet (min.)
● Landscape Area	5 feet (min.)
○ Perpendicular On-Street Parking	18 feet (min.)
Thoroughfare C	
● Paved Sidewalk	6 feet (min.)
● Landscape Area	5 feet (min.)
Greenway	
● Landscape Area	2.5 feet (min.)

- J. Sidewalks required on existing thoroughfares. Development with frontage along existing thoroughfares, as shown in the Town Square Regulating Plan must construct, expand, and/or improve continuous sidewalks along such frontage to be a minimum width of 6 feet and subject to the following:
1. The 6-foot path of travel must be clear of obstructions between grade level and 8 feet above grade level.

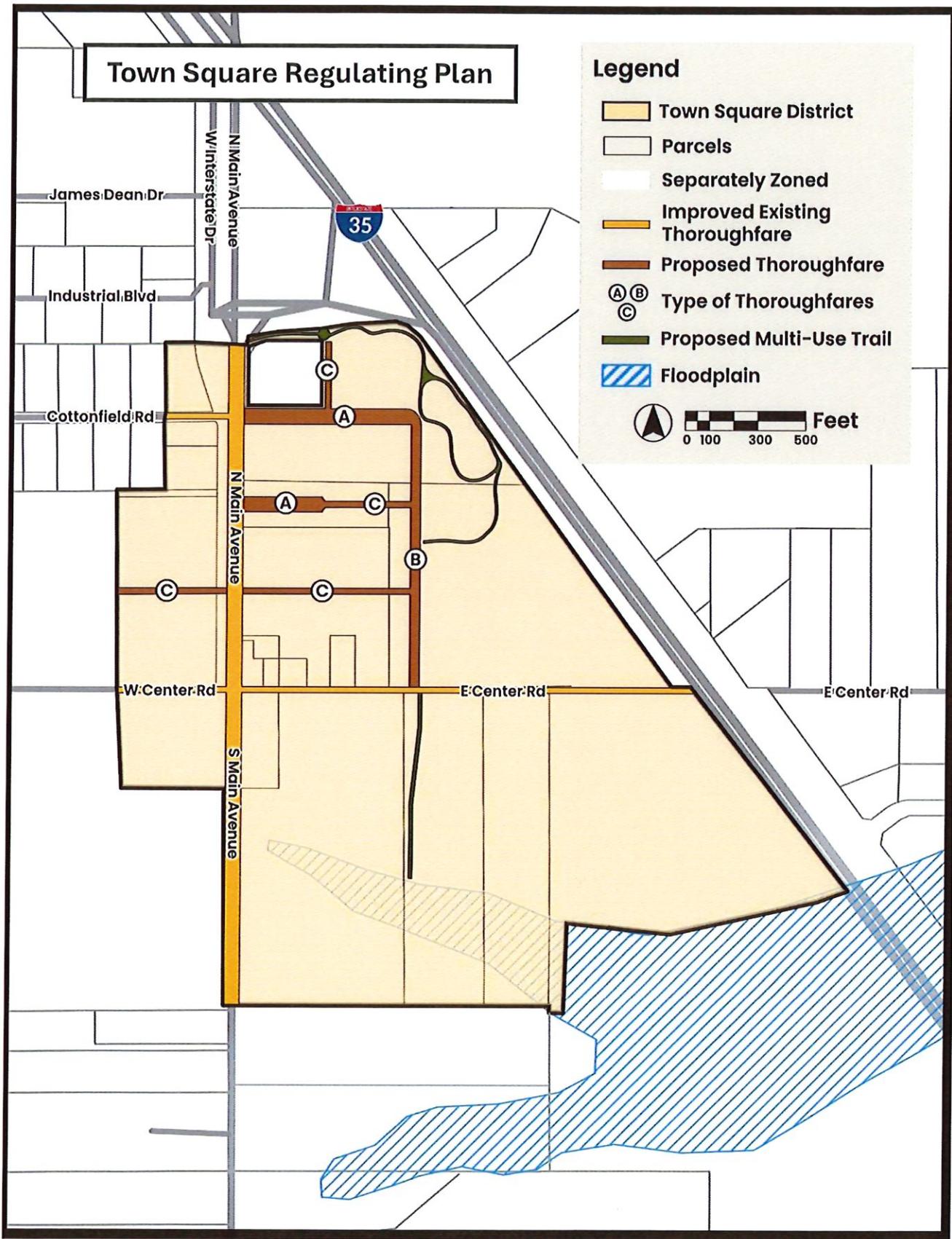
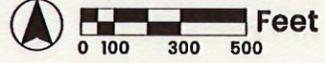
2. The sidewalk may only be interrupted by approved vehicular access points.
3. Sidewalks may only be located outside of the right-of-way if the administrator determines that such placement is the only feasible means of providing a continuous sidewalk.

K. Additional thoroughfare elements. The standards of Table 91-2 shall not be construed to prohibit the construction of wider thoroughfare elements, the provision of additional thoroughfare elements, or the provision of street furniture and related features allowed or required by Section 2-97.

Town Square Regulating Plan

Legend

-  Town Square District
-  Parcels
-  Separately Zoned
-  Improved Existing Thoroughfare
-  Proposed Thoroughfare
-  Type of Thoroughfares
-  Proposed Multi-Use Trail
-  Floodplain



Section 2-92. TS Use Permissions.

A. Use permissions table. The use permissions in Table 92-1 identify the principal uses and select accessory uses that are allowed by-right through approval of a zoning permit, allowed through approval of a special exception, or prohibited per the following key:

1. A filled circle (“●”) identifies a use that is allowed through approval of an administrative zoning permit.
2. An unfilled circle (“○”) identifies a use that is allowed through approval of a specific use permit (per Section 1-11).

Table 92-1: TS Use Permissions

Use	TS District Permission
Principal Uses	
Arts and Cultural Establishment	●
Childcare or Day Care Center	●
Eating or Drinking Establishment	●
Hotel or Motel	●
Medical Facilities	○
Medical Marijuana Dispensary	○
Neighborhood Agriculture	●
Nursery	●
Office	●
Personal Services	●

Use	TS District Permission
Recreation / Entertainment, Indoor	○
Recreation / Entertainment, Outdoor (Large)	○
Recreation / Entertainment, Outdoor (Small)	●
Religious Place of Worship	●
Retail Sales	●
School or Library	●
Vehicle Parking Structure	○
Accessory Uses	
Vehicle Charging - Accessory	●
Vehicle Parking Lot - Accessory	●
Vehicle Parking Structure - Accessory	●

Section 2-93. TS Access and Block Standards.

A. Purpose. The purpose of this Section 2-93 is to require, incentivize, and support the establishment of pedestrian-friendly development that accommodates safe, comfortable, aesthetically pleasing environments for people navigating the TS District outside of a vehicle. This section also serves to reduce the total amount of paved surfaces for vehicular maneuvering by providing for shared

facilities and limited interruptions to pedestrian pathways.

- B. Block dimensional standards. Blocks, whether developed as part of one lot or across a collection of abutting lots, are subject to the dimensional standards of Table 93-1.

Table 93-1: TS Block Dimensional Standards

Block Dimensional Standard	
Block Perimeter (max.)	2,000 feet
Block Face Length (max.)	700 feet

- C. Vehicular access points. Vehicular access points are subject to the requirements and dimensional standards of Table 93-2 and the following:

1. Vehicular access points, other than the existing and planned thoroughfares shown in the Town Square Regulating Plan in Section 2-91, are prohibited along South Main Avenue and North Main Street (Highway 74).
2. Noncompliant vehicular access points must be removed as part of the development or redevelopment of lots subject to these requirements and prior to the issuance of a building permit and/or occupancy permit for work on the subject lot.
3. Minimum distances from intersecting rights-of-way apply to

existing and planned thoroughfares as shown in the Town Square Regulating Plan (Section 2-91) and/or as may be officially adopted by the Town of Goldsby.

Table 93-2: TS Vehicular Access Point Dimensional Standards

Vehicular Access Point Dimensional Standard	
Number of Vehicular Access Points (max.)	2 per 300 feet of block face length
Width of Vehicular Access Point (max.)	<i>One-way drive: 12 feet Two-way drive: 24 feet</i>
Distance from Intersecting Right-of-Way (min.)	100 feet
Distance from Vehicular Access Point in Same Block Face (min.)	100 feet

- D. Cross-access required. All properties, including previously developed lots, that are proposed to be replatted or subdivided must provide cross-access between adjacent newly created lots to encourage shared parking and shared access points on public or private rights-of-way. The standards in Table 93-3 identify the type of cross-access required based on the type of development on the subject lot per the following key:

1. A filled circle (“●”) means that the identified type of cross-access that is required.
2. An unfilled circle (“○”) means that the identified type of cross-access is optional unless certain conditions are met.
3. Where cross-access of any type is required, a cross-access easement for the applicable connection points must be recorded before the issuance of a zoning permit and/or building permit for work on the newly created lot.
4. When cross-access is deemed impractical by the administrator due to topography, the presence of natural features, legal considerations, or pedestrian and vehicular safety factors, requirements for vehicular cross-access may be waived by the administrator provided that appropriate pedestrian connections are included in the development.

Table 93-3: TS Cross-Access Requirements

Type of Development	Type of Cross-Access Required	
	Pedestrian	Vehicular
Construction of New Principal or Accessory Structure	●	○ ^[1]
Construction of New Parking Lot or Parking Structure	○ ^[2]	●
Expansion of Principal or Accessory Structure ^[3]	●	○ ^[1]
Expansion of Parking Lot or Parking Structure ^[4]	●	○ ^[1]
<p>Table Notes:</p> <p>[1] Required if the subject lot has a parking lot or parking structure of any size.</p> <p>[2] Required if the subject lot has an enclosed structure.</p> <p>[3] Applies if the collective gross floor area of enclosed structures on the lot is increased by 50% or more.</p> <p>[4] Applies if either the number of parking spaces within, or total surface area of, the parking lot or parking structure is increased by 50% or more.</p>		

E. Standard pedestrian cross-access design. Pedestrian cross-access shall meet the minimum standards provided below, except where an alternative design is approved by the administrator. Existing connections across lot lines that meet the

following standards may be counted towards required cross-access:

1. Pedestrian cross-access must provide at least one contiguous walking path that is a minimum of 5 feet wide and that connects the primary entrance of the principal structure to the lot lines of applicable abutting lots. This contiguous walking path may be interrupted by vehicular paths if clearly marked crosswalks are provided.
2. Where a stub walkway or similar connection point is available from an abutting lot, the pedestrian cross-access on the subject lot must align with such stub walkway.
3. Where a stub walkway or similar connection point is not available from an abutting lot, the pedestrian cross-access on the subject lot must be designed to allow for practical future connection from the abutting lot. A stub walkway may not be designed to terminate into an enclosed structure, parking space, or parking structure on the abutting lot if such walkway were continued in the same direction from the stub by 10 feet into the abutting lot.

F. Standard vehicular cross-access design. Vehicular cross-access shall meet the minimum standards provided herein, except where an

alternative design is approved by the administrator. Existing connections across lot lines that meet the following standards may be counted towards required cross-access:

1. Vehicular cross-access must provide at least one contiguous vehicular path extending from each abutting applicable lot with a paved and drivable surface at least 24 feet wide for a minimum distance of 25 feet along the path of travel. This provision is not intended to prohibit the construction of a median that separates opposite directions of travel. A vehicular path that connects the parking lot(s) and/or parking structure(s) on the lot to the vehicular cross-access point(s) must be provided.
2. Where a stub driveway or similar connection point is available from an abutting lot, the stub driveway on the subject lot must align with such stub driveway.
3. Where a stub driveway or similar connection point is not available from an abutting lot, the vehicular cross-access on the subject lot must be designed to allow for practical future connection from the abutting lot. A stub driveway may not be designed to terminate into an enclosed structure, parking space, or parking structure on the abutting lot if such driveway were

continued in the same direction from the stub by 25 feet into the abutting lot.

G. Alternative cross-access design.

Designs that allow for cross-access include, but are not limited to, stub pedestrian walkways and stub driveways. The administrator may allow alternative designs for cross-access based on the following criteria:

1. The purpose of this Section 2-93 is substantially met;
2. Physical site constraints, such as topography, existing structures, or utility infrastructure make strict compliance impractical;
3. The alternative design does not create undue burdens on emergency access, deliveries, or general circulation between lots;
4. The alternative design provides safe, direct, and convenient pedestrian and/or vehicular connections between lots;
5. The alternative design minimizes conflicts between pedestrians and vehicles through appropriate separation, markings, or traffic-calming measures; and
6. The alternative design supports future connectivity to and from adjacent lots.

H. Future connectivity. Where abutting lots within the TS District are under separate ownership, the following applies:

1. No development may be designed to prohibit or obstruct the ability for future vehicle, bicycle, and pedestrian access and connectivity to adjacent lots, including using new public or private streets, except where the administrator determines that such is impractical due to legal, topographic, or other site-specific constraints.
2. This provision shall not be interpreted to prohibit or restrict that which would otherwise be permitted within this district or require inter-lot rights to be granted to adjacent property owners.

Section 2-94. TS Building and Parking Standards.

- A. Building setbacks and heights. All principal and accessory buildings shall be subject to the dimensional standards of Table 94-1, except that accessory buildings are not subject to maximum setback requirements.

Table 94-1: TS Building Dimensional Standards

Building Dimensional Standard	
Building Height (max.)	3 stories / 45 feet
Ground Story Height (min.)	14 feet
Front Lot Line Setback (min.)	0 feet
Front Lot Line Setback (max.)	30 feet
Side Lot Line Setback (min.)	0 feet
Rear Lot Line Setback (min.)	5 feet

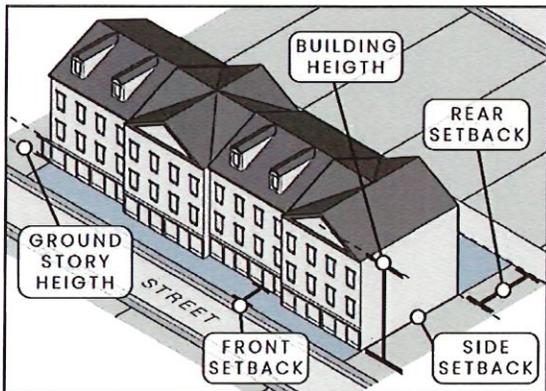


Figure 94-A: TS Building Dimensional Standards Diagram

B. Parking requirements.

1. Off-street parking is required per the standards of Table 94-2 for uses outside of public and private rights-of-way.
2. Off-street parking may only be provided in a rear or side yard. When parking is located on a corner lot, parking spaces and

drive aisles (other than a driveway extended from an approved vehicular access point) may not be closer to abutting thoroughfare rights-of-way than the principal building(s) on the subject lot.

3. In determining the required number of parking spaces, fractional calculations are rounded to the nearest whole number, with one-half or more counted as an additional space.
4. All required and voluntarily provided parking spaces and associated drive aisles and maneuvering areas must be constructed of a non-gravel, all-weather surface to prevent erosion, prevent the creation of dust, and prevent vehicle wheels from making direct contact with soil, sod, or mud.
5. The requirements of Table 94-2 shall not be construed to prohibit the construction of additional off-street parking spaces.

Table 94-2: TS Required Off-Street Parking Spaces

Type of Improvement	Minimum Required Off-Street Parking Spaces
Enclosed Building ^[1]	1 parking space per 1,000 sq.ft. GFA
Unenclosed Reserved Area ^[2]	1 parking space per 2,000 sq.ft. ULA
<p>Table Notes: GFA = Gross floor area, as calculated per Section 2-90 ULA = Unimproved lot area, as calculated per Section 2-90 [1] For the purposes of this table, a vehicle parking structure is not considered an enclosed building. [2] For the purposes of this table, unenclosed reserved areas are those portions of a lot that are not improved with an enclosed building but are used for a principal use (such as outdoor recreation).</p>	

C. Adjustments to parking requirements.

Minimum off-street parking requirements may be reduced in accordance with the following:

1. A lot that is within a 2,000-foot walk (as measured along sidewalks and/or greenways) from an operating transit stop may reduce the minimum required off-street parking spaces by 20%, before accounting for other allowable reductions within this section.
2. On-street parking immediately abutting the lot may count towards minimum required off-street

parking. Each marked on-street parking space that completely or partially abuts the right-of-way frontage of the subject lot may count for one required off-street parking space.

3. Public shared parking facilities located within a 300-foot radius of the subject lot may count towards minimum required off-street parking spaces. Each marked parking space within a public parking facility that is completely or partially within a 300-foot radius of the subject lot may count for one required off-street parking space.
4. Lots that are 10,000 square feet or less in area are not required to provide off-street parking.

Section 2-95. TS Refuse Collection Standards.

- A. Applicability. The standards of this Section 2-95 apply to private dumpsters, grease containers, trash receptacles, and similar refuse collection points within the TS District.
- B. Refuse container placement. Refuse containers must:
 1. Be placed in the least visible location from rights-of-way (excluding the right-of-way for I-35); and
 2. Be serviced through an alley, where alley access is available.

- C. Refuse container enclosure design. Except where a refuse container is located inside of a building, enclosures must:
1. Be opaque on three sides with the fourth side comprising of a self-closing gate made from noncombustible materials;
 2. Be at least 12 inches taller than the receptacle; and
 3. Be constructed of masonry.

Section 2-96. TS Architectural Standards.

- A. Maximum blank wall area. Building elevations on all buildings, including principal and accessory buildings, that face a thoroughfare must incorporate a combination of windows, doors, substantial material changes, and/or pedestrian-scale articulation greater than 6 inches in depth including recesses, projections, belt courses, columns, and brackets to break up otherwise continuous flat wall expanses. Blank wall areas must not exceed the dimensions specified in Table 96-1.

Table 96-1: TS Blank Wall Dimensions

Blank Wall Measurement Type ^[1]	Requirement
Horizontal Width	20 feet (max.)
Vertical Height	30 feet (max.)
Table Notes:	
[1] As measured according to Section 2-90.	

- B. Pedestrian entrance required. Each building that is set back less than 30 feet from a front lot line must provide at least one pedestrian entrance within the elevation facing a thoroughfare, subject to the following standards:

1. Each separate ground story tenant space
2. Building elevations for a single tenant space that are wider than 100 feet as measured along and facing a thoroughfare must provide a pedestrian entrance at a rate of 1 required pedestrian entrance per 100 feet of elevation width. This calculation is rounded to the nearest whole number (e.g., a 149-foot-wide elevation calculated as 149 divided by 100, or 1.49, is rounded to '1' and requires one pedestrian entrance; a 150-foot-wide elevation calculated as 150 divided by 100, or 1.5, is rounded to '2' and requires two pedestrian entrances).
3. Such entrance(s) must be connected by a flat, paved pedestrian walkway at least 6 feet wide across the entire length of the walkway from the pedestrian entrance to the sidewalk along the thoroughfare.

- C. Active depth. Buildings that have a pedestrian entrance facing a thoroughfare must provide a minimum area of active depth, as defined in

Section 2-88, in accordance with Table 96-2 and the following standards:

1. No more than 20% of the floor area of the required active depth can be used for inactive uses such as storage, hallways, kitchens, stairwells, elevators, and equipment rooms.
2. Vehicle parking spaces and vehicular use areas are not allowed in any portion of a required active depth.

Table 96-2: TS Minimum Active Depth

Type of Elevation	Active Depth
Thoroughfare-Facing Elevation	20 feet (min.)
Non-Thoroughfare-Facing Elevation	N/A

D. Exterior materials. Exterior finish materials on all buildings, including principal and accessory buildings, must comply with the following standards:

1. Wall finishes on sides of individual buildings seen from a public or private right-of-way must be the same on all visible sides; architecturally significant portions must conform.
2. If provided, trim types and dimensions must be consistent on all sides of the building; the main building mass and/or façade may

be further embellished or enhanced with pedestrian-scale architectural details.

3. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.
4. Materials may be combined on exterior walls only horizontally, with the larger material units (e.g., large stone blocks) below smaller or thinner material units (e.g., siding; hand-held bricks).
5. Exterior materials are limited to brick, natural stone, clapboard, board and batten, or hard-coat stucco.
6. Vinyl siding, aluminum siding, and synthetic stone veneer are prohibited.
7. Hard-coat stucco must be a 3-coat plaster finish, applied on brick or concrete block. Control joints must be concealed where possible.
8. Clapboards and board and battens must be wood or cementitious board. Cement board (or equivalent) must have a 4-inch maximum exposure. Full three-quarter-inch wood siding (or equivalent) may have up to an 8-inch exposure. False wood graining is prohibited.

9. Vents, stacks, and roof-mounted equipment must be painted to match the roof material, hidden from street-level pedestrian view by parapet walls, or otherwise camouflaged and screened in materials similar to the exterior finish materials of the building.
10. Ground-mounted mechanical and auxiliary equipment (e.g., air handlers, heat pumps, and the like) must be screened from view of a thoroughfare or greenway by walls that match the associated building in material and color.

E. Windows. All windows on all elevations of principal and accessory buildings must comply with the following standards, except where otherwise noted:

1. Windows must be included in thoroughfare-facing elevations of principal buildings and accessory buildings.
2. Ganged windows and bays must have a continuous sill and at least 4-inch-wide mullions.
3. Grills between glass, reflective glazing, and pop-in grills are prohibited.
4. Non-glass exterior window components must be faced in wood, metal-clad wood, or polymer materials. Such materials must be paint grade or pre-finished.

5. Building elevations must include a minimum proportion of window surface area as required in Table 96-3. Glass within doors which are part of an applicable elevation may be counted towards minimum required window surface ratios.

Table 96-3: TS Required Window Surface Ratio

Type of Elevation	Window Surface Ratio
Ground Story Thoroughfare-Facing Elevation	60% (min.)
Upper Story Thoroughfare-Facing Elevation	30% (min.)

F. Doors. All doors on all elevations of principal and accessory buildings must comply with the following standards, except where otherwise noted:

1. Exterior doors must be finished in wood (stained or painted) or metal.
2. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited.
3. Garage doors must be wood, composite, or metal.
4. A ground story thoroughfare-facing elevation must include at least one street-facing pedestrian doorway.

