

TOWN OF GOLDSBY BOARD OF TRUSTEES

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

AGENDA

PLACE OF MEETING

Type: Regular Meeting

Date: Thursday September 11, 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 August 14, 2025.
 - b. Review Planning Commission report/minutes.
 - c. Review report from Code Enforcement Officer.
 - d. Review of Treasurer's Report
 - e. Review of Airport Manager's Report, to include IT and Streets and Alley.
 - f. Approve Invoice #4773 from First Water Contracting, LLC for an amount of \$25,000 for 6" stabilization on NW 12th Ave.
 - g. Approve Invoice #475 from McClain County Dist #2 work at Lamar Road for an amount of \$28,814.40.
- 5) Discussion and possible action (approval, rejection, amendment and/or postponement) of items removed from the Consent Agenda.
- 6) **Public Hearing** for a zoning request from Bryan Slocomb at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
- 7) Discussion and possible action (approval, rejection, amendment and/or postponement) for a rezone request at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
- 8) Discussion and possible action (approval, rejection, amendment and/or postponement) on a petition for annexation from Robert and Reulena Stevenson for a property at off of NW 24th Ave 35°09'13.3"N, 97°31'09.3"W (35.1537, -97.51925)
- 9) Discussion and possible action (approval, rejection, amendment and/or postponement) on a petition for annexation from Rocky and Linda Sue Marshall for a property at off of NW 24th Ave 35°09'14.3"N, 97°31'07.2"W (35.15398, -97.51867)
- 10) Discussion and possible action (approval, rejection, amendment and/or postponement) to move Eric Hendenberg from position #2 on the Goldsby Airport Trust to the appropriate position #5 for a Town Board trustee who serves in Ward #5.

- 11) Discussion and possible action (approval, rejection, amendment and/or postponement) to appoint members to the Goldsby Airport Trust for positions #1 and #2.
- 12) Discussion and possible action (approval, rejection, amendment and/or postponement) to accept statements and publish in the paper as well as known sites from qualified consulting firms for the development of airport project documents, planning, construction plans and specifications, construction oversight, and project management for various projects at the David J Perry Airport. The selected consulting firm will also assist in the preparation and submittal of required federal and state administrative documents related to projects.
- 13) Discussion and possible action (adoption, rejection, amendment and/or postponement) for Ordinance no 2025-005 to adopt and enact the “Goldsby Code of Ordinances” compiled, revised and published by the authority of the Town of Goldsby Board of Trustees, Oklahoma. Containing the permanent and General Ordinances of the Town of Goldsby, also repealing all ordinance of a permanent and general nature not included in the code.
- 14) Discussion and possible action (adoption, rejection, amendment and/or postponement) to declare an emergency for Ordinance on 2025-005.
- 15) Discussion and possible action (adoption, rejection, amendment and/or postponement) for Resolution 2025-05 notifying residents of said Town of the adoption of a newly compiled “Code of Ordinances” for said Town of Goldsby, Oklahoma in compliance with the Laws of the State of Oklahoma.
- 16) Discussion and possible action (approval, rejection, amendment and/or postponement) for Brentwood Phase 3 final plat application.
- 17) Discussion and possible action (approval, rejection, amendment and/or postponement) on Ordinance 2025-006 amending Chapter 16 of the Goldsby Code to establish rules for managing wastewater containing fats, oils, and grease (FOG). The ordinance creates the best management practices, approval and enforcement procedures, disposal requirements, related fees, and penalties.
- 18) Discussion and possible action (adoption, rejection, amendment and/or postponement) to declare an emergency for Ordinance no 2025-006.
- 19) Discussion and possible action (adoption, rejection, amendment and/or postponement) on Ordinance 2025-007 amending the Town of Goldsby Zoning Code to create a new “Town Square (TS)” zoning district and a new “Employment Overlay (EO)” district. The ordinance establishes related standards for land use, building design, access, parking, landscaping, lighting and other development requirements.
- 20) Discussion and possible action (adoption, rejection, amendment and/or postponement) to declare an emergency for Ordinance no 2025-007.
- 21) Discussion and possible action (approval, rejection, amendment and/or postponement) to approve hiring J.C. Haynes for the Full-time Grounds/Roads Maintenance position, part-time emergency management.
- 22) Discussion about hiring Laurie Hicks as the Accounts Payable Clerk.
- 23) Discussion and possible action (approval, rejection, amendment and/or postponement) to transfer to the Goldsby Public Works \$20,000 to allow the transfer of the one-ton pickup from Town to GPWA.

Total approved for the pickup was no more than \$70,000, the remainder \$50,000 will come from Sewer Impact fees.

- 24) Discussion and possible action (approval, rejection, amendment and/or postponement) to surplus the Kubota mower to trade in for an upgrade. Mower cost of \$16,221, Trade in value of \$8,500, dealer and Sourcewell discounts of \$4,528.67 for a cost of \$3,192.33.
- 25) Discussion and possible action (approval, rejection, amendment and/or postponement) to approve a ASCOG REAP project.
- 26) Discussion and possible action (approval, rejection, amendment and/or postponement) to approve an application for the approved ASCOG REAP project.
- 27) Discussion and possible action (approval, rejection, amendment and/or postponement) to commit to leveraging funds from the Town of Goldsby in the amount of \$25,000 for the ASCOG 2026 REAP grant application.
- 28) Discussion and possible action (approval, rejection, amendment and/or postponement) to utilize engineering firms selected by the GWA for Town of Goldsby projects.

Town Reports:

- 29) Security report from McClain County deputies.
- 30) Report from Fire Department for the current month
- 31) Report from Town Administrator
- 32) Report from Public Works Director
- 33) Communications from the Employees and Board members.
- 34) 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 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.

Mike Herrin called the meeting to order.

- 2) Roll call, declaration of quorum being present.

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

Mike Herrin declared a quorum present with all members.

- 3) Public Comments:

No Comment

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

- 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

Darrell Ingram moved to approve the consent agenda, David White 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.

No items were removed.

- 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.

Mike Herrin opened the Public Hearing

Jill Ferenc and Andre Myers provided a high-level overview of the TSD and Employment Overlay for C-2 zoning.

Mike Herrin closed the Public Hearing

- 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 (TSD) and Employment Overlay.

Kari Madden asked about parking spaces and making sure the spaces are not restricted to the minimum for commercial spaces. TSW explained they are not. She also asked if the 200’ ingress egress was for internal and not the Hwy 74 access. TSW explained it is only within the TSD as ODOT will be the approval of the access and what the ingress and egress will be.

Mike had asked what the Developer feedback was for these changes, Kara had stated the only difference is with sidewalks and walkability vs parking. She also explained there should be enough in the zone to allow what was wanted. It was stated that there was another zoning for the TSD and it will be added to what the zoning regulations have already, the employment overlay enhances and adds to what the C-2 zoning is currently and will be regulated within that zoning if it is adopted.

Eric Hedenberg moved to approve of adding the Town Square District and Employment overlay to C-2 zoning, 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 place an electronic sign on NW 24th Ave with quotes from at least 2 companies.

David White moved to approve the electronic sign for \$32,158.38. David White withdrew his motion.

David White moved to postpone purchasing an electronic sign, Darrell Ingram 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 or postponement) to approve the purchase of a new one-ton vehicle not to exceed \$70,000.

Kari Madden moved to approve a one-ton vehicle not to exceed \$70,000, Darrell Ingram 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 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.

Eric Hedenberg moved to approve the DEQ intergovernmental agreement between DEQ and the Town of Goldsby for environmental cleanup,

Kari Madden seconded the motion.

Eric amended his motion including to authorize the mayor to sign all necessary documents, Kari Madden seconded the motion.

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

Nays: None.

- 11) Discussion on update on water projects RFQ's.

Kara explained the Water board recommended adding PEC, Freeze Nichols and Burns McDonald to the list of engineers for the 3 large projects for the water department.

- 12) Discussion and possible action (approval, rejection, amendment and/or postponement) to approve a ASCOG REAP project and approve the application thereof.

Kari Madden approved submitting an application to ASCOG for the REAP Grant applying for engineering for additional water storage at the water treatment plant David White 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 approve hiring Chuck Maurer for the Full-time Grounds/Roads Maintenance position, at \$20 per hour.

Eric Hedenberg moved to approve hiring Chuck Maurer at \$20 for Full-time grounds and road maintenance, Darrell Ingram seconded the motion.

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

Nays: None.

- 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.

Eric Hedenberg moved to approve to delegate authority on behalf of the Town Board to Kara Cook to hire a Full-Time Accounts Payable position at \$20, Darrell Ingram seconded the motion. Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg. Nays: None.

15) Discussion and possible action (Approval, Rejection, Amendment and/or Postponement) for the cleaning contract for the full Town, Airport and Community building contract.

Eric Hedenberg moved to approve the contract for cleaning for the Town and Airport buildings, Kari Madden seconded the motion.

Ayes: Mike Herrin, Kari Madden, Darrell Ingram, David White and Eric Hedenberg. Nays: None.

Town Reports:

16) Security report from McClain County deputies.

Hunter Tygart gave a report from the written report provided in the board packet, he added there were 17 misc. calls.

17) Report from Fire Department for the current month

Earl Jenkins gave a report from the written report provided in the board packet.

18) Report on Ambulatory Services for the Quarter.

Jackie Wadley gave a report from the written report provided in the board packet.

19) Report from Town Administrator

Kara gave a report from the written report provided in the board packet.

20) Report from Public Works Director

Ronny gave a report from the written report provided in the board packet.

21) Communications from the Employees and Board members.

None.

22) 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
August 28, 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 moved to approve the rules of conduct, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby
Nays: None.
4. Public Comments:
Kenneth Maxey owns the lot where Kubota is moving out in Adkins Industrial Park. He is having a feasibility study done to have uncovered truck, RV and other rental parking on his lot. He is looking to see what can be done. Kara Cook, town administrator, stated he needed to visit with her about the property to see what can be done in that area.
5. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from July 24, 2025.
Trish Crow moved to approve the minutes, Wayne Leiker seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby
Nays: None.
6. **Public Hearing** for a zoning request from Bryan Slocomb at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
Kevin McDonough opened the public hearing
No Comment
Kevin McDonough closed the public hearing
7. Discussion and possible action (approval, rejection, amendment or postponement) for a rezone request at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
Kara stated that the one-acre lot was split off the tract and a trailer was placed on the lot in the 90s, the trailer was removed a while back and the owner started building a tine home not knowing permits were needed to build. To make the lot conforming this was the least expensive route for the owner to request the R-2 zoning change. Clint Porter expressed his concern with the R-2 zoning, stating at the time the comprehensive plan was being updated the community did not want this area to be split into smaller than 5 acres and remove the agricultural feel of the area.
Kevin McDonough moved to recommend to the town board approval to rezone the property at 2244 E Cottonwood to R-2, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker and Chris Goldsby.
Nays: Clint Porter
8. Discussion and possible action (approval, rejection, amendment or postponement) for Brentwood phase 3 final plat application.

Phase 2 & 3 preliminary plats are about to expire, and the developer wanted to get everything approved. The concern with the board is that curb and gutter were not taken into consideration for this plat. Clint Porter moved to recommend to the Town Board approval to Brentwood Phase 3 final plat application, Wayne Leiker seconded the motion.

Ayes: Wayne Leiker and Clint Porter

Nays: Chris Goldsby, Trish Crow and Kevin McDonough

Motion did not pass 2 to 3.

Chris Goldsby moved to recommend to the Town Board approval to Brentwood Phase 3 final plat application that all Town ordinances are met, Trish Crow seconded the motion.

Ayes: Chris Goldsby, Trish Crow and Kevin McDonough

Nays: Wayne Leiker and Clint Porter

Motion passed 3 to 2.

9. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of lots 1 & 2, Section 4, T7N, R3W from Berkshire Farms LLC to split 10.84 acres into 2 lots of 5.41 and 5.43 acres.

35°06'53.2"N, 97°30'54.6"W (35.11477, -97.51516) McClain County Parcel # 440041149

It was made clear this is not a part of the platted Summit Ranch but contiguous to the property.

Chris Goldsby moved to approve the lot split request from Berkshire Farms LLC to split 10.84 acres into 2 lots of 5.41 and 5.43 acres, Clint Porter seconded the motion.

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

Nays: None.

10. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 3 & 4, Section 4, T7N, R3W to split 17.68 acres into 3 lots of 5.89 X2 and 5.90 acres.

35°07'00"N, 97°31'27.9"W (35.11667, -97.52442) McClain County Parcel # 440041144

Chris Goldsby moved to approve the lot split request of 17.68 acres to 3 lots of 5.89 X2 and 5.90 acres, Trish Crow seconded the motion.

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

Nays: None.

11. Communication from Planning Commission members and employees.

Kara stated there have been a lot of questions for Residential and Commercial development in the Goldsby area.

There have been working through non-conforming lots.

Clint asked about drainage plans/studies which could involve Federal dollars to help with issues, Kara stated we look everyday for something to fit the need for Goldsby. COG's are the funding agencies within our area which are helpful in helping fund the Town's needs. Kara suggested everyone should investigate Forward 45 which covers transportation in ours and other areas. There is a survey at survey.forward45 that can be taken. The survey covers many transportation issues.

24th Avenue and Highway 9 in Goldsby has been highlighted at ACOG and that area is on the list as an ODOT project. In the meantime, drainage projects have been improved.

There has been more equipment secured to help with the roadways and other areas such as cleaning tin horns etc.

12. Adjournment.

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

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

Nays: None.

Kevin McDonough, Chairman

Date

Sandy Jenkins, 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)										
2025-116-AR	08/11/2025	1019 W. Chestnut Rd			Goldsby	73093	Remington Properties LLC	\$0.00	\$0.00	Wagon Wheel Estates
								\$0.00	\$0.00	
BUILDING PERMIT (R)										
2025-125-BP	08/25/2025	1019 W. Chestnut Rd			Washington	73093	Remington Properties LLC	\$400,000.00	\$1,440.55	
2025-126-BP	08/20/2025	1019 W. Chestnut Rd			Goldsby	73093	Remington Properties LLC	\$60,000.00	\$116.20	
								\$400,000.00	\$1,556.75	
ELECTRICAL - STAND ALONE (R)										
2025-121-ELEC	08/12/2025	1896 East Redbud Road			Goldsby	73093	Overcurrent Electrical	\$1,400.00	\$69.00	
								\$1,400.00	\$69.00	
SWIMMING POOL (R)										
2025-122	08/19/2025	1513 Walnut Way			Goldsby	73093	Spartan Pool & Patio	\$120,000.00	\$178.50	
								\$120,000.00	\$178.50	
TEMP FOOD VENDOR (C)										
2025-117-TFV	08/05/2025	1544 W State Highway 9			Norman	73072	Cocina De Mino	\$0.00	\$30.00	
2025-118-TFV	08/07/2025	1544 State Highway 9			Norman	73072	The Whoopie Wagon	\$0.00	\$30.00	
2025-119-TFV	08/06/2025	516 W Interstate Dr.			Goldsby	73093	Full Belly Kitchens	\$0.00	\$150.00	
2025-120-TFV	08/08/2025	1544 State Highway 9			Norman	73072	The To Go Box	\$0.00	\$30.00	
2025-123-TFV	08/25/2025	1544 State Highway 9			Norman	73072	Newman's Fire House	\$0.00	\$30.00	
2025-130-TFV	08/29/2025	1544 Hwy 9			Norman	73072	The Wandering Pig	\$0.00	\$30.00	
Total	11							\$0.00	\$300.00	

Town of Goldsby PERMIT REPORT

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



TOWN OF GOLDSBY



AUGUST, 2025

AIRPORT

- Updated all the N numbers for FAA.
- Adventure air vacated the office, and I moved in.

IT

- The transformation from server based to cloud-based system is done
- All the files have been transferred to teams from the server, and everyone has been patient with the change and been amazing, understanding with the growing pains (working out few kinks).
- All the old workstations have been replaced with new ones, and the apps have been updated.
- Still waiting on water plant computer updates, Haynes equipment quote was too high. Trying to see if we can come with a cheaper option with D6.

STREETS AND ALLEY

- Road work on 12th between center and burr oak is done and they did an amazing job.
- Road work on 12th between Ladd and maple has been postponed due to the weather.
- B&H should get the bore done for the tinhorn by the hairpin should be done by the 12th.

Town of Goldsby

Balance Sheet

As of August 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	489,622.71
1012.10 Street Impact Fee Acct-Dedicate	184,785.40
1017.10 Community Events & Development	-3,200.00
Total 1011.10 First United Checking 2875	671,208.11
1013.10 Money Market-FAB	1,166,116.01
1015.10 Money Mkt - Sweep Acct	8,692,717.65
1016.10 Rental Deposit Acct - 0947	4,350.00
1021.19 CD 7133	192,935.37
1041.10 County Sales tax fund	686,144.21
1042.10 Deposits @ OMAG-GF	9,527.00
Total Bank Accounts	\$11,423,698.35
Accounts Receivable	
1101.10 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	-591,279.37
1201.11 Due From GAT	-29,049.47
1201.12 Due From GWA	119,988.72
1201.13 Due From GPWA	18,919.51
Total Other Current Assets	\$ -481,420.61
Total Current Assets	\$11,099,132.74

Town of Goldsby

Balance Sheet

As of August 31, 2025

	TOTAL
Fixed Assets	
1700.10 Fixed assets - Net of accumulated depreciation	
1702.10 Construction in Progress - GG	37,988.77
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
1738.10 Vehicles & Equipment - CE	47,295.00
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 - Net of accumulated depreciation	6,135,377.11
Total Fixed Assets	\$6,135,377.11
Other Assets	
1211.10 Due from GAT - Long-term	165,106.07
Total Other Assets	\$165,106.07
TOTAL ASSETS	\$17,399,615.92

Town of Goldsby

Balance Sheet

As of August 31, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2010.10 Accrued Payroll	0.00
2011.10 Federal Taxes Withholding	-203,500.38
2016.10 Oklahoma Withholding	-26,998.00
2017.10 OESC Payable	-4,438.23
2021.10 AFLAC Payable	-247.92
2022.10 Medical Insurance Payable	6,997.63
2023.10 Delta Dental Payable	275.82
2024.10 HSA Payable	2,144.60
2025.10 Standard Life-STD	18.10
2026.10 Roth Payable	-215.40
2029.10 Taxable Fringe	0.00
2041.10 OkMRF Payable	-4,577.56
2081.10 Cleet/Other Court Fees Payable	-13,717.37
2091.10 Warrant Collections	0.00
2101.10 Deferred revenue	0.00
2101.13 Comm Bldg Deposit	-117.00
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	211,086.69
2209.11 Due to Payroll Airport	2,721.27
2209.12 Due to Payroll GWA	17,008.97
2209.13 Due to Payroll GPWA	1,727.88
2209.40 Due To GAT	55,346.31
2209.50 Due To GWA	495,161.82
2209.60 Due To GPWA	72,165.42
Total Other Current Liabilities	\$611,091.48
Total Current Liabilities	\$611,091.48
Long-Term Liabilities	
2601.10 SA Impact fees payable	171,085.40
Total Long-Term Liabilities	\$171,085.40
Total Liabilities	\$782,176.88
Equity	
3001.10 Fund Balance	13,291,157.89
3200.10 Retained Earnings-GF	2,972,795.15
Net Income	353,486.00
Total Equity	\$16,617,439.04
TOTAL LIABILITIES AND EQUITY	\$17,399,615.92

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	417,070.12	2,000,000.00	-1,582,929.88	20.85 %
4011.12 Use tax	69,057.65	400,000.00	-330,942.35	17.26 %
4021.12 Tobacco tax	2,680.94	12,000.00	-9,319.06	22.34 %
4031.12 Franchise tax	27,324.03	140,000.00	-112,675.97	19.52 %
4051.12 Hotel/ Motel tax	9,905.28	100,000.00	-90,094.72	9.91 %
4091.12 Chickasaw Nation PILOT	5,958.30	35,000.00	-29,041.70	17.02 %
Total 4000.12 Tax revenues	531,996.32	2,687,000.00	-2,155,003.68	19.80 %
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	8,064.24	0.00	8,064.24	
4111.19 Gas Excise tax-SA	1,053.10	5,500.00	-4,446.90	19.15 %
Total 4100.00 Shared taxes	15,023.09	44,500.00	-29,476.91	33.76 %
4200.11 Court revenues				
4202.11 Court fines-CT	6,247.87	65,000.00	-58,752.13	9.61 %
4203.11 Judicial Assessment	3,092.60		3,092.60	
4204.11 Warrant Fee	-2.53		-2.53	
4205.11 Time Pay Fees	175.00		175.00	
4209.11 Cleet, OSBI fees	1,319.18		1,319.18	
4211.11 Court Costs - new	1,335.75	11,000.00	-9,664.25	12.14 %
4212.11 Administration/Impound Fees	103.43		103.43	
4231.11 Collection Agency Fees	-198.20		-198.20	
Total 4200.11 Court revenues	12,073.10	76,000.00	-63,926.90	15.89 %
4300.00 Licenses & permits				
4332.18 Building permits	4,076.90	15,000.00	-10,923.10	27.18 %
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	815.00	1,000.00	-185.00	81.50 %
4340.18 State ins. fee	256.50	800.00	-543.50	32.06 %
4371.18 Inspection fees	4,310.00	18,000.00	-13,690.00	23.94 %
4391.18 Other licenses & permits - GG	750.00	1,500.00	-750.00	50.00 %
Total 4300.00 Licenses & permits	13,708.40	40,300.00	-26,591.60	34.02 %
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	3,300.00	15,000.00	-11,700.00	22.00 %
4401.14 Gazebo/pavillion rentals	200.00	3,000.00	-2,800.00	6.67 %
Total 4400.00 Rental Revenues	4,500.00	27,000.00	-22,500.00	16.67 %
4500.00 Charges for services				
4531.19 Transport Impact Fees	2,000.00	15,000.00	-13,000.00	13.33 %
4569.15 Contract Fees-SC	8,333.34	50,000.00	-41,666.66	16.67 %

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	8,333.32	50,000.00	-41,666.68	16.67 %
4591.12 Misc Sales-GG	1.00		1.00	
Total 4500.00 Charges for services	18,667.66	115,000.00	-96,332.34	16.23 %
4700.00 Grants				
4701.12 Grant revenue-GG	96,702.00	116,000.00	-19,298.00	83.36 %
4701.16 Grant rev.-FD	10,174.78	632,844.00	-622,669.22	1.61 %
Total 4700.00 Grants	106,876.78	748,844.00	-641,967.22	14.27 %
4811.12 Other Rev-GG	30.00		30.00	
4901.12 Interest income	30,346.86	100,000.00	-69,653.14	30.35 %
Total Income	\$733,222.21	\$3,838,644.00	\$ -3,105,421.79	19.10 %
GROSS PROFIT	\$733,222.21	\$3,838,644.00	\$ -3,105,421.79	19.10 %
Expenses				
5000.11 Court Expenses				
5001.11 Personal services - CT				
5002.11 Salaries & wages - CT	8,819.57	40,500.00	-31,680.43	21.78 %
5011.11 PRT - CT	792.82	3,098.00	-2,305.18	25.59 %
5017.11 OESC - CT	33.90	405.00	-371.10	8.37 %
5021.11 Ins./HSA - CT	1,453.00	7,100.00	-5,647.00	20.46 %
5023.11 Retirement - CT	541.12	2,430.00	-1,888.88	22.27 %
5025.11 Workers comp - CT		100.00	-100.00	
Total 5001.11 Personal services - CT	11,640.41	53,633.00	-41,992.59	21.70 %
5031.11 Contract Labor-CT	1,500.00	6,000.00	-4,500.00	25.00 %
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	18,814.41	81,633.00	-62,818.59	23.05 %
5000.12 General Government Expenses				
5001.12 Personal services - GG				
5002.12 Salaries & wages - GG	37,852.59	217,000.00	-179,147.41	17.44 %
5011.12 PRT - GG	3,215.78	16,601.00	-13,385.22	19.37 %
5017.12 OESC - GG	137.31	2,170.00	-2,032.69	6.33 %
5021.12 Ins/HSA - GG	5,885.72	26,000.00	-20,114.28	22.64 %
5023.12 Retirement - GG	2,194.93	13,020.00	-10,825.07	16.86 %
5025.12 Workers comp - GG		1,500.00	-1,500.00	
Total 5001.12 Personal services - GG	49,286.33	276,291.00	-227,004.67	17.84 %
5101.12 Materials and Supplies-GG	24,270.14	80,000.00	-55,729.86	30.34 %
5106.12 Gas & Oil-GG	47.45	4,000.00	-3,952.55	1.19 %
5301.12 OS & C-GG	46,681.18	120,000.00	-73,318.82	38.90 %
5401.12 Travel & Training-GG	342.70	4,000.00	-3,657.30	8.57 %
5501.12 Capital outlay-GG	67,528.25	196,000.00	-128,471.75	34.45 %
Total 5000.12 General Government Expenses	188,156.05	680,291.00	-492,134.95	27.66 %
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	7,986.55	35,000.00	-27,013.45	22.82 %
5011.14 PRT - PK	396.83	2,678.00	-2,281.17	14.82 %
5017.14 OESC - PK	16.78	350.00	-333.22	4.79 %
5021.14 Ins/HSA - PK	719.76	0.00	719.76	
5023.14 Retirement - PK	270.91	2,100.00	-1,829.09	12.90 %
5025.14 Workers Comp - PK		300.00	-300.00	
Total 5001.14 Personal services - PK	9,390.83	40,428.00	-31,037.17	23.23 %
5101.13 Materials & Supplies-CB	575.00	5,000.00	-4,425.00	11.50 %
5101.14 Materials & Supplies-PK	2,586.41	11,000.00	-8,413.59	23.51 %
5106.14 Gas & Oil-PK		400.00	-400.00	
5301.13 O S & C - CB	2,448.46	10,000.00	-7,551.54	24.48 %
5301.14 OS & C-PK	1,887.31	25,000.00	-23,112.69	7.55 %
5501.14 Capital Outlay-PK		10,000.00	-10,000.00	
Total 5000.14 Park Expenses	16,888.01	101,828.00	-84,939.99	16.58 %
5000.15 Security Department Expenses				
5031.15 PS Contract Deputy-Security	42,592.00	260,352.00	-217,760.00	16.36 %
Total 5000.15 Security Department Expenses	42,592.00	260,352.00	-217,760.00	16.36 %
5000.16 Fire Department Expenses				
5001.16 Personal services - FD				
5002.16 Salaries & wages - FD	1,600.00	9,600.00	-8,000.00	16.67 %
5011.16 PRT - FD	9.18	734.00	-724.82	1.25 %
5017.16 OESC - FD	0.37	96.00	-95.63	0.39 %
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	1,609.55	80,130.00	-78,520.45	2.01 %
5101.16 Material & Supplies-FD	938.45	50,000.00	-49,061.55	1.88 %
5106.16 Gas & Oil-FD	750.65	5,000.00	-4,249.35	15.01 %
5301.16 OS & C-FD	2,620.97	25,000.00	-22,379.03	10.48 %
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	5,919.62	894,974.00	-889,054.38	0.66 %
5000.18 Code Enforcement Expenses - CE				
5001.18 Personal services - CE				
5002.18 Salaries & wages - CE	16,938.54	85,000.00	-68,061.46	19.93 %
5011.18 PRT - CE	1,562.89	6,503.00	-4,940.11	24.03 %
5017.18 OESC - CE	66.79	850.00	-783.21	7.86 %
5021.18 Ins/HSA -CE	2,862.76	10,010.00	-7,147.24	28.60 %
5023.18 Retirement - CE	1,066.75	5,100.00	-4,033.25	20.92 %
5025.18 Workmans Comp - CE		725.00	-725.00	
Total 5001.18 Personal services - CE	22,497.73	108,188.00	-85,690.27	20.80 %

