



Terry Arps, Mayor, Trustee One
Jerrod Davis, Trustee Two
Carla Caruthers, Vice-Mayor, Trustee Three
Jeff Schwarzmeier, Trustee Four
Cindy Taylor, Trustee Five

**BOARD OF TRUSTEES FOR THE TOWN OF LUTHER
TUESDAY, AUGUST 11, 2026, AT 7:00 P.M.
LUTHER TOWN HALL
108 SOUTH MAIN STREET, LUTHER, OKLAHOMA 73054**

REGULAR MEETING AGENDA

Official action can only be taken on items which appear on the agenda. The Trustees may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the Trustees may refer the matter to the Chairman or the Town Attorney, or back to a committee or recommending body. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely.

This meeting will be conducted in accordance with the approved Code of Conduct, approved May 12, 2026, and posted on the Town of Luther website.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Determination of a quorum
6. Approval of the Consent Agenda,
 - a. Approval of the Board Minutes from the regular meeting of July 14, 2026.
 - b. Approval of Claims, including Payroll
 - c. Review and Approval of Treasurer's Report
7. Consideration of Items Removed from the Consent Agenda
8. Trustee Comments
9. Department Reports
10. Attorney's Report

Trustee One (Terry Arps)

11. Consideration, discussion, and possible action to approve the proposed salvage contract for one damaged police vehicle with B&B Auto Recyclers for \$1,500.00.

Trustee Two (Jerrod Davis)

12. Consideration, discussion, and possible action to approve October 24, 2026 as the date of the Fall Bulk Trash collection day for the Town of Luther.

13. Consideration, discussion, and possible action to begin the budget amendment process to consider an additional step increase in salary for Town/LPWA employees.

Trustee Three (Carla Caruthers)

14. Consideration, discussion, and possible action to approve the repair of the air conditioning on Unit 66 at a cost not to exceed \$900.00.
15. Consideration, discussion, and possible action to ratify the emergency expense of brakes, brake rotors, and miscellaneous repairs for the Chevrolet Tahoe command vehicle at a cost not to exceed \$1,000.00
16. Consideration, discussion, and possible action to authorize the submission of a REAP grant application for a new rescue vehicle, including outfitting and equipment not to exceed \$250,000.
17. Consideration, discussion, and possible action to reject the bid(s) for the fire station retaining wall and authorize the Town Manager/Town Engineer to re-bid the project.

Trustee Four (Jeff Schwarzmeier)

18. Consideration, discussion, and possible action regarding the resignation of Stephanie Mason as Administrative Assistant and ratify the advertisement of said vacancy.

Trustee Five (Cindy Harris Baker)

19. Consideration, discussion, and possible action to approve an estimate for LE FE JC Construction to install a concrete base for the new Route 66 Monument sign at a cost not exceeding \$4,000.
20. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve or deny a lot combination of two parcels into a single lot with the following legal description:

LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E BEG NE/C NW4 TH SE1311.20FT W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG AND LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E 1/2 OF NE4 OF NW4 EX A TR BEG NE/C NW4 TH SE1311.20FT W656.38FT N651.32FT E330FT NW660.20FT E323.43FT TO BEG
21. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve a lot split of one parcel into two lots with the following legal description:
Lots One through Six, Block Six, Chamberlains Addition, Luther, Oklahoma County, Oklahoma.
22. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve the Preliminary and Final Plat of the Concession Stand Addition to the Town of Luther.
23. PUBLIC HEARING – To consider and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an amendment to Section 12-214, also known as the R-4 Zoning District, to provide for recreational vehicle parks and establish criteria for the said parks.

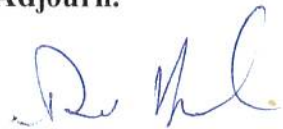
24. **PUBLIC HEARING** – To consider a request of the Board of Trustees for a review and provide a recommendation to change the current zoning after a request to review the zoning classification for property along Beech Street between 5th and 6th Streets with the legal description as follows:

Delaporte Second Addition Lots 5 thru 7, Block 006.

Commonly known as 511 S Beech St, Luther, Oklahoma

25. **New Business:** In accordance with the Open Meeting Act, Title 25 O.S. 311.A.9 of the Oklahoma Statutes, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.
26. **Citizen participation:** Citizens may address the Board during open meetings on any matter on the agenda prior to the Board taking action on the matter. On any item not on the current agenda, citizens may address the Board under the agenda item Citizen Participation. Citizens should fill out a Citizen's Participation Request form and give it to the Mayor. Citizen Participation is for information purposes only, and the Board cannot discuss, act or make any decisions on matters presented under Citizens Participation. Citizens are requested to limit their comments to two minutes.

27. **Adjourn.**



Rian Harkins, Town Manager/Clerk



Agenda Posted Wednesday August 5, 2026, at Luther Town Hall, via MailChimp, on the website at www.townoflutherok.com and on Facebook at The Town of Luther, prior to 7:00 pm.



Terry Arps, Mayor, Trustee One
Jerrod Davis, Trustee Two
Carla Caruthers, Vice-Mayor, Trustee Three
Jeff Schwarzmeier, Trustee Four
Cindy Taylor, Trustee Five

**BOARD OF TRUSTEES FOR THE TOWN OF LUTHER
TUESDAY, JULY 14, 2026, AT 7:00 P.M.
LUTHER TOWN HALL
108 SOUTH MAIN STREET, LUTHER, OKLAHOMA 73054
REGULAR MEETING MINUTES**