G. Trim. Where provided, all trim on all elevations of principal and accessory

buildings must comply with the following standards, except where otherwise noted:

1. Trim must be consistent on all sides of building masses, with emphasis on the main building mass and facade.
2. Trim for wings not along a thoroughfare may be simplified from other areas of trim.
3. Trim must be of wooden or synthetic planks thick enough to conceal the edge of the siding.
4. When used on buildings that are clad in horizontal siding, all corner boards, casings, frieze boards, and similar architectural details must be at least 1.25 inches thick.
5. Pressure-treated trim is prohibited.
6. Trim must be paint grade or pre-finished.

Section 2-97. TS Lighting and Streetscape Standards.

A. Lighting standards. Outdoor lighting provided in rights-of-way, in parking lots, and other outdoor spaces are subject to the following, as applicable:

1. Decorative-style streetlights meeting Town specifications must be installed at all thoroughfare intersections and along thoroughfares at a spacing not to exceed 60 feet on center as each lot is developed or redeveloped.

Existing streetlights meeting these standards may count towards required streetlights.

2. Lighting fixtures attached to buildings shall be of a decorative character.
3. Lighting for structures and signs adjacent to properties in a residential zoning district shall be shielded and/or angled downward to prevent light from glaring directly onto residential lots.

B. Street furniture standards.

Decorative-style seating benches meeting Town specifications must be installed at all thoroughfare intersections and along thoroughfares at a spacing not to exceed 60 feet on center as each lot is developed or redeveloped. Existing benches meeting these standards may count towards required benches.

C. Utility placement standards. Electrical utilities and other cables and wires in rights-of-way must be placed underground and in a manner that accommodates street trees along all sides of thoroughfares.

D. Street landscaping standards. Subject to the additional applicable standards of Section 2-98, required landscaped areas along thoroughfares must include at least one tree planted every 60 feet on center as spaced equidistant between street lights. Existing non-invasive trees that are healthy and located within the

landscaped area may count towards required street tree plantings.

Section 2-98. TS Landscape Standards.

- A. Prohibited materials. The following landscaping materials are prohibited in rights-of-way and in yards:
1. Invasive plant species, as identified by the Oklahoma State University’s Extension Office (<https://extension.okstate.edu/>; website subject to change).
 2. Gravel (except where used in a tree bed within a right-of-way).
- B. Required thoroughfare yard landscaping. Lots that are developed with a front yard setback must provide landscaping within the front yard that meets the requirements of Table 98-1. Required landscaping may be interrupted by permitted travel paths and allowed signage.

Table 98-1: TS Thoroughfare Yard Landscaping

Front Yard Setback Provided	Percentage of Setback Yard to be Landscaped
Less than 5 Feet	25% (min.)
5—15 Feet	40% (min.)
Greater than 15 Feet	60% (min.)

C. Required parking lot interior landscaping. Parking lots must provide landscaping within them as required in Table 98-2 and in compliance with the following standards:

1. Each separate landscaped island or landscaped area must contain a minimum of 150 square feet of area, have a minimum dimension of 8 feet in any direction, and include at least one tree.
2. If curbs, wheel stops, or similar elements are installed in a parking lot abutting a landscaped area, such elements must have openings allowing drainage from the pavement to enter the abutting landscaped area.
3. Within parking lots that are less than 4,500 square feet in area, required trees may be planted along the perimeter instead of within interior islands.

Table 98-2: TS Parking Lot Interior Landscaping

Size of Parking Area ^[1]	Interior Landscaped Area
Less than 3,000 Square Feet	None required
3,000—4,500 Square Feet	5% (min.) of total area
4,501—30,000 Square Feet	7.5% (min.) of total area
More than 30,000 Square Feet	10% (min.) of total area
Table Notes: [1] For the purposes of this table, the size of a parking area is measured as the cumulative square footage of the parking spaces, drive aisles, driveways, and other associated vehicular maneuvering spaces that are outside of a right-of-way.	

D. Required landscaping. Where a landscaped area is required, a minimum ratio of trees, shrubs, and non-sod groundcover is required, as provided in Table 98-3 and subject to the following:

1. Existing plant material that is non-invasive, healthy, and in the required location may count towards landscaping requirements.
2. Where proposed, artificial turf may count towards living groundcover landscaping requirements at a ratio of 2-to-1 (e.g., if 100 square feet of non-sod living ground cover is required in accordance with

Table 98-3, then at least 200 square feet of artificial turf must be installed to meet the requirement).

Table 98-3: TS Required Landscaping

Type of Landscaping	Amount per Required Landscaping Area Size
Trees	1 per 250 square feet (min.)
Shrubs	4 per 250 square feet (min.)
Non-Sod Living Groundcover	25% of total required landscaping area (min.)

E. Hardscaped plazas. Hardscaped plazas may be counted at a rate of 1-square-foot-to-1-square-foot towards meeting the non-sod living groundcover requirements in Table 98-3 if such plazas meet all of the following standards:

1. The plaza is a minimum of 1,000 square feet;
2. The plaza is contiguous;
3. The ground plane of the plaza is finished in a material that is compliant with ADA standards;
4. The plaza abuts a sidewalk along a thoroughfare or abuts a greenway or is connected to such sidewalk or greenway by a continuous paved sidewalk that is at least 6 feet wide;

5. The plaza includes at least one tree per 1,000 square feet;
6. The plaza includes at least one anchored bench or similar fixed seating element; and
7. The plaza includes at least one exterior-rated electrical outlet.

F. Tree planting. Trees proposed to be planted must meet the following standards, as applicable, at the time of their planting:

1. Shade trees shall be a minimum of three inches in caliper and 10 feet in height.
2. Ornamental trees shall be a minimum of two inches in caliper and six feet in height.
3. Container-grown trees are preferred to ball and burlap and shall have been in their container for at least six months prior to planting.
4. Ball and burlap trees may not be loose in their balls and will have been cured for a minimum of one year prior to planting. Curing time begins once the tree is dug up from the soil.
5. Deciduous tree species must be planted while in dormancy.
6. Tree bed areas shall be treated with a four-inch cover of mulch, rock, or crushed granite that is consistent in appearance with nearby landscape installations. Plastic edging for tree bed areas is prohibited. Rock or crushed

granite shall not extend outside of the tree bed area.

7. If trees cannot be planted at the time of occupancy of the associated lot due to seasonal conditions, required trees must be planted in the next suitable season. Failure to do so may result in revocation of the occupancy permit and other enforcement actions.

G. Sod planting. Where proposed, sod shall be laid end-to-end during the growing season, while staggering each layer. Sod shall be rolled prior to the initial irrigation.

H. Irrigation requirements. Irrigation shall be provided for, at a minimum, the first growing season following installation and according to the following standards:

1. The primary function of the irrigation system is to help establish new trees, shrubs, and perennial plantings.
2. The use of municipal-provided potable water for landscape irrigation is discouraged. All efforts should be made to incorporate the use of captured rainwater, ground water, and/or recycled site water for all irrigation needs.
3. In areas where the use of municipal-provided potable water is the only feasible option, temporary aboveground irrigation

shall be installed for all tree, shrub, and bed plantings.

4. Temporary irrigation shall be actively maintained and routinely evaluated. All aboveground irrigation components shall be removed no later than one year after installation.
5. Irrigation delivery systems shall be designed in such a manner to prevent water from running off or spraying onto adjacent pavement, sidewalks, structures, or other non-landscaped areas. Irrigation delivery systems should not spray within 18 inches of a structure's foundation.

I. Maintenance and replacement required. Landscaping and hardscaping is subject to the following:

1. All landscaping and hardscaping, required or voluntarily provided, must be maintained in accordance with the Property Maintenance Code, as established in Chapter 4 Building and Construction of the Goldsby Code of Ordinances, as may be amended.
2. All landscaping and hardscaping, required or voluntarily provided, must be maintained to avoid creating a nuisance or nuisances must be remedied in accordance with Chapter 12 Nuisances of the Goldsby Code of Ordinances, as may be amended.

3. All landscaping and hardscaping that is installed to meet the requirements of this Section 2-98 and that subsequently falls into disrepair, becomes unhealthy, or dies (as applicable) must be repaired or replaced to bring the landscaping and hardscaping into compliance within 6 months (for hardscaping) or within the next suitable planting season (for landscaping).

EM – Employment Overlay

Section 2-99. EM Purpose and Applicability.

- A. Purpose. This overlay is intended to encourage and support aesthetically pleasing commercial developments that are in close proximity to the I-35 corridor. The standards of this overlay supplement and/or modify the standards applicable to underlying zoning districts, as specified herein.
- B. General applicability. The provisions of the Employment (EM) Overlay apply to development on each lot that is:
 1. Completely or partially within 1,000 feet of the I-35 right-of-way centerline (as measured perpendicular to said centerline); and
 2. Within the C-2 Commercial zoning district.

C. Applicability by project activity. The development standards applicable to the EM Overlay apply to certain types of project activities (defined in Section 2-88), as provided in Table 99-1 and per the following key:

1. A filled circle (“●”) identifies a development standard that generally applies.
2. An unfilled circle (“○”) identifies a development standard that does not apply.

D. Applicability to extended lots. The provisions of the EM Overlay apply to all areas of a lot, including the areas extending beyond 1,000 feet from the I-35 right-of-way centerline, if any portion of the lot is subject to these provisions.

E. Applicability to nonconformities. In addition to the provisions of Section 1-14 (Non-Conforming Lots, Structures, and Uses), lots with one or more nonconforming structures subject to an expansion of their gross floor area by 25% or more (comparing the existing gross floor area to the total proposed gross floor area) must come into full compliance with the applicable standards of the EM Overlay.

Table 99-1: EM Development Standard Applicability

Development Standards (Section Reference)	Project Activity ^[1]						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance / Repair
Access Standards (Section 2-102)	●	●	●	○	○	○	○
Architectural Standards (Section 2-103)	●	●	○	●	○	●	○
Landscape Standards (Section 2-104)	●	●	●	●	●	●	○
Table Notes: [1] As defined in Section 2-88.							

Section 2-100. EM Administrative Modifications.

- A. Applicability. The following provisions expressly grant the administrator (as defined in Section 2-88) authority to modify certain provisions that apply to development within the EM Overlay.
- B. Alternative exterior materials. The administrator is hereby authorized to approve minor modifications to the allowed exterior materials in Section 2-103 where materials that are not expressly prohibited are proposed, and where such materials clearly meet the purpose of the EM Overlay.
- C. Numerical adjustments. The administrator is hereby authorized to approve adjustments to dimensional

requirements applicable to the EM Overlay by no more than 10 percent (increase or decrease) with the following exceptions:

1. The administrator may not adjust the allowed height of buildings.
2. The administrator may not adjust required spacing from an easement or floodplain required by other sections of the Zoning Code.

D. Approved site plan adjustments. The administrator is hereby authorized to approve minor changes to an approved site plan that do not materially alter building orientation or size, building placement by more than 10 feet, vehicle or pedestrian traffic flow, or location of parking areas.

Section 2-101. EM Measurement Methodologies.

- A. Conflict with other provisions. In case of any conflict between these methodologies and other sections of the Zoning Code, the provisions within this Section 2-101 shall govern.
- B. Vehicular access point distance.
 1. The distance between a vehicular access point and a right-of-way intersection is measured as the shortest linear measurement along the right-of-way between the leading edge of the break in curbing (or driveway pavement edge for a curb-less driveway) and

the end of the block face, as shown in Figure 101-A: Vehicular Access Point Distance Measurement.

2. The distance between two vehicular access points is measured as the shortest linear measurement along the right-of-way between the closest leading edges of the breaks in curbing or driveway pavement edges (for curb-less driveways), as shown in Figure 101-A: Vehicular Access Point Distance Measurement.

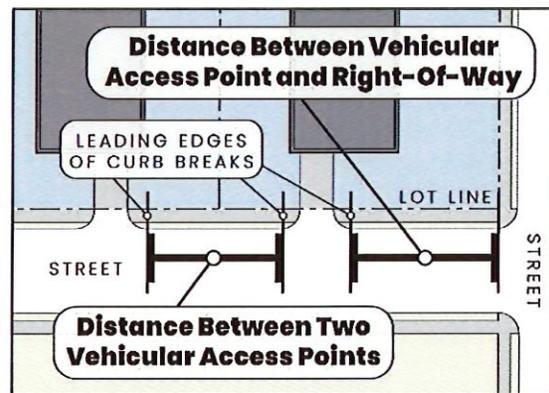


Figure 101-A: Vehicular Access Point Distance Measurement

- C. Blank wall width. Blank wall width is measured as the horizontal distance on an exterior wall between pedestrian-scale architectural elements, like windows, doors, recesses, projections, columns, brackets, and material changes as shown in Figure 101-B: Blank Wall Width Measurement. Downspouts, utility conduit, color changes, EIFS control joints, and similar elements

do not count as pedestrian-scale architectural elements.

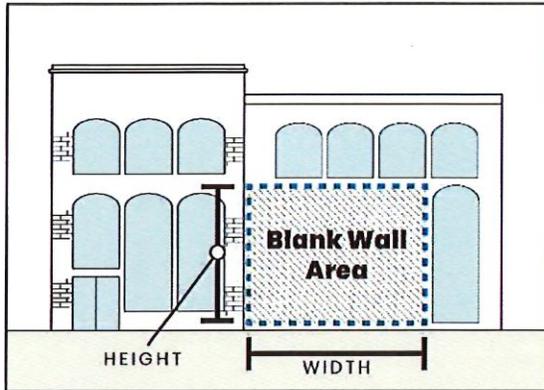


Figure 101-B: Blank Wall Width Measurement

D. Window surface ratio. Window surface ratio is measured as the proportion of glass to the total surface area of a building elevation, excluding roofs and rooflines, as shown in Figure 101-C: Window Surface Ratio Measurement.

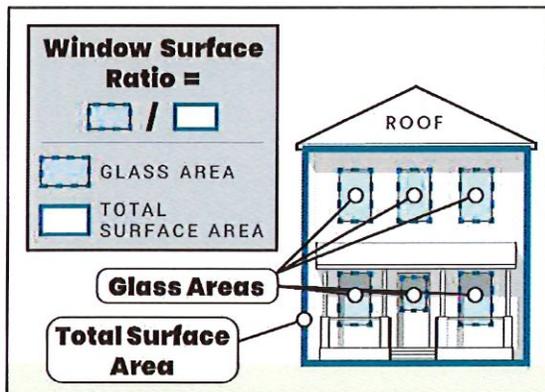


Figure 101-C: Window Surface Ratio Measurement

Section 2-102. EM Access Standards.

A. Purpose. The purpose of this Section 2-102 is to require, incentivize, and support the establishment of pedestrian-friendly development that

accommodates safe, comfortable, aesthetically pleasing environments for people navigating the TS District outside of a vehicle. This section also serves to reduce the total amount of paved surfaces for vehicular maneuvering by providing for shared facilities and limited interruptions to pedestrian pathways.

B. Vehicular access points. Vehicular access points are subject to the requirements and dimensional standards of Table 102-1 and the following:

1. New vehicular access points are prohibited along North Main Street (Highway 74).
2. Noncompliant vehicular access points must be removed as part of the development or redevelopment of lots subject to these requirements and prior to the issuance of a building permit and/or occupancy permit for work on the subject lot.
3. Minimum distances from intersecting rights-of-way apply to existing and planned thoroughfares as shown in the Town Square Regulating Plan (Section 2-91) and/or as may be officially adopted by the Town of Goldsby.

Table 102-1: EM Vehicular Access Point Standards

Vehicular Access Point Standard	
Number of Vehicular Access Points (max.)	2 per lot
Width of Vehicular Access Point (max.)	<i>One-way drive:</i> 12 feet <i>Two-way drive:</i> 24 feet
Distance from Intersecting Right-of-Way (min.)	200 feet
Distance from Vehicular Access Point in Same Block Face (min.)	200 feet

C. Cross-access required. All properties, including previously developed lots, that are proposed to be replatted or subdivided must provide cross-access between adjacent newly created lots to encourage shared parking and shared access points on public or private rights-of-way. The standards in Table 102-2 identify the type of cross-access required based on the type of development on the subject lot per the following key:

1. A filled circle (“●”) means that the identified type of cross-access that is required.
2. An unfilled circle (“○”) means that the identified type of cross-access is optional unless certain conditions are met.

3. Where cross-access of any type is required, a cross-access easement for the applicable connection points must be recorded before the issuance of a zoning permit and/or building permit for work on the newly created lot.
4. When cross-access is deemed impractical by the administrator (as defined in Section 2-88) on the basis of topography, the presence of natural features, legal considerations, or pedestrian and vehicular safety factors, requirements for vehicular cross-access may be waived by the administrator provided that appropriate pedestrian connections are included in the development.

Table 102-2: EM Cross-Access Requirements

Type of Development	Type of Cross-Access Required	
	Pedestrian	Vehicular
Change of Principal Use	●	○ ^[1]
Construction of New Principal or Accessory Use	●	○ ^[1]
Construction of New Parking Lot or Parking Structure	○ ^[2]	●
Expansion of Principal or Accessory Structure ^[3]	●	○ ^[1]
Expansion of Parking Lot or Parking Structure ^[4]	●	○ ^[1]
Table Notes: [1] Required if the subject lot has a parking lot or parking structure of any size. [2] Required if the subject lot has an enclosed structure. [3] Applies if the collective gross floor area of enclosed structures on the lot is increased by 50% or more. [4] Applies if either the number of parking spaces within, or total surface area of, the parking lot or parking structure is increased by 50% or more.		

D. Standard pedestrian cross-access design. Pedestrian cross-access shall meet the minimum standards provided below, except where an alternative design is approved.

Existing connections across lot lines that meet the following standards may be counted towards required cross-access:

1. Pedestrian cross-access must provide at least one contiguous walking path that is a minimum of 5 feet wide and that connects the primary entrance of the principal structure to the lot lines of applicable abutting lots. This contiguous walking path may be interrupted by vehicular paths if clearly marked crosswalks are provided.
2. Where a stub walkway or similar connection point is available from an abutting lot, the pedestrian cross-access on the subject lot must align with such stub walkway.
3. Where a stub walkway or similar connection point is not available from an abutting lot, the pedestrian cross-access on the subject lot must be designed to allow for practical future connection from the abutting lot. A stub walkway may not be designed to terminate into an enclosed structure, parking space, or parking structure on the abutting lot if such walkway were continued in the same direction from the stub by 10 feet into the abutting lot.

E. Standard vehicular cross-access design. Vehicular cross-access shall meet the minimum standards provided herein, except where an alternative design is approved. Existing connections across lot lines that meet the following standards may be counted towards required cross-access:

1. Vehicular cross-access must provide at least one contiguous vehicular path extending from each abutting applicable lot with a paved and drivable surface at least 24 feet wide for a minimum distance of 25 feet along the path of travel. This provision is not intended to prohibit the construction of a median that separates opposite directions of travel. A vehicular path that connects the parking lot(s) and/or parking structure(s) on the lot to the vehicular cross-access point(s) must be provided.
2. Where a stub driveway or similar connection point is available from an abutting lot, the stub driveway on the subject lot must align with such stub driveway.
3. Where a stub driveway or similar connection point is not available from an abutting lot, the vehicular cross-access on the subject lot must be designed to allow for practical future connection from the abutting lot. A stub driveway

may not be designed to terminate into an enclosed structure, parking space, or parking structure on the abutting lot if such driveway were continued in the same direction from the stub by 25 feet into the abutting lot.

F. Alternative cross-access design. Designs that allow for cross-access include, but are not limited to, stub pedestrian walkways and stub driveways. The administrator may allow alternative designs for cross-access based on the following criteria:

1. The purpose of this Section 2-102 is substantially met;
2. Physical site constraints, such as topography, existing structures, or utility infrastructure make strict compliance impractical;
3. The alternative design does not create undue burdens on emergency access, deliveries, or general circulation between lots;
4. The alternative design provides safe, direct, and convenient pedestrian and/or vehicular connections between lots;
5. The alternative design minimizes conflicts between pedestrians and vehicles through appropriate separation, markings, or traffic-calming measures; and
6. The alternative design supports future, practical connectivity to and from adjacent lots.

G. Future connectivity. Where abutting lots within the EM Overlay are under separate ownership, the following applies:

1. No development may be designed to prohibit or obstruct the ability for future vehicle, bicycle, and pedestrian access and connectivity to adjacent lots, including using new public or private streets, except where the administrator determines that such is impractical due to legal, topographic, or other site-specific constraints.
2. This provision shall not be interpreted to prohibit or restrict that which would otherwise be permitted within this district or require inter-lot rights to be granted to adjacent property owners.

Section 2-103. EM Architectural Standards.

A. Maximum blank wall. Building elevations on all buildings, including principal and accessory buildings, that face a thoroughfare must incorporate a combination of windows, doors, substantial material changes, and/or pedestrian-scale articulation greater than 6 inches in depth including recesses, projections, belt courses, columns, and brackets to break up otherwise continuous flat wall expanses. Blank wall areas must

not exceed the dimensions specified in Table 103-1.

Table 103-1: EM Blank Wall Dimensions

Blank Wall Measurement Type ^[1]	Requirement
Horizontal Width	30 feet (max.)
Vertical Height	40 feet (max.)
Table Notes: [1] As measured according to Section 2-90.	

B. Exterior materials. Exterior finish materials on all buildings, including principal and accessory buildings, must comply with the following standards:

1. Wall finishes on sides of individual buildings seen from a public or private right-of-way must be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings may assume a differing finish according to visibility and architectural merit.
2. Trim types and dimensions must be consistent on all sides of the building; the main building mass and/or façade may be further embellished or enhanced with pedestrian-scale architectural details.
3. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors,

- porches, balconies, foundations, and architectural details.
4. Materials may be combined on exterior walls only horizontally, with the larger material units (e.g., large stone blocks) below smaller or thinner material units (e.g., siding; hand-held bricks).
 5. Exterior materials are limited to brick, natural stone, clapboard, board and batten, or hard-coat stucco.
 6. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.
 7. Hard-coat stucco must be a 3-coat plaster finish, applied on brick or concrete block. Control joints must be concealed where possible.
 8. Clapboards and board and battens must be wood or cementitious board. Cement board (or equivalent) must have a 4-inch maximum exposure. Full three-quarter-inch wood siding (or equivalent) may have up to an 8-inch exposure. False wood graining is prohibited.
 9. Vents, stacks, and roof-mounted equipment must be painted to match the roof material, hidden from street-level pedestrian view by parapet walls, or otherwise camouflaged and screened in materials similar to the exterior finish materials of the building.
 10. Ground-mounted mechanical and auxiliary equipment (e.g., air handlers, heat pumps, and the like) must be screened from view of a thoroughfare or greenway by walls that match the associated building in material and color.
- C. Windows. All windows on all elevations of principal and accessory buildings must comply with the following standards, except where otherwise noted:
1. Windows must be included in each elevation of principal buildings and on right-of-way-facing elevations of accessory buildings.
 2. Ganged windows and bays must have a continuous sill and at least 4-inch mullions.
 3. Grills between glass, reflective glazing, and pop-in grills are prohibited.
 4. Non-glass exterior window components must be faced in wood, clad wood, or polymer materials. Such materials must be paint grade or pre-finished.
 5. Building elevations must include a minimum proportion of window surface area as required in Table 103-2. Glass within doors which are part of an applicable elevation may be counted towards minimum required window surface ratios.