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	56.90	4,000.00	-3,943.10	1.42 %
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	22,730.47	118,188.00	-95,457.53	19.23 %
5000.19 Street & Alley Expenses-SA				
5001.19 Personal services - SA				
5002.19 Salaries & wages - SA	9,609.04	75,000.00	-65,390.96	12.81 %
5011.19 PRT - SA	1,283.37	5,738.00	-4,454.63	22.37 %
5017.19 OESC-SA	54.88	750.00	-695.12	7.32 %
5021.19 Ins/ H.S.A. - SA	2,352.56	10,000.00	-7,647.44	23.53 %
5023.19 Retirement - SA	875.95	4,500.00	-3,624.05	19.47 %
5025.19 Workers Comp - SA		1,600.00	-1,600.00	
Total 5001.19 Personal services - SA	14,175.80	97,588.00	-83,412.20	14.53 %
5101.19 Materials and Supplies-SA	38,301.58	300,000.00	-261,698.42	12.77 %
5106.19 Gas & Oil-SA	109.12	4,000.00	-3,890.88	2.73 %
5301.19 OS & C-SA	2,658.00	16,000.00	-13,342.00	16.61 %
5501.19 Capital Outlay-SA	25,000.00	1,000,000.00	-975,000.00	2.50 %
Total 5000.19 Street & Alley Expenses-SA	80,244.50	1,417,588.00	-1,337,343.50	5.66 %
Total Expenses	\$375,345.06	\$3,554,854.00	\$ -3,179,508.94	10.56 %
NET OPERATING INCOME	\$357,877.15	\$283,790.00	\$74,087.15	126.11 %
Other Expenses				
8012.12 3% Sales Tax Transfer	38,482.82		38,482.82	
Total Other Expenses	\$38,482.82	\$0.00	\$38,482.82	0.00%
NET OTHER INCOME	\$ -38,482.82	\$0.00	\$ -38,482.82	0.00%
NET INCOME	\$319,394.33	\$283,790.00	\$35,604.33	112.55 %

Town of Goldsby
Profit and Loss Previous Year Comparison
 August 2025

	TOTAL	
	AUG 2025	AUG 2024 (PY)
Income		
4000.12 Tax revenues		
4001.12 Sales Tax	222,244.47	154,332.64
4011.12 Use tax	35,398.39	49,791.29
4021.12 Tobacco tax	1,216.20	1,353.66
4031.12 Franchise tax	14,540.85	13,855.35
4051.12 Hotel/ Motel tax	1,408.28	744.73
4091.12 Chickasaw Nation PILOT	2,979.15	2,979.15
Total 4000.12 Tax revenues	277,787.34	223,056.82
4100.00 Shared taxes		
4101.12 Alcoholic Beverage tax	1,697.37	1,779.67
4103.19 McClain Corn vehicle tax-SA	564.90	80.31
4109.16 County fire tax - FD		7,930.43
4111.19 Gas Excise tax-SA	515.86	516.57
Total 4100.00 Shared taxes	2,778.13	10,306.98
4200.11 Court revenues		
4202.11 Court fines-CT	3,503.72	2,705.11
4203.11 Judicial Assessment	816.81	1,102.50
4204.11 Warrant Fee	15.25	25.00
4205.11 Time Pay Fees	125.00	25.00
4209.11 Cleet, OSBI fees	719.18	440.00
4211.11 Court Costs - new	735.75	510.00
4212.11 Administration/Impound Fees		100.00
4231.11 Collection Agency Fees	-88.07	77.78
Total 4200.11 Court revenues	5,827.64	4,985.39
4300.00 Licenses & permits		
4332.18 Building permits	1,155.40	1,273.20
4335.18 Oil & gas permits	200.00	200.00
4339.18 Rev Zoning Fees-GG	795.00	
4340.18 State ins. fee	103.50	90.00
4371.18 Inspection fees	1,565.00	1,055.00
4391.18 Other licenses & permits - GG	390.00	-300.00
Total 4300.00 Licenses & permits	4,208.90	2,318.20
4400.00 Rental Revenues		
4401.12 Rental Revenues-GG	500.00	500.00
4401.13 Rental Revenues - CB	1,550.00	950.00
4401.14 Gazebo/pavillion rentals	160.00	300.00
Total 4400.00 Rental Revenues	2,210.00	1,750.00
4500.00 Charges for services		
4531.19 Transport Impact Fees	1,000.00	500.00

Town of Goldsby
Profit and Loss Previous Year Comparison
 August 2025

	TOTAL	
	AUG 2025	AUG 2024 (PY)
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		412.65
Total 4500.00 Charges for services	9,333.33	9,245.98
4600.00 Donations		
4601.16 Donations-FD		250.00
Total 4600.00 Donations		250.00
4700.00 Grants		
4701.12 Grant revenue-GG	96,702.00	
4701.16 Grant rev.-FD	10,174.78	
Total 4700.00 Grants	106,876.78	
4901.12 Interest income		22,648.48
Total Income	\$409,022.12	\$274,561.85
GROSS PROFIT	\$409,022.12	\$274,561.85
Expenses		
5000.11 Court Expenses		
5001.11 Personal services - CT		
5002.11 Salaries & wages - CT	5,155.07	4,932.12
5011.11 PRT - CT	485.08	381.57
5017.11 OESC - CT	19.29	14.19
5021.11 Ins./HSA - CT	876.42	693.26
5023.11 Retirement - CT	333.43	220.44
Total 5001.11 Personal services - CT	6,869.29	6,241.58
5031.11 Contract Labor-CT	500.00	500.00
Total 5000.11 Court Expenses	7,369.29	6,741.58
5000.12 General Government Expenses		
5001.12 Personal services - GG		
5002.12 Salaries & wages - GG	23,553.57	22,051.30
5011.12 PRT - GG	1,957.10	1,705.75
5017.12 OESC - GG	77.46	63.66
5021.12 Ins/HSA - GG	3,532.04	3,101.03
5023.12 Retirement - GG	1,344.39	985.48
Total 5001.12 Personal services - GG	30,464.56	27,907.22
5101.12 Materials and Supplies-GG	4,947.23	13,260.60
5106.12 Gas & Oil-GG	47.45	96.91
5301.12 OS & C-GG	14,882.83	5,939.44
5401.12 Travel & Training-GG	167.70	
5501.12 Capital outlay-GG	63,244.00	10,064.75
Total 5000.12 General Government Expenses	113,753.77	57,268.92

Town of Goldsby
Profit and Loss Previous Year Comparison
 August 2025

	TOTAL	
	AUG 2025	AUG 2024 (PY)
5000.14 Park Expenses		
5001.14 Personal services - PK		
5002.14 Salaries & wages - PK	4,942.45	4,593.25
5011.14 PRT - PK	232.76	355.12
5017.14 OESC - PK	8.90	13.34
5021.14 Ins/HSA - PK	416.78	645.92
5023.14 Retirement - PK	159.16	205.12
Total 5001.14 Personal services - PK	5,760.05	5,812.75
5101.13 Materials & Supplies-CB	575.00	873.30
5101.14 Materials & Supplies-PK	109.22	72.86
5106.14 Gas & Oil-PK		29.18
5301.13 O S & C - CB	1,516.86	672.10
5301.14 OS & C-PK	573.81	546.16
Total 5000.14 Park Expenses	8,534.94	8,006.35
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	4.67	62.16
5017.16 OESC - FD	0.15	2.20
Total 5001.16 Personal services - FD	804.82	864.36
5101.16 Material & Supplies-FD	831.54	660.88
5106.16 Gas & Oil-FD	265.57	411.33
5301.16 OS & C-FD	1,065.11	687.59
5501.16 Capitol Outlay-FD		15,983.00
Total 5000.16 Fire Department Expenses	2,967.04	18,607.16
5000.18 Code Enforcement Expenses - CE		
5001.18 Personal services - CE		
5002.18 Salaries & wages - CE	10,226.46	10,201.32
5011.18 PRT - CE	954.13	789.17
5017.18 OESC - CE	37.87	29.39
5021.18 Ins/HSA -CE	1,723.11	1,434.16
5023.18 Retirement - CE	655.68	455.90
Total 5001.18 Personal services - CE	13,597.25	12,909.94
5101.18 Materials and Supplies- CE	56.90	177.71
5301.18 OS&C - CE	174.85	309.70
Total 5000.18 Code Enforcement Expenses - CE	13,829.00	13,397.35

Town of Goldsby
Profit and Loss Previous Year Comparison
 August 2025

	TOTAL	
	AUG 2025	AUG 2024 (PY)
5000.19 Street & Alley Expenses-SA		
5001.19 Personal services - SA		
5002.19 Salaries & wages - SA	6,466.16	7,906.30
5011.19 PRT - SA	785.87	611.77
5017.19 OESC-SA	31.27	22.58
5021.19 Ins/ H.S.A. - SA	1,420.14	1,108.77
5023.19 Retirement - SA	540.25	353.10
Total 5001.19 Personal services - SA	9,243.69	10,002.52
5101.19 Materials and Supplies-SA	38,301.58	269.16
5106.19 Gas & Oil-SA		194.46
5301.19 OS & C-SA	1,753.00	93.16
5501.19 Capital Outlay-SA		392,304.23
Total 5000.19 Street & Alley Expenses-SA	49,298.27	402,863.53
Total Expenses	\$217,048.31	\$527,799.45
NET OPERATING INCOME	\$191,973.81	\$ -253,237.60
Other Expenses		
8012.12 3% Sales Tax Transfer	19,256.77	19,226.00
Total Other Expenses	\$19,256.77	\$19,226.00
NET OTHER INCOME	\$ -19,256.77	\$ -19,226.00
NET INCOME	\$172,717.04	\$ -272,463.60

Town of Goldsby
Profit and Loss by Month
 August 2025

	AUG 2025		TOTAL	
	CURRENT	JUL 2025 (PP)	CURRENT	JUL 2025 (PP)
Income				
4000.12 Tax revenues			\$0.00	\$0.00
4001.12 Sales Tax	222,244.47	194,825.65	\$222,244.47	\$194,825.65
4011.12 Use tax	35,398.39	33,659.26	\$35,398.39	\$33,659.26
4021.12 Tobacco tax	1,216.20	1,464.74	\$1,216.20	\$1,464.74
4031.12 Franchise tax	14,540.85	12,783.18	\$14,540.85	\$12,783.18
4051.12 Hotel/ Motel tax	1,408.28	8,497.00	\$1,408.28	\$8,497.00
4091.12 Chickasaw Nation PILOT	2,979.15	2,979.15	\$2,979.15	\$2,979.15
Total 4000.12 Tax revenues	277,787.34	254,208.98	\$277,787.34	\$254,208.98
4100.00 Shared taxes			\$0.00	\$0.00
4101.12 Alcoholic Beverage tax	1,697.37	1,535.30	\$1,697.37	\$1,535.30
4103.19 McClain Com vehicle tax-SA	564.90	2,108.18	\$564.90	\$2,108.18
4109.16 County fire tax - FD		8,064.24	\$0.00	\$8,064.24
4111.19 Gas Excise tax-SA	515.86	537.24	\$515.86	\$537.24
Total 4100.00 Shared taxes	2,778.13	12,244.96	\$2,778.13	\$12,244.96
4200.11 Court revenues			\$0.00	\$0.00
4202.11 Court fines-CT	3,503.72	2,744.15	\$3,503.72	\$2,744.15
4203.11 Judicial Assessment	816.81	2,249.79	\$816.81	\$2,249.79
4204.11 Warrant Fee	15.25	-17.78	\$15.25	\$ -17.78
4205.11 Time Pay Fees	125.00	50.00	\$125.00	\$50.00
4209.11 Cleet, OSBI fees	719.18	600.00	\$719.18	\$600.00
4211.11 Court Costs - new	735.75	600.00	\$735.75	\$600.00
4212.11 Administration/Impound Fees		103.43	\$0.00	\$103.43
4231.11 Collection Agency Fees	-88.07	-110.13	\$ -88.07	\$ -110.13
Total 4200.11 Court revenues	5,827.64	6,219.46	\$5,827.64	\$6,219.46
4300.00 Licenses & permits			\$0.00	\$0.00
4332.18 Building permits	1,155.40	2,813.00	\$1,155.40	\$2,813.00
4335.18 Oil & gas permits	200.00	3,300.00	\$200.00	\$3,300.00
4339.18 Rev Zoning Fees-GG	795.00	20.00	\$795.00	\$20.00
4340.18 State ins. fee	103.50	130.50	\$103.50	\$130.50
4371.18 Inspection fees	1,565.00	2,265.00	\$1,565.00	\$2,265.00
4391.18 Other licenses & permits - GG	390.00	360.00	\$390.00	\$360.00
Total 4300.00 Licenses & permits	4,208.90	8,888.50	\$4,208.90	\$8,888.50
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	1,550.00	\$1,550.00	\$1,550.00
4401.14 Gazebo/pavillion rentals	160.00	40.00	\$160.00	\$40.00
Total 4400.00 Rental Revenues	2,210.00	2,090.00	\$2,210.00	\$2,090.00

Town of Goldsby
Profit and Loss by Month
 August 2025

	AUG 2025		TOTAL	
	CURRENT	JUL 2025 (PP)	CURRENT	JUL 2025 (PP)
4500.00 Charges for services			\$0.00	\$0.00
4531.19 Transport Impact Fees	1,000.00	1,000.00	\$1,000.00	\$1,000.00
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	\$0.00	\$1.00
Total 4500.00 Charges for services	9,333.33	9,334.33	\$9,333.33	\$9,334.33
4700.00 Grants			\$0.00	\$0.00
4701.12 Grant revenue-GG	96,702.00		\$96,702.00	\$0.00
4701.16 Grant rev.-FD	10,174.78		\$10,174.78	\$0.00
Total 4700.00 Grants	106,876.78		\$106,876.78	\$0.00
4811.12 Other Rev-GG		30.00	\$0.00	\$30.00
4901.12 Interest income		30,346.86	\$0.00	\$30,346.86
Total Income	\$409,022.12	\$323,363.09	\$409,022.12	\$323,363.09
GROSS PROFIT	\$409,022.12	\$323,363.09	\$409,022.12	\$323,363.09
Expenses				
5000.11 Court Expenses			\$0.00	\$0.00
5001.11 Personal services - CT			\$0.00	\$0.00
5002.11 Salaries & wages - CT	5,155.07	3,664.50	\$5,155.07	\$3,664.50
5011.11 PRT - CT	485.08	307.74	\$485.08	\$307.74
5017.11 OESC - CT	19.29	14.61	\$19.29	\$14.61
5021.11 Ins./HSA - CT	876.42	576.58	\$876.42	\$576.58
5023.11 Retirement - CT	333.43	207.69	\$333.43	\$207.69
Total 5001.11 Personal services - CT	6,869.29	4,771.12	\$6,869.29	\$4,771.12
5031.11 Contract Labor-CT	500.00	500.00	\$500.00	\$500.00
5301.11 OS & C-CT		5,674.00	\$0.00	\$5,674.00
Total 5000.11 Court Expenses	7,369.29	10,945.12	\$7,369.29	\$10,945.12
5000.12 General Government Expenses			\$0.00	\$0.00
5001.12 Personal services - GG			\$0.00	\$0.00
5002.12 Salaries & wages - GG	23,553.57	14,299.02	\$23,553.57	\$14,299.02
5011.12 PRT - GG	1,957.10	1,258.68	\$1,957.10	\$1,258.68
5017.12 OESC - GG	77.46	59.85	\$77.46	\$59.85
5021.12 Ins./HSA - GG	3,532.04	2,353.68	\$3,532.04	\$2,353.68
5023.12 Retirement - GG	1,344.39	850.54	\$1,344.39	\$850.54
Total 5001.12 Personal services - GG	30,464.56	18,821.77	\$30,464.56	\$18,821.77
5101.12 Materials and Supplies-GG	4,947.23	13,373.97	\$4,947.23	\$13,373.97
5106.12 Gas & Oil-GG	47.45		\$47.45	\$0.00
5301.12 OS & C-GG	14,882.83	31,021.62	\$14,882.83	\$31,021.62
5401.12 Travel & Training-GG	167.70	175.00	\$167.70	\$175.00
5501.12 Capital outlay-GG	63,244.00	1,581.25	\$63,244.00	\$1,581.25
Total 5000.12 General Government Expenses	119,753.77	64,973.61	\$113,753.77	\$64,973.61

Town of Goldsby
Profit and Loss by Month
 August 2025

	AUG 2025		TOTAL	
	CURRENT	JUL 2025 (PP)	CURRENT	JUL 2025 (PP)
5000.14 Park Expenses			\$0.00	\$0.00
5001.14 Personal services - PK			\$0.00	\$0.00
5002.14 Salaries & wages - PK	4,942.45	3,044.10	\$4,942.45	\$3,044.10
5011.14 PRT - PK	232.76	164.07	\$232.76	\$164.07
5017.14 OESC - PK	8.90	7.88	\$8.90	\$7.88
5021.14 Ins/HSA - PK	416.78	302.98	\$416.78	\$302.98
5023.14 Retirement - PK	159.16	111.75	\$159.16	\$111.75
Total 5001.14 Personal services - PK	5,760.05	3,630.78	\$5,760.05	\$3,630.78
5101.13 Materials & Supplies-CB	575.00		\$575.00	\$0.00
5101.14 Materials & Supplies-PK	109.22	2,477.19	\$109.22	\$2,477.19
5301.13 O S & C - CB	1,516.86	931.60	\$1,516.86	\$931.60
5301.14 OS & C-PK	573.81	1,313.50	\$573.81	\$1,313.50
Total 5000.14 Park Expenses	8,534.94	8,353.07	\$8,534.94	\$8,353.07
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	4.67	4.51	\$4.67	\$4.51
5017.16 OESC - FD	0.15	0.22	\$0.15	\$0.22
Total 5001.16 Personal services - FD	804.82	804.73	\$804.82	\$804.73
5101.16 Material & Supplies-FD	831.54	106.91	\$831.54	\$106.91
5106.16 Gas & Oil-FD	265.57	485.08	\$265.57	\$485.08
5301.16 OS & C-FD	1,065.11	1,555.86	\$1,065.11	\$1,555.86
Total 5000.16 Fire Department Expenses	2,967.04	2,952.58	\$2,967.04	\$2,952.58
5000.18 Code Enforcement Expenses - CE			\$0.00	\$0.00
5001.18 Personal services - CE			\$0.00	\$0.00
5002.18 Salaries & wages - CE	10,226.46	6,712.08	\$10,226.46	\$6,712.08
5011.18 PRT - CE	954.13	608.76	\$954.13	\$608.76
5017.18 OESC - CE	37.87	28.92	\$37.87	\$28.92
5021.18 Ins/HSA -CE	1,723.11	1,139.65	\$1,723.11	\$1,139.65
5023.18 Retirement - CE	655.68	411.07	\$655.68	\$411.07
Total 5001.18 Personal services - CE	13,597.25	8,900.48	\$13,597.25	\$8,900.48
5101.18 Materials and Supplies- CE	56.90		\$56.90	\$0.00
5301.18 OS&C - CE	174.85	0.99	\$174.85	\$0.99
Total 5000.18 Code Enforcement Expenses - CE	13,829.00	8,901.47	\$13,829.00	\$8,901.47

Town of Goldsby
Profit and Loss by Month
 August 2025

	AUG 2025		TOTAL	
	CURRENT	JUL 2025 (PP)	CURRENT	JUL 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	6,466.16	3,142.88	\$6,466.16	\$3,142.88
5011.19 PRT - SA	785.87	497.50	\$785.87	\$497.50
5017.19 OESC-SA	31.27	23.61	\$31.27	\$23.61
5021.19 Ins/ H.S.A. - SA	1,420.14	932.42	\$1,420.14	\$932.42
5023.19 Retirement - SA	540.25	335.70	\$540.25	\$335.70
Total 5001.19 Personal services - SA	9,243.69	4,932.11	\$9,243.69	\$4,932.11
5101.19 Materials and Supplies-SA	38,301.58		\$38,301.58	\$0.00
5106.19 Gas & Oil-SA		109.12	\$0.00	\$109.12
5301.19 OS & C-SA	1,753.00	905.00	\$1,753.00	\$905.00
Total 5000.19 Street & Alley Expenses-SA	49,298.27	5,946.23	\$49,298.27	\$5,946.23
Total Expenses	\$217,048.31	\$123,368.08	\$217,048.31	\$123,368.08
NET OPERATING INCOME	\$191,973.81	\$199,995.01	\$191,973.81	\$199,995.01
Other Expenses				
8012.12 3% Sales Tax Transfer	19,256.77	19,226.05	\$19,256.77	\$19,226.05
Total Other Expenses	\$19,256.77	\$19,226.05	\$19,256.77	\$19,226.05
NET OTHER INCOME	\$ -19,256.77	\$ -19,226.05	\$ -19,256.77	\$ -19,226.05
NET INCOME	\$172,717.04	\$180,768.96	\$172,717.04	\$180,768.96

Town of Goldsby
Transaction List by Vendor
 August 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Aberdeen Enterprises II, Inc.						
08/06/2025	Check	16942	Yes	Ford, Jimika Jeane TR-2020-00885 Sneed, Jeremy Kar TR-2025-00312 Almazan, Luis Ger TR-2022-00405 Almazan, Luis Ger TR-2022-00407	1011.10 First United Checking 2875	-137.17
08/22/2025	Check	16967	Yes	Bailey, Edward TR-2023-00212 Brink, Benjamin TR-2017-00313 McIntire, Mason Alexa TR-2023-00466 Stephens, Ariel TR-2020-01413 Titcomb, Elhwoo TR-2020-01288	1011.10 First United Checking 2875	-151.59
AFLAC						
08/31/2025	Check	16959	Yes	Acct # LXD18 Inv # 117425	1011.10 First United Checking 2875	-585.90
All Star Overhead Door						
08/21/2025	Check	16963	Yes	Invoice # 000412 Service Call	1011.10 First United Checking 2875	-250.00
APS FireCo						
08/25/2025	Check	16972	Yes	Job# 42615462 Annual Alarm Monitoring	1011.10 First United Checking 2875	-575.00
AT&T Mobility						
08/05/2025	Check	16940	Yes	Account # *****2936, from 6/26/25 to 7/25/25	1011.10 First United Checking 2875	-644.45
08/19/2025	Check	16955	Yes	Account # ****9419 Inv #X08152025 From Aug 8 to Sept 7	1011.10 First United Checking 2875	-140.71
Blades Group LLC						
08/19/2025	Check	16956	Yes	Inv # 18049354 3 @1 Cubic Yard Rock Asphalt	1011.10 First United Checking 2875	-1,677.00
Building Rental						
08/11/2025	Deposit		Yes	CB Rental, Richard Branch for 8-16-2025	1011.10 First United Checking 2875	150.00
08/15/2025	Deposit		Yes	Com Bldg Rental, Laquetta McGaha for 8/17/25	1011.10 First United Checking 2875	150.00
08/19/2025	Deposit		Yes	Com Bldg Rental, Audrey Hudson for 8-30-2025	1011.10 First United Checking 2875	200.00
Cintas Corporation						
08/05/2025	Check	16938	Yes	Payer # 21853414, Reference # 4235489444, 4236163602, 4236936132, 4237650698, 4238390951 Payer # 21853414, Reference # 4235489423, 4236163536, 4236935980, 4237650686, 4238390930	1011.10 First United Checking 2875	-621.45
08/05/2025	Check	16939	Yes	Payer # 10718028, Reference # 5281549304 Payer # 10718028, Reference # 4235489367, 4236163592, 4236935989, 5281549304, 4237650696, 4238390898, 9331969795	1011.10 First United Checking 2875	-717.93
Cleet						
08/01/2025	Check	16932	Yes	Cleet-Penalty Assessment Fees for July 2025	1011.10 First United Checking 2875	-188.48
Cole Grayson Beard						
08/01/2025	Check	16922	Yes	Payroll Ending 7-25-2025	1011.10 First United Checking 2875	-566.36
08/13/2025	Check	16950	Yes	Payroll Ending 8-8-2025	1011.10 First United Checking 2875	-567.36
08/27/2025	Check	16981	Yes	Payroll ending 8/22/25	1011.10 First United Checking 2875	-291.32
Dill, William R.						
08/14/2025	Check	16931	Yes	Attorney Fees for August 2025	1011.10 First United	-300.00

Town of Goldsby
Transaction List by Vendor
 August 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
08/14/2025	Check	16952	Yes	Invoice # 2201568, Client - Town of Goldsby, Matter Number - 070300-001 - General Matters through 8-14-2025 Invoice # 2201566, Client - Town of Goldsby, Matter Number - Third Party Petition through 8-14-2025	Checking 2875 1011.10 First United Checking 2875	-916.00
First United Bank-HSA						
08/01/2025	Check	08012025	Yes	Roth - EE Payroll Ending 7-25-2025 Kristi K Roth - ER Payroll Ending 7-25-2025 Kristi K Roth - EE Payroll Ending 7-25-2025 Kara C Roth - ER Payroll Ending 7-25-2025 Kara C	1011.10 First United Checking 2875	-215.40
08/14/2025	Check	08082025	Yes	Roth - EE Payroll Ending 8-8-2025 Kristi K Roth - ER Payroll Ending 8-8-2025 Kristi K Roth - EE Payroll Ending 8-8-2025 Kara C Roth - ER Payroll Ending 8-8-2025 Kara C	1011.10 First United Checking 2875	-215.40
08/27/2025	Check	082725	Yes	Roth EE payroll ending 8/22/25 Kristi Roth ER payroll ending 8/22/25 Kristi Roth EE payroll ending 8/22/25 Kara Roth ER payroll ending 8/22/25 Kara	1011.10 First United Checking 2875	-215.40
GPS Insight						
08/04/2025	Check	16934	Yes	Invoice # INV1731345, (3) Install	1011.10 First United Checking 2875	-420.00
Graves Law Firm, PLLC						
08/21/2025	Check	ACH08212025	Yes	Judge/Attorney Fees for August 2025	1011.10 First United Checking 2875	-250.00
Hallmark Property Mgmt						
08/18/2025	Check	637	Yes	Deposit refund for 08/18/25	1016.10 Rental Deposit Acct - 0947	-200.00
John Deere Financial						
08/21/2025	Check	16969	Yes	Acct# 11112-57243 Inv#Q52983 Inv# Q57165	1011.10 First United Checking 2875	-223.92
Kaycee Miller						
08/07/2025	Check	634	Yes	Deposit Refund for CB for 8/10/25	1016.10 Rental Deposit Acct - 0947	-200.00
Laquetta McGaha						
08/13/2025	Check	636	Yes	Deposit Refund for CB for 8/17/25	1016.10 Rental Deposit Acct - 0947	-200.00
Marcum's Nursery, Inc						
08/27/2025	Check	16983	Yes	ticket# 01-243507 week & grass killer ticket# 01-243511 ant bait	1011.10 First United Checking 2875	-56.66
Mastercard						
08/21/2025	Check	16965	Yes	Voided - Account # Ending 3345 From 7/16/2025 to 8/11/2025	1011.10 First United Checking 2875	0.00
08/21/2025	Check	16966	Yes	Account # Ending 3345 From 7/16/25 to 8/11/25	1011.10 First United Checking 2875	-1,141.51
McClain County Clerk						
08/04/2025	Deposit		Yes	OTC - Alcoholic Beverage Tax for July 2025 OTC - Motor Vehicle Tax for July 2025	1011.10 First United Checking 2875	2,262.27
McClain County Sheriff's Office						
08/07/2025	Check	16944	Yes	Invoice (Monthly Contract for Sheriff's Deputy x 4)	1011.10 First United Checking 2875	- 21,296.00