1. Call to Order by Carla Caruthers.
2. Invocation was led by Jeff Schwarzmeier.
3. Pledge of Allegiance was led by Carla Caruthers.
4. Roll Call by Carla Caruthers. Present were Carla Caruthers, Jerrod Davis, Jeff Schwarzmeier, and Cindy Taylor. Terry Arps was absent.
5. Determination of a quorum was made by Carla Caruthers.
6. Approval of the Consent Agenda,
 - a. Approval of the Board Minutes from the special meetings of June 17, 2026 and the regular meeting of June 9, 2026.
 - b. Approval of Claims, including Payroll
 - c. Review and Approval of Treasurer's Report – **Carla Caruthers made a motion to approve, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**
7. Consideration of Items Removed from the Consent Agenda – **None.**
8. Trustee Comments – **Jerrod Davis spoke regarding upcoming due diligence regarding data centers and Cindy Taylor spoke about the Third Saturday Market this weekend.**
9. Department Reports – **Carla Caruthers and Jerrod Davis read the police report. Carla Caruthers read the fire report. Rian Harkins gave the manager's report.**
10. Attorney's Report – **Beth Anne Childs spoke regarding her contract amendment.**
Trustee One (Terry Arps)
11. Consideration, discussion, and possible action to approve a Resolution of support and congratulations for Jamie Hartwick as she competes in the BMX World Championship. – **Carla Caruthers made a motion to approve, 2nd by Jeff Scharzmeier. The Vote: All (4) Yes.**
12. Consideration, discussion, and possible action to approve a Memorandum of Understanding for the Luther Police Department and MyCare TeleAccess Network for behavioral health services. – **Carla Caruthers made a motion to approve, 2nd by Jerrod Davis. The Vote: All (4) Yes.**
13. Consideration, discussion, and possible action to approve an amended Professional Services Agreement with the Childs Law Firm, PLLC, for Fiscal Year 2026. – **Becky Tatum and Destiny Mowers spoke regarding this item. Jerrod Davis made a motion to approve, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**
Trustee Two (Jerrod Davis)
14. Consideration, discussion, and possible action to ratify the repair of one sanitary sewer lift station at Wildhorse Park not to exceed \$5,400. – **Jerrod Davis made a motion to ratify the repair, 2nd by Carla Caruthers. The Vote: All (4) Yes.**

15. Consideration, discussion, and possible action to establish an advisory committee to determine criteria for data centers as part of the Data Center Moratorium. – **Jerrold Davis made a motion to establish the advisory committee and allow anyone interested in joining to email him, 2nd by Cindy Taylor. The Vote: All (4) Yes.**

Trustee Three (Carla Caruthers)

16. Consideration, discussion, and possible action to approve the purchase of personal protective gear in the amount of \$104,700.66 that includes \$1,828.58 in local matching funds in conjunction with FEMA and ARPA grant funding. – **Carla Caruthers made a motion to approve the purchase using \$102,872.08 in federal grant funds and \$1,828.58 in local funds, 2nd by Cindy Taylor. The Vote: All (4) Yes.**

Trustee Four (Jeff Schwarzmeier)

17. Consideration, discussion, possible presentation, and possible action regarding hiring experts to advise the Board of Trustees on matters related to the data center and, specifically, to consider retention of Cimarron Valley Engineering, LLC, to provide advice and review documents, drawings, and engineering plans for water, stormwater, and wastewater for the proposed data center project and to consider retention of Blackshare Environmental to provide advice and review documents, drawings, architectural and engineering designs and plans for the proposed data center for all related environmental issues within the scope of their services. – **See sign up sheet for citizen's involved in the discussion. No action.**
18. Consideration, discussion, and possible action to accept the resignation of Saen Hokenson as Municipal Court Clerk and ratify action advertising the position. – **Jerrold Davis made a motion to accept the resignation and ratify the advertisement, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**
19. Consideration, discussion, and possible action to approve replacement of the rooftop air conditioner on the police department section of Town Hall not to exceed \$8,000. – **Jerrold Davis made a motion to approve replacement up to \$10,000, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**
20. Consideration, discussion, and possible action to approve participation and travel expenses of the Town Manager/Clerk for the City Management Association of Oklahoma (CMAO) Summer Conference in Enid, OK July 15-17, 2026, at a cost not to exceed \$350 (\$290 registration/\$60 mileage). – **Jerrold Davis made a motion to approve, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

21. Consideration, discussion, and possible action to approve participation and travel expenses of the Town Manager/Clerk at the Oklahoma Municipal League conference in Tulsa, Oklahoma, September 15-17, 2026, at a cost not to exceed \$400 (\$250 registration/\$125 mileage/\$25 meals). – **Jerrold Davis made a motion to approve, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

Trustee Five (Cindy Harris Baker)

22. Consideration, discussion, and possible action to approve relocation, repair, or replace an electrical service panel for the town hall meeting room at a cost not to exceed \$3,700. – **Cindy Taylor made a motion to approve, 2nd by Carla Caruthers. The Vote: All (4) Yes.**
23. Consideration, discussion, and possible action to request staff and the planning commission to review the zoning classification for property along Beech Street between 5th and 6th Streets. – **Cindy Taylor made a motion to approve a recommendation to the Planning Commission to**

reconsider the zoning in the area, 2nd by Jerrod Davis. The Vote: All (4) Yes.

24. **PUBLIC HEARING** – To conduct a Public Hearing, consider an application, and take action to approve or deny an application for a Specific Use Permit for property generally located at 20140 N Triple X Road, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less. – **Jerrod Davis made a motion to open the public hearing, 2nd by Cindy Taylor. The Vote: All (4) Yes. See sign up sheet for participation. Jerrod Davis made a motion to close the public hearing, 2nd by Cindy Taylor. The Vote: All (4) Yes. Cindy Taylor made a motion to approve the Specific Use Permit, 2nd by Carla Caruthers. The Vote: All (4) Yes.**

25. Consideration, discussion and possible action to approve or deny an application for a lot split of three 3.5-acre parcels from a tract of land containing 10.476 acres with the legal description as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less. – **Cindy Taylor made a motion to approve the lot split, 2nd by Carla Caruthers. The Vote: All (4) Yes.**