Table 103-2: EM Required Window Surface Ratio

Type of Elevation	Window Surface Ratio
Ground Story Thoroughfare-Facing Elevation	40% (min.)
Upper Story Thoroughfare-Facing Elevation	20% (min.)

D. Doors. All doors on all elevations of principal and accessory buildings must comply with the following standards, except where otherwise noted:

1. Exterior doors must be finished in wood (stained or painted) or metal.
2. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited.
3. Garage doors must be wood, composite, or metal.
4. A ground story thoroughfare-facing elevation must include at least one street-facing pedestrian doorway.

E. Trim. All trim on all elevations of principal and accessory buildings must comply with the following standards, except where otherwise noted:

1. Trim must be consistent on all sides of building masses, with emphasis on the main building mass and façade.

2. Trim for wings not along a thoroughfare may be simplified from other areas of trim.
3. Trim must be of wooden or synthetic planks thick enough to conceal the edge of the siding.
4. When used on buildings that are clad in horizontal siding, all corner boards, casings, frieze boards, and similar architectural details must be at least 1.25 inches thick.
5. Pressure-treated trim is prohibited.
6. Trim must be paint grade or pre-finished.

Section 2-104. EM Landscape Standards.

A. Prohibited materials. The following landscaping materials are prohibited in rights-of-way and in yards:

1. Invasive plant species, as identified by the Oklahoma State University’s Extension Office (<https://extension.okstate.edu/>; website subject to change).
2. Gravel (except where used in a tree bed within a right-of-way).

B. Required parking lot interior landscaping. Parking lots must provide landscaping within them as required in Table 104-1 and in compliance with the following standards:

1. Each separate landscaped island or landscaped area must contain a

minimum of 150 square feet of area, have a minimum dimension of 8 feet in any direction, and include at least one tree.

2. If curbs, wheel stops, or similar elements are installed in a parking lot abutting a landscaped area, such elements must have openings allowing drainage from the pavement to enter the abutting landscaped area.
3. Within parking lots that are less than 4,500 square feet in area, required trees may be planted along the perimeter instead of within interior islands.

Table 104-1: EM Parking Lot Interior Landscaping

Size of Parking Area ^[1]	Interior Landscaped Area
Less than 3,000 Square Feet	None required
3,000—4,500 Square Feet	5% (min.) of total area
4,501—30,000 Square Feet	7.5% (min.) of total area
More than 30,000 Square Feet	10% (min.) of total area

Table Notes:
 [1] For the purposes of this table, the size of a parking area is measured as the cumulative square footage of the parking spaces, drive aisles, driveways, and other associated vehicular maneuvering spaces that are outside of a right-of-way.

C. Required landscaping. Where a landscaped area is required, a minimum ratio of non-invasive trees, shrubs, and non-sod groundcover is required, as provided in Table 104-2 and subject to the following:

1. Existing plant material that is non-invasive, healthy, and in the required location may count towards landscaping requirements.
2. Where proposed, artificial turf may count towards living groundcover landscaping requirements at a ratio of 2-to-1 (e.g., if 100 square feet of non-sod living ground cover is required in accordance with Table 104-2, then at least 200 square feet of artificial turf must be installed to meet the requirement).

Table 104-2: EM Required Landscaping

Type of Landscaping	Amount per Required Landscaping Area Size
Trees	1 per 500 square feet (min.)
Shrubs	4 per 500 square feet (min.)
Non-Sod Living Groundcover	15% of total required landscaping area (min.)

D. Hardscaped plazas. Hardscaped plazas may be counted at a rate of 1-square-foot-to-1-square-foot towards

meeting the non-sod living groundcover requirements in Table 104-2 if such plazas meet all of the following standards:

1. The plaza is a minimum of 1,000 square feet;
2. The plaza is contiguous;
3. The ground plane of the plaza is finished in a material that is compliant with ADA standards;
4. The plaza abuts a sidewalk along a thoroughfare or abuts a greenway or is connected to such sidewalk or greenway by a continuous paved sidewalk that is at least 6 feet wide;
5. The plaza includes at least one tree per 1,000 square feet;
6. The plaza includes at least one anchored bench or similar fixed seating element; and
7. The plaza includes at least one exterior-rated electrical outlet.

E. Tree planting. Trees proposed to be planted must meet the following standards, as applicable, at the time of their planting:

1. Shade trees shall be a minimum of three inches in caliper and 10 feet in height.
2. Ornamental trees shall be a minimum of two inches in caliper and six feet in height.
3. Container-grown trees are preferred to ball and burlap and shall have been in their container

for at least six months prior to planting.

4. Ball and burlap trees may not be loose in their balls and will have been cured for a minimum of one year prior to planting. Curing time begins once the tree is dug up from the soil.
5. Deciduous tree species must be planted while in dormancy.
6. Tree bed areas shall be treated with a four-inch cover of mulch, rock, or crushed granite that is consistent in appearance with nearby landscape installations. Plastic edging for tree bed areas is prohibited. Rock or crushed granite shall not extend outside of the tree bed area.
7. If trees cannot be planted at the time of occupancy of the associated lot due to seasonal conditions, required trees must be planted in the next suitable season. Failure to do so may result in revocation of the occupancy permit and other enforcement actions.

F. Sod planting. Where proposed, sod shall be laid end-to-end during the growing season, while staggering each layer. Sod shall be rolled prior to the initial irrigation.

G. Irrigation requirements. Irrigation shall be provided for, at a minimum, the first growing season following

installation and according to the following standards:

1. The primary function of the irrigation system is to help establish new trees, shrubs, and perennial plantings.
2. The use of municipal-provided potable water for landscape irrigation is discouraged. All efforts should be made to incorporate the use of captured rainwater, ground water, and/or recycled site water for all irrigation needs.
3. In areas where the use of municipal-provided potable water is the only feasible option, temporary aboveground irrigation shall be installed for all tree, shrub, and bed plantings.
4. Temporary irrigation shall be actively maintained and routinely evaluated. All aboveground irrigation components shall be removed no later than one year after installation.
5. Irrigation delivery systems shall be designed in such a manner to prevent water from running off or spraying onto adjacent pavement, sidewalks, structures, or other non-landscaped areas. Irrigation delivery systems should not spray within 18 inches of a structure's foundation.

H. Maintenance and replacement required. Landscaping and hardscaping is subject to the following:

1. All landscaping and hardscaping, required or voluntarily provided, must be maintained in accordance with the Property Maintenance Code, as established in Chapter 4 Building and Construction of the Goldsby Code of Ordinances, as may be amended.
2. All landscaping and hardscaping, required or voluntarily provided, must be maintained to avoid creating a nuisance or nuisances must be remedies in accordance with Chapter 12 Nuisances of the Goldsby Code of Ordinances, as may be amended.
3. All landscaping and hardscaping that is installed to meet the requirements of this Section 2-104 and that subsequently falls into disrepair, becomes unhealthy, or dies (as applicable) must be repaired or replaced to bring the landscaping and hardscaping into compliance within 6 months (for hardscaping) or within the next suitable planting season (for landscaping).



SALES PERSON

CHRISTEL

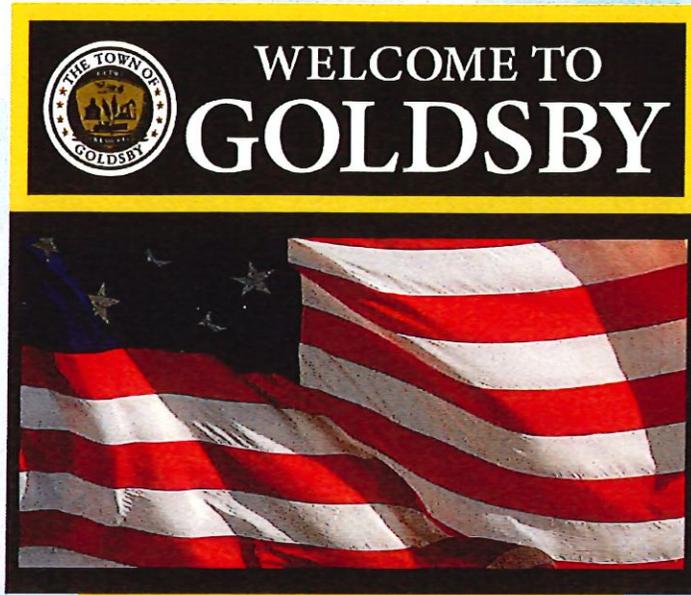
DESIGN DATE

7/2/25

ARTIST

JAMES

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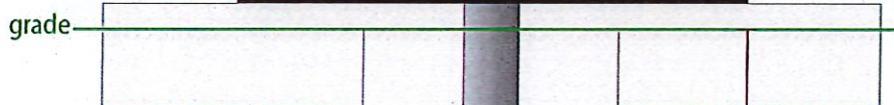
8'10" overall height

2' x 6'9"

3'8" x 6'9" GS6 series
60x125 matrix
15.85mm RGB LED
message center
not true representation
of LED resolution

2" x 5'4"

3' x 5'



12" deep concrete pad
3" above grade

6.625" pipe
2'6" x 4' hole
3500psi concrete

6" of crushed rock



CLIENT City of Goldsby

APPROVAL



SALES PERSON

CHRISTEL

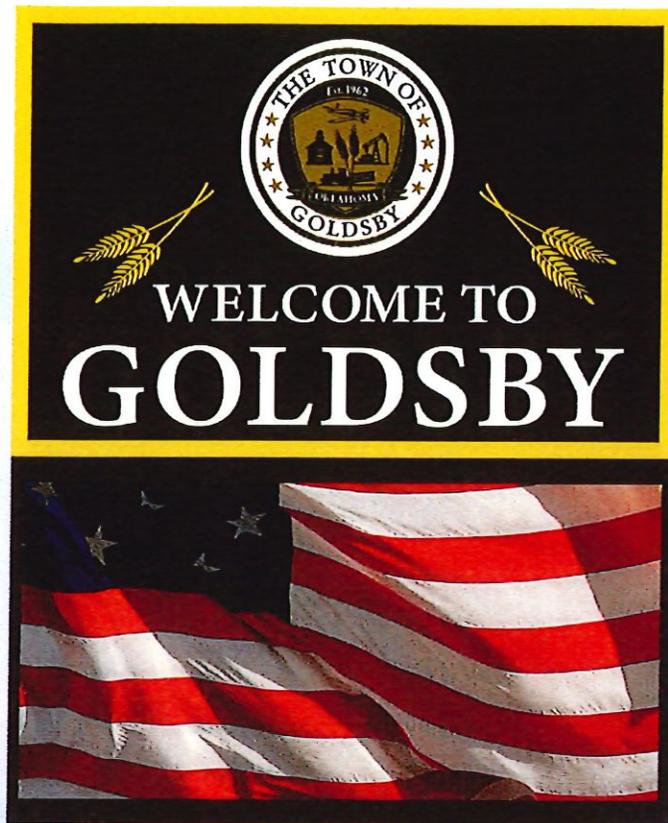
DESIGN DATE

7/1/25

ARTIST

JAMES

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11'4" overall height

4'6" x 6'9"

3'8" x 6'9" GS6 series
60x125 matrix
15.85mm RGB LED
message center
not true representation
of LED resolution

2" x 5'4"

3' x 5'

grade

12" deep concrete pad
3" above grade

6.625" pipe
2'6" x 5' hole
3500psi concrete

6" of crushed rock

CLIENT City of Goldsby

APPROVAL



Insignia Signs, Inc.
Signs • Neon • Design

Mailing Address:
PO Box 6323, Moore, OK 73153
Physical Address:
809 SE 83rd St. OKC, OK 73149
405-631-5522 405-631-5527 fax

Signage Proposal

TO: Kara Cook
Sandy Jenkins
Town of Goldsby
100 East Center Road
Goldsby, OK

Client Welcome to Goldsby
Goldsby, OK

New 8'10"H New Monument Sign with Daktronics GS6
60x125 Matrix 15.85mm Full Color Display
Per approved layout

Date 07-02-2025

Salesperson
Christel Van Tuyle
405-740-3788 cell

Specifications & Description

Manufacture and installation of the following signage:

One, approx. 8'10" H x 6'9"W double-sided, Internally illuminated monument sign with the following specs:

Main ID, Cabinet:

One, approx. 2'H x 6'9"W double-sided, internally illuminated sign cabinet. Sign faces to be fabricated of .177" Lexan with customer-approved Full Color printed, laminated graphics with black background being opaque. Internal illumination to be completed with all Principal White LEDs. Sign cabinet will be fabricated of all Aluminum construction and will be primed and painted with a 2 part acrylic urethane metal sign paint in a customer-approved color.

Daktronics LED Display: (\$28,270.00, included below)

One, double-sided, approx. 3'8" H x 6'9"W Daktronics GS6 Display with 60x125 matrix, 15.85mm Full Color RGB electronic LED Display. 281 Trillion colors Red, Green & Blue. Includes Daktronics Venus Control Suite Cloud-based software, Daktronics-Verizon Lifetime Data Cellular Communication Kit option, and Software. LED marquee cabinet to have primed and painted black aluminum filler on all sides of display.

One, approx. 2"H x 5'4"W decorative Aluminum reveal, and One, approx. 3'x 5'W decorative Aluminum pole cover; both to be primed and painted with a 2 part acrylic urethane sign paint in customer-approved colors.

Price includes hole digging, providing and setting of new steel in concrete, concrete decorative pad, and installation of new sign structure and LED display welded to steel pole.

Warranty: 3 years on LEDs and power supplies, and 6 years on workmanship of all excluding LED displays.

Warranty: LED Displays backed with a 5 year gold Daktronics warranty on LEDs and display.

Warranty: 5 years labor warranty.

Final electrical hookup must be completed by a licensed electrician at owner's expense, with Insignia dropping all electrical to base of sign for electrician to hookup. Main ID must be hooked up to a timer or photocell by customer's electrician. If there are any unforeseen circumstances that arise during hole digging, there may be an additional charge.

WE PROPOSE hereby to furnish-complete in accordance with the above specifications, for the sum of:

Forty-three thousand eight hundred dollars and 00/100-----(\$43,800.00)

Payments to be made as follows: DOWN PAYMENT UPON ACCEPTANCE (\$21,900.00 or
BALANCE DUE UPON RECEIPT. Approved PO)

Tax Exempt
Need Certificate

PRICE QUOTATION IS GOOD FOR 20 DAYS.

Price is subject to current sales tax, unless tax exempt certificate is presented with order. We reserve the right to delay performance until down payment is received. All changes must be in writing and are subject to possible additional charges. Primary electrical service wiring, disconnect switches, timers, and connection to the sign by others at customer's expense. All signs fabricated by Insignia Signs, Inc., remain the property of Insignia Signs, Inc., until paid in full.

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and hereby acceptance. You are authorized to do the work above as specified. Payments will be made as outlined above.

Signature _____ Date _____

Signature _____ Date _____

authorized representative of Insignia Signs, Inc.

Kara Cook

From: Alex Dix <adix@stewartsigns.com>
Sent: Thursday, June 19, 2025 6:52 AM
To: Kara Cook
Subject: Sign for Town of Goldsby (3204195)
Attachments: 1062892-1-quote-2025-06-18_0943.pdf; capabilities_60x210_color (10).pdf

You don't often get email from adix@stewartsigns.com. [Learn why this is important](#)

Good morning Kara!

Thank you again for the time and the opportunity to work with the town on this sign project! Attached is the quote and sketch for the sign we discussed, including EVERYTHING. Installation, Lifetime cell-data, freight, etc. all included. I have included a "capabilities" sheet that outlines the number of characters and lines this display is capable of conveying.

I have also attached a brochure within the proposal to help outline HOW we build these signs, and the reason they last decades, not years. (commercial VS institutional grade). The LED's themselves are rated for 100,000 hours at full brightness. Our signs have the highest NIT rating for outdoor signs (10,000 NITS.) This matters as it determines how long the sign can burn bright enough to compete with the sun, which is the entire purpose around LED displays.

Your sign will come with LIFETIME:

1. Technical Support
2. Access to Sign Command Software
3. Vandal warranty on ID face and support structure
4. Data via Verizon Cell data modem

Below are some videos of different resolutions from our website:

10mm at 50 feet - <https://www.youtube.com/watch?v=7104qo2aRMg>

10mm VS 16mm - <https://www.youtube.com/watch?v=rKl49hOmSCg>

6,8,10,16mm Side by side - <https://www.youtube.com/watch?v=kuZMTHOPMjU>

8.8mm VS 6.67mm - <https://www.youtube.com/watch?v=PcOXQ3eJqYo>

I know you mentioned wanting the software to be easy to use. Our Sign Command software is extremely easy to use. We own the code, so we are constantly updating it with new graphics so that you're able to just drag and drop different files and let the sign do its thing.

Below I will include a link to our demo of the Sign Command software. We also offer 1 on 1 tutorials with a tech so they can answer any of your questions. This can happen BEFORE you buy, or after. It's available for the lifetime of your sign, along with lifetime technical support.

SIGN COMMAND DEMO

<https://my.signcommand.com>
municipal@signcommand.com
Password: **StewartSignsExclusive!**

I tried to keep this email somewhat short, but wanted to provide enough information as I know you have other quotes. Please know that I would LOVE to be able to present our product and answer questions if that's possible in the future. Whether that's via a zoom meeting, or a simple conference call over the phone.

Thank you again for the time and I hope to be able to work with you on this project for the Town. Talk with you soon Kara!

-Alex



Alex Dix

Senior Territory Consultant

Email: adix@stewartsigns.com

Office: 1.888.237.3928 ext 2090 x 941-867-1844

Fax: 1.888.485.4280

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BuyBoard Contract # 690-23

TIPS Contract # 22010202

GSA Contract #47QSMA19D08R2

Kara Cook

From: Alex Dix <adix@stewartsigns.com>
Sent: Friday, August 01, 2025 11:10 AM
To: Kara Cook
Subject: RE: Sign for Town of Goldsby (3204195)

Hi Kara,
Thank you for getting back to me!

We can 100% do a larger LED display than before. I looked over the sign information on the link you sent me.

One thing to note, is that each LED company has slightly different sized LED boards.

We do not have a 3'8" x 6'9" LED display.

Our LED displays are borderless, unlike this other one.

Here are the sizes we have to move up to:

Height of LED sign currently is 2'1". We also offer 3'2" high, and 4'2" high. Which one of those would you like?

As far as length goes, we did a 7'4" in length on the original quote. We can either make that slightly shorter in length and go with a 6'4", or we can go up to an 8'5". Or we can keep it at the 7'4".

One other thing to note, we have quoted a higher LED resolution than the other company. They are quoting a 16mm, and we quoted a 10mm.

There is a difference in price, but also a difference in how good the LED display will actually look.

Here is a video showing the difference between a 10mm and 16mm display.

So if you could please, let me know what resolution you want me to quote, as well as the size.

Thank you Kara!

-Alex



Alex Dix

Senior Territory Consultant

Email: adix@stewartsigns.com

Office: 1.888.237.3928 ext 2090 x 941-867-1844

Fax: 1.888.485.4280

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BuyBoard Contract # 690-23

TIPS Contract # 22010202

GSA Contract #47QSMA19D08R2

From: Kara Cook <kara@townofgoldsbys.com>
Sent: Friday, August 1, 2025 11:44 AM
To: Alex Dix <adix@stewartsigns.com>
Subject: RE: Sign for Town of Goldsby (3204195)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry for not getting back to you sooner. The board was asking for a larger LED area. I had another quote and it had a bigger area so they were saying it was not apples to apples.

chrome-
extension://efaidnbmnnnibpcajpcglclefindmkaj/<https://www.townofgoldsbys.com/DocumentCenter/View/2673/Town-July-2025>

Here is the link for the July agenda that has the quotes in the packet.

From: Alex Dix <adix@stewartsigns.com>
Sent: Monday, July 21, 2025 12:22 PM
To: Kara Cook <kara@townofgoldsbys.com>
Subject: RE: Sign for Town of Goldsby (3204195)

Hi Kara!

Good to hear from you!

1. Our sign is as "American Made" as a sign can be. LED displays themselves come from China. They all do. Every single "diode" is made in China. No company exists in American that can make the diodes. There's unfortunately a lot of companies that try to use "American Made" in their marketing in order to be less than truthful. We build and have built our signs in our factory, in Clanton Alabama for over 40+ years. We do testing on the LED boards from our factory before anything is sent out. Our LED boards come from a company named "LEDMAN." Feel free to look them up. They have been publicly traded since 1996 I believe. Most parts and materials are sourced here in the U.S. As far as parts warranties, we offer a 10-year parts availability GUARANTEE. Meaning, if you buy our sign, and 8 years from now, you need a \$10 part so that your \$28,000 sign works, we guarantee to have those for atleast 10 years. That is not typical of most sign companies as most are "integrators" or middle men who build parts of the sign, and then get the LED from a manufacturer. I have been in the sign industry for 13+ years and worked with several different LED vendors and sign companies. I would be curious as to what quotes you have from companies claiming to be "American Made."
2. I can 100% get you another quote, but want to make sure I am clear on what you are wanting. Attached is the sketch I sent previously. The LED is 2'1" x 7'4" on this sign. What are you wanting the LED sign size to be? Or, are you wanting the top portion of the cabinet to be taller for any reason? (portion where the Town name is)

Hopefully I answered your first question well enough, but please let me know if anything is unclear. I look forward to hearing back from you Kara.