Town of Goldsby
Transaction List by Vendor
 August 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
McClain County, District #2						
08/06/2025	Check	16943	Yes	Voided - Invoice # 475, Lamar Rd concrete flume, rebar and concrete Invoice # 474, 260th Street - West of State Hwy 74 Invoice # 474, SE 12th Street	1011.10 First United Checking 2875	0.00
08/07/2025	Check	16945	Yes	Invoice # 475, Lamar Rd concrete flume, rebar and concrete Invoice # 474, 260th Street - West of State Hwy 74 Invoice # 474, SE 12th Street	1011.10 First United Checking 2875	- 36,196.72
Municipal Code Management						
08/18/2025	Check	16954	Yes	Invoice # 20250815-8, Renewal of Service Agreement,, Sub Div Regs, Zoning	1011.10 First United Checking 2875	-2,700.00
Nexbillpay						
08/21/2025	Check	ACH 082125	Yes	Monthly minimum	1011.10 First United Checking 2875	-21.90
Novo						
08/01/2025	Check	ACH 080125	Yes	Inv# 007044 NOVO Care Compute Azure	1011.10 First United Checking 2875	-700.00
08/01/2025	Check	ACH 080125	Yes	Inv# 007045 Win Remote Desktop Services	1011.10 First United Checking 2875	-50.58
08/01/2025	Check	ACH 080125	Yes	Inv# 007043 NOVO Care network Azure IaaS Private	1011.10 First United Checking 2875	-220.00
08/04/2025	Check	ACH 080425	Yes	Inv# 007071 Azure Usage	1011.10 First United Checking 2875	-408.44
08/05/2025	Check	ACH 08052025	Yes	Invoice # 007045, Win Remote Desktop Services (Quantity 6)	1011.10 First United Checking 2875	-50.58
08/05/2025	Check	ACH 08052025	Yes	Invoice # 007043, NOVO Care Network Azure (Quantity 1)	1011.10 First United Checking 2875	-220.00
08/05/2025	Check	ACH 08052025	Yes	Invoice # 007044, NOVO Care Compute Azure (Quantity 2)	1011.10 First United Checking 2875	-700.00
08/05/2025	Check	ACH 08052025	Yes	Invoice # 007041, NOVO Care User Silver (Quantity 22)	1011.10 First United Checking 2875	-1,600.50
08/05/2025	Check	ACH 08052025	Yes	Invoice # 007042, NOVO Care Network Level 1,2,3 (Quantity 3)	1011.10 First United Checking 2875	-1,620.00
08/07/2025	Check	ACH 080725	Yes	Inv# 007081 Microsoft 365 F3	1011.10 First United Checking 2875	-86.40
08/07/2025	Check	ACH 080725	Yes	Inv# 007082 Exchange Online (Plan 1)	1011.10 First United Checking 2875	-14.40
08/13/2025	Check	ACH 081325	Yes	Inv# 007103 Microsoft 365 add on	1011.10 First United Checking 2875	-28.68
08/13/2025	Check	ACH 081325	Yes	Inv# 007104 NOVO care user silver - 1,2, & 3 add on	1011.10 First United Checking 2875	-44.59
OEC Fiber						
08/26/2025	Check	16978	Yes	Acct# *****4700	1011.10 First United Checking 2875	-137.50
Oklahoma Correctional Industries						
08/12/2025	Check	16947	Yes	Invoice # 129010 (2 36" Free Stand Lateral Files not in the original payment for this invoice #	1011.10 First United Checking 2875	-810.00
08/14/2025	Check	16953	Yes	Sales Order # 128945, Customer # 0000710467 Customer PO Kara Cook 040425	1011.10 First United Checking 2875	-1,940.00
Oklahoma Municipal Retirement Fund						
08/01/2025	Check	16921	Yes	var - payroll ending 7-25-2025 gov - payroll ending 7-25-2025 vol - payroll ending 7-25-2025 loan - payroll ending 7-25-2025	1011.10 First United Checking 2875	-5,121.64
08/13/2025	Check	16949	Yes	var - payroll ending 8-8-25 gov - payroll ending 8-8-25 vol - payroll ending 8-8-25 loan - payroll ending 8-8-25	1011.10 First United Checking 2875	-5,153.73
08/27/2025	Check	16982	Yes	var payroll ending 8/22/25 gov payroll ending 8/22/25	1011.10 First United Checking 2875	-5,271.11

Town of Goldsby
Transaction List by Vendor
August 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				vol payroll ending 8/22/25 loan payroll ending 8/22/25		
Oklahoma Natural Gas Company						
08/26/2025	Check	16975	Yes	Acct# *****8035 1894815 00	1011.10 First United Checking 2875	-123.28
08/26/2025	Check	16976	Yes	Acct# *****8035 2186400 64	1011.10 First United Checking 2875	-45.37
Oklahoma Public Employees Health & Welfare Trust						
08/05/2025	Check	08052025	Yes	Invoice Period for August 2025	1011.10 First United Checking 2875	-9,325.18
OMAG						
08/08/2025	Check	16946	Yes	Additional Premium Policy # GLA140021709, 2025 Vermeer Vac (excavator w/ attached trailer	1011.10 First United Checking 2875	-31.00
08/25/2025	Check	16974	Yes	Policy # GLA140021709 additional premium for 2025 truck	1011.10 First United Checking 2875	-166.00
OSBI						
08/01/2025	Check	16933	Yes	Forensic Fees for July 2025 AFIS Fees for July 2025	1011.10 First United Checking 2875	-368.98
OUBCC						
08/05/2025	Check	16937	Yes	Fees for July 2025	1011.10 First United Checking 2875	-108.00
P & K Equipment						
08/04/2025	Check	16935	Yes	Invoice # 6015965 Locking CO	1011.10 First United Checking 2875	-100.88
08/20/2025	Check	16960	Yes	Inv# 6042756 Poly Cut Head Inv # 6042731 Lubrication Fitting	1011.10 First United Checking 2875	-366.98
Purcell Register						
08/01/2025	Check	16929	Yes	Invoice # 110241, 2 x 3 Ad Invoice # 110451, Legal Publication for Zoning Ordinance amendments Invoice # 110360, 2 x 2 Ad Invoice # 110454, Legal Publication for Indebtedness Notice Invoice # 110455, Legal Publication for Public Hearing Notice Invoice # 110388, 2 x 2 Ad, Accounts Payable Clerk	1011.10 First United Checking 2875	-277.75
Quadient Finance USA, Inc.						
08/25/2025	Check	16973	Yes	Acct# 7900 0440 8120 3972 Inv#62155904	1011.10 First United Checking 2875	-68.01
Quill						
08/13/2025	Check	16948	Yes	Invoice # 45112100, Order # 185786466, Multiple Items	1011.10 First United Checking 2875	-158.26
08/21/2025	Check	16968	Yes	Inv# 45232358 Order# 185934563	1011.10 First United Checking 2875	-201.81
08/26/2025	Check	16980	Yes	Inv# 45313138 Inv# 45372018	1011.10 First United Checking 2875	-181.48
SCPDC						
08/04/2025	Check	16936	Yes	Invoice # 26T-164 Service Period for July 2025	1011.10 First United Checking 2875	-260.42
Standard Life						
08/01/2025	Check	08012025	Yes	Account # *****0001 Premium for August 2025	1011.10 First United Checking 2875	-440.28
08/27/2025	Check	082725	Yes	August 2025 premiums	1011.10 First United Checking 2875	-471.08

Town of Goldsby
Transaction List by Vendor
August 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Stolz Telecom						
08/21/2025	Check	16962	Yes	Voided - Invoice # 005632, Repair TAM TP96 Portable	1011.10 First United Checking 2875	0.00
08/25/2025	Check	16970	Yes	Inv# INV-005632 Repair TAM TP96 Portable	1011.10 First United Checking 2875	-435.00
Tasha Wilk						
08/05/2025	Check	633	Yes	Voided - Deposit for CB for 9/6/25 (cancelled)	1016.10 Rental Deposit Acct - 0947	0.00
08/08/2025	Check	635	Yes	Deposit Refund for CB for 9/6/25 (cancelled)	1016.10 Rental Deposit Acct - 0947	-150.00
The Cleaning Momma LLC						
08/05/2025	Check	16941	Yes	Invoice # 224, Customer ID 1, Office Cleaning	1011.10 First United Checking 2875	-350.00
08/14/2025	Check	16951	Yes	Invoice # 225, Office cleaning	1011.10 First United Checking 2875	-350.00
08/21/2025	Check	16964	Yes	Invoice # 226, Office Cleaning	1011.10 First United Checking 2875	-350.00
08/26/2025	Check	16979	Yes	Inv# 226	1011.10 First United Checking 2875	-350.00
Wall's Pest Control Inc						
08/19/2025	Check	16957	Yes	service on 081825	1011.10 First United Checking 2875	-105.00
Wex Bank						
08/20/2025	Check	16961	Yes	inv# 106715765 fuel 7/20/25 to 8/12/25	1011.10 First United Checking 2875	-369.92
Zachary Hale Simmons						
08/21/2025	Check	16930	Yes	Court Services for August 2025	1011.10 First United Checking 2875	-250.00

First Water Contracting, LLC

P.O. BOX 94250
OKLAHOMA CITY, OK 73143
Phone: (405) 664-6200
Fax: (405) 562-5664

Invoice

Invoice Number
4773
Invoice Date
8/31/2025

Bill To: CITY OF GOLDSBY
Attn: Ronnie Nelson
100 East Center Rd.
Goldsby, OK 73093

Re: Small Jobs

W. Center St.

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
2			Net 30 Days	9/30/2025
Description				Price
6" Stabilization				25,000.00

*NW 12TH
BETWEEN CENTER & BURN OAK*

Subtotal	\$	25,000.00
Sales Tax (if applicable)	\$	0.00
Total Due	\$	25,000.00

SAA

Thank you for your business!

RON

McCLAIN COUNTY, DIST. #2

P.O. BOX 629
PURCELL, OKLAHOMA 73080
PHONE # 405-527-2040
FAX # 405-527-0969

INVOICE

Invoice Number: 475

Invoice Date: 8/06/2025

Customer Information:

Billing Address:		For:	
Company:	Town of Goldsby	Project:	Road Maintenance
Name:		Location:	Lamar Rd
Address:			
City/State/Zip			

PROJECT: Concrete work

Order Information:

Qty	Product Description	Amount Each	Amount
1 EA	7/29 - CONCRETE FLUME 500' X 5' X 4' W/ #3 REBAR	11,700.00 EA	\$ 11,700.00
1 EA	7/29 - CONCRETE FLUME 200' X 5' 4' W/ #3 REBAR	5,650.00 EA	\$ 5,650.00
33 YDS	7/28 - 3500 LB CONCRETE		\$ 5,788.20
32 YDS	7/31 - 3500 LB CONCRETE		\$ 5,676.20
Subtotal:			\$ 28,814.40
Shipping:			
Tax:			
Total Cost:			\$ 28,814.40

Notes:

Make all checks payable to McClain County, District #2
If you have any questions concerning this invoice, contact Shelly Absher (405)527-2040. district2@mcclaincountyyok.gov

THANK YOU FOR YOUR BUSINESS

DEPT. T-5/A
GL # 5101.19
AMOUNT 36,196.72
CK # 16945

Training conducted in third Quarter 2025

Event	Who attended	Date
Dam Safety training for Public Officials	J.C. Haynes	7-22-2025
New Customer onboard training with NOVO	All employees	8-22-2025
FEMA ICS-100 ICS-200 IS-700.b IS-800.d	J.C. Haynes	8-15-2025
Human Trafficking	Satvik Nimmagadda	8-19,20,21-2025
Small Town Solutions Summit	Kara Cook; Sandy Jenkins	8-21-2025

**PUBLIC HEARING NOTICE
FOR RE-ZONING APPLICATION
GOLDSBY, OKLAHOMA**

NOTICE: AN APPLICATION HAS BEEN FILED WITH THE TOWN CLERK OF THE TOWN OF GOLDSBY, OKLAHOMA, TO RE-ZONE THE FOLLOWING TRACT(S) OF LAND FROM A-1, AGRICULTURAL-RESIDENTIAL TO R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL.

STREET ADDRESS: *2244 E COTTONWOOD RD.* (See map exhibit A).

LEGAL DESCRIPTION:

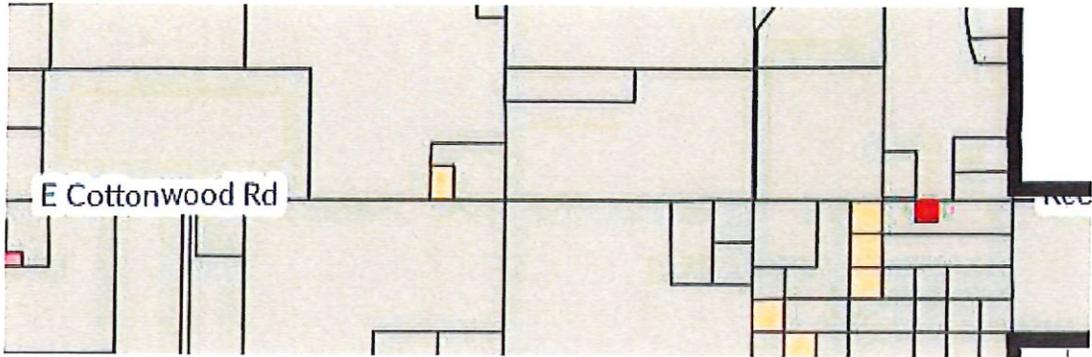
SURFACE ESTATE ONLY:

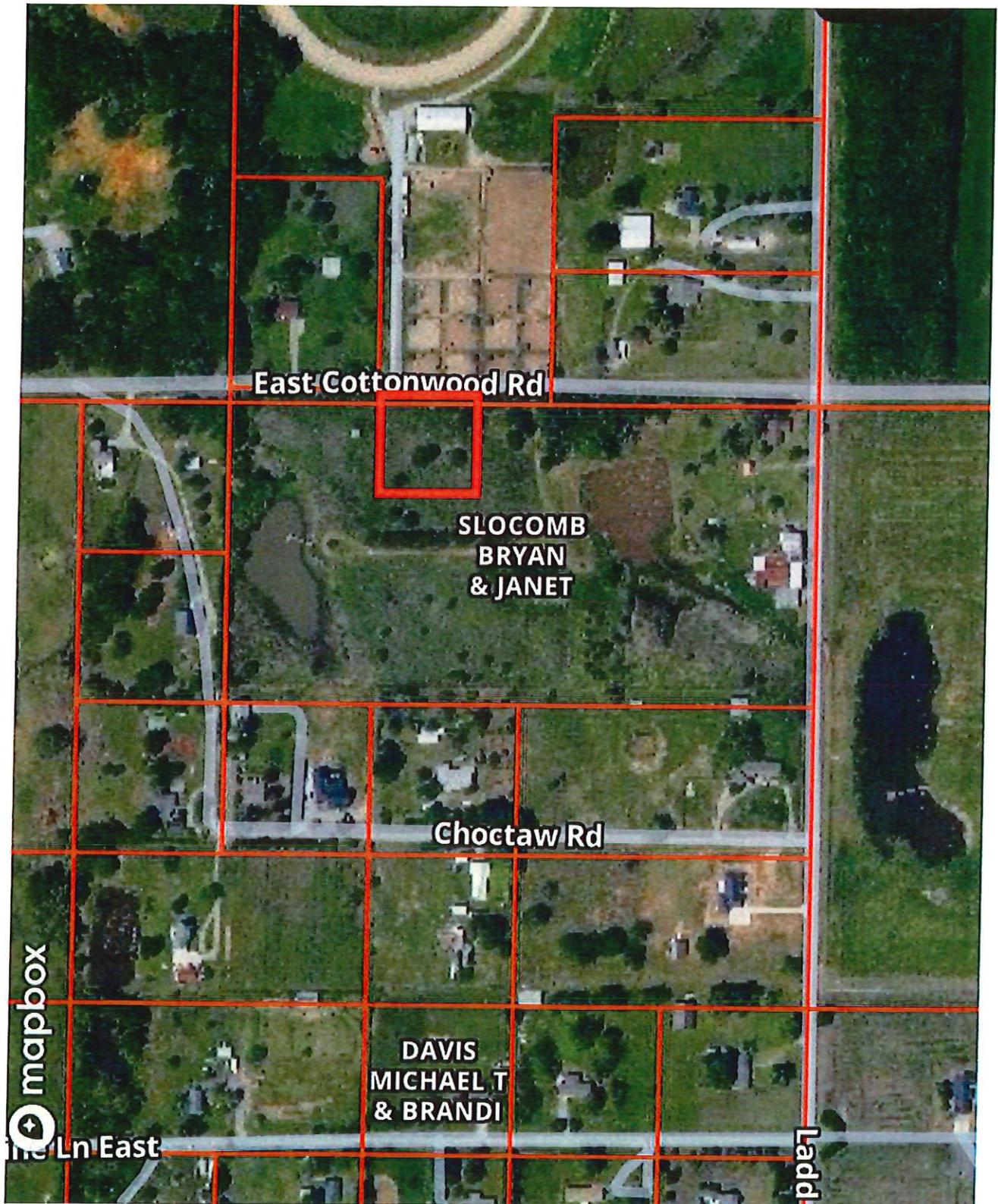
A part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Seven (7), Township Seven (7) North, Range Two (2) West, more particularly described as follows, to-wit: Commencing at the NE/Corner of said NE1/4; thence West along the North section line a distance of 772 feet to the P.O.B.; thence South 208.75 feet; thence West 208.75 feet; thence North 208.75 feet; thence East 208.75 feet to the P.O.B.

THE PROPOSED RE-ZONING WILL BE BROUGHT FOR PUBLIC HEARING AT THE PLANNING COMMISSION MEETING ON THE **28th DAY OF AUGUST 2025, AT 6:30 P.M.** AT TOWN HALL, 100 E. CENTER RD, GOLDSBY, OKLAHOMA, AT WHICH TIME AND PLACE ANY AFFECTED PERSON (S) MAY APPEAR TO PROTEST OR SUPPORT THE PASSAGE THEREOF. ANY WRITTEN PROTEST MUST BE FILED WITH THE TOWN CLERK PRIOR TO 4:00 P.M. OF THE DAY OF SAID COMMISSION MEETING.

THE PROPOSED RE-ZONING WILL SUBSEQUENTLY BE BROUGHT TO PUBLIC HEARING FOR CONSIDERATION AT THE GOLDSBY TOWN BOARD OF TRUSTEES MEETING, GOLDSBY TOWN HALL, 100 E. CENTER RD., AT 7:30 P.M. ON THE **11th DAY OF SEPTEMBER 2025.** ANY WRITTEN PROTEST FOR THIS MEETING MUST BE FILED WITH THE TOWN CLERK AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE, IN ACCORDANCE WITH STATE LAW (11 O.S. 1981 § 43-105). DATED THIS **4th DAY OF AUGUST 2025.**

SANDRA JENKINS, CLERK





Picture not to scale

Bryan Slocomb
3680 South Ladd Ave
Goldsby, Oklahoma
405-249-9000

bryanslocomb@gmail.com

Recently, Goldsby sent a certified letter showing our intent to build on an acre of our land.

I also received the large packet and was taken with how much was included for just a little build on our land.

To clarify, if you have any questions, Janet and I have lived on these 20 acres for over 50 years. We have raised our family; I started a woodworking business and mostly had critters on the land at various times.

As Janet and I have aged we have had the privilege of offering our daughter Amy a forever home on the west side of our 20 acres. We don't have any other plans except to live here and enjoy our family being close. Because of Goldsby growing into a larger community, that comes with government that we expect to do city things correctly, we commend the city for this. Amy had a mobile home on one acre from 2003 to I believe 2007 and we are building in that same location because we already have a water meter and a septic system. So, logically this is a great place for her new home.

Goldsby seeks advice from neighbors and that is why I write. We hope there are no complaints to our plans. If I can show you our project and how it is secure and very private and might I say build very well, small and as one said "cute".

Thank you, Bryan Slocomb

RE ZONING TIME-LINE

ACTION	DATE
DATE OF APPLICATION	8-4-2025
FEE RECEIVED	375.00 – 8-4-2025
LIST OF LAND OWNERS Date notified	Received 12 land owners 8-8-2025
NOTICE IN PAPER Date ran in paper (has to be to sent to paper by Tuesday at least 15 days prior to meeting date)	By 8-5-2025
PUB. HEARING – PLANNING COMMISSION 15 days prior to meeting (don't count pub date or meeting date)	8-28-2025
	ACTION: RECOMMENDING APPROVAL
PUB. HEARING – TOWN Date after planning commission has approved it.	9-11-2025
	ACTION:
ORDINANCE PUBLICATION DATE Date after adopting ordinance	
FILED COPIES Shortly after adoption of ordinance	LAW LIBRARY:
	COUNTY CLERK:
LIST OF ADDRESSES FOR MAILING	
NAME	
Place, Daniel N & Barbara M 2030 E Cottonwood Dr Goldsby OK 73093 9589071052703072278084 Your item was delivered to an individual at the address at 10:26 am on August 11, 2025 in WASHINGTON, OK 73093. Tracking Number: 9589071052703072278084	
Place, Delbert N & Patty 2093 Choctaw Rd Goldsby OK 73093-9232 9589071052703072278060 Your item was delivered to an individual at the address at 2:06 pm on August 11, 2025 in WASHINGTON, OK 73093. Tracking Number: 9589071052703072278060	
Greening, Fred M Living Tst Fred M & Pam N Greening Tstee 3570 S Ladd Ave Goldsby OK 73093	

RE ZONING TIME-LINE

9589071052703072278046

Your item was delivered to an individual at the address at 2:24 pm on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278046](#)

BLTH Investments of Shawnee

15006 Acme Rd

Shawnee OK 74804

9589071052703072278022

Your item was picked up at the post office at 4:57 pm on August 13, 2025 in SHAWNEE, OK 74801.

Tracking Number: [9589071052703072278022](#)

Krawtzw, Patsy **RETURNED UNCLAIMED**

2231 Choctaw Rd

Goldsby OK 73093-9231

9589071052703072278008

She called in because she is out of town and she stated she is ok with the rezone

Brown, Peter S

1936 E Cottonwood Rd

Goldsby OK 73093-9227

9589071052703072277988

Your item was picked up at the post office at 9:58 am on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072277988](#)

Slocomb, Bryan Douglas & Janet Leigh Oath Trust

3680 S Ladd Ave

Goldsby OK 73093

95890710527013072278077

Your item was delivered to an individual at the address at 2:19 pm on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278077](#)

Wilbanks, James Ray & Laura Ann Rev Tst

3526 S Ladd Ave

Goldsby OK 73093

9589071052703072278053

Your item was picked up at the post office at 8:33 am on August 12, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278053](#)

Lewis, Dennis D, tste **RETURNED UNCLAIMED**

Separate property tst

2125 E Cottonwood Rd

Washington OK 73093

9589071052703072278039

Attempted 8-16-2025

Lowry, Russell & Kellie Don **RETURNED UNCLAIMED**

2207 Choctaw Rd

RE ZONING TIME-LINE

Goldsby OK 73093
9589071052703072278015
No Access 8-9-2025

Webb, Cynthia Gail
2365 Choctaw Rd
Goldsby OK 73093-9230
9589071052703072277995

Your item was picked up at the post office at 1:12 pm on August 15, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072277995](#)

Moffitt, Zachary Dode
201 S Berry Rd
Norman OK 73069
9589071052703072277971

Your item was delivered to an individual at the address at 4:48 pm on August 11, 2025 in NORMAN, OK 73069.

Tracking Number: [9589071052703072277971](#)

months, the structure, or structure and premises in combination, shall not thereafter be used, except in conformance with the regulations of the Zoning District in which it is located; and

5. Where non-conforming use status is applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.
- F. Non-Conforming Uses of Land. Where, at the effective date of the adoption or amendment of this Zoning Ordinance, lawful uses of land exist that are no longer permissible under the terms of this Zoning Ordinance as enacted or amended, such uses may be continued so long as they remain otherwise lawful, subject to the following conditions:
1. No such non-conforming use shall be moved, in whole or in part, to any other portion of the lot or parcel occupied by such use at the effective date of the adoption or amendment of this Zoning Ordinance;
 2. No such non-conforming use shall be enlarged or increased or extended, to occupy a greater area of land than was occupied at the effective date of the adoption or amendment of this Zoning Ordinance; and
 3. If any such non-conforming use of land ceases, for any reason, for a period of more than six (6) months, any subsequent use of such land shall conform to the regulations specified by this Zoning Ordinance for the Zoning District in which such land is located.
- G. A non-conforming use of a structure, or of a structure and land in combination, shall not be changed unless changed to a use permitted in the Zoning District in which it is located (including a use permitted on review); such change shall be construed as an abandonment of the former non-conforming use.

Section 1-15. Miscellaneous Provisions.

- A. Group Housing Projects. In the case of public group housing projects, in which the application of the normally-used Residential District provisions are impractical or inappropriate, the Planning Commission may, with the approval of the majority of its members, review the proposal under the terms and conditions of the Planned Residential Development District.
- B. Sanitary Sewer Service. No structure or use in any Zoning District shall be erected or initiated which does not have a connection to the municipal sanitary sewer system, unless and until the County Health Department certifies that a septic tank or other approved disposal system can be installed and operated effectively. As a basis for this decision, the Health Department may require such soil percolation tests as it deems necessary; such tests are to be made at the expense of the property owner.
- C. Street Access. No principal building shall hereafter be constructed on a lot which does not abut a publicly-dedicated street.

D. Use of Solar Collectors. Use of solar energy collectors is subject to the restraints imposed on the topography within the corporate limits of the Town of Goldsby, Oklahoma, existing trees and the Zoning District height and setback limitations contained within the Zoning Ordinance. No guarantee is hereby given that all property within the corporate limits of the Town of Goldsby, Oklahoma, is entitled to the use of solar collectors; however, as a general policy, reasonable care shall be taken to protect the opportunity for the utilization of solar collectors at all available locations.

E. No land or tract of land shall be Re-Zoned until a lot of record has been created, either through a subdivision plat on file at the County Courthouse, a lot-split plat on file at the County Courthouse, or a deed filed at the County Courthouse (with a copy provided to the Goldsby, Oklahoma, Town Clerk), all in compliance with the adopted Subdivision Regulations.

Section 1-16. Separability.

If any Section, clause, paragraph, provision or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other Section, clause, paragraph, provision or portion of the regulations, and to this end, the provisions of this Zoning Ordinance are declared to be separable.

Section 1-17. Violations and Penalties.

- A. A violation of this Zoning Ordinance shall be deemed an offense and shall be punishable by fine.
- B. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this Zoning Ordinance, shall be fined not more than seventy dollars (\$70.00), for each offense. Each day upon which a violation is permitted to continue shall constitute a separate offense.
- C. In case any buildings, structure or land is constructed, altered, converted, maintained or used in violation of this Zoning Ordinance, the Town of Goldsby, Oklahoma, in addition to other remedies available, may institute any proper action or proceedings to prevent such unlawful activities, in order to restrain, correct or abate such violation.

Article II: Specific Zoning District Regulations

A-1 - Agricultural-Residential.

Section 2-1. Purpose.

This District is intended to preserve land for agricultural and directly-related (Residential and Commercial) uses, discourage premature suburban development and prevent inefficient, untimely and expensive extension of municipal utilities.

Section 2-2. Permitted Principal Uses and Structures and Minimum Required Off Street Parking.

- A. General farming, forestry, ranching and other agricultural activities and structures:
 1. No Minimum Required Off-Street Parking.

- B. Single-family farm or ranch homes on minimum 5-acre lot:
 - 1. No Minimum Required Off-Street Parking.
- C. Mobile, manufactured, or federally-certified modular homes on minimum 10-acre lot:
 - 1. No Minimum Required Off-Street Parking.
- D. Public parks and recreation or play areas:
 - 1. 5 spaces for each acre developed for active usage.
- E. Fairgrounds or rodeo arenas:
 - 1. 25 spaces plus 1 space for every 4 seats in the main stadium or auditorium.
- F. Elementary or Secondary Schools:
 - 1. 1 space per classroom and office plus 1 space for every 6 seats in main auditorium or stadium.
- G. Churches and Religious Temples:
 - 1. 1 space per 4 seats in main auditorium.
- H. Golf courses and country clubs, except miniature golf courses or free-standing commercial driving ranges:
 - 1. 3 spaces per green or 1 space for every 100 sq. ft. of clubhouse floor area, whichever is greater.
- I. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- J. Animal hospitals, dog kennels, or Veterinarian services:
 - 1. 6 spaces.
- K. Public stables:
 - 1. 6 spaces.
- L. Oil or natural gas drilling operations, or the extraction of minerals:
 - 1. No Minimum Required Off-Street Parking.

Section 2-3. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the A-1, Agricultural-Residential District:

- A. Farm buildings directly related to agricultural uses;
- B. Private garages and/or pump house;
- C. Private swimming pools and tennis courts;
- D. Private greenhouses and other related operations (not operated for commercial purposes);
- E. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this District

which do not involve the conduct of business, other than "home occupations", on the premises;

- F. Temporary buildings used in conjunction with construction work; provided that:
 - 1. Such buildings are removed promptly upon completion of said construction work;
- G. Commercial stands, operated on a temporary or seasonal basis; provided that:
 - 1. Such stands, as well as the surrounding area, are properly maintained, free from trash, weeds and debris, throughout the entire year; and
 - 2. Such stands shall be set back from the roadway an adequate distance to provide for safe parking, ingress and egress;
- H. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures;
- I. Wind generators; and
- J. Satellite receiving dishes and/or antennas.

Section 2-4. Uses and Structures Permitted on Review.