26. **PUBLIC HEARING** – To conduct a public hearing, consider an application, and take action to approve or deny an application for a Specific Use Permit for property generally located at 106 East Three Oaks Drive, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest $\frac{1}{4}$ Section 20, Township 14 North, Range 1 East, Beginning 1082.24 Feet of the Southwest $\frac{1}{4}$, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less. – **Cindy Taylor made a motion to open the public hearing, 2nd by Jerrod Davis. The Vote: All (4) Yes. See sign up sheet for participation. Cindy Taylor made a motion to close the public hearing, 2nd by Jerrod Davis. The Vote: All (4) Yes. Cindy Taylor made a motion to approve the specific use permit, 2nd by Carla Caruthers. The Vote: All (4) Yes.**

27. Consideration, discussion and possible action to approve or deny an application for a lot split of 3 parcels from a tract of land containing 6 acres with the legal description as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest $\frac{1}{4}$ Section 20, Township 14 North, Range 1 East, Beginning 1082.24 Feet of the Southwest $\frac{1}{4}$, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of

beginning, containing 6 acres more or less. - **Cindy Taylor made a motion to approve the lot split, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

28. Consideration, discussion, and possible action to approve a lot combination of two parcels into a single lot with the legal description as follows:

Lots 36 and 37, Rolling Meadows West Addition to the Town of Luther, Oklahoma County, Oklahoma. - **Cindy Taylor made a motion to approve the lot combination, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

29. Consideration, discussion, and possible action to appoint members of an advisory committee for the Luther Economic Development Authority. – **Cindy Taylor made a motion to table until 10.13.2026, 2nd by Jerrod Davis. The Vote: All (4) Yes.**

30. **New Business:** In accordance with the Open Meeting Act, Title 25 O.S. 311.A.9 of the Oklahoma Statutes, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda. – **Carla Caruthers made a motion to approve the Fire Equipment Agreement with Oklahoma County, 2nd by Cindy Taylor. The Vote: All (4) Yes. Carla Caruthers made a motion to accept the immediate resignation of Officer Travonna Wright and give authorization to list opening to hire, 2nd by Cindy Taylor. The Vote: All (4) Yes.**

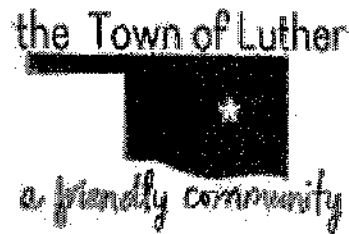
31. **Executive Session:** Consideration and possible action to enter into Executive Session for confidential communications and discussions with legal counsel and other staff members as requested and required to discuss the pending litigation against the Town of Luther in *Finn v. Town of Luther, et al*, Oklahoma County District Court Case Number: CS-2026-6965, as authorized by 25 O.S. §307(B)(4), which allows discussions pertaining to a pending investigation, claim or action. It is the advice of the Town Attorney that disclosure of this information would seriously impair the ability of the Town to process the pending litigation in the public interest. – **Carla Caruthers made a motion to table until 7.30.2026, 2nd by Jerrod Davis. The Vote: All (4) Yes.**

32. **Proposed action following executive session:** Consideration, discussion, and possible reasonable action on items discussed in executive session, including potential resolution, moving forward with litigation, and all other relevant matters. - **Carla Caruthers made a motion to table until 7.30.2026, 2nd by Jerrod Davis. The Vote: All (4) Yes.**

33. **Citizen participation:** Citizens may address the Board during open meetings on any matter on the agenda prior to the Board taking action on the matter. On any item not on the current agenda, citizens may address the Board under the agenda item Citizen Participation. Citizens should fill out a Citizen's Participation Request form and give it to the Mayor. Citizen Participation is for information purposes only, and the Board cannot discuss, act or make any decisions on matters presented under Citizens Participation. Citizens are requested to limit their comments to two minutes. – **None.**

34. **Adjourn.** – **Carla Caruthers made a motion to adjourn, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

Transcribed by Stephanie Mason, Administrative Assistant.



**BOARD OF TRUSTEES FOR
THE LUTHER ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY JULY 14, 2026
IMMEDIATELY FOLLOWING THE BOARD OF TRUSTEES AND
LUTHER PUBLIC WORKS AUTHORITY MEETINGS AT 7:00 PM
LUTHER TOWN HALL
108 SOUTH MAIN STREET, LUTHER, OKLAHOMA 73054**

REGULAR MEETING MINUTES

This meeting will be conducted in accordance with the approved Code of Conduct, approved May 12, 2026, and posted on the Town of Luther website.

1. Call to Order by Carla Caruthers.
2. Roll Call by Carla Caruthers. Present were Carla Caruthers, Jerrod Davis, Jeff Schwarzmeier, and Cindy Taylor. Terry Arps was absent.
3. Determination of a quorum was made by Carla Caruthers.
4. Approval of the Board Minutes from the special meeting of June 17, 2026. - Carla Caruthers made a motion to approve, 2nd by Jerrod Davis. The Vote: All (4) Yes.
5. Trustee Comments – None.
6. LEDA Report – Rian Harkins spoke about Third Saturday Market and Chalk Art Mural event happening on Saturday.
7. Main Street Program Report - None.

Trustee One (Terry Arps)

Trustee Two (Jerrod Davis)

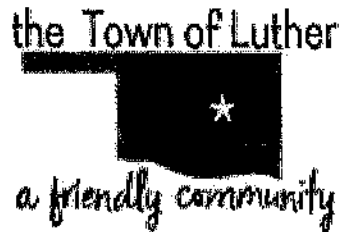
Trustee Three (Carla Caruthers)

Trustee Four (Jeff Schwarzmeier)

Trustee Five (Cindy Taylor)

8. New Business: In accordance with the Open Meeting Act, Title 25 O.S. 311.A.9 of the Oklahoma Statutes, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda. - None.
9. Adjourn. – Carla Caruthers made a motion to adjourn, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.