Talk soon!

-Alex



Alex Dix

Senior Territory Consultant

Email: adix@stewartsigns.com

Office: 1.888.237.3928 ext 2090 x 941-867-1844

Fax: 1.888.485.4280

StewartSigns.com | [About Us](#)

BuyBoard Contract # 690-23

TIPS Contract # 22010202

GSA Contract #47QSMA19D08R2

From: Kara Cook <kara@townofgoldsbys.com>

Sent: Monday, July 21, 2025 1:03 PM

To: Alex Dix <adix@stewartsigns.com>

Subject: RE: Sign for Town of Goldsby (3204195)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Alex, the board pushed this until next month and they have some questions.

1. Is your sign American Made? Are parts easily accessible, especially with tariff's looming?
2. Can I get an additional quote for a larger display area, around 3'-4' x 6'-7'

Thank you,
Kara

From: Alex Dix <adix@stewartsigns.com>

Sent: Wednesday, July 09, 2025 12:41 PM

To: Kara Cook <kara@townofgoldsbys.com>

Subject: RE: Sign for Town of Goldsby (3204195)

Sounds good. Thanks for the heads up Kara!

-Alex



Alex Dix

Senior Territory Consultant

Email: adix@stewartsigns.com

Office: 1.888.237.3928 ext 2090 x 941-867-1844

Fax: 1.888.485.4280

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BuyBoard Contract # 690-23

TIPS Contract # 22010202

GSA Contract #47QSMA19D08R2

From: Kara Cook <kara@townofgoldsbys.com>
Sent: Wednesday, July 2, 2025 10:10 AM
To: Alex Dix <adix@stewartsigns.com>
Subject: RE: Sign for Town of Goldsby (3204195)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for checking in Alex. I have this item on our next town board agenda. I will let you know how it goes.

Thanks,
Kara

From: Alex Dix <adix@stewartsigns.com>
Sent: Wednesday, July 02, 2025 7:28 AM
To: Kara Cook <kara@townofgoldsbys.com>
Subject: Sign for Town of Goldsby (3204195)

You don't often get email from adix@stewartsigns.com. [Learn why this is important](#)

Good morning Kara!

I hope you're doing well and gearing up for a fun 4th! I just wanted to check in real quick to make sure that my previous email came through on the 19th of last month with the sign quote and videos and whatnot. Sometimes my emails get pushed to spam due to the attachments. If you could please let me know if you received it or not, that will be great. I can always try to resend.

Thanks Kara!

-Alex



Alex Dix

Senior Territory Consultant

Email: adix@stewartsigns.com

Office: 1.888.237.3928 ext 2090 x 941-867-1844

Fax: 1.888.485.4280

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BuyBoard Contract # 690-23

TIPS Contract # 22010202

GSA Contract #47QSMA19D08R2

TECHNICAL SPECIFICATIONS FOR THE

Atlas Series

Available Pixel Pitches				
Physical pixel pitch	6.67mm	8.88mm	10.66mm	16mm
Module pixels (H) x (W)	48 x 48	36 x 36	30 x 30	20 x 20
Color options	Full color	Full color	Full color	Full color
LEDs per pixel	1 SMD	1 SMD	1R / 1B / 1G	1R / 1B / 1G
Minimum character height	1.8"	2.4"	2.8"	4.4"
Maximum NIT rating	Up to 10,000 nits			

Features	
Video formats	AVI, MOV, MP4, MPG, WMV
Still image formats	JPG, BMP, PNG, TIF, GIF
Refresh rate	Up to 1,200 Hz
Frame rate	Up to 60 frames-per-second
Control type	SignCommand media player in control box
Storage capacity	32 gigabyte solid state drive
Communication options	Cell Connect, Direct Connect, Wireless, USB
Dimming	100 levels - automatic, scheduled or manual
Air circulation	None, open back
Cabinet construction	All aluminum with screws
Cabinet IP rating	IP65 (front), IP54 (back)
Service access	Front serviceable
Product warranty	5-year LED parts warranty, lifetime sign face and structure parts warranty*
Parts availability	10-year parts availability guarantee on LED display components*
Tech support	Unlimited from our in-house Stewart technical support team
Graphics capability	Text, animation, images and pre-recorded video clips
Voltage	120VAC, 208VAC or 240VAC, size specific
Average LED life	100,000 hours
Certifications	ETL and CE
Viewing angle	140° horizontal
Software	SignCommand.com, our proprietary cloud-based LED software
Built-in graphics library	Over 2,500 pieces optimized for use on LED displays



* Refer to the sign quote for specific warranty information for your product.

FCC Notice

All components have been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. The user is cautioned that any changes or modifications not expressly approved by the party responsible for FCC compliance could void the user's authority to operate the equipment.



1.800.237.3928
stewartsigns.com



WE ARE STEWART SIGNS

AMERICA'S PREMIER SIGN COMPANY

Stewart Signs is a national sign company with a local approach. Since 1968, we've provided signs for **tens-of-thousands of satisfied customers** across the country and around the world. From the frozen landscapes of Alaska to the hurricane-prone coasts of Florida, we provide our signs through the easiest process in the industry.



Over 60,000 signs nationwide



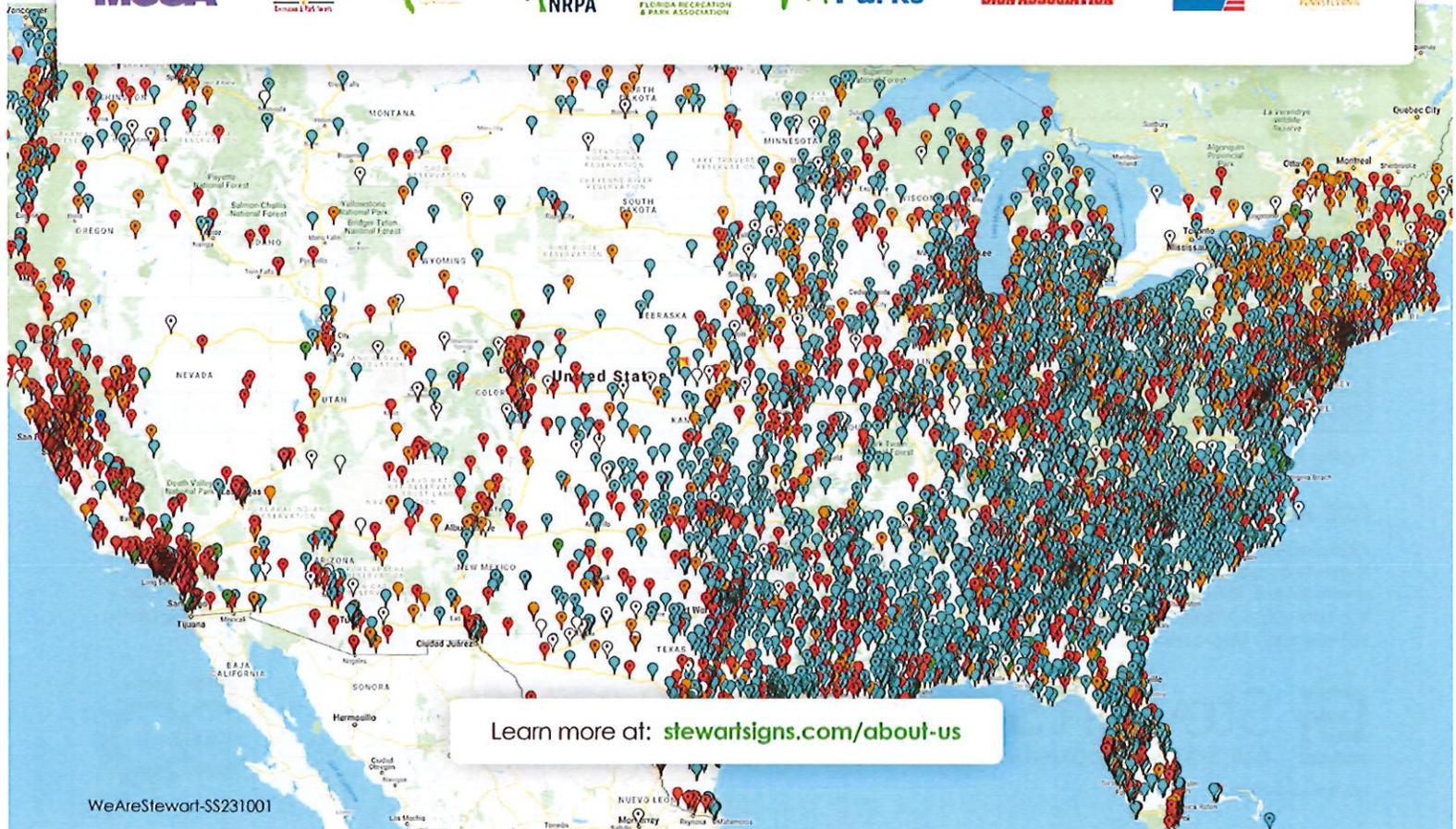
We are BBB accredited with an A+ rating

HUNDREDS OF FIVE STAR RATINGS



Our customers find success with our signs

We are endorsed by many denominational organizations and hold many contracts and memberships.



Learn more at: stewartsigns.com/about-us

SignCommand®

Built-in Graphics Library

Generate attention and interest in your message!

With your investment in LED technology, the messages that you display will now have the power to be **more effective than any other communication**. But not just any content will have the impact you're after. Plain text messages can get lost in a crowded visual landscape, and many organizations don't have the resources to create their own dynamic sign graphics.

SignCommand offers a **built-in and constantly expanding library** of graphics and video animations. These media files are created and optimized by artists that specialize in sign content creation, and will turn a sign that can be read into a sign that will be read.

Learn more and see graphics in action at stewartsigns.com/library

Ask your sign consultant for SignCommand demo account access to view the library!

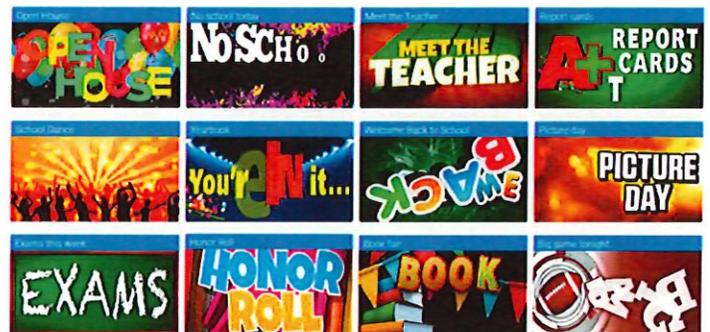


stewartsigns.com ■ 800-237-3928

LibraryFyer-SS250501



Church & Religious



School & Educational



Business & General
... and many more!



* Amount of image detail available on the LED display is determined by the matrix size. Examples shown here for demonstration purposes only.

SignCommand®

Create and send amazing messages from anywhere with the **easiest** LED sign software in the cloud!

Sign owners have told us that they want sign software that's easy to use and can be accessed from any device. Software with powerful editing and scheduling capabilities, built from the ground-up with security in mind. Software that **just works** and requires no installation or complex network setup.

Introducing SignCommand, the next generation in LED sign control. From a built-in library of video clips to easy collaboration with other users, your sign message will become a **powerful voice** for your organization. Get more from your sign with the power of the cloud!

See videos and more at stewartsigns.com/software



Access From Anywhere

From home or work, computer or phone, you can change your sign message with no software setup.



The Media You Need

Search, preview and add from our constantly expanding graphics library, right inside the application.



Your Message, On Your Time

Advanced scheduling options allow for highly customized messages based on date and time.



Eye-Catching Special Effects

Many built-in transition and text effects will increase interest and attention in your sign message.



Delivering Peace-of-Mind

Offering features like two-factor authentication, it's built from the ground-up with a focus on security.



A Network of Support

Remote diagnostics and monitoring allow us to fix existing problems and prevent future ones.



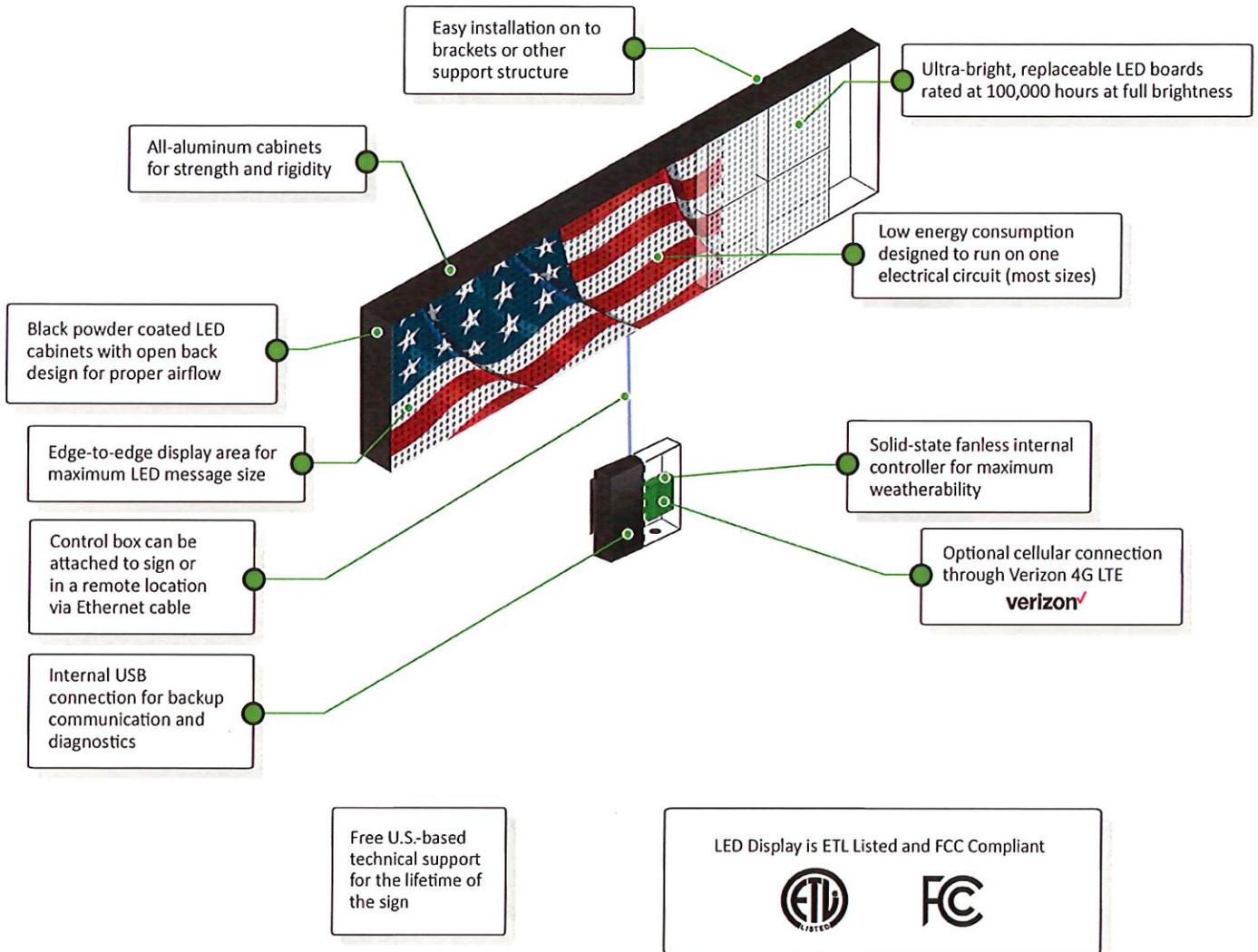
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SignCommandFlyer-SS250501



The leader in **secure and reliable** cloud application hosting.

ANATOMY OF THE CABINET-ONLY ATLAS LED FROM STEWART SIGNS



LEARN MORE AT
stewartsigns.com/outdoor-led-signs

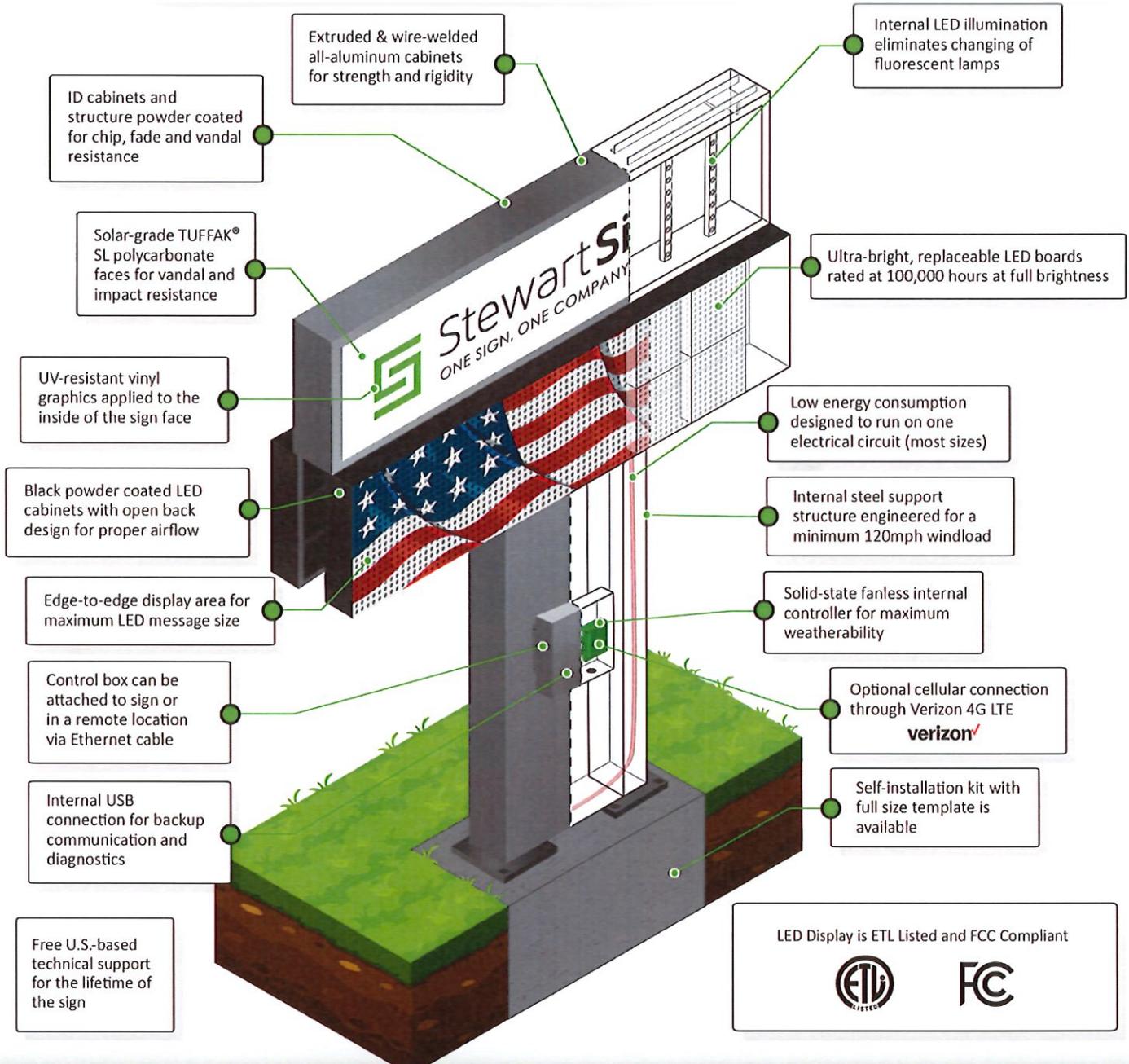
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ANATOMY OF THE ATLAS LED FROM STEWART SIGNS



*See warranty for details



LEARN MORE AT stewartsigns.com/outdoor-led-signs

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STEWART SIGNS

Atlas Series



This borderless, modular LED sign is available as an LED display-only or in a complete sign system with identification cabinet and support structure. Make a **big impact** at a great value!



Borderless display fits a variety of support structures

Open cabinet design in back for fanless cooling



Powered by **SignCommand**
Cloud-based Software



LEARN MORE ABOUT LED SIGNS AT

stewartsigns.com/led-sign-education

Stewart Signs
ONE SIGN, ONE COMPANY

1.800.237.3928
stewartsigns.com



Prepared for: Town of Goldsby • Goldsby, OK

Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
- a) Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
 - c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification, including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

10-Year Parts Guarantee - Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

Contact Information:

Stewart Signs Customer Satisfaction
2201 Cantu Court, Suite 215
Sarasota, FL 34232
Phone: 855-841-4624
Web: www.stewartsigns.com/support/

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INITIALS 

Prepared for: Town of Goldsby • Goldsby, OK

Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due.
This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign.
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
 - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.

INITIALS 

Prepared for: Town of Goldsby • Goldsby, OK
Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

SHIPPING INFORMATION

All items not specified here will be shipped to:
Town of Goldsby
100 E Center Road
Goldsby, OK 73093

Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.

TERMS & CONDITIONS (*unless noted elsewhere in this quote)

TAX: Any applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exemption certificate with order.

PERMITS: Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

INSTALLATION: Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.

CANCELLATION: Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.