Subject to the requirements of Article 1 of this Ordinance, the Planning Commission may permit the following uses and structures on review:

- A. Sanitary landfill or waste disposal area; provided that:
 - 1. Refuse shall be covered daily with dirt;
 - 2. Smoke, odor or blowing trash or debris shall not be allowed to create a public nuisance;
 - 3. The operator agrees in writing to restore the site to a condition compatible with the adjacent area upon conclusion of the landfill operation;
 - 4. A gravel access road, as a minimum, shall be provided;
 - 5. County and State Health Department approval for this site shall have been obtained, in writing; and
 - 6. No landfill or waste disposal area shall be located closer than one-half (1/2) mile to any dwelling, school, church or place of public assembly;
- B. Public buildings, utilities and railroads (but not including un-screened equipment storage and maintenance yards, or general administrative and sales offices); provided that:
 - 1. Any building or substation shall meet the front and rear yard setback requirements for dwellings in the R-3, Single-Family Residential District, and provide side yard setbacks of at least twenty-five (25) feet; and
 - 2. At least two (2) parking spaces per substation plus one (1) parking space per employee at the site, shall be provided;

- C. Communications stations and towers; provided that:
1. They shall not be closer to a dwelling or place of public assembly than a distance equal to their height;
 2. The height and location of such structures shall not interfere with the operation of any airport or landing strip; and
 3. At least one (1) parking space per employee at the site and one (1) parking space for each vehicle used by the facility, shall be provided;
- D. Farm implement display sales, service and repair facilities; provided that:
1. They are in compliance with all requirements for such uses outlined in the I-1, General Industrial District, of this Zoning Ordinance;
- E. Grain elevator, storage bins and feed mills; provided that:
1. Such uses are in compliance with all requirements, relating thereto, outlined in the I-1, General Industrial District, of this Zoning Ordinance;
- F. Tourist trailer camps or parks;
- G. Airfields, airports and landing strips;
- H. Cemeteries or mausoleums; and
- I. Child or day care centers; provided that:
1. They are in compliance with provisions for such uses outlined in the R-5, Mixed Single-Family Residential District, of this Zoning Ordinance.
- J. Salt water disposal wells; provided that:
1. They are in compliance with all requirements for such uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations; and
 2. Federal, State, and County approvals for such uses and/or structures shall have been obtained in writing (conditioned upon zoning compliance if such approvals require zoning compliance); and
 3. They shall not be located closer to any dwelling, business location, or place of public assembly than is permitted for oil and natural gas drilling operations; and
 4. Such uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
- K. Caretaker housing; provided that:
1. Caretaker housing shall mean an accessory dwelling building or structure designed, constructed, and used as living quarters for one or more persons during the period such person is engaged or employed as caretaker of the owner or principal occupant of the principal dwelling on the land or during the period such person is engaged or employed as caretaker or manager of the property on which the Caretaker housing is located, and such Caretaker housing is clearly subordinate to the principle building or structure on the property on which the Caretaker housing is located with regard to size and location.
- L. Labor quarters on minimum 20 acre parcels or tracts of land:
1. Labor quarters shall mean an accessory dwelling building or structure located on minimum 20 acre
2. Caretaker housing may be attached or located within the principle dwelling on the land or within other buildings directly related to primary permitted principle agricultural use on the land but only if the Caretaker housing has safe access and the side and rear setbacks are sufficient for fire safety.
 3. Caretaker housing shall be for use by persons during the period such person is engaged or employed as caretaker of the owner or principal occupant of the principal dwelling on the land or by persons during the period such person is engaged or employed as caretaker is engaged or employed as caretaker or manager of the property on which the Caretaker housing is located and shall not be rented or otherwise used as a separate dwelling by other persons.
 4. Only one detached Caretaker housing use or structure shall be allowed.
 5. Caretaker housing dwelling units are not required to provide fire sprinklers if they are not required for the primary dwelling.
 6. Caretaker housing units that are attached or located within the living area of the proposed or existing primary dwelling unit are not required to install new or separate utility connections and shall not be subject to separate utility connection fee or impact fees.
 7. Such Caretaker housing uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
 8. Such Caretaker housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations;
 9. Such Caretaker housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country, and local laws, ordinances and/or regulations;
 10. At least one (1) parking space shall be provided at the site of the Caretaker housing.

parcels or tracts of land and designed for occupancy by one or more persons during the period such person is engaged or employed in the primary permitted principal agricultural use on the land.

2. Labor quarters may be attached or located within other farm buildings directly related to primary permitted principal agricultural use on the land but only if the labor quarters have exterior access independent from the other farm building, and the side and rear setbacks are sufficient for fire safety.
 3. Labor quarters shall be for use by persons during the period such person is engaged or employed in the primary permitted principal agricultural use on the land, and the same shall not be rented or otherwise used as a separate dwelling by other persons.
 4. Such Labor quarters uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
 5. Such Labor quarters uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, county and local laws, ordinances and/or regulations;
 6. Recreational vehicles, mobile homes or manufactured homes may not be utilized for Labor quarters.
 7. At least one (1) parking space per person utilizing the Labor quarters shall be provided at the site of the Labor quarters.
 8. The owner of the labor quarters shall ensure that required access, driveways, and parking spaces remain clear and unobstructed and are available and ready for the occupants' use at all times.
- M. Guest housing:
1. Guest housing shall mean an accessory dwelling building or structure designed, constructed, and used, as living quarters for one or more persons located on the same parcel as the primary dwelling unit and separated from it by at least 10 feet, and such structure is clearly subordinate to the principle building or structure on the property on which the Guest housing is located with regard to size and location; provided that guest housing may be attached or located within the living area of the proposed or existing primary dwelling but only if the guest housing has exterior access independent from the existing residence, and the side and rear setbacks are sufficient for fire safety.
 2. Guest housing shall be for use by temporary guests of the occupants of the primary dwelling unit and shall not be rented or otherwise used as a separate dwelling.
 3. Only one accessory guest house shall be allowed.
4. Guest housing dwelling units are not required to provide fire sprinklers if they are not required for the primary dwelling.
 5. Guest housing units that are attached or located within the living area of the proposed or existing primary dwelling unit are not required to install new or separate utility connections and shall not be subject to separate utility connection fee or impact fees.
 6. Such Guest housing uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
 7. Such Guest housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, county and local laws, ordinances and/or regulations.
 8. Recreational vehicles, mobile homes or manufactured homes may not be utilized for guest housing.
 9. At least one (1) parking space shall be provided at the site of the Guest housing.
- N. Medical marijuana growing facility (outdoor or indoor operated by a Medical marijuana grower or Medical marijuana commercial grower when all parts of the facility are located a minimum of 1,000 feet from the entrance to any school and 300 feet from zoning district other than the A-1, Agricultural-Residential Zoning District; provided that:
1. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, do not pose significant risk of adverse impact on the neighboring properties or on the health, safety and general welfare of the community; and
 2. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, are compatible with the surrounding uses, roadways, and/or activities such that the use may be located and conducted in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities;
 3. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, will be in compliance with all requirements for such uses and/or structures under applicable state, county and local laws, ordinances and/or regulations; and
- O. Within an enclosed building, Medical marijuana growing facility or Medical marijuana processing facility associated with a Medical marijuana growing facility when all parts of the Medical marijuana processing facility and all parts of the associated Medical marijuana growing facility are located a minimum of 1,000 feet from the entrance to any school and 300 feet from zoning

district other than the A-1, Agricultural-Residential Zoning District; provided that:

1. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, do not pose significant risk of adverse impact on the neighboring properties or on the health safety and general welfare of the community; and
2. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, are compatible with the surrounding uses, roadways, and/or activities such that the use may be located and conducted in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities;
3. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, will be in compliance with all requirements for such uses and/or structures under applicable state, county and local laws, ordinances and/or regulations.

Section 2-5. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

- A. Minimum Lot area for any residential use other than mobile, manufactured, and federally certified modular homes: Five (5) acres.
 1. No minimum required front, side or rear yard setbacks.
 2. No maximum height.
- B. Minimum lot area for mobile, manufactured, and federally certified modular homes, converted to real estate: 10 acres, provided that no such mobile, manufactured, and federally certified modular home in the zoning district shall be located within 250 feet of another mobile, manufactured, and federally certified modular home.

Section 2-6. Special Requirements.

- A. All signs and billboards shall be maintained in a neat and presentable condition and, in the event their use shall cease, the area shall be restored to a condition free from refuse, rubble or debris.
- B. Hedges, shrubbery, bushes or signs of more than three (3) feet in height shall not be allowed on a corner or at any access point, so as to restrict the vision of drivers, persons on bicycles or pedestrians.

R-1 – Low Density Residential.

Section 2-7. Purpose.

This Zoning District is intended to provide minimum standards for large-lot, low-density, single-family, detached residential development. This development may occur in areas which can be efficiently served by a municipal sewage collection and disposal system, or it may occur in areas which are beyond any proposed service area boundaries of a municipal sanitary sewage collection and disposal system. Additional provisions

of this Zoning District are to control sprawling, "leapfrog" development, prevent the possible depletion of existing and potential municipal ground water reserves through controlled use of any municipal or community water system, ensure adequate fire protection, eliminate the health threat of unsafe septic systems, and provide adequate existing and future utility, traffic way and drainage easements and rights-of-way in the developing area.

Section 2-8. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Single-Family, detached dwellings (but not including mobile, manufactured, or Federally certified modular homes) on a Minimum 1 ½ acre lot:
 1. 2 spaces per dwelling.
- B. General agricultural crops, but not the raising of farm animals or poultry:
 1. No Minimum Required Off-Street Parking.
- C. Neighborhood meeting or recreation buildings:
 1. 1 space for every 50 sq. ft. of floor area.
- D. Parks, playgrounds or recreation areas:
 1. 4 spaces for each acre developed for active use.
- E. Elementary schools:
 1. 1 space per classroom/office plus 1 space per 6 seats in the main auditorium.
- F. Municipal office building:
 1. 6 spaces, plus 1 space for each employee.

Section 2-9. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Codes and Ordinances, the following accessory uses and structures are permitted in the R-1, Low Density Residential District:

- A. One (1) guest house for each principal residential structure;
- B. Private garage; provided that:
 1. Such structure shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in this Zoning District; and
 2. Such structure shall not encroach upon any utility, street, drainage or alley easement or right-of-way;
- C. Private swimming pool, tennis courts and recreation and play area, either individually-owned, or operated on a non-profit basis, primarily for area residents;
- D. Private pump house;
- E. Private greenhouse (not operated for commercial uses) and gardens or areas for the raising of agricultural crops (but not areas for the raising of livestock);

Internet Communication provider and the land shall be restored to its former condition within 120 days after it ceases to be in active use;

- vi. active use of a Station and/or Tower shall be conclusively deemed to have ceased upon 45 consecutive days of non-use, and the Wireless Internet Communication provider shall notify the Town of Goldsby and the landowner on whose property the Station and Tower are located immediately after 45 consecutive days of non-use;
- vii. the Use permit issued pursuant to this ordinance will expire six (6) months after the date of the action granting the Use permit if the work to construct or erect the Station and/or Tower authorized under the Use permit has not commenced at the location of such Station or Tower; and
- viii. such Stations and Towers shall be secured against unauthorized access by means of locked security fencing, or by other security designs, devices or means if the applicant demonstrates to the satisfaction of the Planning Commission that the alternative security designs, devices or means will provide an equivalent level of safety and security in the circumstances.

(Entire Subsection 7 (above) adopted by Ordinance 2004-8)

- H. When the Planning Commission considers an application for a "Use Permitted on Review" in this District, it shall consider the impact of the proposal upon surrounding properties and the potential for increased traffic upon lower-standard "residential estates" streets; if, in the opinion of said Commission, any proposed use will generate an unreasonable increase in the flow of traffic into a residential estates development or create situations where heavier vehicles will use the streets more frequently than under normal use and conditions, the Planning Commission shall deny the application (it is the intent of this Ordinance that all "Uses Permitted on Review" be located on high standard streets or have access from a major street);

Section 2-11. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

- A. Single-family Residential Dwelling:
 - 1. Area: 1 ½ acres.
 - 2. Width: 150 ft. at the building line. (all lots shall abut a public street for a minimum distance of 40 feet.)
 - 3. Front Setback: All lots – 40 ft. setback. (Double street frontage lots shall provide a front yard setback on both streets.)
 - 4. Rear Setback: 30 ft.
 - 5. Side Setback:
 - i. Interior lot or side: 25 ft.

- ii. Street side, corner lot: 40 ft.

- 6. Maximum Height: 2 ½ Stories or 35 ft.

B. Schools, Public or Other Institutional Buildings:

- 1. Lot Area and Width shall be adequate to provide yard areas required by setback provisions.
- 2. Front Setback: 45 feet.
- 3. Rear Setback: 35 ft.
- 4. Side Setback: 30 ft.
- 5. Maximum Height: 2 ½ stories or 35 ft.

Section 2-12. Special Requirements.

- A. Hedges, shrubbery or bushes of more than three (3) feet in height shall not be planted, placed or maintained on a corner or any vehicular access point so as to restrict the vision of drivers, persons on bicycles or pedestrians. (This type of unobstructed area is referred to as a "sight triangle".)
- B. All signs, including temporary and political signs, shall be maintained in a neat and presentable condition, and, in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and trash.
- C. Principal and accessory buildings shall not cover more than twenty percent (20%) of the lot area of any lot within this District.
- D. Reduction of lot sizes (through lot splits, etc.) in areas within the R-1, Low Density Residential District, shall not be permitted (a) until such time a higher quality streets are provided, or (b) unless both resulting lots will equal or exceed the basic requirements of this District's provisions, and such action will not overload existing street systems.
- E. The maximum height of any building, structure or vegetation shall cast no shadow on the solar collector of any neighboring property during critical times of the day, in any of the seasons. The Planning Commission may require such additional and reasonable setback distance as may be possible, or modify the maximum permitted height, in any case where a neighboring property owner can provide proof that proposed new construction will have the herein-described effect.

R-2 – Medium Density Single Family Residential.

Section 2-13. Purpose.

This District is intended to provide minimum standards for predominantly lower density, single-family, residential development located primarily within the municipality's major drainage basins, and accompanied by related recreational, religious and educational facilities. Individual septic systems may be utilized with the approval of the Town Board of Trustees, and lot sizes shall range between 32, 670 square feet (.75 acres) and 65,340 square feet (1 ½ acres). Primary objectives of the regulations in this District are to protect stable residential neighborhoods from uses which do not contribute to a residential environment and to encourage planned, contiguous development.

Section 2-14. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Detached, single family dwellings (but not including mobile, manufactured or Federally-certified modular homes):
 - 1. 2 spaces per dwelling.
- B. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- C. Park, playground or recreation areas:
 - 1. 5 spaces for each acre developed for active use.
- D. Elementary or Secondary schools
 - 1. 1 space per classroom/Office plus 1 space per 6 seats in the main auditorium or stadium.
- E. Libraries:
 - 1. 1 space for every 50 sq. ft. of floor area.
- F. Churches or religious Temples (permanent structures only):
 - 1. 1 space for every 4 seats in the main auditorium.

Section 2-15. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the R-2, Medium Density Single Family Residential District:

- A. Private garages; provided that:
 - 1. Such structures shall observe the same front, side or rear yard setback requirements as principal or main structures in this Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or drainage easement or right-of-way.
- B. Private swimming pools and tennis courts;
- C. Private greenhouses (not operated for commercial purposes) and gardens or areas for the raising of agricultural crops (but not areas for the raising or livestock);
- D. Temporary buildings used in conjunction with construction work; provided that, such buildings are removed promptly upon completion of construction;
- E. Carports; provided that:
 - 1. Such structures may not be used as areas of storage for any materials (other than a frequently-used motor vehicle);
 - 2. Such structures may not be enclosed at the time of construction or any later date (unless the carport is located within both the front and the side yard setbacks;

- 3. Such structures may not encroach upon the front or side yards, as determined by the appropriate setback requirement; and

- 4. Such structures may not obstruct traffic visibility;

- F. Single story uses and structures clearly incidental and necessary to the permitted principal uses and structures in this District (including shop buildings or storage sheds for the private use of the occupants of the main building on the premises), not involving the conduct of business on the premises, except permitted legal "home occupations", and located on the same lot or a contiguous lot under the same ownership; provided that:

- 1. Such uses and structures shall not encroach upon the front or side yard setback requirements of the principal or main structures in this Zoning District; and

- 2. No point or part of such accessory structures shall be located within five feet (5') of the rear lot line; and

- 3. No point or part of such accessory structures shall encroach upon any utility, street, alley, drainage or other easement or right of way. (to amend paragraph 6, Ordinance 2010-19).

- G. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures.

- H. Except as provided otherwise, chickens or laying hens may be kept and maintained in the R-2 zoning district; provided that:

- 1. The provisions of Chapter 4 of this Code pertaining thereto are complied with;

- 2. Such chickens or laying hens are maintained on land upon which the owner or occupant resides;

- 3. Chickens or laying hens may only be kept under the following conditions:

- i. No more than six (6) chickens or laying hens are allowed per R-2-zoned parcel unless additional setback conditions are achieved and maintained as follows:

- a) Such animals are not permitted closer than twenty-five (25) feet to the lot or boundary line of the land upon which the owner or occupant resides, nor closer than one hundred (100) feet to any dwelling other than the owner's; and the owner or occupant of the land upon which such animals are kept and maintained erects and maintains a suitable barrier sufficient to insure continuous compliance with the above distance requirements;

- ii. Roosters are not allowed;

- iii. The chickens are kept within a designated chicken coop and chicken run, unless

- supervised as described in subsection 1 8.3.m below;
- iv. The chicken coop and chicken run shall be located in the rear or backyard of the land upon which such animals are kept and maintained;
 - v. No part of the coop or run shall be located in the side or front yard;
 - vi. The chicken coop and chicken run shall be attached and shall be located no closer than five (5) feet from any side or rear property lines and no closer than twenty-five (25) feet from any dwelling unit other than the owner's. Movable chicken enclosures are permitted as long as they meet the setbacks as indicated in this subparagraph and when applicable, subparagraph 8.3.a above;
 - vii. During daylight hours, the chickens shall have access to a chicken run and a chicken coop;
 - viii. From dusk until dawn, chickens shall be kept within the chicken coop as protection from predators;
 - ix. Chicken coops shall be predator resistant and any open walls or windows shall be designed to prevent access by predators;
 - x. Chicken runs shall be adequately fenced and protected from predators;
 - xi. The outside openings of any enclosure shall be screened to prevent the spread of disease by flies and vermin;
 - xii. Water shall be provided onsite and accessible to chickens at all times;
 - xiii. Chickens are permitted to be outside of a run or coop during daylight hours but must be supervised and contained inside a fenced yard at all times; chickens that stray outside the fenced yard may be regarded as nuisance animals under the ordinances of the Town of Goldsby;
 - xiv. All chicken enclosures shall be cleaned regularly to prevent an accumulation of food, fecal matter, or nesting material from creating a nuisance or unsanitary condition due to odor, vermin, debris, or decay.
4. Outdoor slaughter of chickens is prohibited.
 5. Electrical and heat sources shall comply with the Town's building codes.
 6. Adequate provisions are made to protect the health, welfare and safety of the public.
 7. Each such use shall be subject to and must comply with all other applicable regulations contained in the Zoning Ordinance of the Town of Goldsby and all other applicable ordinances of the Town of Goldsby.

8. The keeping or maintaining of horses, cows, or sheep in the R-2 Zoning District of the Town of Goldsby is not permitted and shall be unlawful and an offense.

Section 2-16. Uses and Structures Permitted on Review.

Subject to the requirements of Article I of this Ordinance, the Planning Commission may permit the following uses and structures on review:

- A. Nursing and convalescent homes and hospitals; provided that:
 1. They shall be located on sites less than one (1) acre;
 2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District;
 3. Off-street parking shall be provided in the amount of one (1) space per employee, plus one (1) space for every two (2) beds; and
 4. Adequate provisions are made for (1) loading and unloading of supplies and materials, for (2) maintaining a safe and adequate traffic flow in the area, and for (3) adequate and safe collection and disposal of solid waste;
- B. Golf courses and country clubs (but not miniature golf courses or commercial driving ranges operated separately from golf courses);
- C. Funeral parlors; provided that:
 1. Off-street parking shall be provided in the amount of one (1) space for every four (4) seats in the main auditorium;
 2. A waiting area, sufficient to hold at least ten (10) vehicles, is provided;
 3. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District; and
 4. Additions to the principal structures or landscaping of the grounds, shall not create shadows on adjacent residential properties which would interfere with the function of a solar collector on such property during critical times of the day;
- D. Medical clinics and facilities; provided that:
 1. They shall be located on sites of less than one (1) acre;
 2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this District;
 3. Off-street parking shall be provided in the amount of one (1) space for each employee, plus six (6) spaces; and
 4. The maximum height of any new structure shall be one and one-half (1 ½) stories;

- E. Structures related to the operation of Municipal, County, State or Federal governmental operations (but not storage, construction, maintenance or repair yards or buildings; provided that:
 - 1. Off-street parking shall be provided in the amount of six (6) spaces, plus one (1) space for every employee;
 - 2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District; and
 - 3. The maximum height of any new structure shall be one and one-half (1 ½) stories;
- F. Child-care centers; provided that:
 - 1. They are located in a single-family dwelling which is the permanent residence of the operator, or are located within a multi-purpose building which is used for religious or educational purposes, or are part of a public housing development;
 - 2. They are operated in a manner that will not alter the residential character of the neighborhood;
 - 3. They are located on a lot of not less than 10,000 square feet of total area, with a minimum outdoor play area of seventy-five (75) square feet per child, and enclosed by a suitable fence;
 - 4. They meet County Health Department requirements as to safety, design, facilities and equipment;
 - 5. Adequate off-street parking area is provided to minimize the adverse effects of increased traffic on the surrounding residential environment; and
 - 6. Such centers are operated in a manner that will not adversely affect property values and other neighborhood uses;
- G. Wind generators; provided that:
 - 1. There shall be no more than two (2) such structures per lot;
 - 2. They shall not be closer to a place of public assembly or a dwelling (other than the principal dwelling on the same lot) than a distance equal to their height;
 - 3. The height and location of such structures shall not interfere with the operation of any airport or landing strip; and
 - 4. The height of such structures shall not exceed the maximum height allowed in this Zoning District;
- H. Satellite receiver dishes and/or antennas; provided that:
 - 1. All such structures shall be located in the rear yard; and
 - 2. All such structures shall be located outside of the rear and side yard setbacks for this Zoning District.

Section 2-17. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

- A. Single-Family Dwelling (or Other Non-Institutional Uses).
 - 1. Area: 10,000 sq. ft.
 - 2. Width: 60 ft. at the building line.
 - 3. Front Setback:
 - i. Interior Lot: 25 ft.
 - ii. Corner lot, home facing same direction as other homes on block: 25 ft.
 - iii. Corner lot, home facing side street with driveway in front: 25 ft.
 - iv. Corner lot, home facing side street with driveway through rear or either side: 15 ft.
 - 4. Rear Setback:
 - i. 20 ft.
 - 5. Side Setback:
 - i. Interior lot: 5 ft.
 - ii. Street side, corner lot, home facing same direction as other homes on block: 15 ft.
 - iii. Street side, corner lot, home facing side street: 25 ft.
 - 6. Height: 2 ½ Stories or 35 ft.
- B. Schools, Churches or Other Public or Institutional Buildings.
 - 1. Area: Same as for Single-family Dwellings.
 - 2. Width: Same as for Single-family Dwellings.
 - 3. Front Setback: 35 ft.
 - 4. Rear Setback: 35 ft.
 - 5. Side Setback:
 - i. Interior lot/side: 20 ft.
 - ii. Street side, corner lot: 25 ft.
 - 6. Height: 2 ½ Stories or 35 ft.

Section 2-18. Special Requirements.

- A. Hedges, shrubbery, bushes or signs of more than three (3) feet in height shall not be planted, placed or maintained on a corner so as to restrict the vision of drivers, persons on bicycles or pedestrians.
- B. All signs, including temporary and political signs, shall be maintained in a neat and presentable condition and, in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and trash.

- C. The maximum height of any building, structure or vegetation shall cast no shadow on the solar collector of any neighboring property during critical times of the day, in any of the seasons. The Planning Commission may require such additional and reasonable setback distance as may be possible, or modify the maximum permitted height, in any case where a neighboring property owner can provide proof that proposed new construction will have the herein-described effect.
- D. Variances from the height limitation or the side yard setback requirements of this District shall not be considered by the Board of Adjustment unless the applicant for such variance provides data which establishes that the possible grant or such variance will not adversely affect an existing solar collector or the future opportunity to reasonably install a solar collector upon adjacent property.
- E. Principal and accessory buildings shall not cover more than fifty percent (50%) of the lot area of any lot within this District.
- F. No individual septic systems shall be utilized without the approval of the Town Board of Trustees.

R-3 - Single-Family Residential.

Section 2-19. Purpose.

This District is intended to provide minimum standards for predominantly single-family, residential development, located within the Town's major drainage basin, and accompanied by related recreational, religious and educational facilities. No individual septic systems shall be permitted, and lot sizes shall range between 10,890 square feet (.25 acres) and 32,670 square feet (.75 acres). Primary objectives of the regulations in this District are to protect stable residential neighborhoods from uses which do not contribute to a residential environment and to encourage planned, contiguous development.

Section 2-20. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Detached, single-family dwellings (but not including mobile or manufactured or Federally-certified modular homes):
 - 1. 2 spaces per dwelling.
- B. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- C. Park, playground or recreation areas:
 - 1. 5 spaces for each acre developed for active use.
- D. Elementary or Secondary schools:
 - 1. 1 space per classroom/office, plus 1 space per 6 seats in the main auditorium or stadium.
- E. Libraries:
 - 1. 1 space for every 50 sq. ft. of floor area.

- F. Churches or religious Temples (permanent structures only):
 - 1. 1 space for every 4 seats in the main auditorium.

Section 2-21. Permitted accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the R-3, Single-Family Residential District:

- A. Private garages; provided that:
 - 1. Such structures shall observe the same front, side or rear yard setback requirements as principal or main structures in this Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or drainage easement or right-of-way.
- B. Private swimming pools and tennis courts;
- C. Private greenhouses (not operated for commercial purposes) and gardens or areas for the raising of agricultural crops (but no areas for the raising of livestock);
- D. Temporary buildings used in conjunction with construction work; provided that such buildings are removed promptly upon completion of the construction work;
- E. Carports; provided that:
 - 1. Such structures may not be used as areas of storage for any materials (other than a frequently-used motor vehicle);
 - 2. Such structures may not be enclosed at the time of construction or any later date (unless the carport is located within both the front and the side yard setbacks);
 - 3. Such structures may not encroach upon the front or side yards, as determined by the appropriate setback requirement; and
 - 4. Such structures may not obstruct traffic visibility;
- F. Uses and structures clearly incidental and necessary to the permitted principal uses and structures in this District (including storage sheds and similar structures), not involving the conduct of business on the premises, except legal "home occupations", and located on the same lot or a contiguous lot under the same ownership; provided that:
 - 1. Such structures and uses shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in This Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or draining easement or right-of-way;
- G. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures.

NOTICE OF PRESENTATION OF PETITION FOR ANNEXATION

NOTICE IS HEREBY GIVEN, that the undersigned petitioner(s) (hereinafter called Petitioner whether one or more) pursuant to the provisions of Title 11 O.S. Section 21-105 have filed a Petition to the Board of Trustees of the Town of Goldsby, McClain County, Oklahoma, a municipal corporation, requesting the annexation to said Town of the property described herein. Said property is adjacent and contiguous to said Town and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

NOTICE IS HEREBY GIVEN that said Petition will be on the agenda of Board of Trustees of the Town of Goldsby for its meeting on the 11th day September, 2025 at 7:30 P.M. at the Town Hall, 100 East Center Road, Goldsby, Oklahoma 73093 and will be heard by the Board of Trustees at that time and place. All persons interested in said matter may attend said meeting and be heard.

Dated this 30th day of July, 2025.