Minutes transcribed by Stephanie Mason, Administrative Assistant



REGULAR MEETING MINUTES
BOARD OF TRUSTEES FOR THE LUTHER PUBLIC WORKS AUTHORITY
TUESDAY, JULY 14, 2026, IMMEDIATELY FOLLOWING
THE TOWN BOARD OF TRUSTEES MEETING AT 7:00 P.M.
LUTHER TOWN HALL
108 SOUTH MAIN STREET, LUTHER, OKLAHOMA 73054

1. Call to Order by **Carla Caruthers**.
2. Roll Call by **Carla Caruthers**.
3. Determination of a quorum was made by **Carla Caruthers**.
4. Approval of the Consent Agenda,
 - a. Approval of the Board Minutes from the special meeting of June 17, 2026.
 - b. Approval of Claims, including Payroll
 - c. Review and Approval of Treasurer's Report -- **Carla Caruthers made a motion to approve, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**
5. Consideration of Items Removed from the Consent Agenda -- **None**.
6. LPWA Department Report -- **Jerrod Davis read the LPWA report.**
7. Trustee Comments -- **None**.

Trustee One (Terry Arps)

Trustee Two (Jerrod Davis)

8. Consideration, discussion, and possible action to concurrently ratify the repair of one sanitary sewer lift station at Wildhorse Park not to exceed \$5,400. -- **Jerrod Davis made a motion to approve, 2nd by Cindy Taylor. The Vote: All (4) Yes.**

Trustee Three (Carla Caruthers)

Trustee Four (Jeff Schwarzmeier)

Trustee Five (Cindy Taylor)

9. New Business: In accordance with the Open Meeting Act, Title 25 O.S. 311.A.9 of the Oklahoma Statutes, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda. -- **None**.
10. Citizen participation: Citizens may address the Board during open meetings on any matter on the agenda prior to the Board taking action on the matter. On any item not on the current agenda, citizens may address the Board under the agenda item Citizen Participation. Citizens should fill out a Citizen's Participation Request form and give it to the Mayor. Citizen Participation is for information purposes only, and the Board cannot discuss, act or make any decisions on matters presented under Citizens Participation. Citizens are requested to limit their comments to two minutes. -- **None**.
11. Adjourn. - **Carla Caruthers made a motion to adjourn, 2nd by Jeff Schwarzmeier. The Vote: All (4) Yes.**

Transcribed by Stephanie Mason, Administrative Assistant

Town of Luther Claims including Payroll
6/4/26 to 8/6/26

Date	Payee	Memo	Payment
07/30/2026	YOUNG & ASSOCIATES CPAs	Payroll	655.00
07/30/2026	XCEL OFFICE SOLUTIONS	IT	343.75
07/30/2026	TimeClock Plus, LLC	IT	432.60
07/30/2026	REDLINE FIRE EQUIPMENT & SUPPLY LLC	Supplies	82,684.68
07/30/2026	ONG	Utilities	54.39
07/30/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	249.94
07/30/2026	Oklahoma Firefighters Pension System	Pension	619.23
07/30/2026	OG&E	Utilities	2,460.03
07/30/2026	O'Reilly Auto Parts	Supplies	426.91
07/30/2026	Mark Wheeler	Inspections	1,450.00
07/30/2026	LOCALITY MEDIA INC. dba FIRST DUE	repair	5,279.99
07/30/2026	LLOYD LAND SURVEYING	Prof. Services	3,900.00
07/30/2026	LDM AUTOMOTIVE	Supplies	4,593.00
07/30/2026	FOP LODGE 230	Pension	390.00
07/30/2026	FLUENTSTREAM TECHNOLOGIES	IT	388.05
07/30/2026	FESLER PEST & TERMITE	Supplies	176.00
07/30/2026	Dollar General - Regions 410526	Office Supplies	140.39
07/30/2026	Delta Dental	insurance	627.00
07/30/2026	COPS PRODUCTS	Supplies	303.93
07/30/2026	Carol's Signs	advertising	400.00
07/30/2026	BUILT TO LAST HVAC AND CONSTRUCTION LLC	police	7,500.00
07/30/2026	BridgeTower OpCo, LLC	IT	385.94
07/30/2026	BLUECROSS BLUESHIELD OF OK-DEARBORN	insurance	65.61
07/30/2026	AT&T Mobility	IT	1,111.59
07/30/2026	ABERDEEN ENTERPRIZES II, INC	Court	12.96

07/30/2026	10-8 SOLUTIONS	Fire/Police	20,235.00
07/30/2026	Colonial Life	insurance	157.50
07/30/2026	AMAZON	Supplies	9.99
07/29/2026	IRS	taxes	1,652.46
07/28/2026	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	IT	112.87
07/27/2026	SWEEP	Sweep	730.00
07/24/2026	PURCHASE POWER/PITNEY BOWES	IT	406.00
07/22/2026	QuickBooks Payroll	Payroll	7,653.74
07/22/2026	IRS	taxes	2,006.54
07/22/2026	Oklahoma Tax Commission	taxes	1,283.00
07/22/2026	WALGREEN'S	Supplies	107.93
07/21/2026	BANCFIRST	fees	56.94
07/17/2026	TROCHTAS FLOWERS	Supplies	106.90
07/15/2026	QuickBooks Payroll	Payroll	21,577.44
07/15/2026	IRS	taxes	1,305.32
07/15/2026	CAPITAL IMPROVEMENT FUND SAVINGS	transfer	28,782.49
07/15/2026	LPWA FUND	transfer	1,000.00
07/15/2026	TECHNOLOGY FEE ACCOUNT	transfer	679.99
07/14/2026	SWEEP	Sweep	2,333.21
07/14/2026	BridgeTower OpCo, LLC	IT	175.22
07/14/2026	OMAG	insurance	3,638.70
07/14/2026	Oklahoma Firefighters Pension System	Pension	60.00
07/14/2026	YOUNG & ASSOCIATES CPAs	Prof. Services	655.00
07/14/2026	XCEL OFFICE SOLUTIONS-DALLAS	IT	1,655.23
07/14/2026	XCEL OFFICE SOLUTIONS	IT	30.00
07/14/2026	WALKER COMPANIES	Supplies	155.50
07/14/2026	US Postal Service	postage	126.00