SUPPORT: US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

SOFTWARE: By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

COMMUNICATION: Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

DATA PLAN: By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above. INITIALS 

ORDERING INSTRUCTIONS

1. Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
2. Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
3. Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
4. If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote #1062892-3

 SIGNATURE 

PRINT NAME

DATE

Alex Dix

Alex Dix, Sign Consultant

8/5/2025

Prepared for
Town of Goldsby
100 E Center Road
Goldsby, OK 73093

Prepared by
Alex Dix
adix@stewartsigns.com
1.888.237.3928 x2090

DESCRIPTION	PRICE
<p>Double Sided Full Color Atlas Outdoor LED Sign Borderless and front-serviceable modular LED display.</p> <p>LED display</p> <ul style="list-style-type: none"> 10.66mm full color at 90 pixels high by 210 pixels wide (18,900 total pixels per side) Active display area 3'2" x 7'4" (23.1 square feet per side) Double sided LED cabinet, size 3'2" x 7'4" 1 to 11 rows of text and use your own images and video clips 10-year parts availability guarantee (see warranty for info) ETL Listed and FCC Part 15 compliant <p>See full display capabilities</p> <p>Communication method Communication provided by cellular modem and LIFETIME Cell Connect data plan. See full specifications</p> <p>Sign structure and faces</p> <ul style="list-style-type: none"> Double sided 2' x 7'4" identification sign cabinet Paint color: Black Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face TUFFAK® SL flat faces removable via right and left retainers Double matchplate mount Leg height: 3', Mount on-center dimension: 5'4", Overall sign height: 8'2" Minimum wind load rating: 120mph, exposure B Lifetime warranty on structure & faces, including vandalism (see warranty for info) <p>Electrical specifications</p> <ul style="list-style-type: none"> Total number of required 20 amp 120v circuits will be provided on engineer drawing. Max draw for whole sign: 14.48 amps. <p>Custom options</p> <ul style="list-style-type: none"> Installation Included 	<p>\$32,158.38</p> <div style="text-align: center;">  <p>10 YEAR PARTS AVAILABILITY GUARANTEE</p> </div>
<p>Software SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. Learn more.</p>	<p>Included</p>
<p>Freight</p> <ul style="list-style-type: none"> Shipping of sign from factory to location 	<p>Included</p>

Special instructions
Installation Included

Total: \$32,158.38
+ any applicable sales tax
Payment terms: Net 30 with Purchase Order Issued to Stewart Signs

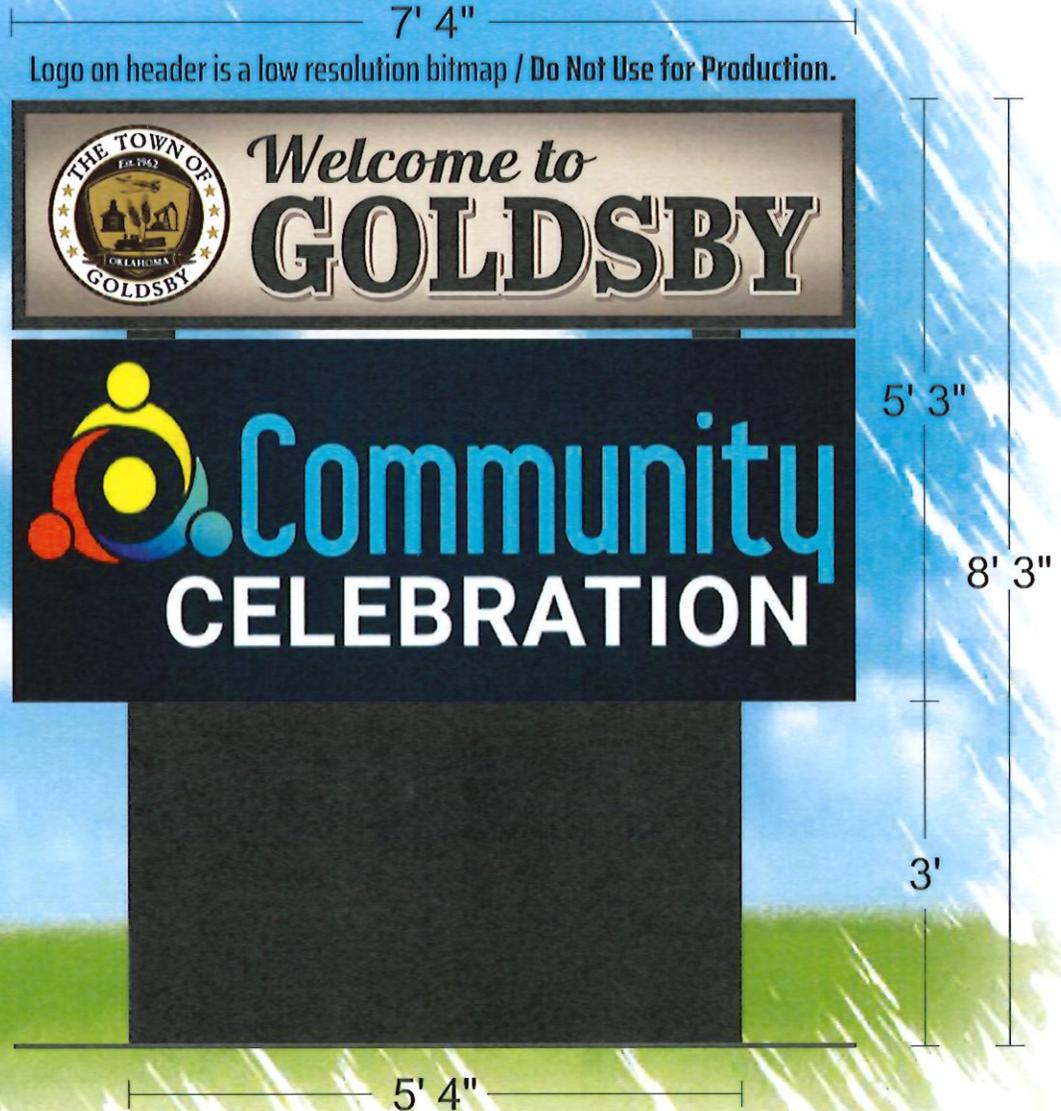
INITIALS



Logo graphics obtained from websites are insufficient quality for the large format printing process. Please see our website <https://www.stewartsigns.com/artwork/requirements> for acceptable file formats. **Vector file preferred.**



*See warranty for details



Remote control box with ethernet cable



StewartSigns
 ONE SIGN. ONE COMPANY

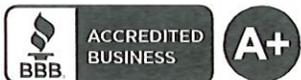
1-800-237-3928 stewartsigns.com

Atlas 10.66mm 90x210
 (200) Sk: 1062892-3 Cust: 3204195
 8/5/2025 CW/aDix PROPOSAL
 Scale: 5/8"=1' ID/Support color: Black

Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. **Original design, do not duplicate.**

Prepared for: Town of Goldsby • Goldsby, OK

Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
- a) Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
 - c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification, including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

10-Year Parts Guarantee - Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

Contact Information:

Stewart Signs Customer Satisfaction
2201 Cantu Court, Suite 215
Sarasota, FL 34232
Phone: 855-841-4624
Web: www.stewartsigns.com/support/

Copyright © 2024 Stewart Signs Lim Prod Warr rev.01.01.2024

INITIALS 

Prepared for: Town of Goldsby • Goldsby, OK

Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due.
This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign.
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
 - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.

INITIALS 

Prepared for: Town of Goldsby • Goldsby, OK
Prepared by: Alex Dix • adix@stewartsigns.com • 1.888.237.3928 x2090

SHIPPING INFORMATION

All items not specified here will be shipped to:
Town of Goldsby
100 E Center Road
Goldsby, OK 73093

Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.

TERMS & CONDITIONS (*unless noted elsewhere in this quote)

TAX: Any applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exemption certificate with order.

PERMITS: Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

INSTALLATION: Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.

CANCELLATION: Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.

SUPPORT: US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

SOFTWARE: By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

COMMUNICATION: Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

DATA PLAN: By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above. INITIALS

ORDERING INSTRUCTIONS

- Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
- Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
- Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
- If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote #1062892-2

SIGNATURE

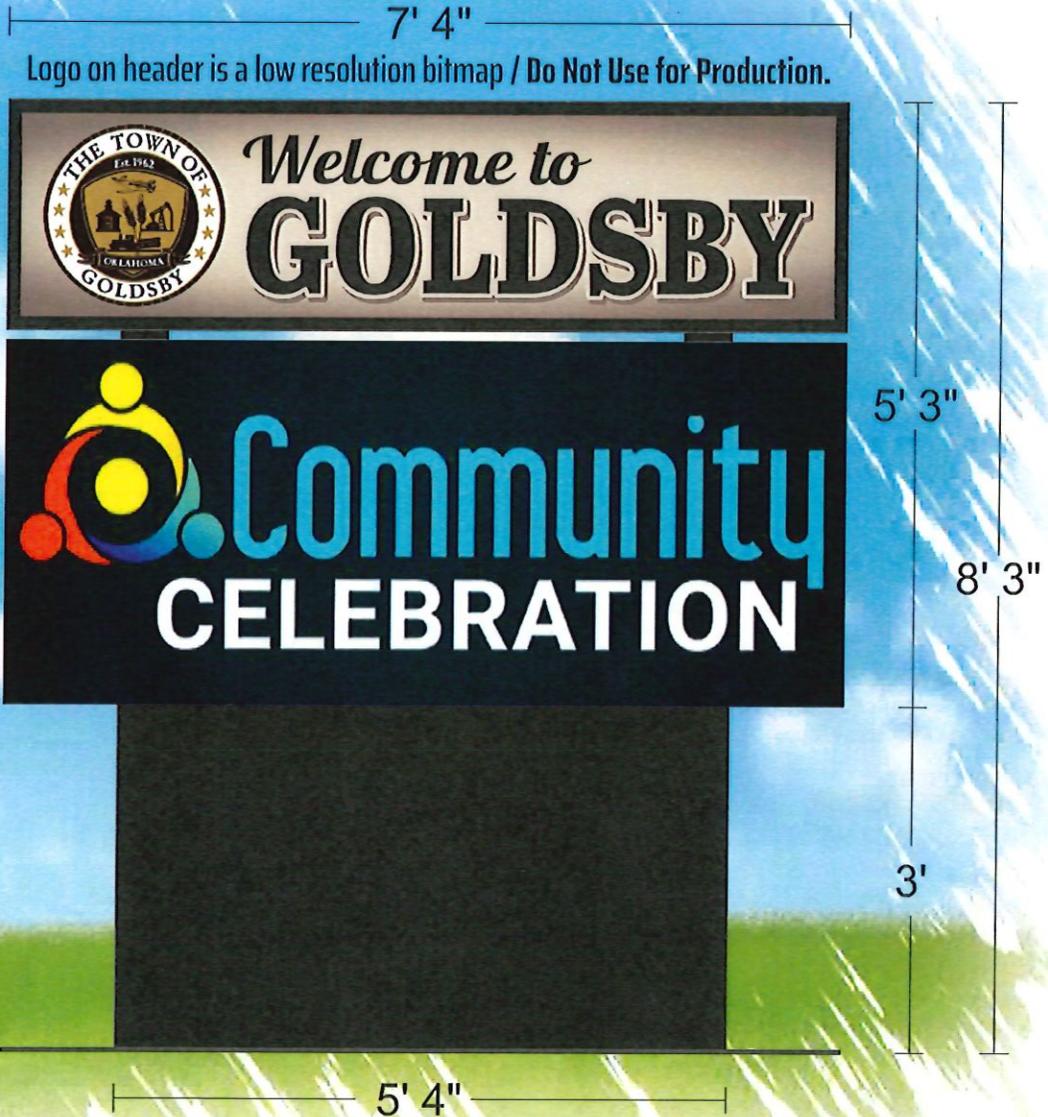
PRINT NAME	DATE
<i>Alex Dix</i> Alex Dix, Sign Consultant	<i>8/5/2025</i>



Logo graphics obtained from websites are insufficient quality for the large format printing process. Please see our website <https://www.stewartsigns.com/artwork/requirements> for acceptable file formats. **Vector file preferred.**



*See warranty for details



 **Stewart Signs**
 ONE SIGN. ONE COMPANY
 1-800-237-3928 stewartsigns.com

Atlas 10.66mm 90x210
 (200) Sk: 1062892-3 Cust: 3204195
 8/5/2025 CW/aDix PROPOSAL
 Scale: 5/8"=1' ID/Support color: Black

Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. *Original design, do not duplicate.*

Prepared for

Town of Goldsby
 100 E Center Road
 Goldsby, OK 73093

Prepared by

Alex Dix
 adix@stewartsigns.com
 1.888.237.3928 x2090

DESCRIPTION	PRICE
<p>Double Sided Full Color Atlas Outdoor LED Sign Borderless and front-serviceable modular LED display.</p> <p>LED display</p> <ul style="list-style-type: none"> • 16mm full color at 60 pixels high by 140 pixels wide (8,400 total pixels per side) • Active display area 3'2" x 7'4" (23.1 square feet per side) • Double sided LED cabinet, size 3'2" x 7'4" • 1 to 7 rows of text and use your own images and video clips • 10-year parts availability guarantee (see warranty for info) • ETL Listed and FCC Part 15 compliant <p>See full display capabilities</p> <p>Communication method Communication provided by cellular modem and LIFETIME Cell Connect data plan. See full specifications</p> <p>Sign structure and faces</p> <ul style="list-style-type: none"> • Double sided 2' x 7'4" identification sign cabinet • Paint color: Black • Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face • TUFFAK® SL flat faces removable via right and left retainers • Double matchplate mount • Leg height: 3', Mount on-center dimension: 5'4", Overall sign height: 8'2" • Minimum wind load rating: 120mph, exposure B • Lifetime warranty on structure & faces, including vandalism (see warranty for info) <p>Electrical specifications</p> <ul style="list-style-type: none"> • Total number of required 20 amp 120v circuits will be provided on engineer drawing. Max draw for whole sign: 14.68 amps. <p>Custom options</p> <ul style="list-style-type: none"> • Installation Included 	<p>\$29,675.13</p> 
<p>Software SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. Learn more.</p>	<p>Included</p>
<p>Freight</p> <ul style="list-style-type: none"> • Shipping of sign from factory to location 	<p>Included</p>

Special Instructions
Installation Included

Total: \$29,675.13
 + any applicable sales tax
 Payment terms: Net 30 with Purchase Order Issued to Stewart Signs

INITIALS 

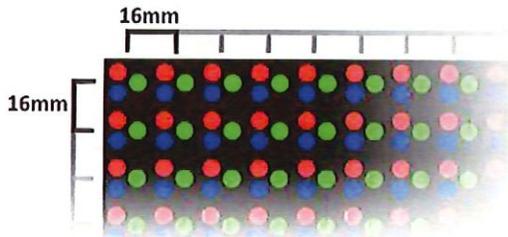
Capabilities for a 16mm 60x140 Full Color LED Display

Your new LED sign will be capable of incredible things! From simple text to amazing animations, our signs allow your organization to thrive through effective communication. Learn more on our [LED Sign Education](#) page.

Understanding Your LED Display

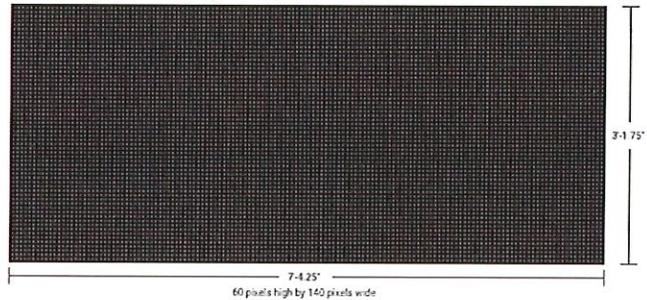
Pixel Pitch

16mm (0.63 in.) is the pixel pitch. This is the distance between the centers of individual pixels (points of light) in the LED display. The smaller the pitch, the more pixels can fit inside of the display.



Matrix Size

60x140 is the matrix size. This is the number of pixels high (60) and the number of pixels wide (140) of the display. That's **8,400 pixels per side!** The more pixels, the higher the clarity and amount of detail that can be shown.



[View larger image](#)

Display Colors

This full-color display is capable of showing an **enormous number of colors** by combining red, green and blue light in different amounts!



Example of colors only. Amount of detail is dependent on matrix size.

Optimum Viewing Distance

The optimum viewing distance for this display is between **52' and 231'**. Images and video clips at closer than 52' will be discernible, but will appear pixelated. Greater than 231' will decrease the display's readability. [Learn more.](#)



The display area is approximately 3'-1.75" high by 7'-4.25" wide, or 23.1 sq.ft. per side.

Capabilities for a 16mm 60x140 Full Color LED Display

Text Capabilities

Maximum Text

The maximum amount of text for your LED display is **7 rows of 4.4" text**. This size uses pixel text for optimum screen usage and clarity.



Optimum Text

A message can also be created using **3 rows of 12.4" text**. This sized text is suitable for traffic speeds of up to **70+ mph**.



Amount of detail is dependent on matrix size.

Fonts & Styles

In addition to pixel text, your message can be shown in **many fonts and styles**. Color and outline options are also available for full-color displays.



Amount of detail is dependent on matrix size.

Full Text Capabilities

This display is capable of the following text sizes. Miles per hour are based on five seconds of readability at that constant speed.

- 7 rows of 4.4" text * (Up to 30 mph.)
 - 6 rows of 5.7" text * (Up to 39 mph.)
 - 5 rows of 6.3" text * (Up to 43 mph.)
 - 5 rows of up to 7.4" text (Up to 50 mph.)
 - 4 rows of up to 9.3" text (Up to 63 mph.)
 - 3 rows of up to 12.4" text (Up to 70+ mph.)
 - 2 rows of up to 18.7" text (Up to 70+ mph.)
 - 1 row of up to 37.8" text (Up to 70+ mph.)
- * Using pixel text.

Capabilities for a 16mm 60x140 Full Color LED Display

Media Capabilities

Media Library

Our cloud-based software has over 2,500 built-in video clips and images for use on any sized display. Get the maximum impact from your sign immediately with our continually growing library!



[Learn more about our Media Library](#)

Animation Templates

Make compelling, eye-catching custom messages for your sign!* Your text will be brought to life with movement and visual interest. If you can type, you can build amazing sign messages!



Text

My Message!

Check local ordinances regarding sign content.

[Learn more about our Animation Templates](#)

Of course, you can upload and use your own images and video clips as well. We support AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF and WMV formats, with unlimited media file storage. Learn more about your new sign's capabilities with our cloud-based software SignCommand.com!



Capabilities for a 16mm 60x140 Full Color LED Display

Want More?

We make LED displays to **fit every budget and need**.
Upgrade to a higher resolution display for even more amazing clarity and increased capabilities!

This Display	10.66mm 90x210	8.88mm 108x252	6.67mm 144x336
16,800 total pixels	37,800 total pixels	54,432 total pixels	96,768 total pixels
7 rows of text	11 rows of text	13 rows of text	18 rows of text
	<i>125% increase in resolution (21,000 more pixels) from 16mm 60x140 View this sign</i>	<i>224% increase in resolution (37,632 more pixels) from 16mm 60x140 View this sign</i>	<i>476% increase in resolution (79,968 more pixels) from 16mm 60x140 View this sign</i>

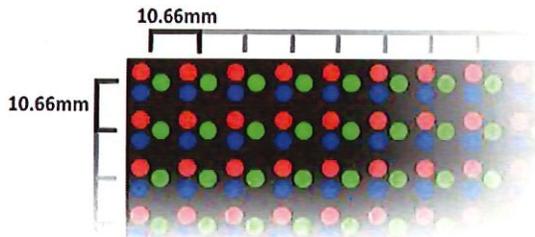
Capabilities for a 10.66mm 90x210 Full Color LED Display

Your new LED sign will be capable of incredible things! From simple text to amazing animations, our signs allow your organization to thrive through effective communication. Learn more on our [LED Sign Education](#) page.

Understanding Your LED Display

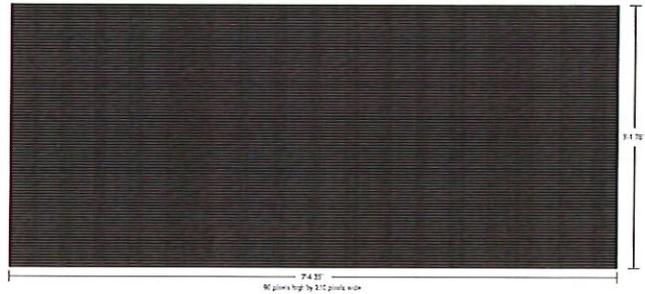
Pixel Pitch

10.66mm (0.42 in.) is the pixel pitch. This is the distance between the centers of individual pixels (points of light) in the LED display. The smaller the pitch, the more pixels can fit inside of the display.



Matrix Size

90x210 is the matrix size. This is the number of pixels high (90) and the number of pixels wide (210) of the display. That's **18,900 pixels per side!** The more pixels, the higher the clarity and amount of detail that can be shown.



[View larger image](#)

Display Colors

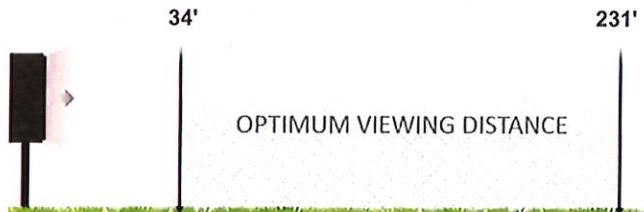
This full-color display is capable of showing an **enormous number of colors** by combining red, green and blue light in different amounts!



Example of colors only. Amount of detail is dependent on matrix size.

Optimum Viewing Distance

The optimum viewing distance for this display is between **34'** and **231'**. Images and video clips at closer than 34' will be discernible, but will appear pixelated. Greater than 231' will decrease the display's readability. [Learn more.](#)



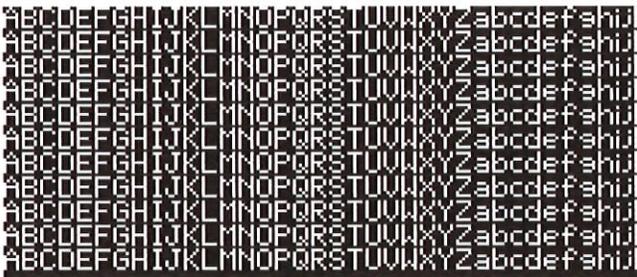
The display area is approximately 3'-1.75" high by 7'-4.25" wide, or 23.1 sq.ft. per side.

Capabilities for a 10.66mm 90x210 Full Color LED Display

Text Capabilities

Maximum Text

The maximum amount of text for your LED display is **11 rows of 2.9" text**. This size uses pixel text for optimum screen usage and clarity.



Optimum Text

A message can also be created using **3 rows of 12.4" text**. This sized text is suitable for traffic speeds of **up to 70+ mph**.



Amount of detail is dependent on matrix size.

Fonts & Styles

In addition to pixel text, your message can be shown in **many fonts and styles**. Color and outline options are also available for full-color displays.



Amount of detail is dependent on matrix size.

Full Text Capabilities

This display is capable of the following text sizes. Miles per hour are based on five seconds of readability at that constant speed.