Robert STEVENSON
Petitioner

Beulena Stevenson
Petitioner

Petitioner

Town of Goldsby, Oklahoma

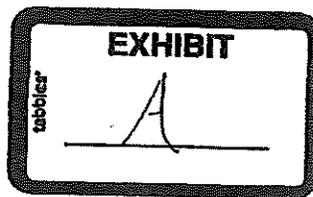
By: Sandra Jackson
Town Clerk



Exhibit "A"

(Insert legal description from survey)

I-2020-013069 Book 2666 Pg: 60
12/11/2020 11:38 am Page(s) 058-060
Fee: \$ 22.00 Doc: \$ 0.00
Pam Beller - McClain County Clerk
State of Oklahoma



Legal Description:

A part of the South Half of the Northeast Quarter (S ½ NE ¼), of Section Twenty-one (21), Township Eight (8) North, Range Three (3) West of the Indian Meridian, McClain County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said S ½, NE ¼, said point being a Found 3/8" Rebar; thence S 89°43'08" W along the South Line of said S ½ a distance of 1900.73 Feet to a 3/8" Rebar, the Point of Beginning; thence parallel with the West Line of said S ½, on a bearing of N 00°03'49" W a distance of 343.27 Feet to a 3/8" Rebar; thence on a bearing of S 89°43'08" W a distance of 444.00 Feet to a 3/8" Rebar; thence on a bearing of S 00°03'49" E a distance of 343.27 Feet to a 3/8" Rebar Set on the South line of said S ½; thence coincident with said South line, on a bearing of N 89°43'08" E a distance of 444.00 Feet to the Point of Beginning; containing 3.499 acres, more or less; Including a road and utility easement being 30 Feet wide, and 15 Feet on either side of a Centerline described as follows: Beginning 39.00 Feet, N 89°43'08" W of the Southeast (SE) Corner of said S ½ NE ¼; thence parallel with the South line of said S ½ on a bearing of S 89°43'08" W a distance of 1905.62 Feet; thence on a bearing of N 07°25'29" E a distance of 411.10 Feet to the Point of Terminus; and including a road and utility easement, being 30 Feet wide, and 15 Feet on either side of a centerline described as follows: Beginning 39.00 Feet, N 00°21'36" W of the Southeast (SE) Corner of said S ½ NE ¼; thence parallel with the South Line of said S ½ on a bearing of S 89°43'08" W a distance of 2324.55 Feet to the Point of Terminus.



NOTICE OF PRESENTATION OF PETITION FOR ANNEXATION

NOTICE IS HEREBY GIVEN, that the undersigned petitioner(s) (hereinafter called Petitioner whether one or more) pursuant to the provisions of Title 11 O.S. Section 21-105 have filed a Petition to the Board of Trustees of the Town of Goldsby, McClain County, Oklahoma, a municipal corporation, requesting the annexation to said Town of the property described herein. Said property is adjacent and contiguous to said Town and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

NOTICE IS HEREBY GIVEN that said Petition will be on the agenda of Board of Trustees of the Town of Goldsby for its meeting on the 11th of September, 2025 at 7:30 P.M. at the Town Hall, 100 East Center Road, Goldsby, Oklahoma 73093 and will be heard by the Board of Trustees at that time and place. All persons interested in said matter may attend said meeting and be heard.

Dated this 30th day of July, 2025.

Rocky Lee Marshall
Petitioner

Winda Sue Marshall
Petitioner

Petitioner

Town of Goldsby, Oklahoma

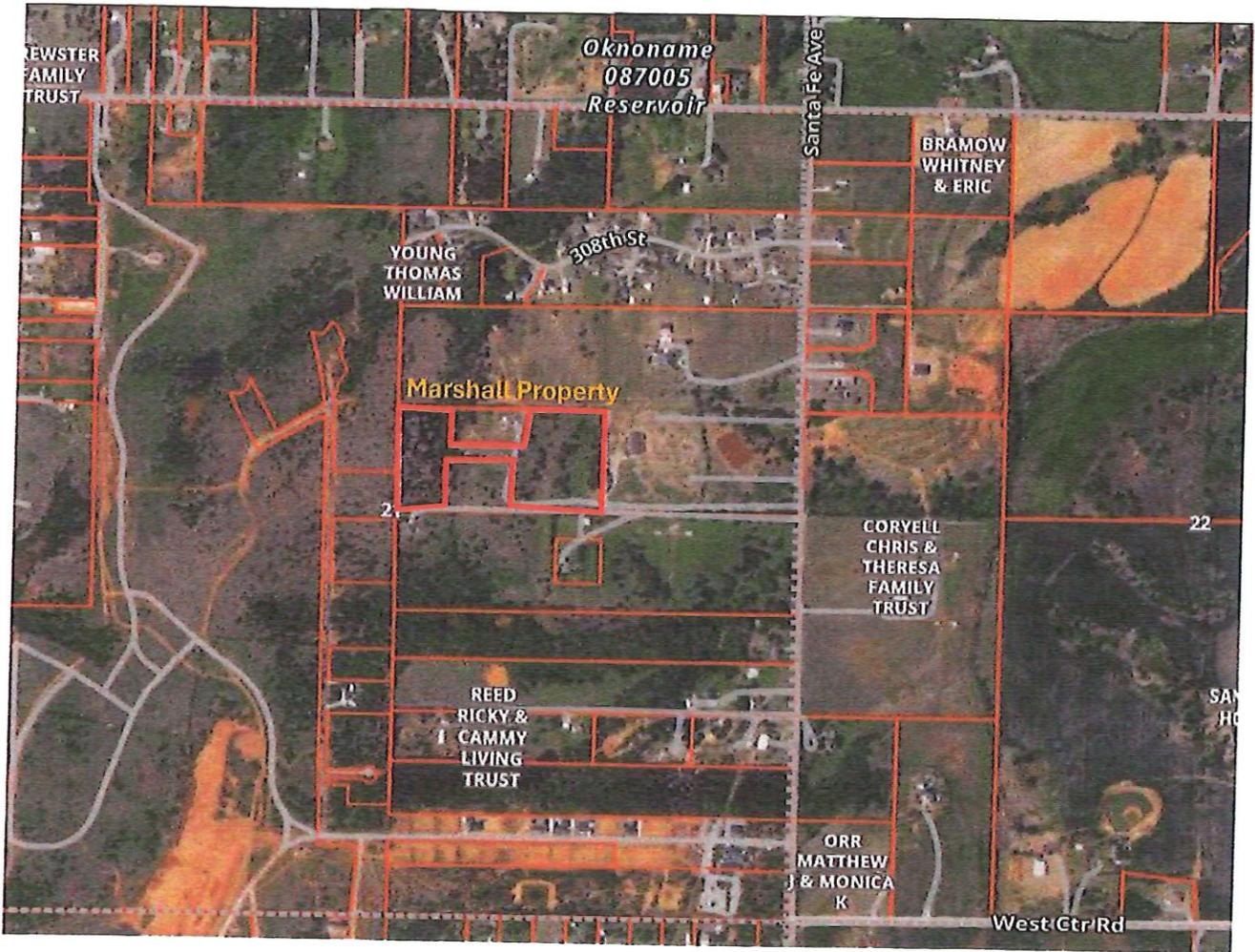
By: Sandra Jenkins
Town Clerk



Exhibit "A"

A part of the South Half of the Northeast Quarter (S ½ NE ¼), of Section Twenty-One (21); Township Eight (8) North, Range Three (3) West of the Indian Meridian, McClain County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said S ½ NE ¼ said point being a Found 3/8" Rebar; thence S 89°43'08" W along the South Line of said S ½ a distance of 1319.00 Feet to a 3/8" Rebar, the Point of Beginning, thence parallel with the East Line of said S ½ on a bearing of N 00°21'36" W a distance of 660.95 Feet to a 3/8" Rebar; thence on a bearing of S 89°41'51" W a distance of 486.54 Feet to a 3/8" Rebar; thence on a bearing of S 07°25'29" W a distance of 218.00 Feet to a 3/8" Rebar; thence on a bearing of S 89°27'53" W a distance of 487.19 feet to a 3/8" Rebar, thence on a bearing of N 00°03'49" W a distance of 218.00 feet to a 3/8" Rebar; thence on a bearing of S 89°41'51" W a distance of 329.75 feet to a 3/8" Rebar set on the West line of said S 1/2; thence coincident with said West line on a bearing of S 00°03'49" E a distance of 660.48 feet to a 3/8" Rebar, the Southwest (SW) Corner of said S ½ ; thence coincident with said South line of said South ½ on a bearing of N 89°43'08" E a distance of 309.57 Feet to a 3/8" Rebar; thence on a bearing of N 00°03'49" W a distance of 343.27 feet to a 3/8" Rebar; thence on a bearing of N 89°43'08" E a distance of 444.00 feet to a 3/8" Rebar; thence on a bearing of S 00°03'49" W a distance of 343.27 feet to a 3/8" Rebar; thence on a bearing of N 89°43'08" W a distance of 581.73 feet to the Point of Beginning; containing 14.231 acres. Including a road and utility easement being 30 Feet wide, and 15 Feet on either side of a Centerline described as follows: Beginning 39.00 Feet, N 89°43'08" W of the Southeast (SE) Corner of said S ½ NE ¼ thence parallel with the South line of said S ½ on a bearing of S 89°43'08" W a distance of 1905.62 Feet; thence on a bearing of N 07°25'29" E a distance of 411.10 Feet to the Point of Terminus; and including a road and utility easement, being 30 Feet wide, and 15 Feet on either side of a centerline described as follows: Beginning 39.00 Feet, N 00°21'36" W of the Southeast (SE) Corner of said S ½ NE ¼; thence parallel with the South Line of said S ½ on a bearing of S 89°43'08" W a distance of 2324.55 Feet to the Point of Terminus.

Basis of Bearings: Assumed N 00°21'36" W between the Found E ¼ Section Corner and a Found Property Corner set by Cornerstone, on the East Line of Section 21-T8N-R3E, to match the original survey by Cornerstone.



Airport Trust Indenture

2. Any and all improvements that may be acquired by or constructed by, or on behalf of, the Trustees or by, or on behalf of, the Town of Goldsby, upon, over or under any property owned by, or leased to, said Trustees.

BOOK 1303 PAGE 350

3. Any and all money, property whether real, personal or mixed, any and all rights, choses in action, contracts, leases, privileges, immunities, licenses, franchises, benefits and all other things of value coming into the possession of the Trustees pursuant to the provisions of this Indenture.

ARTICLE VI

The Trustees.

1. There shall be five (5) Trustees of this Trust to be designated as Trustee positions 1, 2, 3, 4 and 5 respectively. Initially the Trustees shall be Faye Perry, Glenn Berglan, Dennis Brown, H. B. Canida and Gene McPherson. These Trustees shall continue in office until their successors are appointed and qualified as hereinafter set forth.

The Trustee for position 1 shall be a citizen and bona fide resident of the State of Oklahoma, shall be possessed of three (3) or more years experience in aeronautical activities such as general aviation, agricultural aviation, airport management, or air carrier operation. The Trustee for position 1 shall be appointed by the Board of Trustees of the Town of Goldsby, Oklahoma. That Trustee shall initially continue in office until the last day of calendar year 1991. The successors to that Trustee shall be appointed in the same manner, but for terms of three (3) years, except that a person appointed to fill a vacancy occurring during a term shall be appointed only for the remainder of that term.

The Trustee for position 2 shall be a citizen and bona fide resident of the State of Oklahoma, shall be possessed of three (3) or more years experience in aeronautical activities such as general aviation, agricultural aviation, airport management, or air carrier operation. The Trustee for position 2 shall be appointed by the Board of Trustees of the Town of Goldsby, Oklahoma. That

Trustee shall initially continue in office until the last day of calendar year 1992. The successors to that Trustee shall be appointed in the same manner, but for terms of three (3) years, except that a person appointed to fill a vacancy occurring during a term shall be appointed only for the remainder of that term.

BOOK 1303 PAGE 351

The Trustees for positions 3 and 4 shall be appointed by the Board of Trustees of the Town of Goldsby, Oklahoma from among the Trustees of the Town of Goldsby elected or appointed to represent any of the Wards in which the airport is not situated, which are currently Wards 1, 2, 3 and 4. The persons so appointed by the Board of Trustees of the Town of Goldsby, Oklahoma shall thereupon be deemed to have accepted appointment as Trustee of this Trust and shall continue as Trustees of this Trust until the earlier of the date upon which he or she ceases to be a Trustee of the Town of Goldsby, Oklahoma or the expiration of the term of office as Trustee of the Town of Goldsby, Oklahoma, during which he or she was appointed as Trustee of this Trust.

The Trustee for position 5 shall be that member of the Board of Trustees of the Town of Goldsby, Oklahoma elected or appointed to represent the Ward in which the Airport is situated, which is currently Ward 5. The person so elected or appointed and qualified as the member of the Board of Trustees of the Town of Goldsby, Oklahoma representing the Ward in which the airport is situated shall thereupon be deemed to have accepted appointment as Trustee of this Trust and shall continue as a Trustee of this Trust as long as he remains as the member of the Board of Trustees of the Town of Goldsby, Oklahoma representing the Ward in which the Airport is so situated.

If any Trustee of this Trust shall die or resign or become disabled from performing his or her duties as a Trustee of this Trust, then the Board of Trustees of the Town of Goldsby, Oklahoma shall have the power and authority to fill that vacancy by an interim appointment until the successor of that Trustee of this Trust shall have been appointed and qualified in the manner hereinabove set forth, at which time the powers under the interim appointment shall cease, and the newly appointed Trustee of this Trust shall become Trustee hereunder.

In the event the Town of Goldsby shall change its form of government, the Trustees of this Trust who were also Trustees of the Town of Goldsby shall continue as Trustees of this Trust until the terms of officers elected under the new form of government begin. In the event the Town of Goldsby shall abolish Wards, the Trustees of this Trust who are also Trustees of the Town of Goldsby shall continue as Trustees of this Trust until the terms of new Trustees or officers elected at large begin. Thereafter, the Trustees for Trustee positions 3, 4 and 5 shall be appointed by the governing body of municipality from among its Trustees or officers.

BOOK 1303 PAGE 352

2. The Trustees shall elect by majority vote one of their members to serve as Chairman. The Chairman of the Trustees shall preside at all meetings and perform other duties designated by the Trustees. The Trustees shall designate the time and place of all regular meetings. All actions by the Trustees pursuant to the provisions of this Trust Indenture shall be approved by the affirmative vote of at least a majority of the Trustees qualified to act as such under the provisions of this Trust Indenture. The Trustees shall select one of their members to be Vice Chairman who shall act in the place of the Chairman during the latter's absence or incapacity to act.

3. The Trustees shall elect a Secretary of the Trustees and such Assistant Secretaries of Trustees as may be necessary or required, all of whom may or may not be a Trustee. The Secretary (and in his absence an Assistant Secretary) shall keep minutes of all meetings of the Trustees and shall maintain complete and accurate records of all their financial transactions, all such minutes, books and records to be on file in the office of the Trust. All meetings of the Trustees shall be open to the public, and conducted in conformity with the provisions of Oklahoma law related to open meetings, and the books, records and minutes of the Trustees shall be considered as public records and available for inspection at all times by any interested party.

4. The Trustees may elect a Treasurer of the Trustees and such Assistant Treasurers of Trustees as may be necessary or required, all of whom may or may not be a Trustee.

Request for Qualifications (RFQ) David J. Perry Airport (1K4)

The Town of Goldsby will accept statements of qualifications from qualified consulting firms for the development of airport project documents, planning, construction plans and specifications, construction oversight, and project management for various projects at the David J. Perry Airport. The selected consulting firm will also assist in preparation and submittal of required federal and state administrative documents related to the projects. The consultant shall have the ability and capacity to complete the projects referenced below as the airport's Engineer of Record. Services include engineering and planning for all phases and required incidental services. Subject to receipt of federal, state, and/or local funding, these projects may include the following:

GENERAL

Develop and Update five-year Capital Improvement Plan (cost and estimated quantities)

Prepare all project administrative requirements which includes:

- a. Sponsor Certification(s)
- b. Airport Overall Development Objective (ODO) worksheets with costs and estimated quantities
- c. NEPA Coordination with resource agencies.
- d. Airspace study and CSPP development
- e. General FAA and ODAA Grant Administration

Develop/Update Airport Layout Plan

Develop/Update Airport Miscellaneous Planning Study

Assistance with Land Acquisition

Topographic Surveys

Obstruction Surveys

DBE Program and Goal Preparation

GRADING AND DRAINAGE

Improve Airfield Drainage and Erosion Control

Improve Runway/Taxiway Safety Areas

PAVEMENT

Rehabilitate/Reconstruct/Expand Runway, Taxiway, Taxilane, Apron, and other airport pavements

Construct New Taxiways, Taxilanes, Aprons and Entrance Road

Extend Runways

AIRFIELD LIGHTING

Rehabilitate/Install Rotating Beacon and Tower

Rehabilitate/Install Runway Lights, Taxiway Lights, REILs, and PAPIs

Rehabilitate/Install Segmented Circle and Lighted Wind Cone

Rehabilitate/Install Electrical Vault and Cabling

EQUIPMENT AND BUILDINGS

Construct Hangars
Construct Terminal Building
Remodel Existing Facilities
Construct/Improve Access Gate and Perimeter Fence
Fuel System Improvements

PROJECT FUNDING: The projects will be funded using Federal Funds, State Funds and/or Local Funds.

SUBMITTAL OF QUALIFICATIONS:

1. Qualifications shall be submitted electronically in PDF format to:

Sandy Jenkins
Town Clerk
Sandy@townofgoldsbys.com

The submittal shall be submitted no later than X:XX PM, Month, Day, 2025.

2. The qualifications shall be submitted as directed above. The consulting firm shall submit all information it feels necessary for the Town to select a qualified consultant.
3. The Town reserves the right to reject any and all submittals.

CONFLICT OF INTEREST: The firm, by submitting qualifications, certifies that to the best of its knowledge or belief, no elected or appointed official is financially interested, directly or indirectly, in the purchase of services specified in this submittal of qualifications.

SELECTION: The Town will make its selection based on the information provided in the RFQ and background/reference checks made by the Town. The submittals responding to this RFQ request shall not include any cost information. The Town may elect to invite a small group of firms to interview for the RFQ to assist with the final selection, but may also make selection based solely on the statements of qualifications submitted. Once a firm is selected, the fees for the services to be provided will be negotiated. Should an agreement on negotiated fees not be reached with the top ranked firm, the Town may elect to move to the next highest ranked firm and begin fee negotiations with that entity.

PREPARATION OF SUBMITTAL OF QUALIFICATIONS:

Please format your submittal into the following sections and providing the information that is listed:

1. Qualification Statement: Each firm shall include in its submittal a statement covering the firms' qualifications to provide the services requested above. Emphasis will be placed on firms who have extensive prior experience in airport planning and design and are familiar with federal specifications.

2. CLIENT REFERRAL: A list of current and past clients for which the firm has provided similar services as required under this RFQ. The list shall include the name of the client, location of the project, size of the project, date, and contact party with telephone number and address.
3. EXPERIENCE: Submittal of qualifications shall include detail discussion of the experience of the firm in providing similar work.
4. RESUMES: Resumes shall be included on each administrative, engineering or technical staff member assigned to the project. The firm shall identify the project leader and experience directly related to that individual.

INFORMATION TO BE SUPPLIED BY THE TOWN:

1. In the preparation of the Submittal of Qualifications, the firm may review all public files and maps available at the airport. The firms are asked not to request information to be researched by Town staff, as time constraints would prohibit this action. Firms requesting to inspect or review Town files and maps shall schedule this action with _____, 405-_____, to eliminate all conflicts with other firms or airport operations.
2. The selected consultant shall have access to Town files, maps, plans, and other documents pertaining to the airport.

SELECTION CRITERIA: Selection of a firm shall be completed by review from Town personnel with assistance from others as requested by the Town. Selection shall be based on professional completeness and technical merits with primary emphasis (weighted) placed on capability, experience, and key personnel with lesser emphasis to be placed on technical approach, ability to meet schedules and budgets, location of offices, and other considerations. Selection criteria will include:

- Firm's experience on similar projects
- Key personnel that will be assigned to the project including relevant experience and professional background
- Familiarity with FAA and ODAA funding and requirements
- Familiarity with projects proposed for David J. Perry Airport
- Current Workload

NEGOTIATED CONTRACT: It is the intent of the Town to select a firm that best fits the needs of the Town. A contract may or may not be negotiated as a result of this submittal as determined by the Town. The Town has final determination of any contract approval.

TOWN OF GOLDSBY ORDINANCE NO. 2025-005

AN ORDINANCE OF THE TOWN OF GOLDSBY, OKLAHOMA, ADOPTING AND ENACTING THE (2025) "GOLDSBY CODE OF ORDINANCES"; COMPILED, REVISED AND PUBLISHED BY THE AUTHORITY OF THE TOWN OF GOLDSBY BOARD OF TRUSTEES, OKLAHOMA, CONTAINING THE PERMANENT AND GENERAL ORDINANCES OF THE TOWN OF GOLDSBY; ALSO REPEALING ALL ORDINANCES OF A PERMANENT AND GENERAL NATURE NOT INCLUDED IN THE CODE; PROVIDING FOR ADDITIONS AND AMENDMENTS TO THE CODE AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN OF GOLDSBY, OKLAHOMA:

SECTION 1. Code Adopted and Enacted; Title.

The Code of Ordinances entitled "Goldsby Code of Ordinances" is hereby adopted and enacted for the Town of Goldsby, Oklahoma, and shall be treated and considered as a new and original comprehensive Code of Ordinances which shall supersede all general and permanent Ordinances of the Town, adopted on or before the ___ day of _____, 2025, to the extent provided in Sections 2 and 3 hereof. Said Code may also be cited as the "Goldsby Code" or other appropriate title.

SECTION 2. Ordinance Provisions Adopted.

All of the Ordinance provisions included in the Code are hereby adopted and enacted, and shall be in full effect, whether (a) such provisions are included in the form as originally adopted, (b) are included in amended form, (c) are composed wholly or partially of new material, as authorized by law, or (d) such provisions include material contained in full or adopted by reference.

SECTION 3. Certain Permanent and General Ordinances Are Repealed.

All Ordinances and parts of Ordinances of a permanent and general nature in effect at the time of adoption of this Code but not included in this Code, are hereby repealed at the time this Code goes into effect.

SECTION 4. Temporary or Special Ordinances Omitted from Code Remain Effective.

The continuance in effect of any temporary and/or special Ordinances omitted from this Code, shall not be affected by such omission therefrom; the adoption of the Code shall not repeal or amend any such Ordinance or parts of any Ordinance omitted therefrom.

SECTION 5. Addition and Amendments to Code.

Any and all additions and amendments to such Code, when passed in such form as to indicate the intention of the Goldsby, Oklahoma, Board of Trustees to make the same a part of such Code, shall be deemed to be incorporated in such so that reference to the "Goldsby Code of Ordinances," or any other appropriate title, shall be understood and intended to include such additions and amendments.

SECTION 6. Emergency.

It being necessary for the health, safety and welfare of the residents of the Town of Goldsby, Oklahoma, that the new "Code of Ordinances" now available to the Town, be adopted and implemented immediately, an emergency is hereby declared to exist, by reason whereof the provisions of this Ordinance and the "Code of Ordinances" adopted by reference herein, shall become effective immediately upon the passage and approval of this Ordinance, all as required by Law.

PASSED, ADOPTED AND APPROVED THIS ___ DAY OF _____, 2025.

Town of Goldsby

(SEAL)

By: _____
Title: _____

ATTEST:

Town Clerk/Treasurer

RESOLUTION No. 2025-05

A RESOLUTION OF THE TOWN OF GOLDSBY, OKLAHOMA, NOTIFYING THE RESIDENTS OF SAID TOWN OF THE ADOPTION OF A NEWLY COMPILED "CODE OF ORDINANCES" FOR SAID TOWN OF GOLDSBY, OKLAHOMA, IN COMPLIANCE WITH THE LAWS OF THE STATE OF OKLAHOMA.

WHEREAS, Section 14-109, Title 11, Oklahoma Statutes, requires the Town of Goldsby to compile and publish copies of its penal ordinances every ten (10) years; and

WHEREAS, the Board of Trustees of the Town of Goldsby, Oklahoma, has caused to be prepared and printed copies of a new "Code of Ordinances" for Goldsby, Oklahoma; and

WHEREAS, said Board of Trustees has, on the ___ day of _____, 2025, by Ordinance, duly adopted said Code as its new Code of Ordinances, effective the ___ day of _____, 2025; and

WHEREAS, said Board of Trustees shall cause copies of this Resolution to be forwarded to the Office of the County Clerk of the applicable County; and shall cause copies of said Code of Ordinances to be forwarded for filing with the County Law Library; and has copies available at the Goldsby Town Hall for sale.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Goldsby, Oklahoma, that said Board of Trustees does hereby notify the residents of the Town of Goldsby, Oklahoma, that it has fulfilled its statutory duties with respect to the compilation of Ordinances.

PASSED, ADOPTED AND APPROVED THIS ___ DAY OF _____, 2025.

Town of Goldsby

By: _____
Title: _____

(SEAL)

ATTEST:

Town Clerk/Treasurer



TOWN OF GOLDSBY, OK

Town of Goldsby Office of the Administrator

August 22, 2025

26th

Re: Brentwood Phase 3

Memo to the Goldsby Planning Commission,

A final plat of Brentwood – Phase 3 subdivision has been made to the Town of Goldsby.

The following steps have been completed to ensure compliance with Goldsby Ordinances:

1. Review of plat by Kenny Sullivan.
 - a. All comments have a response.
2. Review of plat vs. the Final Plat Checklist by Kara Cook
 - a. A request was made to the engineer to review the plat and identify deviations from the current zoning ordinances.
 - i. A letter titled Ordinance Review has been attached.
 - b. Here is the email of the outstanding items from 8-26-2025 email

Scott – I have a couple of minor requests.

1. Can you please add the address of the developer to the first page of the plat.
2. Reference to any separate instruments, including restrictive covenants, file in the county records, which directly impact this development.
3. Approval certificate of the Planning Commission over the signature of the Planning Commission Chairman
4. Still need for complete final plat:
 - a. ODEQ Construction Stormwater Permit
 - b. Maintenance and Performance Bonds

We will also need the 1 set - 24 x 36 Mylar and 2 sets - 24x36 regular paper including improvement plans.

Best Regards,

A handwritten signature in cursive script that reads "Kara Cook".

Kara Cook, Town Administrator

100 E. Center Rd., Goldsby, OK 73093

Office: 405-288-6675 | www.TownofGoldsby.com

Town of Goldsby
Final Plat Checklist

Subdivision Brentwood 3

Developer Builders Collective Phone _____

Fees Paid For Final Plat

Scott Holtzen Engineering
580-233-8533

Copies of Materials

- _____ 24 copies (24 X 36) of proposed plat
- _____ 1 copy (24 X 36) Mylar
- _____ 4 copies of the improvement plans
- 1 set of all plans in a digital format (CD or USB drive)

) requested finals w/ all changes

Title Data

- Name of the subdivision
- Name of the Town, County and State
- Location and description of the subdivision, referenced to section, township and range

Margin Data

- Map scale, North arrow and date
- No Names and addresses of the developer and the engineer and/or surveyor *requested address of developer added*
- A key map (on the first sheet in a plat series) showing the location of the subdivision referenced to government section corners, section lines and major streets; when more than two sheets are required for the plat, the key shall show the sheet number of the sheet for the area included on the sheet
- Owner's Certificate and Dedication, signed
- Verify ownership and responsibilities shown in Dedication section;

Roads	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Drainage	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Utility Easements	<input checked="" type="checkbox"/> Public	<input checked="" type="checkbox"/> Private

- Surveyor's Certificate of Survey, signed and his/her seal
- N/A Abstractor's certificate addressing the Release of Mortgage, actions or judgments pending for any portion dedicated to the public, signed
- No Reference to any separate instruments, including restrictive covenants, filed in the county records, which directly affect the land being subdivided *email scott*
- The proper acknowledgments of owner and the consent of the mortgage to place restrictions
- _____ County Treasurer's Certificate
- No Approval certificate of the Planning Commission (and the date) over the signature of the Planning Commission Chairman
- Certificate of Town Board of Trustee acceptance of ways, easements and public land dedications
- pending Certificate of ODEQ or other appropriate government agency approval, where sanitary sewers are not proposed, signed

**Town of Goldsby
Final Plat Checklist**

Existing and Proposed Conditions

- The length of all required lines dimensioned in feet and decimals thereof, and all bearings and angles in degrees, minutes and seconds as herein specified
- The boundary lines of the land being subdivided, fully dimensioned by lengths and bearings, and the location of adjoining lines of adjoining lands, with adjacent subdivisions identified by official names
- The lines of all proposed streets, fully dimensioned by lengths and bearings or angles
- The lines of all proposed alleys, where the length or direction of an alley is not readily discernible from data given for lot and block lines, and length and bearing shall be given
- The widths and names of all proposed streets and alleys and of all adjacent streets, alleys and easements
- The lines of all proposed lots, fully dimensioned by lengths and bearings or angles, except that where a lot line meets a street line at right angles, the angle or bearing value may be omitted

- The outline of any property which is offered for dedication to public use, fully dimensioned and marked "Public"
- Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block, with areas to be excluded from platting marked "reserved" or "not a part"
- The location of all building lines, setback lines and easements for public services or utilities, fully dimensioned
- The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns
- The location and description of all section corners and permanent survey monuments in or near the tract
References to two known survey control points shall be shown. Points referenced shall be on the same line

Additional Materials

- All information required on the Preliminary Plat, including, but not limited to regulatory flood elevations, boundaries of flood-prone areas, fills, flood protection works and areas subject to special deed restrictions
- Floodway and floodway fringe areas determined by the Town
- Final plans for any sanitary sewers, with grading, pipe sizes and points of discharge
- Final plans for paving and drainage systems, with grading, impacting, storage and regulating structures, pipe, sizes and location of outlets. (Sidewalks included, if applicable.)
- Final plans for any water supply and distribution system, with pipe sizes and location of appurtenances
- Storm water management D.E.Q. permit for discharges associated with construction activities
- D.E.Q approved water improvements permit *submitted*

Improvement and Maintenance Bonds

Performance Bonds) *pending approval*
 Maintenance Bonds)



August 13 2025

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

RE: Brentwood Section 3 – Ordinance Review

Dear Ms. Cook,

As requested, we have reviewed Brentwood Section 3 plans for compliance with the Town of Goldsby ordinances.