07/14/2026	TYLER BURRIGHT	reimbursement	20.00
07/14/2026	TRAVONNA WRIGHT	reimbursement	50.00
07/14/2026	THOMSON REUTERS - WEST	Supplies	183.89
07/14/2026	THE CHILDS LAW FIRM, PLLC	Prof. Services	8,705.00
07/14/2026	STAPLES	Office Supplies	49.78
07/14/2026	S&H MERCANTILE	Supplies	49.87
07/14/2026	OSBI - Fee Assessments	Court	650.36
07/14/2026	OSBI	Court	167.00
07/14/2026	ONG	Utilities	661.74
07/14/2026	OMAG	insurance	5,834.82
07/14/2026	Oklahoma Uniform Building Code Commission	permitting	8.00
07/14/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	379.20
07/14/2026	Oklahoma Municipal League	training	250.00
07/14/2026	Oklahoma Firefighters Pension System	Pension	1,238.46
07/14/2026	OKLAHOMA D.A.R.E OFFICER'S ASSOCIATION	Pension	180.00
07/14/2026	OKLAHOMA CENTRALIZED SUPPORT REGISTRY	Court	736.84
07/14/2026	OHIO CHILD SUPPORT PAYMENT CENTRAL	Court	195.32
07/14/2026	OG&E	Utilities	2,035.78
07/14/2026	Luther Hardware, LLC	Supplies	233.44
07/14/2026	Lincoln County Sheriff's Department	Court	89.16
07/14/2026	LDM AUTOMOTIVE	fire	1,425.00
07/14/2026	Law Enforcement Systems Inc.	police	380.00
07/14/2026	JEFF SCHWARZMEIER	phone	50.00
07/14/2026	HUDIBURG FORD	police	3,418.07
07/14/2026	Harrington's	Supplies	76.00
07/14/2026	FOP LODGE 230	Pension	390.00
07/14/2026	Eureka Water Company	Supplies	63.74

07/14/2026	Dollar General - Regions 410526	Supplies	106.52
07/14/2026	DEPT OF PUBLIC SAFETY	police	66.00
07/14/2026	DENNIS MCGRATH	Prof. Services	1,050.00
07/14/2026	Delta Dental	insurance	662.00
07/14/2026	DANIEL MCCLURE SR.	Prof. Services	1,237.50
07/14/2026	CLEET	police	337.28
07/14/2026	CITY MANAGEMENT ASSOCIATION OF OKLAHOMA	training	295.00
07/14/2026	CENTRANET	IT	16.67
07/14/2026	CASCO Industries, Inc	Supplies	530.00
07/14/2026	BridgeTower OpCo, LLC	IT	190.90
07/14/2026	Brent Coldiron	Prof. Services	950.00
07/14/2026	BLUECROSS BLUESHIELD OF OK	insurance	10,994.82
07/14/2026	AT&T Mobility	IT	1,097.82
07/14/2026	ACOG	membership	1,851.00
07/14/2026	ABERDEEN ENTERPRIZES II, INC	Court	170.58
07/14/2026	Ameritas Life Insurance Corp	Insurance	287.84
07/13/2026	FUELMAN	fuel	5,350.85
07/10/2026	Colonial Life	insurance	379.02
07/10/2026	Colonial Life	insurance	252.68
07/09/2026	SWEEP	Sweep	90,584.73
07/08/2026	QuickBooks Payroll	payroll	6,623.81
07/07/2026	SWEEP	Sweep	138.22
07/07/2026	MERCHANT SERVICES IPS	IT	186.78
07/06/2026	Google Play	IT	361.20
07/06/2026	INTUIT	IT	115.00
07/03/2026	PURCHASE POWER/PITNEY BOWES	IT	710.25
07/03/2026	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	IT	191.28

07/02/2026	SWEEP	Sweep	85.00
07/02/2026	INTUIT	IT	115.00
07/01/2026	IRS	taxes	1,496.74
07/01/2026	AMAZON	Supplies	47.46
07/01/2026	AMAZON	Supplies	29.21
06/26/2026	SWEEP	Sweep	96.36
06/25/2026	Oklahoma Police Pension & Retirement System	Pension	6,240.95
06/24/2026	QuickBooks Payroll	payroll	7,169.27
06/24/2026	IRS	taxes	2,343.70
06/24/2026	Oklahoma Tax Commission	taxes	1,029.00
06/23/2026	LPWA FUND	transfer	1,000.00
06/23/2026	TECHNOLOGY FEE ACCOUNT	transfer	551.12
06/23/2026	AMAZON	Supplies	207.92
06/22/2026	BANCFIRST	fees	53.04
06/18/2026	ROLLING REED EATS	event	153.00
06/17/2026	XCEL OFFICE SOLUTIONS-DALLAS	IT	1,655.23
06/17/2026	TRAVONNA WRIGHT	police	620.00
06/17/2026	THOMSON REUTERS - WEST	printing	183.89
06/17/2026	THE CHILDS LAW FIRM, PLLC	Prof. Services	2,145.00
06/17/2026	STAPLES	Office Supplies	51.01
06/17/2026	SAEN HOKENSON	reimbursement	29.30
06/17/2026	OSBI - Fee Assessments	fees	563.18
06/17/2026	OSBI	fees	167.00
06/17/2026	OPUS ENTERTAINMENT	event	750.00
06/17/2026	ONG	Utilities	282.89
06/17/2026	OMCCA	Court	50.00
06/17/2026	Oklahoma Uniform Building Code Commission permitting		20.00