- 11 rows of 2.9" text * (Up to 20 mph.)
- 9 rows of 3.8" text * (Up to 26 mph.)
- 8 rows of 4.2" text * (Up to 29 mph.)
- 9 rows of up to 4" text (Up to 27 mph.)
- 8 rows of up to 4.6" text (Up to 31 mph.)
- 7 rows of up to 5.2" text (Up to 35 mph.)
- 6 rows of up to 6.1" text (Up to 42 mph.)
- 5 rows of up to 7.4" text (Up to 50 mph.)
- 4 rows of up to 9.3" text (Up to 63 mph.)
- 3 rows of up to 12.4" text (Up to 70+ mph.)
- 2 rows of up to 18.7" text (Up to 70+ mph.)
- 1 row of up to 37.8" text (Up to 70+ mph.)

* Using pixel text.

Capabilities for a 10.66mm 90x210 Full Color LED Display

Media Capabilities

Media Library

Our cloud-based software has **over 2,500 built-in video clips and images** for use on any sized display. Get the maximum impact from your sign immediately with our continually growing library!



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Make **compelling, eye-catching custom messages** for your sign!* Your text will be brought to life with movement and visual interest. If you can type, you can build amazing sign messages!



Text

My Message!

Check local ordinances regarding sign content.

[Learn more about our Animation Templates](#)

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Capabilities for a 10.66mm 90x210 Full Color LED Display

Want More?

We make LED displays to **fit every budget and need**.
Upgrade to a higher resolution display for even more amazing clarity and increased capabilities!

This Display

37,800
total pixels
11 rows of text

[8.88mm 108x252](#)

54,432
total pixels
13 rows of text
*44% increase in resolution
(16,632 more pixels) from 10.66mm 90x210*
[View this sign](#)

[6.67mm 144x336](#)

96,768
total pixels
18 rows of text
*156% increase in resolution
(58,968 more pixels) from 10.66mm 90x210*
[View this sign](#)

Joe Cooper Chevrolet Quote

For More Information Contact:

Dee Roberson or Ryan Roberson

405-737-3389

Dee@cooperfleet.com

Ryan@cooperfleet.com

State Contract SW0035

Date: 07-14-2025

Quote Number: 22402968A

Quote Total is \$63,244.00

This is quote for City of Goldsby

Contact: Ronny Nelson

Phone:

Quoting Folder RS054

Quoting a 2025 Chevy 3500 4WD Crew Cab and Chassis DRW with 60" CA

Color: White -- Seats: Cloth

Standard Contract Equipment and Options on the Chevy 3500 C&C Base Truck:

Power Window, Locks and Power Telescoping Trailer Mirrors, AC, Tilt and Cruise, Keyless Entry, Infotainment 3 system, 7" diagonal color touchscreen, AM/FM stereo with Bluetooth, Tires, LT235/80R17E all-season highway, blackwall with Spare, Auto-locking rear differential,

Quote Summary

Item Description	Quantity	Amount
Chevy 3500 4WD Crew Cab and Chassis DRW with 60" CA	1	\$49,526.00
Engine, Duramax 6.6L Turbo-Diesel V8 445 hp Transmission, Allison 10-speed automatic \$9,453.00	1	\$9,453.00
Auto-locking rear differential \$0.00	1	\$0.00
Trailer brake controller, integrated Std	1	\$0.00
Transfer case, two-speed active, electronic Autotrac MSRP \$200	1	\$190.00
Glass, deep-tinted \$195.00	1	\$195.00
Bumper, Front \$95	1	\$95.00
Rear Camera Kit. Kit includes camera, fixed position bracket & 19 ft cable \$69.00	1	\$69.00
Upfitter switch kit, 30 amp and 2-20 amp Install MSRP \$300.00	1	\$285.00
Seat adjuster, driver 10-way power / lumbar \$285	1	\$285.00
Defogger, rear-window electric \$225.00	1	\$213.00
Upgrade to LT Package including Heated Seats, Dual Zone AC, Fog Lamps, Remote Start	1	\$2,933.00
Quote Total		\$63,244.00



Intergovernmental Agreement

This Intergovernmental Agreement (Agreement) between the Oklahoma Department of Environmental Quality (DEQ) and The Town of Goldsby (Town) is for environmental cleanup services provided by DEQ for the Property located at 101 S Main, Goldsby, OK, 73093, McClain County. The areas of responsibility and relationships presented herein provide the conceptual framework under which the project will be executed.

- I. **STATUTORY AUTHORITY AND EFFECTIVE DATE:** This Agreement is authorized pursuant to and in accordance with the provisions of Title 27A Okla. Stat. (O.S.) § 2-3-201, 27A O.S. § 2-3-202, 74 O.S. § 581, and 74 O.S. § 1008. This Agreement shall begin on July 18th, 2025, or when executed by all parties whichever date occurs of the later and will continue through June 30th, 2025, or until completion of project or through an amendment whichever occurs first.
- II. **ENVIRONMENTAL CLEANUP SERVICES:** The Town has requested environmental cleanup assistance from DEQ. DEQ agrees to provide the environmental cleanup services outlined in the attached Statement of Work (**Exhibit “A”**) and the Town agrees to these services.
- III. **RESPONSIBILITIES OF ALL PARTIES:** The Town and DEQ mutually agree that the responsibilities shall be as stated below:
 - 1) **Town’s Responsibilities:** The Town shall be responsible for the duties listed below and shall not hold DEQ responsible for any of the duties. Those duties shall include:
 - a) Appoint a representative to serve as the central point of contact on matters relating to this Agreement and submit said representatives name and contact information to DEQ within ten (10) days of the effective date of this Agreement;
 - b) Restrict occupant’s use/presence in the facility during remediation, as requested. This could include but is not limited to removing equipment, vehicles and other items that may be in the way of cleanup activities;
 - c) Attend routine update calls with DEQ during the remediation process; and
 - d) Perform any continued operations and maintenance required to keep remedy protective. An Operations and Maintenance Plan will be provided by DEQ if necessary.
 - 2) **DEQ’s Responsibilities:** DEQ shall be responsible for the duties listed below and shall not hold the Town responsible for any of the duties. Those duties shall include:
 - a) Appoint a representative to serve as the central point of contact on matters relating to this Agreement and submit said representatives name and contact information to the Town within ten (10) days of the effective date of this Agreement;
 - b) Provide regular verbal progress reports via calls with the Town;
 - c) Manage work and cover costs associated with the environmental cleanup work outlined in the attached Statement of Work (**Exhibit “A”**);
 - d) Supply the Town with a final report of all DEQ activities within 90 days of completion of work.

- IV. **ACCESS TO PROPERTY:** All access to property shall be enforced by the executed Environmental Access Permit that shall accompany this Agreement upon execution.
- V. **PUBLIC INFORMATION:** The Town is generally responsible for all public information. The Town shall acknowledge the DEQ cleanup services outlined in this Agreement when making public statements regarding this building. The Town will allow DEQ to place signs on the property during the environmental cleanup work. DEQ may make public announcements and respond to all inquiries relating to the environmental cleanup work in this Agreement. DEQ reserves the right to approve all press releases and publications where the agency is mentioned or included before publication. The agency shall provide a contact for publicity approval within ten (10) days of execution of the Agreement. The Town shall have the agency's approval before using the DEQ logo or moving any DEQ signs the agency has placed. The Town and DEQ shall give the other party advance notice before making any public statement regarding work contemplated, undertaken, or completed pursuant to this Agreement.
- VI. **TERMINATION:** This Agreement is expressly contingent upon funding and shall terminate without penalty either in whole or in part if funds are not made available to DEQ. Either party may terminate this Agreement by giving written notice at least sixty (60) days prior to the desired date of cancellation.
- VII. **ACCEPTANCE OF AGREEMENT:** The parties acknowledge and agree that they have read the Agreement and that they accept the responsibilities with which they are charged. The Town agrees to comply with the building use restrictions during cleanup and understands that failure to comply with said restrictions or failure to adhere to the responsibilities enumerated in this Agreement may result in delayed remediation. This Agreement shall not affect any pre-existing or independent relationships or obligations between the parties. The Town's Acceptance of this Agreement from DEQ constitutes acceptance of all current DEQ Purchasing terms and conditions. Terms and conditions are subject to change and may be found at <https://www.deq.ok.gov/wp-content/uploads/deqmainresources/DEQ-Terms-and-Conditions.pdf>
- VIII. **UNAUTHORIZED OBLIGATION:** At no time during the performance of this Agreement shall the Town have the authority to obligate DEQ for payment of any goods or services.

In witness whereof, this Agreement, consisting of four (4) pages has been executed and delivered effective as of the date first above written.

**Town of Goldsby
100 E Center Rd
Goldsby, OK 73093**

Authorized Representative Signature Date

Authorized Representative Name, Title

**Oklahoma Department of Environmental Quality
707 N. Robinson, P.O. Box 1677,
Oklahoma City, Oklahoma 73101-1677**

Authorized Representative Signature Date

Authorized Representative Name, Title

Exhibit "A"
Statement of Work

STATEMENT OF WORK

For

Asbestos Abatement at Goldsby Community Building

The Oklahoma Department of Environmental Quality (DEQ) is requesting a work plan and cost estimate for remediation services at the building located in Goldsby, Oklahoma. This statement of work (SOW) describes the removal and proper disposal of asbestos-containing material (ACM).

The building is located at 101 S Main, Goldsby, OK, 73093. The building will have available water and electricity to use during remediation. For more details see the attached Asbestos Assessment (**Attachment 1**).

SPECIAL PROVISIONS:

- Work Schedule: The contractor shall schedule all work to be completed within 30 calendar days after date of the written "Notice to Proceed." Coordination of work shall be scheduled with DEQ.
 - A pre-construction meeting shall be held at the site if deemed necessary after the Notice to Proceed date to review Statement of Work and answer any questions the contractor may have.
 - All on-site work shall be completed by the contractor five (5) days prior to the scheduled contract completion date, with the remaining five (5) days utilized for final inspection and correction of all deficiencies.

- Conditions of Work: The following conditions of work will apply in accomplishment of this contract:
 - All work shall be performed in accordance with all applicable State and Federal regulations.
 - All work shall be performed in such a manner that it does not put workers' health and safety at risk.
 - Disposal of Removed Materials: All materials removed by the Contractor under this contract shall be disposed of in accordance with State and Federal regulations.

CONTRACTOR SHALL:

- Attend mandatory pre-bid meeting and site walk through;
- Follow all appropriate OSHA requirements;

Submit with Bid:

- Copy of ODOL Asbestos Abatement Contractor License;
- Three references with name, type of project, phone number, and location of similar work in the last three years;

Submit after Notice to Proceed:

- A Work Plan with planned activities and schedule to DEQ for approval;

ASBESTOS ABATEMENT INSTRUCTIONS:

- Friable ACM shall be removed as described in the attached Asbestos Assessment. The approved asbestos Project Design will be provided at a later date.
 - Remove and properly dispose of asbestos-containing wall texture located in the kitchen.
 - A total of 51 square feet of drywall shall be removed.
 - Remove and properly dispose of asbestos-containing wallboard system located in the remaining walls and ceiling of the kitchen.
 - A total of 357 square feet of wallboard shall be removed.
 - Remove and properly dispose of asbestos-containing flooring, including the wooden sub-floor located in the kitchen.
 - A total of 128 square feet of mastic and sub-floor shall be removed.

FINAL REPORT:

Write final report and submit to DEQ;

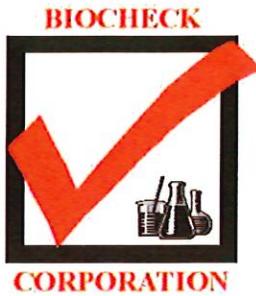
- Final report shall include:
 - A detailed summary of work including any warranties and data;
 - Waste manifests (if any); and
 - Photo documentation of work
 - Photo documentation of work will have color digital photos with captions describing photo;
 - *Photos shall be taken before, during, and after abatement.*
- Final report will be submitted electronically.

DEQ CONTACT:

Trenton Wilhelm
Oklahoma Dept of Environmental Quality
Land Protection Division
707 N. Robinson
P.O. Box 1677
Oklahoma City, OK 73101-1677
405-702-5108 (Office)
405-702-5101 (Fax)
Trenton.Wilhelm@deq.ok.gov

ATTACHMENT 1

Asbestos Inspection Report



Biocheck Corporation

P.O. Box 94804 · Oklahoma City, OK 73143

Phone: (405) 619-5802

February 5, 2025

Shane Forrest
Blackmon Mooring
1101 Enterprise Ave., Ste. 1
Oklahoma City, OK 73128

Project: Town of Goldsby
100 E. Center Rd.
Washington, OK 73093

Dear Mr. Forrest:

Attached are the results of the asbestos and lead-based paint (LBP) samples collected from the Fire Dept. Building. The samples were collected on January 31, 2025, by Phillip Dang (ODOL Inspector License #401398). The samples were analyzed by QuanTEM Laboratories. QuanTEM Laboratories is NVLAP-accredited (Lab Code 101959-0) for asbestos and ELLAP-accredited (Lab Code 101352) for lead. The findings are summarized below. The lab results are attached as an addendum to this report.

Discussion of Test Results

1. The tan surfacing material on the wallboard system contains 3% chrysotile asbestos. It is a friable, surfacing material. It is a regulated asbestos-containing material (RACM).
2. The black mastic under the brown floor tiles 8% chrysotile asbestos. It is a non-friable, miscellaneous material. It is an asbestos-containing building material (ACBM).
3. The paint chip sample collected from the wall in the kitchen is NOT lead-based paint (LBP). The lead concentration is below the 0.5% weight limit for LBP.

The test results pertain to the specific items in the report. This report is intended for the exclusive use of our client. Any actions performed based upon recommendations contained herein are at the discretion of the client. If you have any questions regarding this report, please contact me at (405) 619-5802. We appreciate the opportunity to have assisted you in this matter.

Respectfully Submitted,
Biocheck Corporation

Phillip H. Dang
President



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuantEM Lab No. 376084	Client: Bio Check Inc.
Account Number: C034	Phillip Dang
Date Received: 01/31/2025	PO Box 94804
Received By: Charlie Johnson	OKC, OK 73143
Date Analyzed: 02/03/2025	Project: Goldsby Fire Dept Office
Analyzed By: Cassie Sanborn	Project Location: 100 E. Center Rd. Washington, OK 73093
Methodology: EPA/600/R-93/116	Project Number: NA

QuantEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1	Layered	Tan Surfacing	Asbestos Present Chrysotile 3	NA	CaCO3 Paint
001a		Layered	White Sheetrock	Asbestos Not Present	Cellulose 10	Gypsum
002	2	Layered	White Skim Coat	Asbestos Not Present	NA	CaCO3 Paint
002a		Layered	Gray Plaster	Asbestos Not Present	NA	Gypsum Sand
003	3	Layered	Brown Tile	Asbestos Not Present	NA	CaCO3 Vinyl
003a		Layered	Black Mastic	Asbestos Present Chrysotile 8	NA	Tar

Cassie Sanborn

Cassie Sanborn, Laboratory Analyst

2/3/2025

Date of Report

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

QuantEM is a NVLAP accredited Testing PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA—40 CFR Appendix E to Subpart E of Part 763 and EPA/600/R-93/116 methods.

This report may not be used to claim product endorsement by NVLAP or any agency of the US Government.

This report may not be reproduced except in full, without the written approval of the laboratory.



ASBESTOS CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. <u>376084</u>	
Accept	Reject

Contact Information		Project Information		Report Results (☑ one box)	
Company: BioCheck Inc	Phone: 590-5500	Project Name: <u>Goldsby Fire Dept office</u>	<input type="checkbox"/> QuanTEM Website		
Contact: Phillip Dang	Cell Phone: 590-5500	Project Location: <u>100 E. Center Rd.</u>	<input type="checkbox"/> Email _____		
Account #: C034	E-mail:	Project ID: <u>Washington, OK 73093</u>	<input type="checkbox"/> Other _____		
SAMPLED BY: Name: <u>Phillip Dang</u>	Date: <u>1-31-25</u>	P.O. Number: <u>pdang@biocheckcorp.com</u>			

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
<u>[Signature]</u>	<u>1/31/25 1300</u>		<u>[Signature]</u>	<u>1/31/25 1:20 PM</u>

REQUESTED SERVICES (Please ☑ the Appropriate Boxes)

PLM	PLM	TEM	TEM	TURNAROUND TIME
<input checked="" type="checkbox"/> Bulk Analysis (EPA 600/R-93/116)	<input type="checkbox"/> Vermiculite Attic Insulation (EPA 600/R-04/004)	<input type="checkbox"/> Air- AHERA	<input type="checkbox"/> Bulk- Presence / Absence EPA600/R-93/116	<input type="checkbox"/> Rush
<input type="checkbox"/> 400 Point Count	<input type="checkbox"/> Other	<input type="checkbox"/> Air- NIOSH 7402	<input type="checkbox"/> Bulk- Quantitative (weight%)- Chatfield	<input type="checkbox"/> Same Day
<input type="checkbox"/> 1000 Point Count		<input type="checkbox"/> Air- ISO 10312	<input type="checkbox"/> Dust- Presence / Absence	<input checked="" type="checkbox"/> 24 - Hour
<input type="checkbox"/> Gravimetric Preparation	PCM	<input type="checkbox"/> Drinking Water- EPA 100.2	<input type="checkbox"/> Dust- Quantitative (fibers/sq.cm)- ASTM D5755	<input type="checkbox"/> 3 - Day
<input type="checkbox"/> Particle ID	<input type="checkbox"/> NIOSH 7400	<input type="checkbox"/> Waste Water- EPA 600/4-83-043	<input type="checkbox"/> Other	<input type="checkbox"/> 5 - Day

No.	Sample ID (10 Characters Max)	☑ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	<u>1</u>	<input checked="" type="checkbox"/>	<u>Tan</u>	<u>Wallboard System</u>	<u>N/A</u>	<u>Kitchen</u>
2	<u>2</u>	<input checked="" type="checkbox"/>	<u>Grey</u>	<u>Plaster/Slime Coat</u>	<u>N/A</u>	
3	<u>3</u>	<input checked="" type="checkbox"/>	<u>Brown</u>	<u>Brown-speckled vct / Blk mashe</u>	<u>N/A</u>	<u>↓</u>
4		<input type="checkbox"/>		<u>(under white vct)</u>		
5		<input type="checkbox"/>				
6		<input type="checkbox"/>				
7		<input type="checkbox"/>				
8		<input type="checkbox"/>				
9		<input type="checkbox"/>				
10		<input type="checkbox"/>				

SATURDAY FEDEX SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"
 Please Note - UPS and USPS are NOT available for Saturday Delivery



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

Environmental Chemistry Analysis Report

QuantEM Set ID: 376141
Date Received: 01/31/25
Received By: Baylie Puga
Date Sampled:
Time Sampled:
Analyst:
Date of Report: 02/04/25
AIHA LAP, LLC: 101352

Client: Bio Check Inc.
Phillip Dang
PO Box 94804
OKC, OK 73143
Acct. No.: C034
Project: Goldsby Fire Dept
Location: 100 E. Center Rd
Project No.: Washington, OK 73093

QuantEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
001	1	Paint	Lead	<0.0050	0.005	%	02/04/25 12:14	P EPA 7000B (1)

Authorized Signature: _____

Eric Caves, Chemistry Technical Manager

Note: Sample results have not been corrected for blank values.

This report applies only to the standards or procedures indicated and to the specific samples tested. It is not indicative of the qualities of apparently identical or similar products or procedures, nor does it represent an ongoing assurance program unless so noted. These reports are for the exclusive use of the client and are not to be reproduced without specific written permission. QuantEM is not responsible for user-supplied data used in calculations. Customer provided data such as volumes, areas, etc., cannot be verified by QuantEM Laboratories, LLC.

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

Wipe materials must meet ASTM E1792 criteria. Method detection limits and resultant reporting limits may not be valid for non-ASTM E1792 wipe material.

Measurement uncertainty available upon request.