The plans appear to be in compliance with the current ordinances with the exception of Subdivision Regulation 3-2.T which states “Subdivisions with lot sizes of 1 ½ acres or less shall have curb and gutter streets as shown in Attachment 4, 5, and 6.”

Brentwood Section 3 is a continuation of the layout and design depicted on the original Preliminary Plat which was approved and then extended for a 2-year period in September 2023. Section 1 was constructed with street bar ditches, and Section 2 was approved with street bar ditches. We believe Brentwood Section 3 is not subject to the Subdivision Regulation 3-2.T requiring 1 ½ acre lots, since Section 3 is a continuation of the original approved Preliminary Plat which was not required to meet this design requirement. The planning, financing, and construction cost for Section 3 is based on the current design with bar ditches, not curb & gutter streets. We believe that Section 3 is grand-fathered to the original design intent of streets with open cut bar-ditches as was approved in Section 2.

The original Preliminary Plat for the entire subdivision was planned and designed based on +0.75 acre lots and open cut bar ditches. Requiring curbs and gutters or larger lots after the subdivision is nearly 60% built-out and approved, disrupts the continuity and appearance of the development in contrast to the connections and neighbors in Section 1 and Section 2.

We are requesting the current Section 3 Plans for paved streets with open cut bar-ditches be approved by the Town of Goldsby.

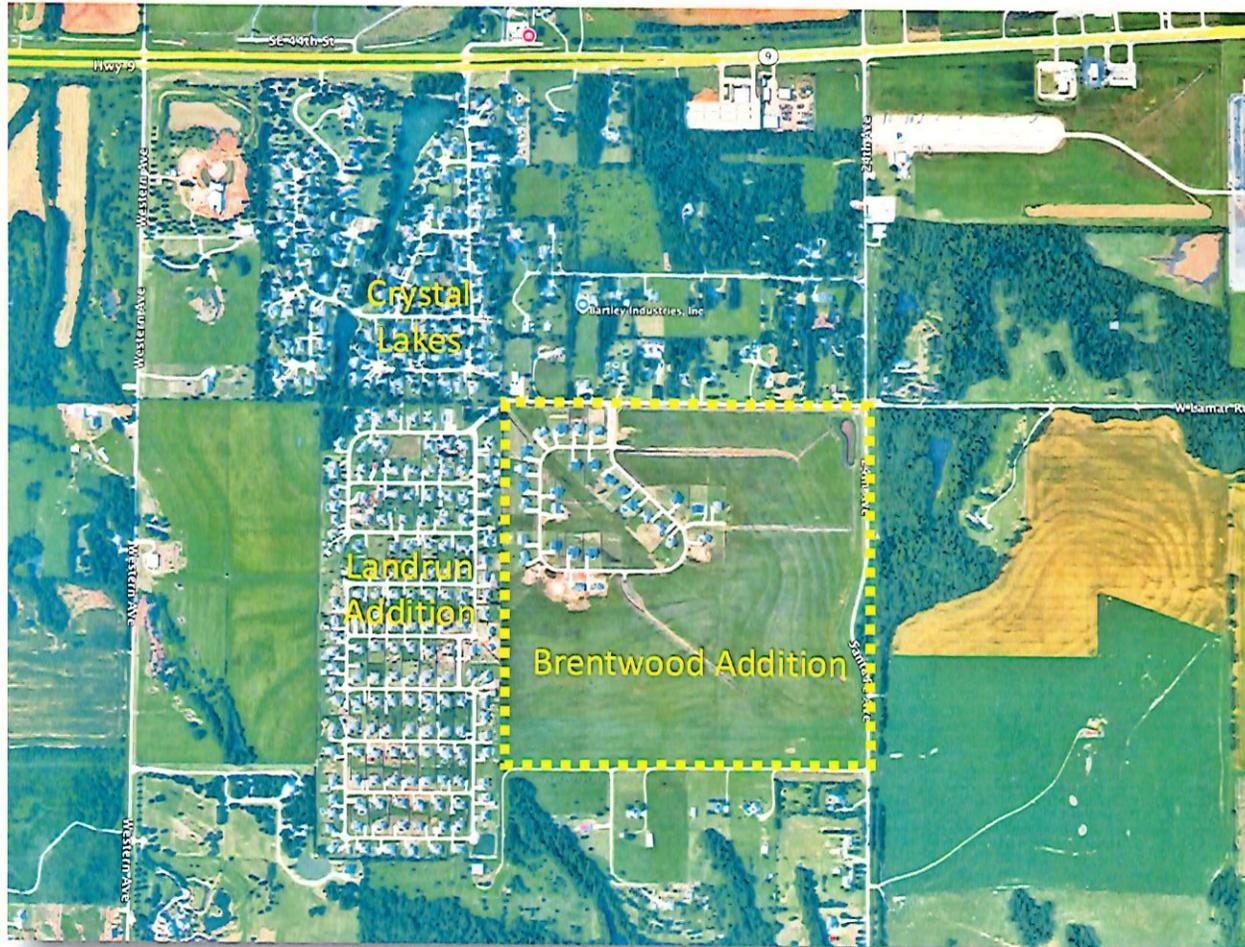
If you have any questions or request any additional information, please do not hesitate to contact me.

Sincerely,


Scott E. Holtzen, P.E.



BRENTWOOD ADDITION



Brentwood Section 3 – Final Plat



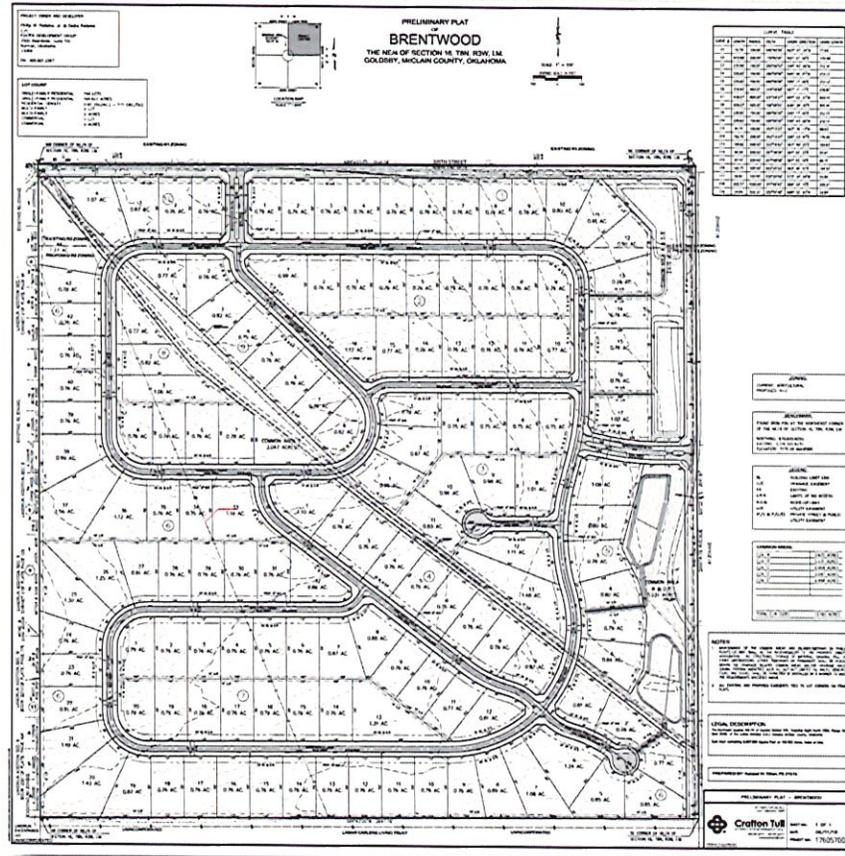
HISTORY OF APPROVALS FOR BRENTWOOD ADDITION

Original Preliminary Plat
Approved in 2018 for Brentwood
(144 Lots)

Final Plat of Brentwood Section
1 approved in September 2021
(37 Lots)

Preliminary Plat for Brentwood
Sections 2 & 3 Unanimously
Extended for 2 years on
9/28/2023 (108 Lots)

Unanimous Approval of Final
Plat of Brentwood Section 2 on
12/12/2024 (46 Lots)



ORIGINAL BRENTWOOD
PRELIMINARY PLAT

APPROVED SEPTEMBER 2018

144 SINGLE-FAMILY LOTS

ALL APPROX. ¾ ACRE LOTS

PRIVATE STREETS

NO CURB/GUTTER
REQUIREMENTS



Brentwood Section 3 – Final Plat



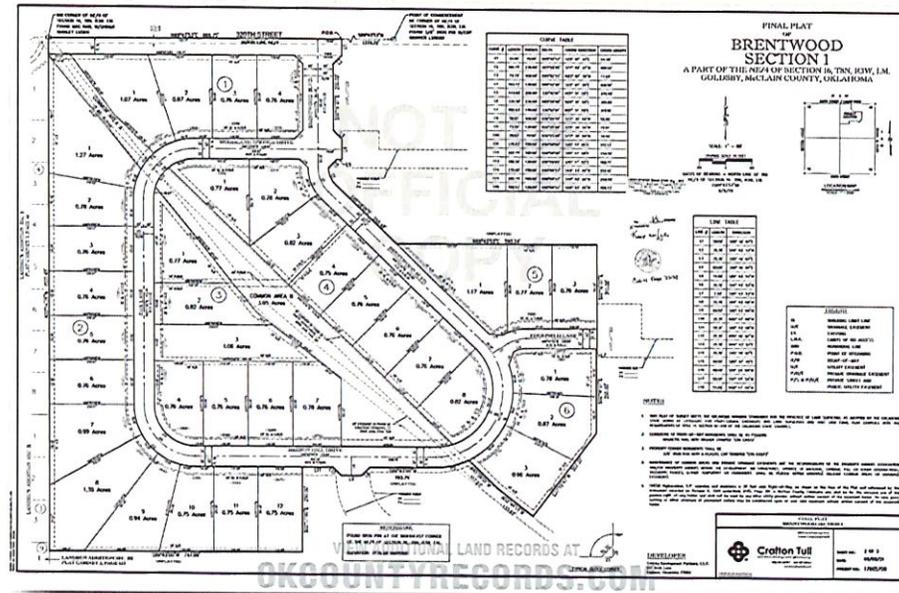
HISTORY OF APPROVALS FOR BRENTWOOD ADDITION

Original Preliminary Plat
Approved in 2018 for Brentwood
(144 Lots)

Final Plat of Brentwood Section 1
1 approved in September 2021
(37 Lots)

Preliminary Plat for Brentwood
Sections 2 & 3 Unanimously
Extended for 2 years on
9/28/2023 (108 Lots)

Unanimous Approval of Final
Plat of Brentwood Section 2 on
12/12/2024 (46 Lots)



APPROVED SECTION 1 FINAL PLAT

APPROVED SEPTEMBER 2021

37 SINGLE-FAMILY LOTS

APPROX. 3/4 ACRE LOTS

PRIVATE STREETS

NO CURB/GUTTER
REQUIREMENTS



Brentwood Section 3 – Final Plat



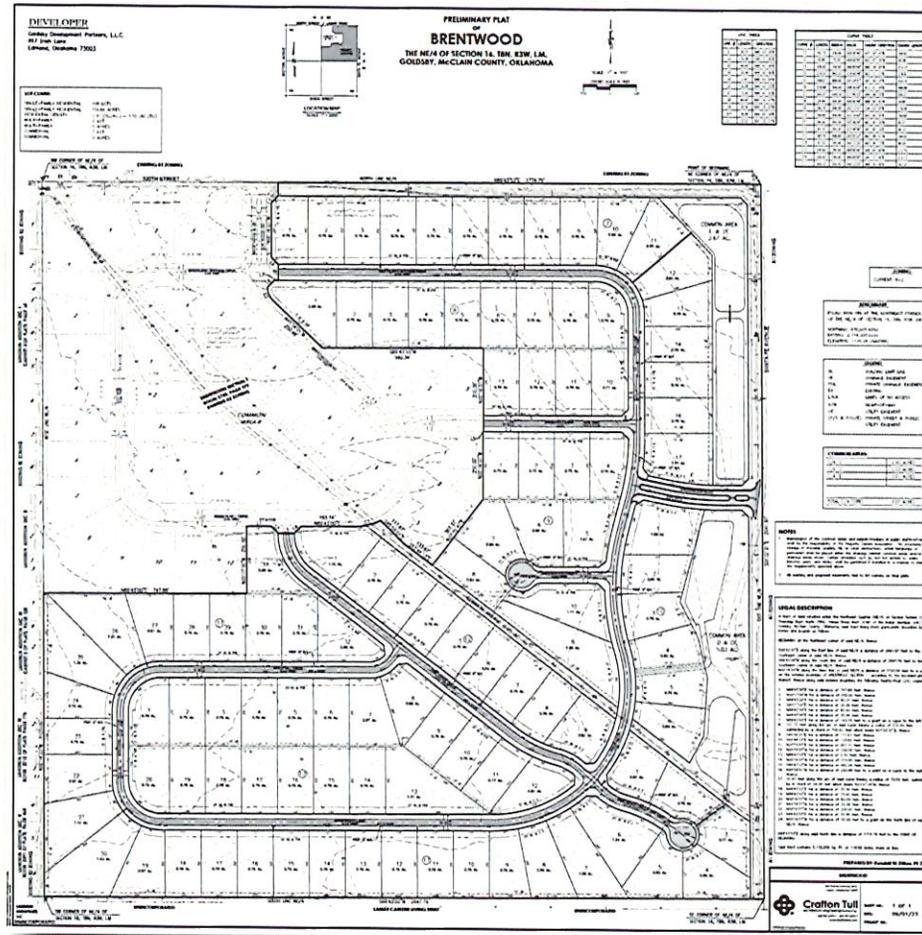
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Sections 2 & 3 Unanimously
Extended for 2 years on
9/28/2023 (108 Lots)

Unanimous Approval of Final
Plat of Brentwood Section 2 on
12/12/2024 (46 Lots)



APPROVED EXTENDED
PRELIMINARY PLAT FOR
SECTIONS 2 & 3

APPROVED SEPTEMBER 28,
2023

108 SINGLE-FAMILY LOTS

APPROX. ¾ ACRE LOTS

PRIVATE STREETS

NO CURB/GUTTER
REQUIREMENTS



Brentwood Section 3 – Final Plat



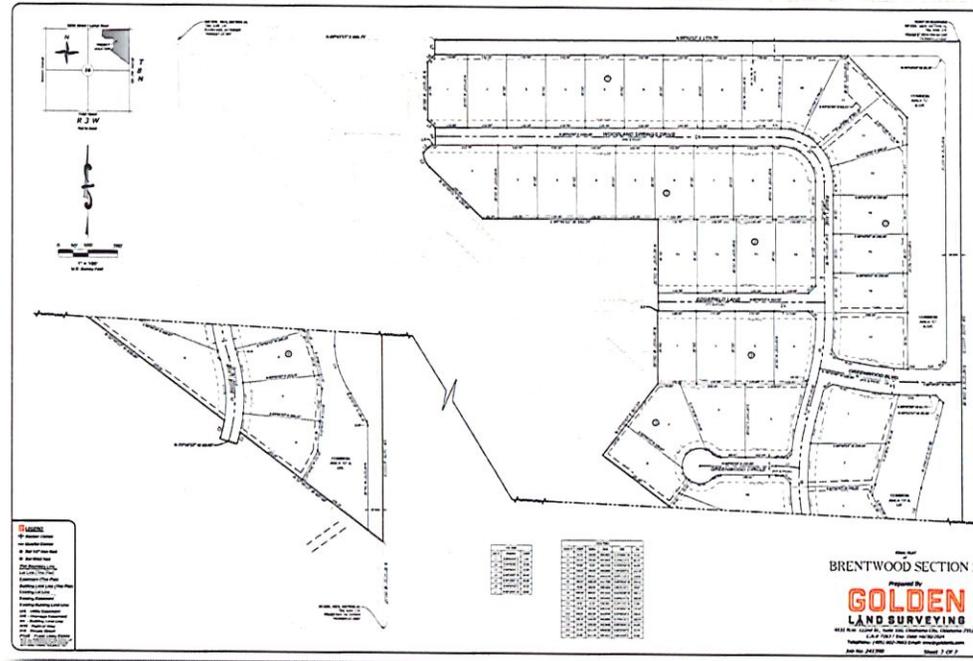
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(144 Lots)

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Preliminary Plat for Brentwood
Sections 2 & 3 Unanimously
Extended for 2 years on
9/28/2023 (108 Lots)

Unanimous Approval of Final
Plat of Brentwood Section 2 on
12/12/2024 (46 Lots)



APPROVED FINAL PLAT FOR
SECTION 2

APPROVED DECEMBER 12,
2024

46 SINGLE-FAMILY LOTS

APPROX. ¾ ACRE LOTS

PRIVATE STREETS

NO CURB/GUTTER
REQUIREMENTS



Brentwood Section 3 – Final Plat



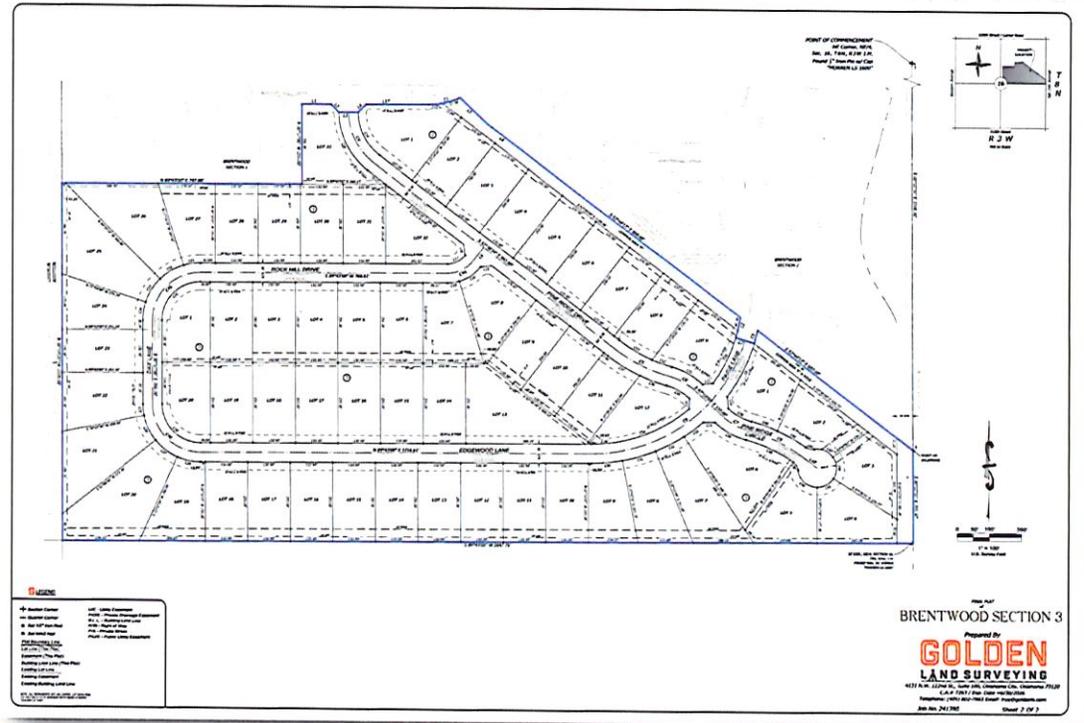
BRENTWOOD SECTION 3 – FINAL PLAT

APPLICANT IS SEEKING APPROVAL OF THE LAST PHASE OF BRENTWOOD (62 LOTS), to complete the development plan that was originally approved in 2018.

In keeping with the original development plans, and the approved plans for Section 1 and Section 2, THE APPLICANT REQUESTS THAT SECTION 3 BE APPROVED WITH THE SAME DEVELOPMENT REQUIREMENTS AS THE REST OF THE NEIGHBORHOOD.

Brentwood has always been planned and APPROVED WITHOUT REQUIRING CURB AND GUTTER IN PRIOR STAGES.

We request that this Final Plat of Brentwood Section 3 be approved with the same requirements to ACHIEVE A COHESIVE DEVELOPMENT WITHIN THIS NEIGHBORHOOD.



Brentwood Section 3 – Final Plat



SUMMARY

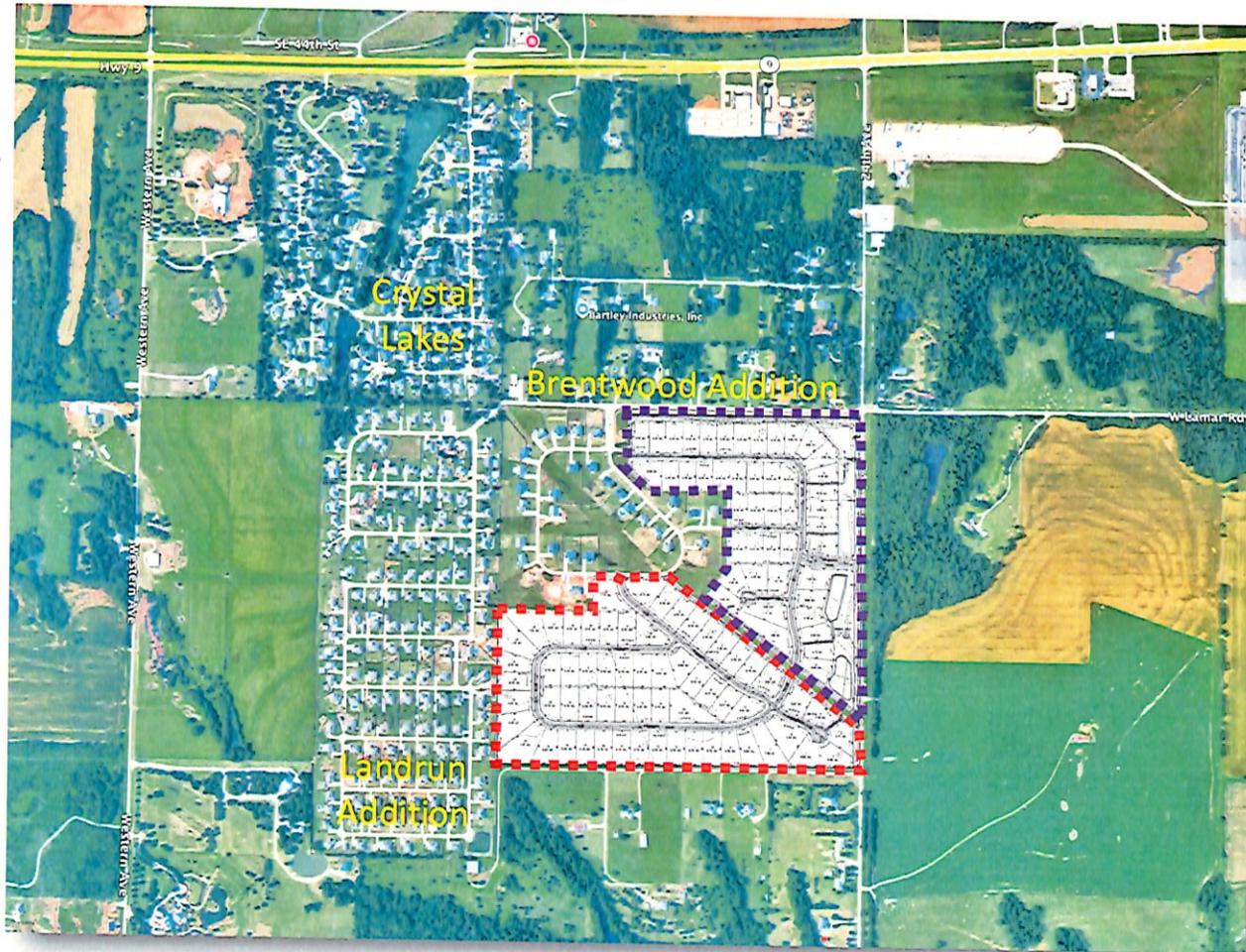
APPLICANT REQUESTS APPROVAL OF FINAL PLAT TO FINISH DEVELOPMENT OF BRENTWOOD

REQUEST TO CONTINUE NEIGHBORHOOD WITH:

PRIVATE STREETS

NO CURB/GUTTER REQUIREMENTS

SIMILAR TO OTHER NEIGHBORHOODS IN THIS IMMEDIATE AREA



Brentwood Section 3 – Final Plat



ORDINANCE 2025-006

AN ORDINANCE OF THE TOWN OF GOLDSBY, OKLAHOMA, AMENDING ARTICLE 3 OF CHAPTER 16 OF THE GOLDSBY CODE OF ORDINANCES, BY ADDING NEW SECTIONS 16-42, 16-43, 16-44, 16-45, 16-46 and 16-47 THERETO PROVIDING FOR REGULATION OF WASTEWATER CONTAINING FATS, OILS AND/OR GREASE; ESTABLISHING A BEST MANAGEMENT PROGRAM INCLUDING MANAGEMENT AND OPERATIONAL PROCEDURES FOR WASTEWATER CONTAINING FATS, OILS AND/OR GREASE; PROVIDING FOR THE USE OF APPROVED BEST MANAGEMENT PRACTICE POLICIES AS FULLY ENFORCEABLE PRETREATMENT STANDARDS; ESTABLISHING MINIMUM COMPONENTS FOR APPROVAL OF A USER'S BEST MANAGEMENT PRACTICE POLICY; PROVIDING FOR ISSUANCE OF CERTIFICATES OF APPROVAL OF A USER'S BEST MANAGEMENT PRACTICE POLICY; PROVIDING FOR TRANSFER AND REVOCATION OF CERTIFICATES OF APPROVAL; REGULATING TRANSPORTATION AND DISPOSAL OF FATS, OILS AND/OR GREASE; ESTABLISHING FEES; PROVIDING FOR ENFORCEMENT; AND DECLARING AN EMERGENCY.

WHEREAS, Section 16-35 of Article 3 in Chapter 16 of the Goldsby Code of Ordinances prohibits the discharge of fats, oils, or greases ("FOG") in concentrations greater than that determined by the Town, or a state recognized environmental regulatory agency, to cause sewer pipe blockages or in amounts causing adverse consequential accumulation in sewer pipes, resulting in sewer blockage; and

WHEREAS, the Town Board of Trustees has determined that it is in the best interest of the citizens and residents of the Town to implement a FOG Best Management Practices program ("BMP");

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GOLDSBY, OKLAHOMA, THAT:

Section 1. Article 3 of Chapter 16 of the Goldsby Code of Ordinances, Amended. Article 3 of Chapter 16 of the Goldsby Code of Ordinances is hereby amended adding new Sections **16-42, 16-43, 16-44, 16-45, 16-46 and 16-47** thereto which shall read as follows:

16-42 Fats, Oils and Grease Control General Provisions,

A. Definitions. Unless the context specifically indicates otherwise, the following terms and phrases as used in this article shall have the meanings hereinafter designated:

1. Best Management Practices or BMPs are management and operational procedures that are intended to prevent pollutants including FOG from entering a facility's wastestream, the Town's public sanitary sewage

system, or from reaching a discharge point. BMPs are distinguished from numerical effluent limits that regulate the pollutants once they enter a wastestream. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to implement the prohibitions listed in Section 16-35. BMPs include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage. BMPs may also include alternative means (i.e., management plans) of complying with ordinances.