06/17/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	171.04
06/17/2026	Oklahoma Municipal League	membership	1,802.41
06/17/2026	Oklahoma Firefighters Pension System	Pension	619.23
06/17/2026	O'Reilly Auto Parts	Supplies	347.28
06/17/2026	MYDER FIRE SUPPORT, LLC	fire	985.00
06/17/2026	MAGUIRE IRON, INC.	Supplies	3,727.25
06/17/2026	Luther Hardware, LLC	Supplies	22.56
06/17/2026	Lincoln County Sheriff's Department	police	133.74
06/17/2026	JOSEPH FIGUEROA	fire	240.00
06/17/2026	JEFF SCHWARZMEIER	reimbursement	50.00
06/17/2026	GRANITE TELECOMMUNICATIONS LLC	IT	211.91
06/17/2026	GLASSIC DESIGNS		20.00
06/17/2026	FLUENTSTREAM TECHNOLOGIES	IT	344.63
06/17/2026	FIREWORKZ A' POPPIN LLC	fire	8,000.00
06/17/2026	Eureka Water Company	Supplies	29.89
06/17/2026	DEPT OF PUBLIC SAFETY	police	66.00
06/17/2026	DENNIS MCGRATH	Prof. Services	1,050.00
06/17/2026	DENIELLE WILLIAMS CHANEY	parks	186.84
06/17/2026	DANIEL MCCLURE SR.	Prof. Services	1,200.00
06/17/2026	CLEET	police	277.76
06/17/2026	CITY OF OKLAHOMA CITY	police	8,432.20
06/17/2026	Cimarron Valley Engineering LLC	Prof. Services	18,218.00
06/17/2026	CHANDLER TIRE CENTER	police	1,368.41
06/17/2026	BridgeTower OpCo, LLC	IT	174.78
06/17/2026	Brent Coldiron	Prof. Services	950.00
06/17/2026	BLUECROSS BLUESHIELD OF OK-DEARBORN	insurance	72.90
06/17/2026	BLUECROSS BLUESHIELD OF OK	insurance	11,947.97

06/17/2026	BAILEY BROTHERS	repair	495.00
06/17/2026	ABERDEEN ENTERPRIZES II, INC	Court	64.81
06/17/2026	A-Z HANDYMAN X-PRESS	cleaning	432.00
06/17/2026	QuickBooks Payroll	payroll	23,204.69
06/17/2026	IRS	taxes	1,319.20
06/16/2026	sweep	Sweep	337.00
06/15/2026	AMAZON	Supplies	499.44
06/15/2026	MAXWELL SUPPLY COMPANY	Supplies	141.04
06/15/2026	AMAZON	Supplies	14.99
06/12/2026	sweep	sweep	610.00
06/11/2026	sweep	Sweep	1,519.76
06/11/2026	APPLE.COM	IT	4.95
06/10/2026	QuickBooks Payroll	payroll	6,667.80
06/09/2026	FUELMAN	fuel	5,938.45
06/09/2026	MERCHANT SERVICES IPS	IT	169.92
06/08/2026	sweep	Sweep	71,634.61
06/08/2026	AMAZON	Office Supplies	35.98
06/08/2026	INTUIT	IT	115.00
06/05/2026	Google Play	IT	361.20
06/04/2026	Sweep	Sweep	964.93

**LPWA claims including payroll
6/4/26 to 8/6/26**

Date	Payee	Memo	Payment
06/08/2026	SWEEP	SWEEP	6,337.60
06/09/2026	MERCHANT SERVICES IPS	Repairs	214.37
06/09/2026	SWEEP	SWEEP	4,047.88
06/10/2026	QuickBooks Payroll	Payroll	4,383.43
06/11/2026	SWEEP	SWEEP	4,266.78
06/12/2026	SWEEP	SWEEP	1,575.60
06/15/2026	BANCFIRST	Revenue	72.22
06/15/2026	LPWA FUND	Transfer	428.00
06/15/2026	SWEEP	SWEEP	419.91
06/16/2026	SWEEP	SWEEP	2,019.96
06/17/2026	IRS	Taxes	1,104.88
06/17/2026	A-Z HANDYMAN X- PRESS	Cleaning	144.00
06/17/2026	Airgas USA, LLC	supplies	94.69
06/17/2026	BLUESHIELD OF OK- DEARBORN	Insurance	21.87
06/17/2026	BLUESHIELD OF OK- HEALTH	Insurance	2,859.45
06/17/2026	Department of Environmental Quality	Testing	170.00
06/17/2026	Eastside Waste	utilities	9,977.29
06/17/2026	FLUENTSTREAM TECHNOLOGIES	IT	86.16
06/17/2026	JONES HARDWARE	supplies	82.93
06/17/2026	Luther Hardware & Lumber, LLC	supplies	229.46
06/17/2026	Luther Mill & Farm Supply Inc.	supplies	28.13
06/17/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	289.16
06/17/2026	ONG	utilities	240.16
06/17/2026	STAPLES	office supplies	34.01

06/17/2026	UniFirst Corporation	uniforms	275.44
06/17/2026	UTILITY TECHNOLOGY SERVICES INC	IT	83.53
06/17/2026	XCEL OFFICE SOLUTIONS - DALLAS	IT	413.81
06/18/2026	SWEEP	SWEEP	334.53
06/23/2026	Town of Luther	transfer	1,072.29
06/23/2026	Town of Luther	Transfer	206.00
06/23/2026	Town of Luther	Transfer	115.00
06/23/2026	Town of Luther	Transfer	109.99
06/23/2026	Town of Luther	Transfer	87.30
06/23/2026	Town of Luther	Transfer	66.75
06/23/2026	Town of Luther	Transfer	56.49
06/23/2026	SWEEP	SWEEP	150.20
06/24/2026	QuickBooks Payroll	Payroll	4,691.52
06/24/2026	Oklahoma Tax Commission	Taxes	288.00
06/25/2026	NATHAN BROUDY	Payroll	874.97
06/26/2026	SWEEP	SWEEP	1,843.42
06/30/2026	SWEEP	SWEEP	1,363.16
06/30/2026	SWEEP	SWEEP	573.19
07/01/2026	IRS	taxes	1,405.10
07/01/2026	SWEEP	SWEEP	2,463.67
07/02/2026	Bad Boy Joe LLC	supplies	263.53
07/02/2026	SWEEP	SWEEP	859.41
07/03/2026	SWEEP	SWEEP	1,220.98
07/06/2026	SWEEP	SWEEP	433.39
07/07/2026	MERCHANT SERVICES IPS	Fees	262.67
07/07/2026	SWEEP	SWEEP	1,957.69