EPA Method 7000B (1) = EPA 600/R-93/200 Preparation Modified. EPA 7000B Analysis Modified

EPA Method 7082 (2) = EPA 600/R-93/200 Preparation Modified. EPA 7082 Analysis Modified

Supplemental Report QAQC Results

QA ID: 21471
Test: Lead

Date: 2/4/2025
Matrix: Paint

Lab Number: 376141
Approved By: Eric Caves
Date Approved: 2/4/2025

Notes:

Blank Data:

Type of Blank	Blank Value
FCB	0
ICB	0

Standards Data:

Standard	Low Limit	Obtained	High Limit
FCV	2.2	2.45	2.8
CCV	2.2	2.52	2.8
RLVS	0.05	0.08	0.15
ICV	0.9	0.97	1.1

Duplicate Data:

Sample Number	Result	Duplicate	% RPD
376141-001	0.000	0.000	#Num!
376106-002	0.170	0.160	6.1

Recovery Data:

Sample Number	Result	Spike Level	Result + Spike	% Recovery	Dup. Result + Spike	% Dup. Recovery	% Spike RPD
376141-001	0.000	2.000	2.100	105.0			
LCS-P1	0.000	2.010	2.010	100.0	2.030	101.0	1.0
LCS-P2	0.000	2.010	2.010	100.0	2.170	108.0	7.7
376106-002	0.170	2.000	1.950	89.0			

Authorized Signature: _____



Eric Caves, Chemistry Technical Manager



LEAD CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

For Lab Use Only	
Lab No. <u>376141</u>	
<input checked="" type="radio"/> Accept	<input type="radio"/> Reject

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

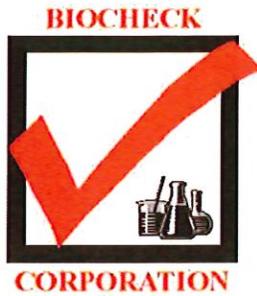
Contact Information			Project Information			Report Results (<input checked="" type="checkbox"/> one box)	
Company: <u>Brodbeck Corp.</u>	Phone:		Project Name: <u>Goldsky Fire Dept</u>			<input type="radio"/> Quantem Website	
Contact:	Cell Phone:		Project Location: <u>100 E. Center Rd.</u>			<input type="radio"/> Email _____	
Account #:	E-mail:		Project ID: <u>Washington, OK 73093</u>			<input type="radio"/> Other _____	
SAMPLED BY: Name: <u>Phillip Dang</u>	Date: <u>1-31-25</u>		P.O. Number:				

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
<u>Phillip Dang</u>	<u>1/31/25 1300 hours</u>		<u>[Signature]</u>	<u>1/31/25 5:00</u>

REQUESTED SERVICES (Please the Appropriate Boxes)

No.	Sample ID (10 Characters Max)	Sample Description	Volume or Area	Flame Atomic Absorption								TURNAROUND TIME
				EPA 7000B			NIOSH 7082		Other Analysis			
				Paint Chips wt% ppm mg/cm ²	Bulk (mg/kg)	Soil (mg/kg)	Wipes (ug/ft ²)	Air (ug/m ³)	TCLP - Pb	TCLP - RCRA 8	RCRA 8	
1	<u>1</u>	<u>Paint on wall</u>		<input checked="" type="radio"/>								<input checked="" type="radio"/> Same Day
2												<input type="radio"/> 24 - Hour
3												<input type="radio"/> 3 - Day
4												<input type="radio"/> 5 - Day
5												
6												
7												
8												
9												
10												
11												

SATURDAY FEDEX SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"
 Please Note - UPS and USPS are NOT available for Saturday Delivery



Biocheck Corporation

P.O. Box 94804 · Oklahoma City, OK 73143

Phone: (405) 619-5802

February 11, 2025

Kara Cook
Town of Goldsby
100 E. Center Rd.
Goldsby, OK 73903

Project: Town Administrator & Building Official Office
Kitchen

Dear Mrs. Cook:

The following is a cost estimate to perform asbestos abatement in the kitchen to repair water damage. Information utilized to develop this cost proposal was gleaned from a visit to the site. The scope of work for asbestos abatement, as I perceive the project, consists of the following:

1. Remove drywall with asbestos-containing wall texture from the walls of the kitchen. There is approximately 51 SF MOL of asbestos-containing drywall to be abated.
2. Remove the wallboard system from the remaining walls and ceiling in the kitchen. There is 357 SF MOL of wallboard system to be abated. The plaster walls along the exterior wall will be removed. There is approximately 128 SF MOL of plaster to be removed. Insulation above the ceiling and inside wall cavities will be removed and discarded.
3. The flooring, including the wood sub-floor, will be removed and discarded. There is an estimated 128 SF MOL of black mastic under the brown floor tiles. This will abate the black mastic under the brown floor tiles. This work will be done as an OSHA Class II project.
4. The work will include standard practices including worker PPE, containment and critical barriers, engineering controls, air scrubbers, decon chambers, and wet removal techniques. The work will be performed in accordance with local, state, and federal regulations.
5. Water and electricity will be provided by the Owner/City to facilitate abatement work.
6. Air monitoring will be conducted as a final clearance after abatement is completed.
7. The cost proposal includes all materials, equipment, labor, supervision, air monitoring, and project documentation. The cost proposal is for abatement to be completed within a single phase. I estimate 3 working days to complete the project. The cost proposal includes all materials, equipment, labor, supervision, and project documentation.

3 workers, 24 hours @ \$60/hr	\$4,320.00
1 Supervisor, 24 hours @ \$85/hr	\$2,040.00
Materials, equipment, disposal	\$1,400.00
Clearance testing	<u>\$ 300.00</u>
Cost Proposal for this Project:	\$8,060.00

I appreciate the opportunity to submit this proposal to you. If you have any questions regarding this proposal, please contact me at (405) 590-5500. If you would like to schedule our services, please forward a Purchase Order or a Notice To Proceed to begin the work.

Respectfully Submitted,
Biocheck Corporation



Phillip H. Dang
President

Proposal Accepted By:

Sign & Print Name

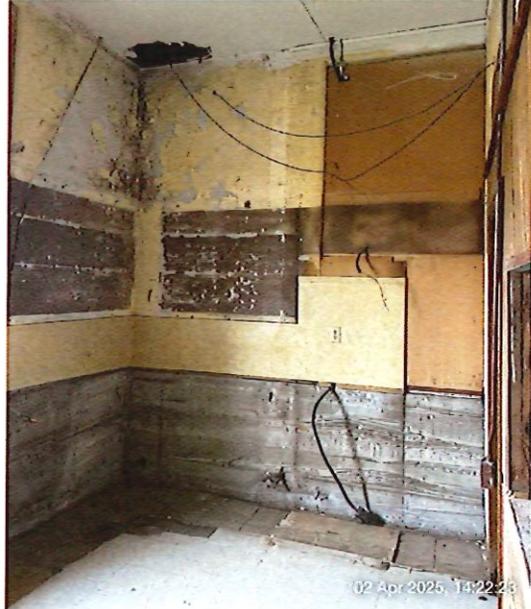
Date

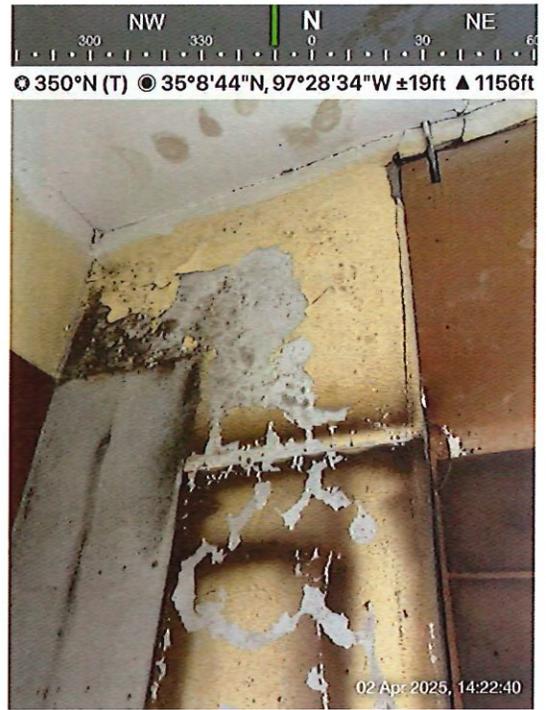
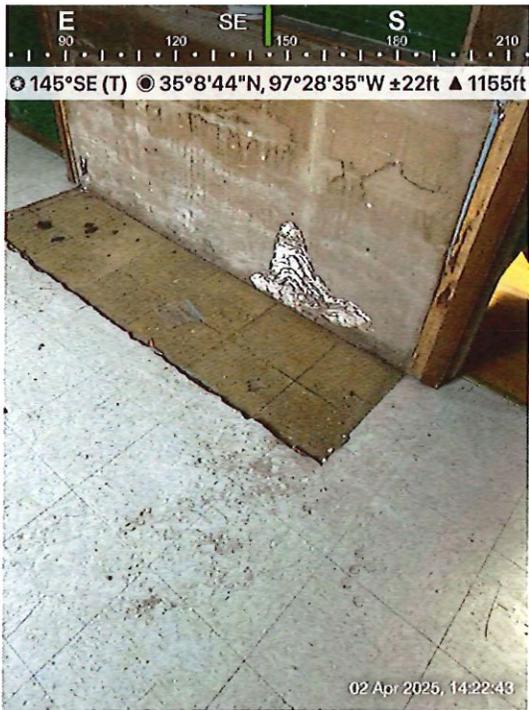


☉ 25°NE (T) ☉ 35°8'43"N, 97°28'35"W ±206ft ▲ 1159ft



☉ 53°NE (T) ☉ 35°8'43"N, 97°28'35"W ±160ft ▲ 1163ft





W 270 NV 330 N 0

319°NW (T) 35°8'44"N, 97°28'35"W ±29ft ▲ 1158ft



02 Apr 2025, 14:22:35

SW 240 W 270 NW 330 N 0

289°W (T) 35°8'44"N, 97°28'35"W ±144ft ▲ 1166ft



02 Apr 2025, 14:22:31



☉ 223°SW (T) ☉ 35°8'44"N, 97°28'35"W ±16ft ▲ 1154ft



02 Apr 2025, 14:22:45



Environmental Access Permit

THIS PERMIT made and entered into by and between **Town of Goldsby** hereinafter called the PERMITOR, and the **DEPARTMENT OF ENVIRONMENTAL QUALITY**, hereinafter called the PERMITTEE.

WITNESSETH, PERMITTEE is hereby granted permission and authority to enter upon the following described property, situated in McClain County, Oklahoma, hereinafter referred to as the "Property":

101 S Main, Goldsby, OK, 73093

Attached and incorporated by reference as Exhibit "A": Property Location Map

TERMS AND CONDITIONS OF PERMIT:

1. **TERM:** This Permit shall be for a period of 1 year beginning July 18, 2025, and ending July 17, 2026.
2. **USE OF PROPERTY:** PERMITTEE and its consultants or contractors may enter upon said property for the performance of remedial activities, install, erect, operate, maintain, remove, and perform all work associated with said remedial activities. PERMITTEE and its consultants and contractors shall have the right of ingress and egress, to and from said site across adjoining lands of the PERMITOR. PERMITOR and PERMITTEE acknowledge that all equipment and improvements of PERMITTEE to support the said operations shall be deemed personal property of PERMITTEE.
3. **MAINTENANCE:** PERMITTEE agrees that no other changes shall be made to the Property without prior written permission of the PERMITOR other than what is necessary for the purpose of the Permit.
4. **INDEMNIFICATION:** PERMITOR agrees on its behalf and that of any successors or assigns to hold harmless, defend and indemnify the PERMITTEE, its officers, agents, employees, representatives, successors, and assigns, from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments, including, without limitation, attorney's fees and costs of any kind. Without waiving any defense or immunity, and subject to the Oklahoma Governmental Tort Claims Act, such indemnification shall exclude any such liability to the extent caused by the negligence or willful misconduct of the PERMITTEE, its officers, agents, employees, representatives, successors, and assigns while acting within the scope of their employment.
5. **NO WARRANTIES:** The PERMITTEE makes no representations or warranties of any kind in connection with this Permit. This Permit is subject to all existing conditions, restrictions, reservations, easements, servitudes and right of ways of record.
6. **ASSIGNMENT:** This Permit cannot be assigned in whole or in part without the written approval of the PERMITTEE.
7. **TERMINATION:** Either party may terminate this Permit, or any renewals of this Permit, by giving written notice at least sixty (60) days prior to the desired date of cancellation.
8. **APPLICABLE LAW:** This Permit shall supersede any and all previous agreements whether oral or written and shall be governed by the laws of the State of Oklahoma.
9. **NON-WAIVER:** Failure of either the PERMITOR or PERMITTEE to exercise any right given hereunder or to insist upon strict compliance with regard to any term, condition or covenant specified herein, shall not constitute a waiver of the PERMITOR or PERMITTEE'S right to exercise such right or to demand strict compliance with any term, condition or covenant under this Agreement.

10. **ENTIRE AGREEMENT:** This Permit constitutes the sole and entire agreement of the parties and is binding upon the PERMITOR and the PERMITTEE, their heirs successors, legal representatives and assigns.

PERMITOR: _____	Town of Goldsby	PERMITTEE: _____	Oklahoma Department of Environmental Quality
	(Type or Print)		
By: _____		By: _____	
	(Signature)		(Signature)
_____		_____	
	(Print Name and Title)		(Print Name)
			Director of Support Services, Administrative Services Division
Date: _____		Date: _____	

Exhibit "A"
Property Location Map



Town of Goldsby/Goldsby Water Authority/ Goldsby Airport

Date: May 2025

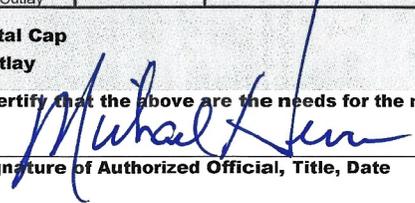
Authorized Official: S Jenkins

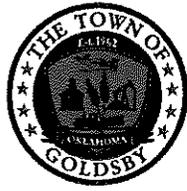
TOTAL CAPITAL NEEDS SUMMARY AND 5 YEAR PLAN

Priority Ranking	Project Description	Category	Funding Source	Total Project Costs (\$)	Total Grant Funds Awarded	2025 Costs (\$)	2026 Costs (\$)	2027 Costs (\$)	2028 Costs (\$)	2029 Costs (\$)
1	Cyber Security Plan	Town of Goldsby	Homeland Security	\$520,896.00	\$520,896.00		\$520,896.00			
2	Streets Maintenance and Repair	Town of Goldsby/ Streets & Alley	General Funds	\$1,510,000.00		\$750,000.00	\$760,000.00			
3	Tree Removal	Park	General Funds	\$10,000.00			\$10,000.00			
4	Tanker Pumper	Fire Department	VW ODEQ partial funding	\$732,844.00	\$632,844.00		\$732,844.00			
	Town Total Cap Outlay			2,040,896.00	\$1,153,740.00	\$750,000.00	\$2,023,740.00	\$0.00	\$0.00	\$0.00
5	Tree Removal	Airport	General Funds	\$35,000.00			\$35,000.00			
6	Fuel Tank	Airport	ODAA/FAA Grants	\$600,000	NPE 24 - \$150,000; ODAA - \$225,000; FAA - \$150,000	\$106,047.84	\$493,952.16			
	Airport Total Cap Outlay			\$635,000		\$106,047.84	\$528,952.16	\$0.00	\$0.00	\$0.00
7	Waste Water line to 12 acres at Airport	GPWA/Utilities	Sales Tax Bond	Not sure total costs, remaining bond funding not including last payments to MacHill	\$784,232		\$784,232.00			
8	Telemetry for sewer station	GPWA/Utilities	Sales Tax Bond	\$20,000	\$20,000	\$20,000.00	\$20,000			
9	Replacement pump parts	GPWA/Utilities	Sales Tax Bond	\$40,000.00	\$40,000	\$40,000.00	\$40,000.00			
10	Sewer Lift Station for Airport Road	GPWA/Utilities	Sales Tax Bond	\$250,000.00	\$250,000	\$250,000.00	\$250,000.00			
11	Vermeer vacuum trailer	GPWA/Utilities	ACOG REAP Grant	\$116,000.00	\$116,000		\$116,000.00			
12	Jetter System with camera	GPWA/Utilities	RIG Grant	\$102,414.58	\$82,932		\$82,932.00			
13	Waste Water line to Adkins Industrial Park	GPWA/Utilities	Industrial Park land owners							
	Public Works Cap Outlay			\$528,415	\$1,293,164	310000	\$1,293,164.00	\$0.00	\$0.00	\$0.00
14	Trench Box	GWA - Utilities		\$15,000.00			\$15,000.00			
15	Telemetry for all water plant/towers	GWA - Utilities	Cyber Security Grant/Homeland Security	142,100	142,100.00	20,236.71	121,863.00			
16	18" water line from WTP to 24th & Burr Oak	GWA - Utilities	General Funds	\$5,800,000						5,800,000.00
17	Water Storage at WTP	GWA - Utilities	General Funds	\$1,700,000.00				1,700,000.00		
18	500,000 gal Water Tower	GWA - Utilities	General Funds	\$2,800,000.00					2,800,000.00	
19	Mini Trackhoe	GWA - Utilities	General Funds	\$60,000.00			60,000.00			
20	One ton pick-up	GWA - Utilities	General Funds	\$70,000			70,000.00			
	GWA - Cap Outlay			\$10,587,100.00	\$142,100.00	\$20,236.71	\$266,863.00	\$1,700,000.00	\$2,800,000.00	\$5,800,000.00

Total Cap Outlay **\$13,791,410.58** **\$2,589,003.66** **\$1,186,284.55** **\$4,112,719.16** **\$1,700,000.00** **\$2,800,000.00** **\$5,800,000.00**

I certify that the above are the needs for the next five years as identified through the CIP process and were taken from the full Capital Needs Summary and 5-Year Plan.


Signature of Authorized Official, Title, Date



TOWN OF GOLDSBY

Job Title:	Grounds and Roads Maintenance Operator	Reports to:	Public Works
Department/Group:	Facilities	Travel Required:	Minimal
Location:	Goldsby	Position Type:	Full Time/Hourly
HR Contact:	Sandy Jenkins	Date Posted:	6-17-2025
Will Train Applicant(s):	Knowledge and understanding applicant will be trained	Posting Expires:	Until Filled

Applications Accepted By:

FAX OR EMAIL:

Fax Number: 405-288-2100
info@townofgoldsbys.com

MAIL:

TOWN OF GOLDSBY
100 E Center Rd
Goldsby, OK 73093

Job Description

GENERAL PURPOSE

The individual must be able to organize and perform essential functions of the position which include a variety of skilled and semiskilled trades, maintenance, construction, and equipment tasks in connection with the maintenance and repair of town facilities and roads. Applicant must display a willingness, aptitude and self-discipline to learn all aspects of the town operation.

To perform maintenance of town facilities and roads to include:

- Mowing right of ways and maintain tin horns and other drainage structures
- Maintaining streets and alleys (crack sealing, pothole repair, asphalt and concrete removal and repair, etc.)
- Mowing, edging, leaf blowing, weed eating and landscaping for all facilities
- Painting, pruning, equipment repair, to include light maintenance
- Parking lot maintenance and cleaning at all facilities
- Maintaining facilities including park and equipment
- Trash pickup, empty carts, clean of facility, coordinate overall pick-up from trash service company
- Overall safety control for all facilities including park (including snow removal)
- Install Christmas Lights (once a year)
- Other duties as assigned

ROLE AND RESPONSIBILITIES

- Responsible for all facilities and roads
- Respond to emergency calls, as necessary
- Be informed and proactive in assessing the condition and needs of infrastructure
- Conduct reviews, provide comments, and conduct inspections for installation of all utility related projects
- Provides reports and information as requested to Town Administrator or Public Works Director
- Maintain a clean and safe work environment

- Ensures that ordinances and policies of the Town as well as all applicable state and federal laws are observed and enforced.

QUALIFICATIONS AND EDUCATION REQUIREMENTS

- High school graduation or GED equivalent
- High ethical standard
- Pre-employment physical & drug screen, and criminal history check
- CDL Class A or B Driver License or the ability to obtain one within one year of hire and a good driving record.

PREFERRED SKILLS

- Ability to follow and transmit oral and written instructions
- Ability to effectively direct, train, and supervise subordinate personnel
- Ability to communicate effectively verbally and in writing
- Problem resolution skills
- Knowledge of current practices, maintenance techniques, tools, and materials used in the construction and repair of municipally owned utilities
- Basic writing, reading, and math skills
- Ability to analyze and interpret data
- Ability to organize and maintain records and prepare reports
- Ability to establish and maintain effective working relationships with Town officials, employees and the general public

WORK ENVIRONMENT AND PHYSICAL DEMANDS

The work environment characteristics described here are representative of those an employee might encounter while performing the essential functions of the job. Conditions will consist of periodic exposure to extreme weather conditions, frequently working around construction equipment with exposure to dirt, dust, noise, water, and wastewater. Occasional exposure to chemicals and biological materials that could cause personal injury if improperly handled. Contact with members of the public under adverse conditions requiring a diplomatic and professional demeanor.

The physical demands can include (list is not inclusive of all possible physical demands):

- Frequently required to walk, sit, talk, and hear/listen
- Frequently required to possess a full range of body movements, such as turning, stooping, lifting, kneeling, and climbing
- Frequently required to reach with hands and arms
- Frequently required to lift and/or move up to 75 pounds
- Occasionally required to lift and/or move up to 100 pounds

ADDITIONAL NOTES

Individual in this position must be of the highest ethical standards and have no criminal convictions on their record. The duties listed above are intended only as an illustration of the various types of work that may be performed.

The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or logical assignment for the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The Town of Goldsby is an Equal Opportunity Employer. Employer will not discriminate based on a protected class or disability.

The Town of Goldsby includes a competitive benefits package, including medical/dental insurance.

Please apply with the Town of Goldsby. The application and job description can be found on the Town's website at www.townofgoldsby.com.

Reviewed By:	Kara Cook	Date:	6-17-2025
Approved By:	Town Board	Date:	6-12-2025



TOWN OF GOLDSBY

Job Title:	Accounts Payable	Department/Group:	All Departments
Location:	Goldsby	Position Type:	Full Time
HR Contact:	HR Contact	Date Posted:	July 12, 2025
Will Train Applicant(s):	Will Train Applicant(s)	Posting Expires:	Until Filled

Applications Accepted By:

FAX OR EMAIL:

Fax Number: 405-288-2100
info@townofgoldsbys.com

MAIL:

TOWN OF GOLDSBY
100 E Center Rd
Goldsby, OK 73093

Job Description

ROLE AND RESPONSIBILITIES

Keeps accurate records, documents and prints payables for the Town, Water, Airport and Public Works departments. Keeps accurate records for deposits for several departments. Applicant must display a willingness, aptitude and self-discipline to learn all aspects of the town operation.

- Answer and direct in-coming calls for the Town
- Enter documentation for all departments
- Enter and print payables for all departments
- Organize and track oil and gas leases
- Rent building and pavilions
- Cross-train other positions
- Other duties as assigned

QUALIFICATIONS AND EDUCATION REQUIREMENTS

- High school graduation or GED equivalent
- 2 years office experience
- Telephone etiquette
- Valid Oklahoma Driver's License
- Computer skills
- Good Customer Service skills
- Good organizational skills
- High ethical standard
- Pre-employment physical & drug screen, and criminal history check

PREFERRED SKILLS

- Ability to follow and transmit oral and written instructions and effectively communicate verbally and in writing.
- Proficient in Quickbooks, Microsoft Suite Software, and computer knowledge
- Problem resolution skills
- Time management skills
- Ability to analyze and interrupt data, organize and maintain records, and prepare reports
- Ability to establish and maintain effective working relationships with Town officials, employees and the general public

ADDITIONAL NOTES

Individual in this position must be of the highest ethical standards and have no criminal convictions on their record. The duties listed above are intended only as an illustration of the various types of work that may be performed.

The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or logical assignment for the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The Town of Goldsby is an Equal Opportunity Employer. Employer will not discriminate based on a protected class or disability.

The Town of Goldsby includes a competitive benefits package, including medical/dental insurance.

Please apply with the Town of Goldsby. The application and job description can be found on the Town's website at www.townofgoldsbys.com.