B. Abbreviations. The following abbreviations shall have the designated meanings:

1. BMP: Best Management Practices
2. FOG: Fats, Oils, and Grease
3. Significant user (SU) means any user of the Town's sanitary sewage systems who:
 - Is subject to Federal Categorical Pretreatment Standards under 40 CFR section 403.6, and/or 40 CFR chapter I, subchapter N;
 - Has a discharge flow of 25,000 gallons or more per average workday of process wastewater;
 - Has a process wastestream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the Town's wastewater treatment system;
 - Is found by the Town, State control agency or the EPA to have a reasonable potential for adversely affecting (either singly or in combination with other contributing users) the Town's sanitary sewage system's operation or for violating any pretreatment standard or requirement.
4. Non-significant user means any user of the Town's sanitary sewage system who or which is not a significant user.

16-43 Administration

A. Pretreatment.

1. Non-significant users who or which generate FOG in their process and, as a result thereof, have a wastewater discharge from that process containing waste FOG must participate in the FOG Best Management Practices (BMP) Program and meet the requirements described generally in Section 16-35. Upon approval of the BMP, the Public Works

Authority will issue the facility a certificate of BMP approval.

2. Enzymes, microbes, etc. are prohibited, for oil and grease, BOD, and/or TSS removal unless special permission is granted by the Public Works Director and proof is given that they cause no harm to the system.

16-44 Regulations

A. Best management practices.

1. Application of best management practices. Upon petition to, and approval by the Public Works Authority, users may develop and implement a best management practice (BMP) policy. When facilities are allowed to use BMPs to control pollutants, those BMPs will become a part of their wastewater permit and subject to the same conditions. Once approved by the Public Works Authority, a facility's BMP becomes a fully enforceable pretreatment standard. After approval of a BMP policy for a non-significant user, the Public Works Authority shall issue a Certificate of BMP Approval. BMPs are subject to revision as deemed necessary by the Public Works Authority and facilities will be given thirty (30) days' notice. Facilities failing to abide by an approved BMP, will be subject to:
 - i. The penalties for violation set out in Section 16-207 and enforcement though any remedy allowed by law.
2. BMP policy components. The minimum components of an approved BMP include the following:
 - i. A description of the facility's processes;
 - ii. A detailed description of the facility's wastewater treatment operations;
 - iii. A list and description of the chemicals used or stored at the facility;
 - iv. Policies and procedures for employee training;
 - v. A detailed description of the industry's pollution prevention policies;
 - vi. A detailed description of the methods used for minimizing, to the greatest practical extent, adverse environmental impact;

- vii. Failure to provide advance notice of the transfer of business ownership;
- viii. Failure to comply with the provisions and intent of an approved BMP policy.

16-45 Disposal: Fats, Oils, and Greases from Food Service Establishments

- A. All food service establishments including restaurants and other commercial cooking facilities are prohibited from disposing of the waste from grease traps or any other waste fats, oils, or greases in the Town Transfer Facility.
- B. All food service establishments including restaurants and other commercial cooking facilities are required to use grease rendering companies for recycling of their used cooking oil and grease generated from the use of deep fat frying operations. Used cooking oil and grease must be disposed of in containers provided by grease rendering companies, not private solid waste containers.
- C. Waste material removed from grease traps shall not be disposed of in solid waste containers. Waste material of this nature shall be disposed of through a company licensed by the State to haul this type of material.
- D. Containers used for the storage of the material specified in items (B) and (C) which are stored outside shall be equipped with tight-fitting lids, doors, or covers and kept closed at all times when not in use. The container and the storage area shall be kept clean at all times to prevent the creation of a public health nuisance and to prevent contamination of storm water drainage from the facility.
- E. Transportation of the waste materials specified in items (B) and (C) from the building to the outside storage receptacle shall be accomplished using sealed containers to prevent spillage during transport. Any spills that do occur shall be cleaned up immediately.

16-46 Fees for the FOG BMP Program

- F. Application Fee: An annual fee of \$100 will be assessed on July 1 each year which shall be paid to the Office of the Town Clerk-Treasurer.

16-47 Enforcement

- G. Application Fee: An annual fee of \$100 will be assessed on July 1 each year.

Section 2. Emergency. It being necessary for the protection of the Town's sanitary sewer system and for the preservation of the public health, safety, peace and welfare of the citizens and residents of the Town of Goldsby, Oklahoma, that this Ordinance shall

become effective immediately; an emergency is hereby declared to exist, by reason whereof, this Ordinance shall take full force and effect immediately upon its adoption, as provided by law.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2025.

ATTEST:

TOWN OF GOLDSBY

Town Clerk

Mayor

[SEAL]

ORDINANCE 2025-007

AN ORDINANCE OF THE TOWN OF GOLDSBY, OKLAHOMA, PERTAINING TO PLANNING AND ZONING AMENDING THE ZONING ORDINANCE OF THE TOWN OF GOLDSBY BY:

AMENDING SECTION 1-4 OF ARTICLE I ADMINISTRATIVE AND GENERAL PROVISIONS TO ADD A NEW ZONING DISTRICT KNOWN AS “TS-TOWN SQUARE” AND TO ADD A NEW ZONING OVERLAY DISTRICT KNOWN AS ‘EO-EMPLOYMENT OVERLAY”;

AND BY AMENDING ARTICLE II SPECIFIC ZONING DISTRICT REGULATIONS BY ADDING THERETO A NEW TS-TOWN SQUARE ZONING DISTRICT AND BY ADDING THERETO NEW SECTIONS

- 2-87 TS PURPOSE AND APPLICABILITY (OVERVIEW AND WHERE THE DISTRICT APPLIES),
- 2-88 TS DEFINITIONS (KEY TERMS FOR TOWN SQUARE STANDARDS),
- 2-89 TS ADMINISTRATIVE MODIFICATIONS. (WHEN AND HOW ADMINISTRATIVE ADJUSTMENTS CAN BE MADE),
- 2-90 TS MEASUREMENT METHODOLOGIES (HOW MEASUREMENTS ARE TAKEN FOR THE TS DISTRICT),
- 2-91 TS REGULATING PLAN AND RIGHTS-OF-WAY DESIGN (FRAMEWORK FOR STREET DESIGN AND BLOCK STRUCTURE),
- 2-92 TS USE PERMISSIONS (WHAT USES ARE ALLOWED IN TOWN SQUARE),
- 2-93 TS ACCESS AND BLOCK STANDARDS (STREET BLOCKS AND SITE ACCESS REQUIREMENTS),
- 2-94 TS BUILDING AND PARKING STANDARDS (RULES FOR BUILDING PLACEMENT AND PARKING),
- 2-95 TS REFUSE COLLECTION STANDARDS (TRASH COLLECTION PLACEMENT AND SCREENING),
- 2-96 TS ARCHITECTURAL STANDARDS (FACADE DESIGN, ENTRANCES, AND MATERIALS),
- 2-97 TS LIGHTING AND STREETScape STANDARDS (PEDESTRIAN LIGHTS, STREET FURNITURE, AND MATERIALS), AND
- 2-98 TS LANDSCAPE STANDARDS. (RULES FOR TREE PLANTING, BUFFERS, AND OPEN SPACE LANDSCAPE);

AND BY FURTHER AMENDING SAID ARTICLE II: SPECIFIC ZONING DISTRICT REGULATIONS BY ADDING THERETO A NEW EO-EMPLOYMENT DISTRICT OVERLAY AND ADDING THERETO NEW SECTIONS

- 2-99 EM PURPOSE AND APPLICABILITY (WHERE AND WHY THE OVERLAY APPLIES),
- 2-100 EM ADMINISTRATIVE MODIFICATIONS (HOW EXCEPTIONS

- MAY BE GRANTED)
- 2-101 EM MEASUREMENT METHODOLOGIES (HOW MEASUREMENTS ARE TAKEN FOR THE EM OVERLAY),
 - 2-102 EM ACCESS STANDARDS (CROSS-ACCESS AND SITE ENTRY REQUIREMENTS),
 - 2-103 EM ARCHITECTURAL STANDARDS (MINIMUM DESIGN AND FACADE QUALITY REQUIREMENTS), AND
 - 2-104 EM LANDSCAPE STANDARDS (MINIMUM PLANTINGS AND TREE PROTECTION);

PROVIDING FOR THE SEVERABILITY THEREOF AND DECLARING AN EMERGENCY.

WHEREAS, a compilation of regulations for a new zoning district to be known as “TS-TOWN SQUARE” and a new zoning overlay district to be known as ‘EO-EMPLOYMENT OVERLAY” was referred to the Planning Commission of the Town of Goldsby, and the Commission, at public meeting after notice and public hearing, considered the compilation and recommended that the same should be approved and adopted by ordinance; and

WHEREAS, the Board of Trustees of the Town of Goldsby, Oklahoma, after notice and public hearing, at public meeting considered said compilation of regulations for a new zoning district to be known as “TS-TOWN SQUARE” and a new zoning overlay district to be known as ‘EO-EMPLOYMENT OVERLAY,” and found that it is the best interests of the of the citizens and residents of the Town of Goldsby and all other persons within the corporate limits of the Town of Goldsby that that said compilation should be approved and an ordinance adopted to effect and accomplish the addition of the new zoning district and the overlay to the Zoning Regulations of the Town of Goldsby; and

WHEREAS, the Board of Trustees of the Town of Goldsby also finds that the TS-Town Square zoning classification and EO-EMPLOYMENT OVERLAY classification is immediately necessary to address public health and safety issues by advancing the implementation of public sewer service within the areas designated or to be designated “TS-TOWN SQUARE” or ‘EO-EMPLOYMENT OVERLAY;”

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GOLDSBY, OKLAHOMA, THAT:

Section 1. Section 1-4 of Article I Administrative and General Provisions the Zoning Regulations of the Town of Goldsby, Oklahoma, Amended. Section 1-4 of Article I Administrative and General Provisions the Zoning Regulations of the Town of Goldsby, Oklahoma, is hereby amended to read as follows:

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

Seventeen (17) Zoning Districts are hereby established for current and future use within

the corporate limits of the Town of Goldsby, Oklahoma. The Zoning Districts currently in use shall be as shown on the Official Zoning District Map of the Town of Goldsby, Oklahoma. The use, height and area regulations as set out herein shall be uniform within each District. The Districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
A-1	AGRICULTURAL-RESIDENTIAL DISTRICT
R-1	LOW DENSITY RESIDENTIAL DISTRICT
R-2	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
R-3	SINGLE-FAMILY RESIDENTIAL DISTRICT
R-4	MOBILE HOME RESIDENTIAL DISTRICT
R-5	MIXED, SINGLE-FAMILY RESIDENTIAL DISTRICT
R-6	MULTI-FAMILY RESIDENTIAL DISTRICT
R-7	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
C-1	GENERAL COMMERCIAL DISTRICT
C-2	HIGHWAY COMMERCIAL DISTRICT
C-3	PLANNED COMMERCIAL DISTRICT
I-1	GENERAL INDUSTRIAL DISTRICT
F-1	FLOODWAY DISTRICT
F-2	FLOODWAY FRINGE (OVERLAY) DISTRICT
PUD	PLANNED UNIT DEVELOPMENT
TS	TOWN SQUARE DISTRICT
EO	EMPLOYMENT OVERLAY DISTRICT

Section 2. Article II Specific Zoning District Regulations Amended. Article II Specific Zoning District Regulations is hereby amended by adding thereto immediately following Section 2-86 thereof a new title TS-TOWN SQUARE and by adding thereto new sections as follows:

IS – 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

- 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
 - 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
 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.

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. **Facade 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.

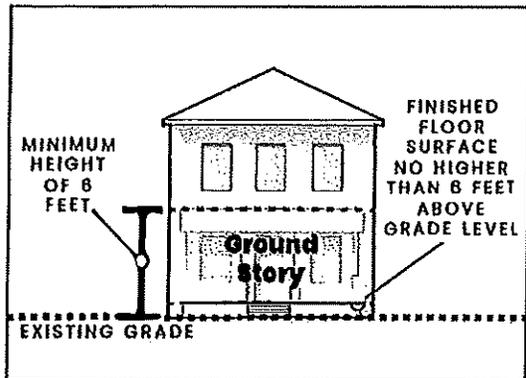


Figure 88-A: Ground Story Elevation

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.

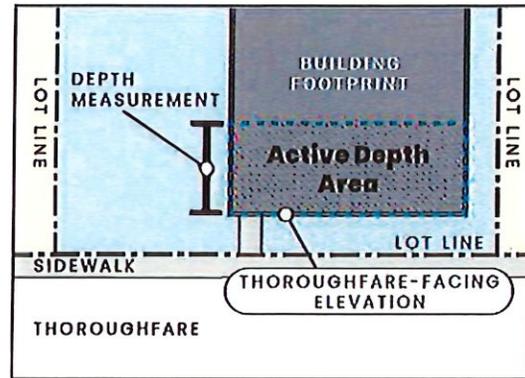


Figure 90-A: Active Depth Area Measurement

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.

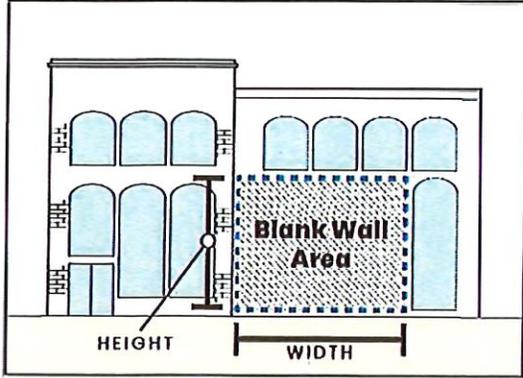


Figure 90-B: Blank Wall Area Measurement

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.

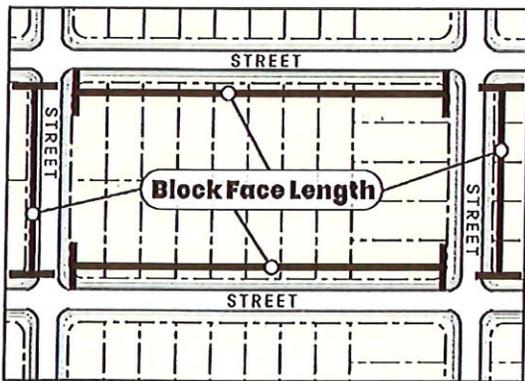


Figure 90-C: Block Face Length Measurement

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.

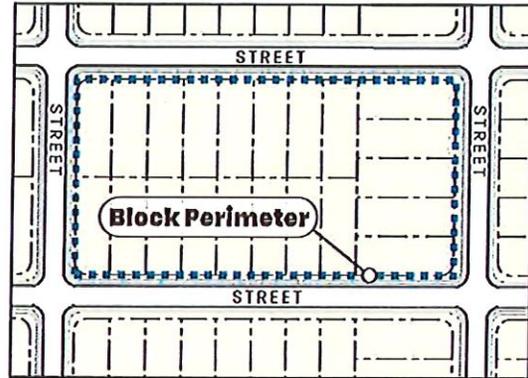


Figure 90-D: Block Perimeter Measurement

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.

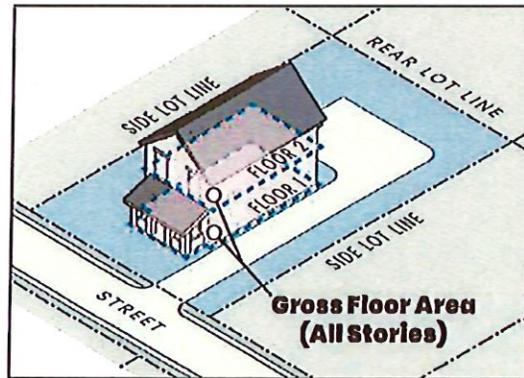


Figure 90-E: Gross Floor Area Measurement

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.

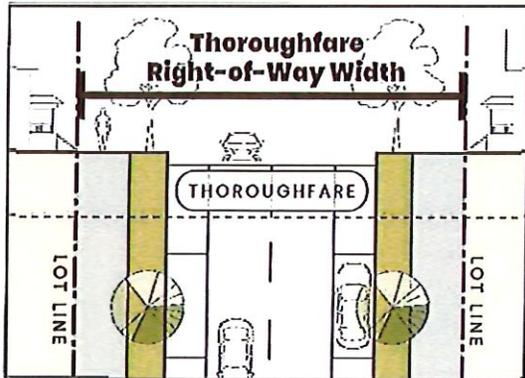


Figure 90-F: Thoroughfare Right-of-Way Width Measurement

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.

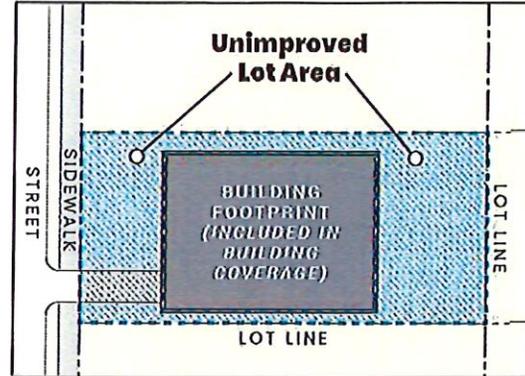


Figure 90-G: Unimproved Lot Area Measurement

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.

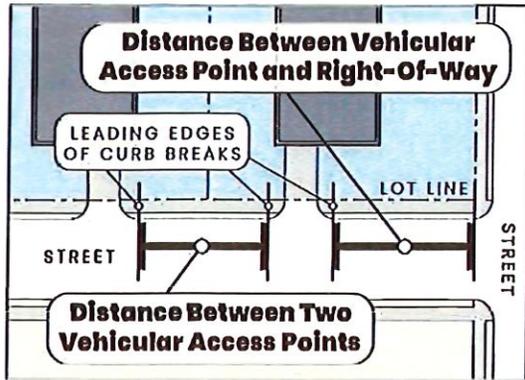


Figure 90-H: Vehicular Access Point Distance Measurement

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.

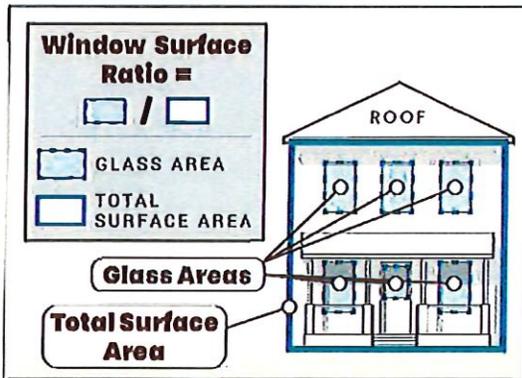


Figure 90-I: Window Surface Ratio Measurement

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.

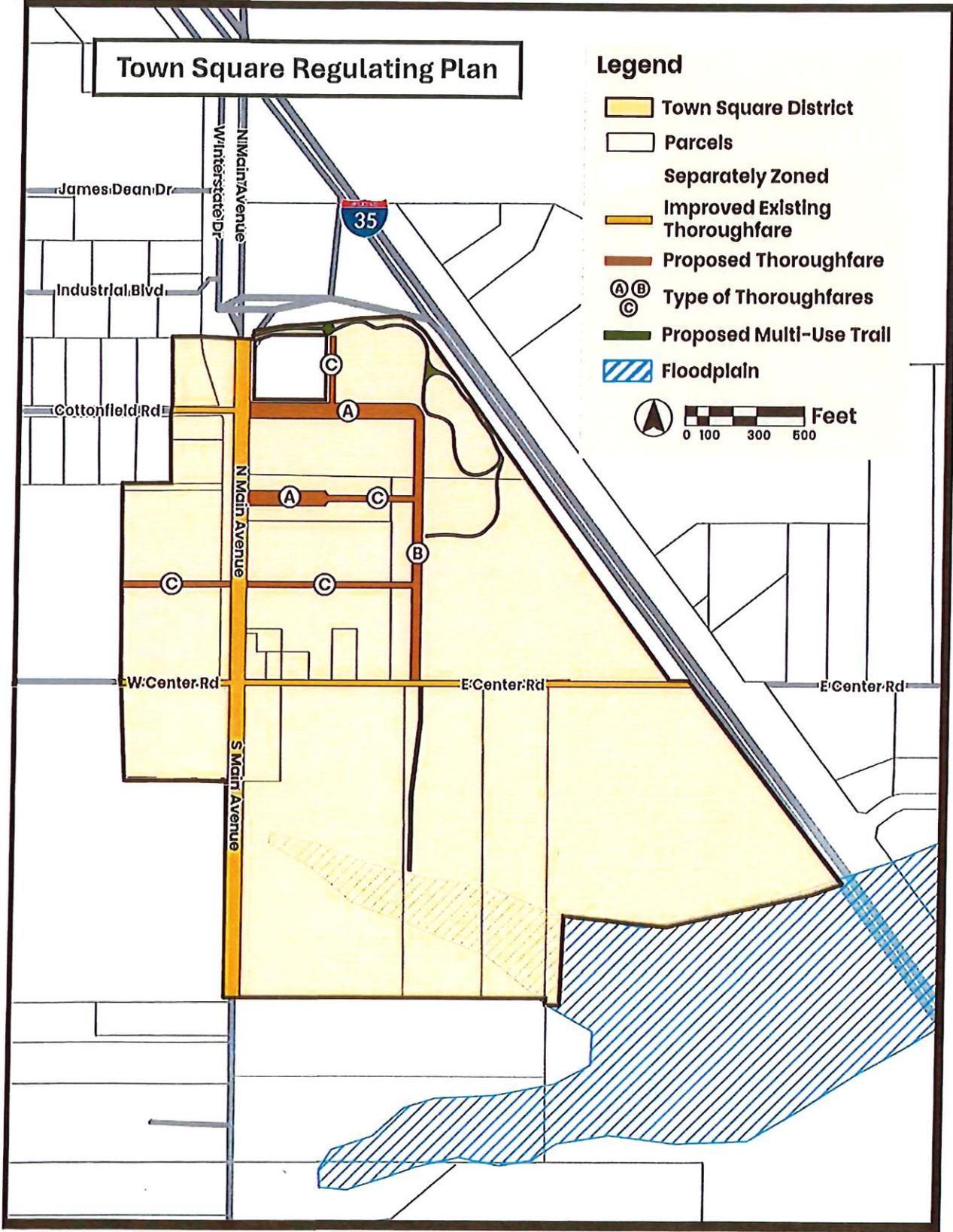
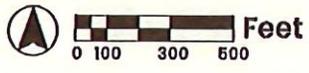
2. The sidewalk may only be interrupted by approved vehicular access points.
3. Sidewalks may only be located outside of the right-of-way if the administrator determines that such placement is the only feasible means of providing a continuous sidewalk.

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]
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.		

- 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

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

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

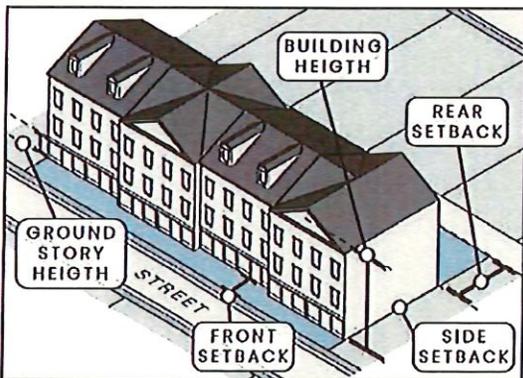


Figure 94-A: TS Building Dimensional Standards Diagram

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.

Section 3. Article II Specific Zoning District Regulations Amended. Article II Specific Zoning District Regulations is hereby amended by adding thereto immediately following new Section 2-98 thereof a new title EO-EMPLOYMENT OVERLAY and by adding thereto new sections as follows:

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 1-35 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 1-35 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.

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	Main entrance / Rear
Access Standards (Section 2-102)	●	●	●	○	○	○	○
Architectural Standards (Section 2-103)	●	●	○	●	○	●	○
Landscape Standards (Section 2-104)	●	●	●	●	●	●	○
Table Notes: [1] As defined in Section 2-88.							

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.

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.

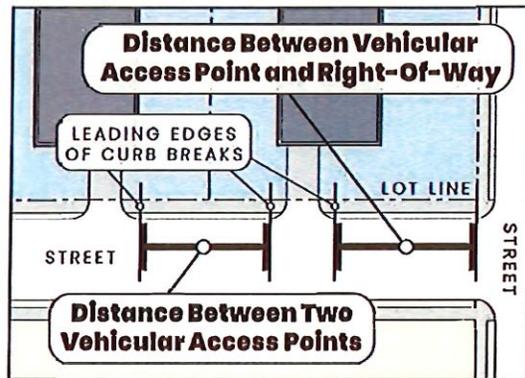


Figure 101-A: Vehicular Access Point Distance Measurement

- 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.

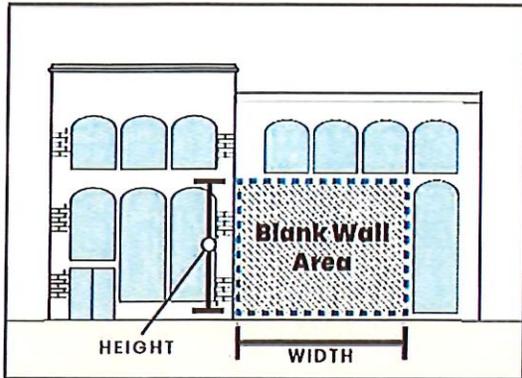


Figure 101-B: Blank Wall Width Measurement

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.

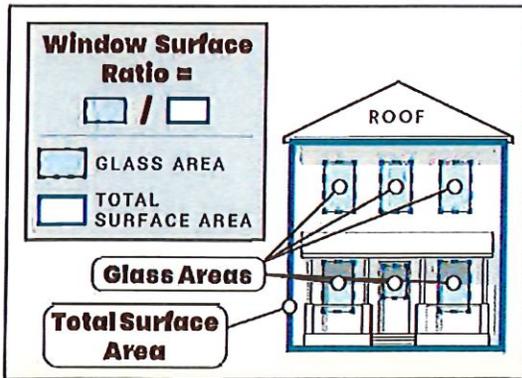


Figure 101-C: Window Surface Ratio Measurement

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.)	One-way drive: 12 feet Two-way drive: 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).

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this ordinance.

Section 5. Emergency. It being necessary for the preservation of the public health, safety, peace and welfare of the citizens and residents of the Town of Goldsby, Oklahoma, that this Ordinance shall become effective immediately; an emergency is hereby declared to exist, by reason whereof, this Ordinance shall take full force and effect immediately upon its adoption, as provided by law.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2025.

ATTEST:

TOWN OF GOLDSBY

TOWN CLERK

MAYOR

(SEAL)

COOPER FLEET SERVICES

405-737-3389

INVOICE

ZC276842

DATE: 08/15/2025

At: Joe Cooper Chevrolet
11001 W RENO
YUKON OK 73099

Salesperson: Dee Roberson
REF: CK31043
FOLDER: RS054

Sold To:	TOWN OF GOLDSBY
	100 EAST CENTER
	GOLDSBY OK 73093

Deliver To:	100 EAST CENTER
	GOLDSBY OK 73093
	RONNY NELSON

YEAR	MAKE	MODEL	VIN	PO #	UNIT #
2025	CHEVROLET	CK31043	1GB4KTEY0SF276842	APPROVED	

Make Check Payable to:

Joe Cooper Chevrolet
11001 W RENO
YUKON OK 73099

VEHICLE PRICE	\$63244.00
UPFIT	\$0.00
DELIVERY	\$0.00
TAX/TITLE	\$0.00
CD FEE	\$0.00
DOC FEE	\$0.00
TOTAL PRICE	\$63244.00

Net Due 10 Days

The total price includes all discount rebates and/or concessions. Tag, title, license, and delivery not included unless stated above.

Your Fleet Procurement Professionals
www.CooperFleetServices.com

COOPER
AUTO GROUP
SINCE 1946

Upfit Desc
<p>DEPT. <u>T</u></p> <p>GL # <u>5501.12</u></p> <p>AMOUNT <u>63,244.00</u></p> <p>CK # <u>16958</u></p> <p>DATE <u>8-19-25</u></p> <p><i>mailed 8-22-25</i></p>

161,244.00 + bed.