07/08/2026	QuickBooks Payroll	Payroll	4,911.95
07/08/2026	SWEEP	SWEEP	7,134.37
07/09/2026	BANCFIRST	Revenue	44.30
07/09/2026	SWEEP	SWEEP	1,554.16
07/10/2026	SWEEP	SWEEP	3,411.12
07/13/2026	SWEEP	SWEEP	5,578.73
07/14/2026	Airgas USA, LLC	supplies	99.00
07/14/2026	AMERIFORMS	supplies	565.00
07/14/2026	AT&T MOBILITY	IT	139.79
07/14/2026	BLUESHIELD OF OK- HEALTH	Insurance	2,859.45
07/14/2026	Busby Pump & Supply	Repairs	6,808.99
07/14/2026	CAITLIN SHEER	refund	123.38
07/14/2026	CURTIS MELTON	refund	72.67
07/14/2026	Delta Dental	Insurance	70.00
07/14/2026	Department of Environmental Quality	Testing	521.00
07/14/2026	Dollar General Charged Sales	supplies	71.00
07/14/2026	Eastside Waste	utilities	9,957.47
07/14/2026	JONES HARDWARE	supplies	40.96
07/14/2026	KAYLA WIEDEMANN	refund	98.47
07/14/2026	Luther Hardware & Lumber, LLC	supplies	115.47
07/14/2026	MCKENNA SEATHER	refund	97.20
07/14/2026	O'Reilly Auto Parts	supplies	134.66
07/14/2026	OG&E	utilities	965.97
07/14/2026	CONTRACTORS SUPPLY	supplies	1,036.40
07/14/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	590.56
07/14/2026	OMAG	Insurance	2,917.42

07/14/2026	OMES Central Printing	printing	188.51
07/14/2026	ONG	utilities	480.25
07/14/2026	ROBERT & BILLIE MCDANIELS	refund	62.84
07/14/2026	STAPLES	office supplies	33.18
07/14/2026	UniFirst Corporation	uniforms	344.30
07/14/2026	USA Bluebook	Repairs	112.82
07/14/2026	XCEL OFFICE SOLUTIONS - DALLAS	IT	413.81
07/14/2026	Young & Associates CPA's	prof. services	540.00
07/14/2026	Department of Environmental Quality	Testing	2,317.00
07/14/2026	OMAG	Insurance	4,665.00
07/14/2026	SWEEP	SWEEP	2,250.07
07/15/2026	IRS	taxes	1,192.34
07/15/2026	Town of Luther	Transfer	1,219.11
07/15/2026	Town of Luther	Transfer	410.25
07/15/2026	Town of Luther	Transfer	115.00
07/15/2026	Town of Luther	Transfer	101.28
07/15/2026	Town of Luther	Transfer	87.30
07/15/2026	Town of Luther	Transfer	40.74
07/16/2026	SWEEP	SWEEP	614.98
07/22/2026	QuickBooks Payroll	Payroll	5,183.66
07/22/2026	Oklahoma Tax Commission	taxes	303.00
07/24/2026	SWEEP	SWEEP	267.60
07/27/2026	SWEEP	SWEEP	1,061.07
07/28/2026	SWEEP	SWEEP	912.87
07/29/2026	IRS	taxes	1,271.78
07/29/2026	SWEEP	SWEEP	406.37

07/30/2026	AT&T MOBILITY	It	139.87
07/30/2026	BLUESHIELD OF OK-DEARBORN	Insurance	21.87
07/30/2026	CAYLIN CUNNINGHAM & WALKER SNAPP	refund	75.64
07/30/2026	Delta Dental	Insurance	70.00
07/30/2026	Dollar General Charged Sales	supplies	42.91
07/30/2026	FERGUSON WATERWORKS	Repairs	1,680.00
07/30/2026	FLUENTSTREAM TECHNOLOGIES	IT	43.12
07/30/2026	HARCROS CHEMICALS INC.	supplies	319.00
07/30/2026	JONES HARDWARE	supplies	51.94
07/30/2026	OG&E	utilities	1,223.97
07/30/2026	CONTRACTORS SUPPLY	Repairs	4,566.70
07/30/2026	OKLAHOMA MUNICIPAL RETIREMENT FUND	Pension	291.44
07/30/2026	OMAG	Insurance	1,026.30
07/30/2026	ONG	utilities	8.91
07/30/2026	SWEEP	SWEEP	1,616.58
07/31/2026	SWEEP	SWEEP	816.20
08/05/2026	Brian Proc	reimbursement	290.31