Reviewed By:	Name	Date:	Date
Approved By:	Name	Date:	Date



TOWN OF GOLDSBY, OK

CLEANING SERVICES CONTRACT

This Cleaning Services Agreement (“Agreement”) is entered into this ___ day of _____, 2025, by and between:

The Town of Goldsby

100 E. Center Rd.
Goldsby, OK 73093
 (“Town”)

and

Cleaning Momma LLC, owned and operated by Karri Kennedy

24801 Santa Fe Ave
Washington, OK 73093
 (“Contractor”)

1. Term

This Agreement shall be valid for one (1) year from signature date, unless terminated earlier pursuant to the terms of this Agreement.

2. Scope of Work

Contractor shall provide weekly professional cleaning and janitorial services for the following Town-owned and operated buildings:

- Town Hall
- Administration Office
- Airport
- Community Building
- Park Bathrooms
- Fire Department Bathroom

Work shall be performed **once per week**, after business hours or on weekends, on the same day each week whenever possible. Controlled access will be provided.

General Cleaning Tasks

Offices (Town Hall, Admin Office, Airport)

- Sweep and mop floors
- Dust and tidy community areas
- Clean glass doors
- Remove trash

Bathrooms (All Buildings)

- Sweep and mop floors
- Disinfect toilets and sinks
- Clean glass mirrors
- Dust and tidy shared areas
- Remove trash

Council Chambers (Town Hall)

- Sweep and mop floors
- Dust and tidy all areas, arrange seats
- Clean glass doors
- Remove trash

Airport Meeting Room

- Sweep and mop floors
- Dust and tidy all areas
- Clean glass doors
- Remove trash

Kitchenette (Town Hall and Airport)

- Sweep and mop floors
- Disinfect all surfaces
- Dust and tidy all areas
- Wash and put away dishes
- Clean coffee makers
- Remove trash

Community Building

- Kitchen: Sweep/mop floors, disinfect surfaces, dust/tidy, wash/put away dishes, clean coffee makers, inspect/disinfect refrigerators, remove trash.
- Main Room/Lobby: Sweep/mop floors, clean glass doors.

Frequency will be evaluated after one month of service to ensure adequacy.

3. Supplies

Contractor will provide all cleaning supplies and equipment needed beyond those supplied by the Town. The Town will supply Cintas paper products, Cintas cleaning supplies, and hand soap for bathrooms.

Contractor agrees to provide the Town with a list of all proposed products, brands, and chemicals used in routine cleaning.

4. Schedule

Cleaning shall be completed one day per week, after business hours (M–F 8 am–5 pm) or on weekends. Contractor will coordinate scheduling with the Town to ensure consistency.

5. Payment

- Payment will be made upon receipt of invoice submitted to Town Hall – Accounts Payable. Rate will be charged at \$350/week.
 - If increased frequency is needed, contract will be updated to reflect new pricing.
- Additional services (e.g., extra cleaning of the Community Building at a renter's request) will be invoiced as separate line items.
 - Community Building extra cleaning will be \$100/event.

6. Contractor Responsibilities

- Perform all services professionally and in compliance with industry standards and applicable laws/regulations (including OSHA, EPA, CDC, and HIPAA requirements).
- Maintain a qualified staff.
- Report any damage or maintenance issues noticed during cleaning to the Town Administrator.

7. Town Responsibilities

- Provide access to buildings after hours.
- Supply agreed-upon consumables (Cintas supplies) for bathroom use.
- Notify Contractor of any deficiencies in service.

8. Deficiency and Cure

If the Town notifies Contractor in writing of a deficiency in service, Contractor shall have two (2) weeks to address and resolve the issue to the Town's satisfaction. If issues remain unresolved, the Town may terminate this Agreement for cause.

9. Termination

This Agreement may be terminated:

- By either party for convenience with 30 days' written notice.
- By the Town for cause if Contractor fails to address deficiencies within the specified cure period.
- Immediately by the Town if Contractor refuses or is unable to meet an increased frequency of service if deemed necessary after the initial one-month evaluation.

10. Insurance and Compliance

Contractor shall maintain all necessary insurance coverage (general liability, workers' compensation, etc.) and provide proof to the Town upon request. Contractor shall comply with all federal, state, and local laws and regulations.

11. Independent Contractor

Contractor is an independent contractor and not an employee or agent of the Town. Contractor has no authority to bind the Town except as expressly agreed in writing.

12. Indemnification

Contractor agrees to indemnify and hold harmless the Town, its employees, and officials from any claims, damages, or liabilities arising from Contractor’s acts or omissions in connection with this Agreement.

13. Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior discussions or agreements. Any amendment must be in writing and signed by both parties.

14. Governing Law

This Agreement shall be governed by the laws of the State of Oklahoma.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Town of Goldsby

By: _____
Name: Mike Herrin
Title: Mayor
Date: _____

NOTARY ACKNOWLEDGMENTS

STATE OF OKLAHOMA)
COUNTY OF MCCLAIN)

On this ____ day of _____, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Mike Herrin, known to me to be the Mayor of the Town of Goldsby, and acknowledged that he executed the same on behalf of the Town of Goldsby.

Notary Public: _____
My Commission Expires: _____
Commission Number: _____

Contractor

By: _____
Name: Karri Kennedy
Title: Owner, Cleaning Momma LLC
Date: _____

NOTARY ACKNOWLEDGMENTS

STATE OF OKLAHOMA)
COUNTY OF MCCLAIN)

On this ____ day of _____, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Karri Kennedy, known to me to be the owner of Cleaning Momma LLC, and acknowledged that she executed the same on behalf of Cleaning Momma LLC.

Notary Public: _____
My Commission Expires: _____
Commission Number: _____

TOWN OF GOLDSBY
JULY 2025 MONTHLY REPORT
COUNCIL MEETING AUGUST 14,2025

Deputies continued proactive patrol methods throughout the month of July to deter thefts, traffic infractions, and other Criminal Activities which flow through the area.

In July, the following actions and or calls for service were :

TOTAL TRAFFIC STOPS: 112

CITATIONS ISSUED: 35

WARNINGS ISSUED: 77

ARREST WARRANTS: 3

TOTAL ARRESTS: 4

In July, Deputies had a total of 82 calls for service.

WELFARE CHECKS: 4

FIRE & MEDICAL CALLS/ASSIST: 13

OUTSIDE AGENCY ASSIST: 8

SUSPICIOUS ACTIVITY: 24

MOTORIST ASSIST: 9

FOLLOW-UP CONTACTS: 7

EXTRA PATROLS/BUSINESS CHECKS

TOTAL: 204

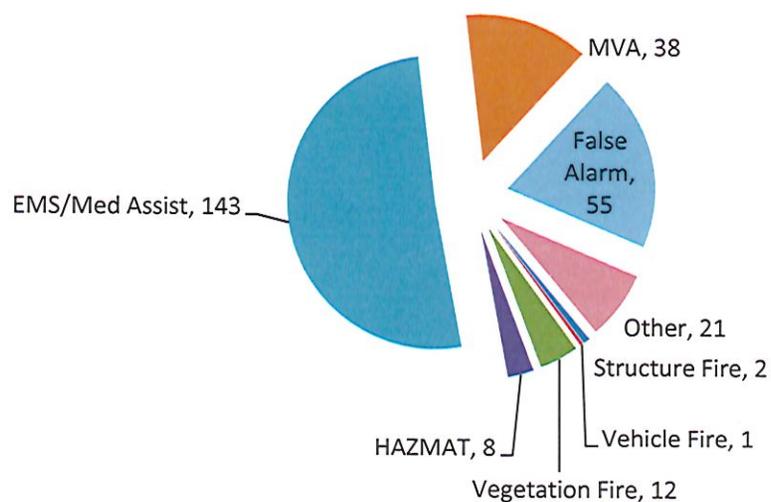
The McClain County Sheriff's Office is grateful to be involved in this community. Our mission is to bring comfort to the citizens of Goldsby with our presence and proactivity to provide a safer place to live.

GOLDSBY FIRE RESCUE RUN TOTALS FOR 2025

Month	Number of Calls	Structure Fire	Vehicle Fire	Vegetation Fire	HAZMAT	EMS/Med Assist	MVA	False Alarm/10-22	Other	8-5 M-F	Mutual Aid
Jan	26	0	0	3	1	13	4	5	0	11	0
Feb	33	0	0	1	0	17	2	9	4	10	0
Mar	47	2	0	5	0	23	7	6	4	20	0
Apr	32	0	0	0	0	17	6	8	1	10	0
May	50	0	0	1	2	26	6	9	6	11	2
Jun	47	0	1	1	4	21	7	9	4	13	0
Jul	45	0	0	1	1	26	6	9	2	15	1
Aug											
Sep											
Oct											
Nov											
Dec											
Total	280	2	1	12	8	143	38	55	21	90	3



2023 Goldsby Fire Rescue Runs by Type

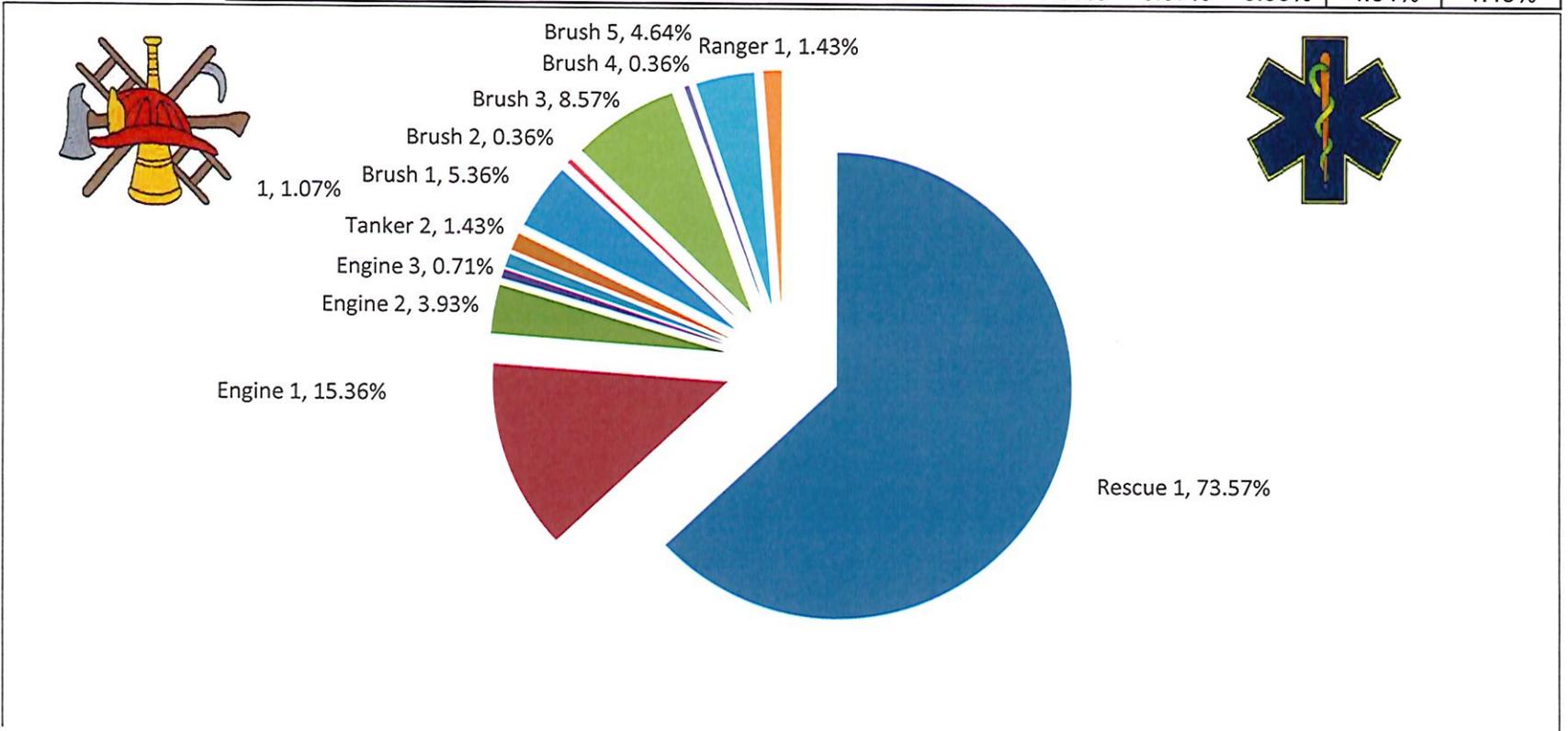


GOLDSBY FIRE RESCUE RUNS BY VEHICLE FOR 2025

Month	Number of Calls	Rescue 1	Engine 1	Engine 2	Engine 3	Tanker 1	Tanker 2	Brush 1	Brush 2	Brush 3	Brush 4	Brush 5	Ranger 1
Jan	26	19	2	1	0	0	0	2	0	4	0	0	0
Feb	33	17	7	3	0	1	1	2	0	1	0	0	0
Mar	47	34	5	2	1	1	0	6	0	8	0	6	0
Apr	32	27	2	0	0	0	0	0	0	0	0	0	0
May	50	39	10	0	0	0	0	4	0	4	0	1	0
Jun	47	36	10	2	1	0	0	1	1	2	1	2	3
Jul	45	34	7	3	0	1	3	0	0	5	0	4	1
Aug													
Sep													
Oct													
Nov													
Dec													

Total	280	206	43	11	2	3	4	15	1	24	1	13	4
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Percentage	73.57%	15.36%	3.93%	0.71%	1.07%	1.43%	5.36%	0.36%	8.57%	0.36%	4.64%	1.43%
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Goldsby Fire Rescue Run Totals by Firefighter for FY 25



	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
Total	39	48	26	33	47	32	50	47	45				367
10 Earl Jenkins	26	32	11	15	19	16	31	27	15				192
12 John Kilmer	17	18	2	10	14	9	12	18	9				109
14													
16 JC Haynes	38	35	19	27	36	24	39	38	39				295
18 Larry Paulk	31	26	20	21	24	21	29	29	19				220
20 Richard Horton	13	19	8	14	16	13	6	17	12				118
22													
24 Satvik Nimmaggadda	29	32	20	30	38	27	33	35	37				281
26 Evan Pendleton	2	1	1	0	2	0	2	0	1				9
28 Bryan Jenkins	30	36	14	19	27	12	36	29	23				226
30 Todd Pendleton	17	21	10	16	17	14	18	15	13				141
32													
34 Leland Morris	0	0	0	0	0	12	12	21	13				58
36 Terry Malmberg	29	34	13	17	31	16	29	20	10				199
38 Hunter Berglan	9	9	1	6	7	1	5	7	6				51
40 Tyler Jenkins	19	18	10	7	19	11	25	15	13				137
42													
44 Jason Kilmer	15	32	19	15	23	18	20	16	17				175
46 Ricky Reed	11	25	12	22	30	17	32	30	25				204
48 Ethan Pendleton	2	3	0	2	3	0	1	3	1				15
50 Terry Boehrer	8	16	15	15	27	11	26	16	25				159

Filter statement

Filters **Days in Dispatched** 4/1/24 to 6/30/24 | **Is Active** true | **Scene Zone** Goldsby

Scene Location Type Count

Run Type Count

Scene Location Type	Volume	Run Type	Volume
Home/Residence	3	911 Response	7
Street or Highway	4	Volume	7
Volume	7		

Filter statement

Filters **Days in Dispatched** 4/1/24 to 6/30/24 | **Is Active** true | **Scene Zone** Goldsby

Disposition Counts

Disposition	Volume
Transported No Lights/Siren	3
Transported Lights/Siren	3
Patient Treated, Released (AMA)	1
Volume	7

Filter statement

Filters **Days in Dispatched** 4/1/24 to 6/30/24 | **Is Active** true | **Scene Zone** Goldsby

Transport Destinations

Destination Hospital	Volume	
OU Medical Center	3	
Norman Regional Porter	2	
VA Hospital	1	
Volume	6	



Town of Goldsby, OK

Town Administrator's Report 8-7-2025

1. Town Updates

- a. Conducted interviews for open parks position. We have a good local candidate and look forward to the help.
- b. Tri- City Lunch in Newcastle for July. Good exchange with neighboring town management.
- c. Satvik has been attending drone school at OSU-OKC during June and he took and passed his drone exam. We are actively looking to expand our drone capabilities in emergency response. We will be applying for a grant to purchase a drone. New advances in drone use for towns include flood monitoring, thermal imaging for flying water lines to detect leaks, fire fighting "eyes in the sky" for brush fires, missing persons, etc.
 - i. When we had the 4th of July event, a vendor brought his drone out and was able to spend 5 minutes in the air flying over the event and had AI capability that estimated 417 people here at that time.
- d. We finally got our Vac Trailer delivery funded by the ACOG REAP Grant. We will be submitting that invoice for reimbursement next month. The guys are already using it in the field and have expressed appreciation for the new tool in their toolbox! It is already making their job easier and safer.
- e. Diamond Maps Projects
 - i. Satvik, JC, Sean and Kristi are working on expanding our mapping and workorder capabilities using Diamond Maps. We have been using the workorder system for drinking water for the last few weeks and it is going well. Once this is refined, it will be rolled out for Public Works and Streets also.
- f. Numerous requests this month for zoning clarifications on both residential and commercial properties. It seems market is improving and sales are moving thru the process of title review where they contact us to verify information.
- g. Numerous building permit requests on non-conforming lots. We have seen a few of these where we must research how the lot size and use do not conform to our current zoning regulations. As is, they are accepted but building and expanding existing structures trigger having to ensure those parcels are brought into compliance with existing codes. This is often a tedious research project for each one and a solution must be carefully crafted for each unique situation. We have had to decline some building permits as the requests are not options on non-conforming lots (trailer house/mobile home replacements).

2. Meetings

- a. Weekly department head meeting – we have started having a meeting every Monday and discussing projects and expectations for each week. Been working really well and allowing us to stay on the same page on issues.
- b. Meeting with Chris Reynolds
 - i. First topic was how we can help expand the aviation program at the school. We are looking at applying for some education funding from ODAA to help put a drone lab at the airport to be utilized for Drone Club for kids interested in aerospace and drones. This gives them a safe space to learn and fly.

- ii. We also invited Julie Sanders from SORTPO to meet with him about available funds to help with school transportation issues. I was at a meeting with her the previous week and she was talking about the possible funding sources for schools so it was a good connection. They have a program called the “Walking School Bus” that is ideal for Washington and can help along the bus routes in Goldsby.
 - c. Ronny and I attended the Chamber Coffee with Tom Cole was July 30th.
3. Upcoming Events and Meetings
- a. August 13th – Chickasaw National Regional Water Trust Meeting #3
 - b. August 21st - Small Town Solutions Summit hosted by Department of Commerce for Kara and Sandy
 - c. September 4th at 11:30 at the Goldsby Community Center – State of McClain County featuring all County Commissioners and a presentation by Oklahoma State Auditor and Inspector Cindy Byrd.
 - d. September 9-11th, OML Annual Conference in OKC

Mayor: Mike Herrin
Trustee: David White
Trustee: Kari Madden

Trustee: Eric Hedenberg
Trustee: Darrell Ingram
Clerk: Sandra Jenkins



Public Works Monthly Report:

My reports will be a little different going forward as Sean and Satvik will be giving the nuts and bolts of how things are going and updating you about what things are in the works.

* So this month we have reviewed the FOG program and think it's a very good starting point.

* We have already been able to tie in two customers this month. B&H and the Goldsby Store but the unanswered question is since B&H laid all the lines, how do we deal with impact and connection fees for them?

* We learned how to repair the fuel nozzle and have ordered a new one as the current one has been having some intermittent problems and to also satisfy the OCC violation we were written up for.

* Sean, Jody and I worked with Hoffman water well drilling to get get high service pumps replaced and in excellent working order.

* Road work has begun on NW12 and I have been able to show Satvik how the bomag works and how we choose which roads to bomag, he has been eager to learn and this was his least knowledgably subject and where he feels the least comfortable but now has a lot better understanding of why we do what we do and will be soon making the road plan for next year and I will do the same and we will compare notes and see if we are on the same page.

* Satvik and I have been working with Commissioner Lyles on ditch work and trying to get road edges cut back to not allow water to stand on the roads. Slow process and progress.

* Sean, Jody and I worked through a vendors list for concrete work needed to be done for the temporary lime slurry bypass solution and we took delivery of the tank for that purpose. Hopefully over the next few weeks we will be able to test run on the process bypass.

* Together we have worked through issues at the airport with possible businesses the airport and with the rules and regs and hoping by next month to be able to present that to you.

* My two cents on the two guys you have hired have taken their roles seriously and have run with every project I have given them and that will get even better in the year ahead and now I can do some of the leg work for them as they learn and take over my position. Very good hires. Matt has been incredible, and his work ethic is unmatched. He by far is the most productive employee we have. Looking forward to the new hire for the park's position as the park, grounds and trash have really suffered as a result of not having someone there who can take ownership of that role.

TOWN OF GOLDSBY



JULY, 2025

AIRPORT

- We had an inspection from OCC and had 4 violations- the dispenser was jumping before pumping, no signs for 100LL, emergency stop and did not have spill prevention plan on site for inspection, since been corrected.
- Had issues with nozzle for the dispenser, ordered a new nozzle and got it fixed
- Approached FISDO relating paramotors, they reached out and advised us to document all the complaints and any pictures of them fly in flight pattern
- Trying to quote for the tree trimming project to be in accordance with FAA on the approach
- There been total of 1782 total flight activities at the airport for the month of July which puts it at 8121 total for the year so far.

IT

- Got 12 new laptops for all the employes and are been assigned respectively
- Waiting on NOVO to set a time and date for the migration and start moving all the employees to new laptops
- Talked to Chris from NOVO about getting a generic email for the water authority to transfer the computers at the water plant
- Small minor issues like password resets, Jayhawk getting stuck are the reoccurring issues that had been resolved.
- Worked on the website to include of the departments and personal working under each department has been added and the description has been updated
- Working on diamonds maps to improve and add more information needed for all the department requirements with J.C Haynes

STREETS AND ALLEY

- Matt and Darren filled potholes on sooner Ave and approached county commissioner to take care of the brush on the side of the road creeping on to the road.
- Matt and I went to fill the potholes at the intersection of 12th and center.
- County came and worked on the drainage ditch along center rd, talked to the commissioner to revisit the ditch to make it smoother for the resident to be able to mow.
- Road work started on 12th Ave between center and Burr Oak rd.