DJ Trailers & Welding, Inc

PO Box 92 Wayne, OK 73095

Phone: 405-449-3535

Located 3 miles East of Wayne Hwy 59

33297 State Hwy 59

570-8399

Date: 9-3-25

Customer: Ronnie

Address:

Quan	Description	Price	Amount
	9'4"x9'1" (11) RD Bed		6190
	mounted complete unit		
	2 - 30" toolboxes under		
	2 - 36" toolboxes on top		
	plate bumper for front		
	hitch with 2" BALL		
	AMOUNT		
	CR#		
	DATE		
	2025 Chevrolet 3500 c.c. white		
	VIN: 1G8B4K76Y02F216842		
	1 week use		
	Incomplete vehicle		

Factory beds or property left at DJ Trailers
for over 1 week will be forfeited and disposed of
Not responsible for loss or damage

Tax _____

Total 6190

Received By: Ronny [Signature]

Please Remit To:
Great Plains II LLC
 1280 W. Lamar Road
 Norman, OK 73072
 Phone: 405.515.7077



"The Brand That Serves"

www.greatplainskubota.com

Corporate Location:
 P.O. Box 721080
 Norman, OK 73070
 Phone: 405.561.3311

Ship To: SAME AS BELOW

Invoice To: TOWN OF GOLDSBY
 100 E CENTER RD
 GOLDSBY OK 73093 -- 911

Branch 07 - NORMAN		
Date 09/04/2025	Time 16:52:25 (O)	Page 1
Account No GOLDS002	Phone No 4055708399	Est No 02 Q03243
Ship Via	Purchase Order	
Tax ID No		
JEREMY BEARD	Salesperson JB3	

EQUIPMENT INVOICE

Description ***** EXPIRY DATE: 10/04/2025 Amount

Stock #: A058940 Serial #: 418029143 16221.00
 New TO 74022
 New TORO 74022 TORO COMMERCIAL:74022,4000 SERIES FX1000 KAW

Sale # 01 Subtotal: 16221.00
 Total: 16221.00

Trade Ins
 =====

Serial #: KBGDCA0EMGL51444 8500.00-
 KUBOTA MOWER, ZD1211-3-60 ZTR 24.8HP 60" DECK

Miscellaneous Charges/Credits
 =====

DEALER ASSEMBLY	Qty: 1	Price: 149.00	149.00-
SOURCEWELL DISCOUNT	1	4379.67	4379.67-

Trade In Total: 8500.00-
 Miscellaneous Charges/Credits Total: 4528.67-

Subtotal: 3192.33
 INVOICE TOTAL: 3192.33

Authorization: _____

____ I certify that this purchase is to be directly used by the purchaser on a farm or ranch in the production of food or agriculture products.
 ____ I certify that this purchase is for resale and that I am engaged in reselling the articles purchased.
 ____ I certify that this purchase is for manufacturing use only.

X

Customer Signature

Date

I understand if these items are not used exclusively in this manner and if I am not engaged in the business claimed, I will be liable for the tax, penalty and interest.

Great Plains, LLC makes absolutely no warranties either express or implied, including those warranties or merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for the property described above are those express warranties of the manufacturer, if any.
 Owner assumes all risks and liabilities of owning and maintaining motorized vehicle, tractor, equipment purchased from Great Plains, LLC.

2026 REAP APPLICATION

ASSOCIATION OF SOUTH CENTRAL OKLAHOMA GOVERNMENTS

ORIGINAL APPLICATION DOCUMENTS MUST BE RECEIVED
BY CLOSE OF BUSINESS (5:00 PM) ON September 30, 2025

Each question must be completed and required supporting documentation included or the application will be considered incomplete and may be ineligible for funding. All applications will be scored as submitted. **No additional documentation** will be accepted after the application due date.

1. APPLICANT:

Name / Town / County	Town of Goldsby
Address-mailing/physical	100 East Center Road
	Goldsby, OK 73093
Mayor's/Commissioner's Name	Mike Herrin
Mayor's/Commissioner's E-Mail	mike@townofgoldsbys.com
Clerk's Name	Sandy Jenkins
Clerk's E-Mail	sandy@townofgoldsbys.com
Applicants FEI#	73-1026420
Applicants DUNs #	041220500
Applicants SAMs# (if vialable)	68EW4

2. CONTACT PERSON:

Name	Kara Cook
Title	Town Administrator
Office Phone with Area Code	405-288-6675
Fax Number with Area Code	405-288-2100
E-Mail:	kara@townofgoldsbys.com

3. POPULATION OF APPLICANT	n/a		
UNINCORPORATED PROJECT AREA POPULATION (County Apps Only)			
4. ARE ASCOG DUES CURRENT?	YES	<u>X</u>	No
5. DID A REPRESENTATIVE FOR THE APPLICANT ATTEND AN ASCOG REAP WORKSHOP?	YES	<u>X</u>	No
6. DOES ASCOG WRITE APPLICATIONS AND ADMINISTER CDBG GRANTS FOR THE APPLICANT:	YES		No <u>X</u>
7. AMOUNT OF REAP FUNDS REQUESTED FOR THIS APPLICATION:	\$75,000		
8. PROJECT TYPE:			
Water and/or sewer	<u>X</u>		
Streets, Building, Vehicles, Equipment, Etc. Only			
Economic Development			

WHAT IS THE TOTAL AMOUNT OF CASH LEVERAGE COMMITTED TO THIS PROJECT BY THE APPLICANT FOR THIS PHASE? **\$ 25,000**

1. Include Attachment "A" REAP cash leverage from Applicant.)

2. Include minutes from Public Meeting where cash commitment has been approved.

WHAT IS THE TOTAL IN-KIND LEVERAGE COMMITTED BY THE APPLICANT FOR THIS PHASE? **\$ n/a**

1. Include Attachment "B" REAP in-kind leverage from Applicant.

2. Include minutes from Public Meeting where in-kind commitment has been approved.

WHAT IS THE TOTAL CASH COMMITTED TO THIS PROJECT FROM THE CONTRIBUTING PARTNER(S) FOR THIS PHASE? **\$ n/a**

1. Include Attachment "C" for each contributing partner for cash.

TOTAL IN-KIND LEVERAGE COMMITTED TO THIS PROJECT FROM THE CONTRIBUTING PARTNER(S) FOR THIS PHASE? **\$ n/a**

1. Include Attachment "D" for each contributing partner for in-kind.

2. Include Attachment "D1" to detail type of in-kind for each contributing partner.

WHAT IS THE TOTAL AMOUNT FROM OTHER GRANTS COMMITTED FOR THIS PHASE OF THE PROJECT? **\$ n/a**

WHAT IS THE SOURCE OF THE OTHER GRANT(S)?

CDBG, USDA-RD, OWRB, Foundation, Other. n/a

*Include copy of approved matching grant contract.

13. TOTAL REAP FUNDS AWARDED TO APPLICANT WITHIN LAST 5 YEARS:
(See Page 6) **\$ 180,000**

14. HOW MANY REAP APPLICATIONS/PHASES ARE REQUIRED TO COMPLETE THIS PROJECT? 1

15. TO COMPLETE THIS PROJECT, WHAT DO YOU ANTICIPATE THE TOTAL AMOUNT OF ASCOG REAP FUNDS TO BE REQUESTED (all phases) ? **\$ 75,000**

16. HAVE YOU SUBMITTED A PREVIOUS REAP APPLICATION FOR THIS SAME PROJECT WITHIN THE LAST 2 YEARS THAT WAS NOT FUNDED?

Yes _____ No **X** _____

17. HAS THIS REAP GRANT APPLICATION HAS BEEN REVIEWED AND APPROVED FOR SUBMITTAL BY THE GOVERNING BODY AT A PUBLIC MEETING?

Yes **X** _____ No _____

INCLUDE minutes from Public Meeting where grant application has been approved.

18-23 is for Economic Development Projects Only

2025 ASCOG REAP

18. NUMBER OF ELIGIBLE APPLICANTS APPLYING FOR THIS PROJECT? _____

19. DATE OF LAST CAPITAL IMPROVEMENT PLAN (CIP)? _____

Include Attachment E Total Capital Needs Summary and 5 Year Plan.

20. WHAT IS THE TOTAL AMOUNT OF PRIVATE DOLLARS LEVERAGED FOR THIS
FOR THIS PROJECT \$ _____

21. WHAT IS THE PERCENTAGE OF PRIVATE DOLLARS COMPARED TO
THE TOTAL PROJECT COST? _____

22. GROWTH FACTORS - _____

HOW MANY JOBS WILL BE CREATED BY THIS PROJECT? _____

HOW MANY EXISTING JOBS WILL BE RETAINED
BECAUSE OF THIS PROJECT? _____

23. DO YOU HAVE A BUSINESS PLAN FOR THIS PROJECT?
Include Copy of Business Plan. Yes _____ No _____

24. IS THIS APPLICATION FOR A PROJECT SUPPORTED BY THE APPLICANT'S
PARTICIPATION IN AN ECONOMIC DEVELOPMENT TRUST?
Yes _____ No _____

ATTACHMENT A

REAP CASH LEVERAGE FROM Town of: Goldsby_____

The applicant commits \$25,000 of cash leverage for their 2026 REAP application.

This commitment has been authorized in a normal council/commissioners' meeting on 9-12-2025

Minutes of that meeting are included in this application.

DATED this 12 day of September 2025.

For community/county of: Town of Golsby, McClain County
(Name of applicant)

ATTEST: _____
Mayor Signature

ATTEST _____
Town Clerk signature and stamp

I certify that this application has been reviewed and approved for submittal at a public meeting and the minutes are attached.

I understand that this project is subject to all applicable State laws.

I understand that any cash leverage claimed for this application must be expended before REAP funds can be accessed.

I understand that any unspent REAP funds for this project will automatically be de-obligated on July 1, 2026.

Signature

Mayor

Date

2026 REAP APPLICATION

ASSOCIATION OF SOUTH CENTRAL OKLAHOMA GOVERNMENTS

ORIGINAL APPLICATION DOCUMENTS MUST BE RECEIVED
BY CLOSE OF BUSINESS (5:00 PM) ON September 30, 2025

Each question must be completed and required supporting documentation included or the application will be considered incomplete and may be ineligible for funding. All applications will be scored as submitted. **No additional documentation** will be accepted after the application due date.

1. APPLICANT:

Name / Town / County	<u>Town of Goldsby</u>
Address-mailing/physical	<u>100 East Center Road</u>
	<u>Goldsby, OK 73093</u>
Mayor's/Commissioner's Name	<u>Mike Herrin</u>
Mayor's/Commissioner's E-Mail	<u>mike@townofgoldsbys.com</u>
Clerk's Name	<u>Sandy Jenkins</u>
Clerk's E-Mail	<u>sandy@townofgoldsbys.com</u>
Applicants FEI#	<u>73-1026420</u>
Applicants DUNs #	<u>041220500</u>
Applicants SAMs# (if vialable)	<u>68EW4</u>

2. CONTACT PERSON:

Name	<u>Kara Cook</u>
Title	<u>Town Administrator</u>
Office Phone with Area Code	<u>405-288-6675</u>
Fax Number with Area Code	<u>405-288-2100</u>
E-Mail:	<u>kara@townofgoldsbys.com</u>

3. POPULATION OF APPLICANT	<u>n/a</u>
UNINCORPORATED PROJECT AREA POPULATION (County Apps Only)	
4. ARE ASCOG DUES CURRENT?	YES <u>X</u> No <u> </u>
5. DID A REPRESENTATIVE FOR THE APPLICANT ATTEND AN ASCOG REAP WORKSHOP?	YES <u>X</u> No <u> </u>
6. DOES ASCOG WRITE APPLICATIONS AND ADMINISTER CDBG GRANTS FOR THE APPLICANT:	YES <u> </u> No <u>X</u> <u> </u>
7. AMOUNT OF REAP FUNDS REQUESTED FOR THIS APPLICATION:	<u>\$75,000</u>
8. PROJECT TYPE:	
Water and/or sewer	<u>X</u>
Streets, Building, Vehicles, Equipment, Etc. Only	<u> </u>
Economic Development	<u> </u>

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16. HAVE YOU SUBMITTED A PREVIOUS REAP APPLICATION FOR THIS SAME PROJECT WITHIN THE LAST 2 YEARS THAT WAS NOT FUNDED?

Yes _____ No **X** _____

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INCLUDE minutes from Public Meeting where grant application has been approved.

18-23 is for Economic Development Projects Only

2025 ASCOG REAP

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Include Attachment E Total Capital Needs Summary and 5 Year Plan.

- 20. WHAT IS THE TOTAL AMOUNT OF PRIVATE DOLLARS LEVERAGED FOR THIS
FOR THIS PROJECT \$ _____

- 21. WHAT IS THE PERCENTAGE OF PRIVATE DOLLARS COMPARED TO
THE TOTAL PROJECT COST? _____

- 22. GROWTH FACTORS - _____

HOW MANY JOBS WILL BE CREATED BY THIS PROJECT? _____

HOW MANY EXISTING JOBS WILL BE RETAINED
BECAUSE OF THIS PROJECT? _____

- 23. DO YOU HAVE A BUSINESS PLAN FOR THIS PROJECT?
Include Copy of Business Plan. Yes _____ No _____

- 24. IS THIS APPLICATION FOR A PROJECT SUPPORTED BY THE APPLICANT'S
PARTICIPATION IN AN ECONOMIC DEVELOPMENT TRUST?
Yes _____ No _____

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DATED this 12 day of September 2025.

For community/county of: Town of Golsby, McClain County
(Name of applicant)

ATTEST: _____
Mayor Signature

ATTEST _____
Town Clerk signature and stamp

I certify that this application has been reviewed and approved for submittal at a public meeting and the minutes are attached.

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I understand that any cash leverage claimed for this application must be expended before REAP funds can be accessed.

I understand that any unspent REAP funds for this project will automatically be de-obligated on July 1, 2026.

Signature

Mayor

Date

ASCOG REAP GRADING WORKSHEET

NAME OF APPLICANT Town of Goldsby TOTAL OF 53 POINTS

TOTAL OBJECTIVE POINTS

ALL APPLICATIONS		
POPULATION:		
1,500 and under	X	12 points
1,501 - 2,000		11 points
2,001 - 2,500		10 points
2,501 - 3,000		9 points
3,001 - 3,500		8 points
3,501 - 4,000		7 points
4,001 - 4,500		6 points
4,501 - 5,000		5 points
5,001 - 5,500		4 points
5,501 - 6,000		3 points
6,001 - 6,500		2 points
6,501 - 7,000		1 point
REAP AMOUNT REQUESTED		
(Max 10 points)		
\$75,000		
\$75,000 and under	X	10 points
\$80,001 - \$75,000		9 points
\$85,001 - \$80,000		8 points
\$90,001 - \$85,000		7 points
\$95,001 - \$90,000		6 points
\$105,001 - \$100,000		5 points
\$110,001 - \$105,000		4 points
\$115,001 - \$110,000		3 points
\$120,001 - \$115,000		2 points
\$125,001 - \$120,000		1 point
>\$125,001		0 points
TOTAL REAP AWARDED IN LAST 5 YEARS (Max 10 points)		
\$180,000		
\$45,000 and under		10 points
\$45,501 - \$55,000		9 points
\$55,001 - \$65,000		8 points
\$65,001 - \$75,000		7 points
\$75,001 - \$85,000		6 points
\$85,001 - \$95,000		5 points
\$95,001 - \$105,000		4 points
\$105,001 - \$115,000		3 points
\$115,001 - \$125,000		2 points
\$125,001 - \$135,000		1 point
>\$135,000	X	0 points
# of PROJECT APPLICANTS		
3 or more eligible applicants		5 points
2 eligible applicants		2 points
1 eligible applicant	X	0 points
UNFUNDED FOR SAME PROJECT (Max. 10 points)		
Last 2 Years		10 points
Last 3 Years		15 points

WATER AND SEWER ONLY		
TAX RATES (Max 6 pts)		
Sales Tax of 4.0% or more		4 points
Sales Tax of 3.0% or more	X	3 points
Sales Tax of 2.0% or more		2 points
Sales Tax of 1.0% or more		1 points
Sales Tax less than 1%		0 points
Use Tax		2 points
(Max 3 points) At time of Application		
Water Rate Analysis or increase <1 year.		3 points
Water Rate Analysis or increase 1 - 3 years.		2 points
Water Rate Analysis or increase 3 - 5 years.		1 point
Water Rate Analysis > 5 years.	X	0 points
ODEQ MANDATE (Max. 5 points)		
Consent Order		5 points
Written Warning		2 Point
COMPLETE ONLY ONE UTILITY RATE SECTION		
WATER AND SEWER RATES		
\$85 or more		10 points
\$74 - \$76.99		9 points
\$71 - \$37.99		8 points
\$68 - \$34.99		7 points
\$29 - \$30.99		6 points
\$27 - \$28.99		5 points
\$26 - \$26.99		4 points
\$24 - \$25.99		3 points
\$21 - \$23.99		2 points
\$17 - \$20.99		1 point
<\$17		0 points
WATER ONLY RATES (Rural Water customers use RWD rates)		
\$77 or more		10 points
\$74 - \$76.99		9 points
\$71 - \$73.99		8 points
\$68 - \$70.99		7 points
\$65 - \$67.99		6 points
\$62 - \$64.99		5 points
\$59 - \$61.99		4 points
\$56 - \$58.99		3 points
\$53 - \$55.99		2 points
\$50 - \$52.99		1 point
<\$50	X	0 points
Applicant attended REAP Workshop	X	10 Points

STREETS, BUILDINGS, VEHICLES, EQUIPMENT, ETC.-ONLY		
TAX RATES (Max 6 pts)		
Sales Tax of 4.0% or more		4 points
Sales Tax of 3.0% or more		3 points
Sales Tax of 2.0% or more		2 points
Sales Tax of 1.0% or more		1 points
Sales Tax less than 1%		0 points
Use Tax		2 points
(Max 5 points)		
Support Letter from RTPO/ODOT		2 points
Street Survey		1 point
Support Letter from Commissioner		1 point
Support Letter from School/Community		1 point
In-Kind Leverage % of Total Project Cost		
>51%		7 points
41 - 50%		6 points
31 - 40%		5 points
21 - 30 %		4 points
11 - 20%		3 points
10%		2 points
<10%		0 point
PROJECT TYPE (Max 8 points)		
Vital Health and Safety	X	8 points
Common Facilities		3 points
Aesthetics or Enhancements		0 points
Cash Leverage % of Total Project Cost		
CASH \$ LEVERAGED (Max 9 pts.)		
50% or more of project		9 points
45.00% - 49.99% of project		8 points
40.00% - 44.99% of project		7 points
35.00% - 39.99% of project		6 points
30.00% - 34.99% of project		5 points
25.00% - 29.99% of project	X	4 points
20.00% - 24.99% of project		3 points
15.00% - 19.99% of project		2 points
10.00% - 14.99% of project		1 point
<10.00% of project		0 points
Open REAP Project		-5 points
Quarterly Reports Max 6 points		
Q1 Report		2 points
Q1 & Q2 Report		4 points
Q1, Q2, & Q3 Report	X	6 points

TOWN OF GOLDSBY
August 2025 MONTHLY REPORT
FOR COUNCIL Meeting September 11 , 2025

For august 2025, the following calls for service and/or actions were taken.

Patrol activities still increased. Business Patrols/ Traffic off of Adkins Hill road and Lamar roads do to reported larcenies and dumped stolen property for other jurisdictions

Citations Issued 32
Written warnings 21
Verbal Warnings 30
DUI Arrest 2
Warrant Arrest 05
Cite and Release Warrants 01

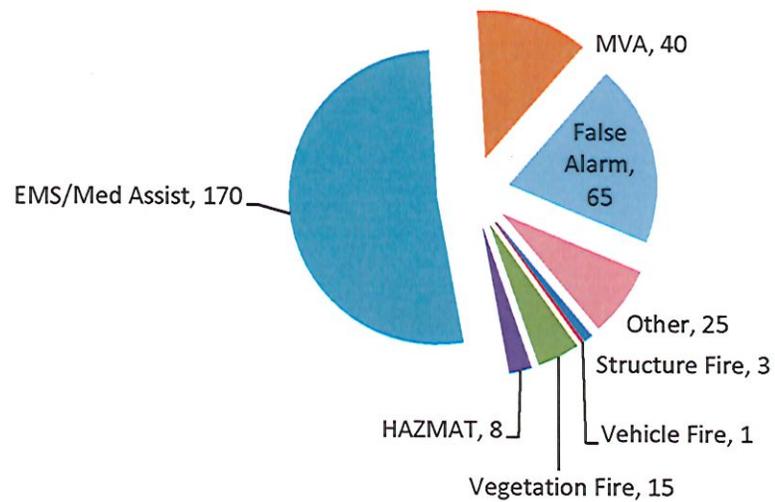
Reports Taken 29 (Which Include Arrest)	Civil Standbys	01
Citizen Welfare Checks 3	Motorist Asst	09
Fire and Medical Call Assist 20	Noise Complaints	02
Outside Agency Assist 05	Follow-Up Contacts	12
Suspicious Activity 09	911 Calls Misc	23
Contact Persons 12	Community Policing	- 2

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	47	1	0	3	0	27	2	10	4	16	1
Sep											
Oct											
Nov											
Dec											
Total	327	3	1	15	8	170	40	65	25	106	4



2023 Goldsby Fire Rescue Runs by Type





Goldsby Fire Rescue Run Totals by Firefighter for FY 25



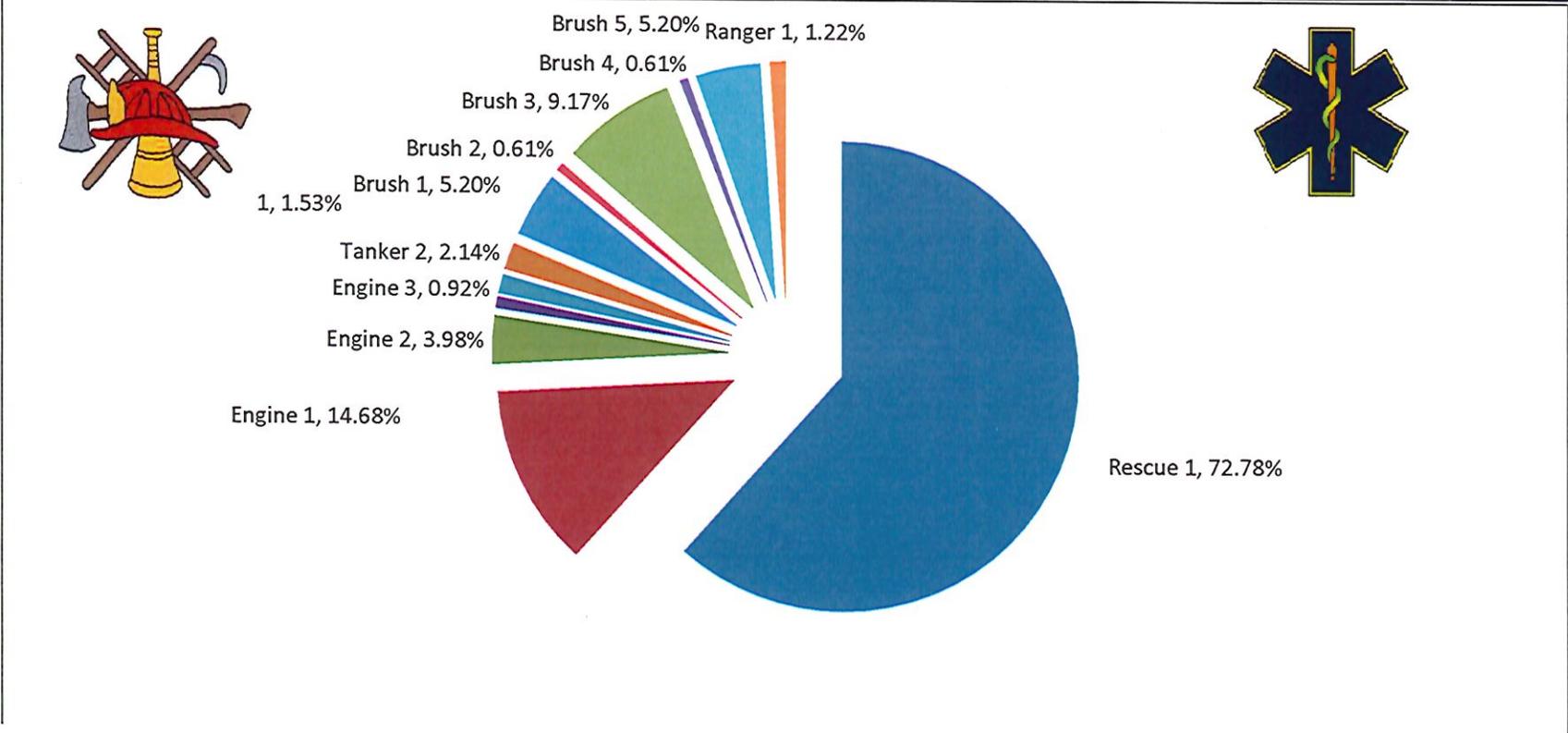
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
	Total	39	48	26	33	47	32	50	47	45	47			414
10	Earl Jenkins	26	32	11	15	19	16	31	27	15	20			212
12	John Kilmer	17	18	2	10	14	9	12	18	9	18			127
14														
16	JC Haynes	38	35	19	27	36	24	39	38	39	36			331
18	Larry Paulk	31	26	20	21	24	21	29	29	19	30			250
20	Richard Horton	13	19	8	14	16	13	6	17	12	18			136
22														
24	Satvik Nimmagadda	29	32	20	30	38	27	33	35	37	40			321
26	Evan Pendleton	2	1	1	0	2	0	2	0	1	0			9
28	Bryan Jenkins	30	36	14	19	27	12	36	29	23	20			246
30	Todd Pendleton	17	21	10	16	17	14	18	15	13	13			154
32														
34	Leland Morris	0	0	0	0	0	12	12	21	13	0			58
36	Terry Malmberg	29	34	13	17	31	16	29	20	10	20			219
38	Hunter Berglan	9	9	1	6	7	1	5	7	6	7			58
40	Tyler Jenkins	19	18	10	7	19	11	25	15	13	14			151
42														
44	Jason Kilmer	15	32	19	15	23	18	20	16	17	28			203
46	Ricky Reed	11	25	12	22	30	17	32	30	25	29			233
48	Ethan Pendleton	2	3	0	2	3	0	1	3	1	2			17
50	Terry Boehrer	8	16	15	15	27	11	26	16	25	31			190

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	47	32	5	2	1	2	3	2	1	6	1	4	0
Sep													
Oct													
Nov													
Dec													

Total	327	238	48	13	3	5	7	17	2	30	2	17	4
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Percentage	72.78%	14.68%	3.98%	0.92%	1.53%	2.14%	5.20%	0.61%	9.17%	0.61%	5.20%	1.22%
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Mayor: Mike Herrin
Trustee: David White
Trustee: Kari Madden



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

Public Works Monthly Report: August

Several exciting things are going on this month. We had a pre-construction conference at the airport. Work should begin on tank site pad, bollards and electrical Sept 15 -2025.

Tank will deliver in October.

Worked through all the logistics and had Jody to a pothole for the electrical line at the fuel pump. Contractor will have to directional bore his own electrical line.

Sat in on interviews for the vacant airport board seats. Lots of great candidates.

I showed Satvik how to take down the rotating beacon and change light bulbs and service the beacon. Worked with ODAA on discussions on Engineering firms that that work well and are in good standing with them in order to send our RFQ for engineering services.

We will also need to publish in the local paper that Goldsby Airport Trust is taking RFQ's for engineering services.

This is a requirement that every five years we need to request for RFQ's again.

Attended bid opening for the water line project highway crossing at Ladd Road for the relocation for I-35 widening project.

Sewer relocation work was supposed to start on 8-29-25 for I-35 widening project

Backwash pumps have been reinstalled at the water treatment and are functioning great so we should be set there for another 30 years.

Met with Angle point surveying on several occasions on site and discussed issues and needs.

We attended the OML conference this week and made lots of connections with vendors and engineers alike

Worked with Satvik to catch up on Faa's request for based aircraft at David J Perry airport with N-numbers.

While doing inventory we also performed a hangar inspection and we discovered a lot of interesting things vehicles, motorcycles, trailers. More than we expected.

Luckenbill finally made it out to the water plant to clean out the rapid mixing tubes for clarifier 2.

V&M concrete made it out this week to pour the pad for the temporary lime storage bypass.

I received the new truck for sewer plant and vac trailer after delivering to D&D trailers at Wayne to get and new bed put on.