Town of Luther
Budget vs. Actuals
July 2026 vs Overall

	Jul 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
Fines & Forfeitures	6,169.10		6,169.10		6,169.10	0.00	6,169.10	
Insurance Subsidy/Int	2,159.88		2,159.88		2,159.88	0.00	2,159.88	
Interest	2,618.34		2,618.34		2,618.34	0.00	2,618.34	
Licenses & Permits	6,585.69		6,585.69		6,585.69	0.00	6,585.69	
Other/Rents/Fees	129.93		129.93		129.93	0.00	129.93	
Tax Revenues			0.00			0.00	0.00	
Alcoholic Beverage Taxes	300.00		300.00		300.00	0.00	300.00	
Capital Improvement-Sales Tax	11,016.23		11,016.23		11,016.23	0.00	11,016.23	
Cigar & Cigarette Taxes	329.32		329.32		329.32	0.00	329.32	
Franchise Taxes	237.52		237.52		237.52	0.00	237.52	
Gasoline Tax	247.31		247.31		247.31	0.00	247.31	
Motor Vehicle Taxes	368.51		368.51		368.51	0.00	368.51	
Sales Taxes	57,710.61		57,710.61		57,710.61	0.00	57,710.61	
Use Taxes	19,403.01		19,403.01		19,403.01	0.00	19,403.01	
Total Tax Revenues	\$ 89,612.51	\$ 0.00	\$ 89,612.51		\$ 89,612.51	\$ 0.00	\$ 89,612.51	
Total Income	\$ 107,265.45	\$ 0.00	\$ 107,265.45		\$ 107,265.45	\$ 0.00	\$ 107,265.45	
Gross Profit	\$ 107,265.45	\$ 0.00	\$ 107,265.45		\$ 107,265.45	\$ 0.00	\$ 107,265.45	
Expenses								
Fire Department			0.00			0.00	0.00	
Maint & Operations (FD)			0.00			0.00	0.00	
ALL Insurance	2,598.04		2,598.04		2,598.04	0.00	2,598.04	
Dues/Memberships/Vol Pension	60.00		60.00		60.00	0.00	60.00	
Fuel	780.54		780.54		780.54	0.00	780.54	
MEDICAL Parts / Supplies	107.93		107.93		107.93	0.00	107.93	
Office Supplies / Expenses	677.00		677.00		677.00	0.00	677.00	
Phone / Internet / IT	6,358.12		6,358.12		6,358.12	0.00	6,358.12	
Utilities	939.14		939.14		939.14	0.00	939.14	
Vehicle/Repair/Maintenance	87,910.00		87,910.00		87,910.00	0.00	87,910.00	
Total Maint & Operations (FD)	\$ 99,430.77	\$ 0.00	\$ 99,430.77		\$ 99,430.77	\$ 0.00	\$ 99,430.77	
Payroll (FD)			0.00			0.00	0.00	
Employee Benefits	2,091.20		2,091.20		2,091.20	0.00	2,091.20	
Total Payroll (FD)	\$ 2,091.20	\$ 0.00	\$ 2,091.20		\$ 2,091.20	\$ 0.00	\$ 2,091.20	
Total Fire Department	\$ 101,521.97	\$ 0.00	\$ 101,521.97		\$ 101,521.97	\$ 0.00	\$ 101,521.97	
General Government			0.00			0.00	0.00	
Maint & Operations (GG)			0.00			0.00	0.00	
ALL Insurance	2,038.24		2,038.24		2,038.24	0.00	2,038.24	
Bank/Card Fees	258.94		258.94		258.94	0.00	258.94	
Budget / Other Publications	752.06		752.06		752.06	0.00	752.06	
Contract Labor	2,687.50		2,687.50		2,687.50	0.00	2,687.50	
Dues & Memberships	2,109.00		2,109.00		2,109.00	0.00	2,109.00	
Office Supplies / Expenses	866.08		866.08		866.08	0.00	866.08	
Phone / Internet / IT	1,665.97		1,665.97		1,665.97	0.00	1,665.97	
Postage	292.62		292.62		292.62	0.00	292.62	
Professional Services	13,915.00		13,915.00		13,915.00	0.00	13,915.00	
Training / Travel	345.00		345.00		345.00	0.00	345.00	
Utilities	3,444.23		3,444.23		3,444.23	0.00	3,444.23	
Total Maint & Operations (GG)	\$ 28,374.64	\$ 0.00	\$ 28,374.64		\$ 28,374.64	\$ 0.00	\$ 28,374.64	
Payroll (GG)			0.00			0.00	0.00	
Employee Benefits	2,127.44		2,127.44		2,127.44	0.00	2,127.44	
Salary / Wage / Payroll Tax	54.22		54.22		54.22	0.00	54.22	
Total Payroll (GG)	\$ 2,181.66	\$ 0.00	\$ 2,181.66		\$ 2,181.66	\$ 0.00	\$ 2,181.66	
Total General Government	\$ 30,556.30	\$ 0.00	\$ 30,556.30		\$ 30,556.30	\$ 0.00	\$ 30,556.30	

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Police Department		0.00		0.00	0.00	0.00
Capital Outlay (PD)	7,500.00	7,500.00	7,500.00	0.00	7,500.00	
Maint & Operations (PD)		0.00		0.00	0.00	0.00
ALL Insurance	4,837.24	4,837.24	4,837.24	0.00	4,837.24	
Attorney & Judge	2,000.00	2,000.00	2,000.00	0.00	2,000.00	
Credit Card Fees	186.78	186.78	186.78	0.00	186.78	
Fuel	3,351.20	3,351.20	3,351.20	0.00	3,351.20	
Jail / Prisoner Fees	89.16	89.16	89.16	0.00	89.16	
Office Supplies / Expenses	993.82	993.82	993.82	0.00	993.82	
OSBI/OTHER Fees	1,338.18	1,338.18	1,338.18	0.00	1,338.18	
Parts / Supplies / Repairs	25,504.16	25,504.16	25,504.16	0.00	25,504.16	
Phone / Internet / IT	2,635.09	2,635.09	2,635.09	0.00	2,635.09	
Training / Travel / Dues	180.00	180.00	180.00	0.00	180.00	
Uniforms	323.93	323.93	323.93	0.00	323.93	
Utilities	828.57	828.57	828.57	0.00	828.57	
Total Maint & Operations (PD)	\$ 42,268.13	\$ 0.00	\$ 42,268.13	\$ 42,268.13	\$ 0.00	\$ 42,268.13
Payroll (PD)		0.00		0.00	0.00	0.00
Employee Benefits	6,798.27	6,798.27	6,798.27	0.00	6,798.27	
Salary / Wage / Payroll Tax	70.75	70.75	70.75	0.00	70.75	
Total Payroll (PD)	\$ 6,869.02	\$ 0.00	\$ 6,869.02	\$ 6,869.02	\$ 0.00	\$ 6,869.02
Total Police Department	\$ 56,637.15	\$ 0.00	\$ 56,637.15	\$ 56,637.15	\$ 0.00	\$ 56,637.15
Total Expenses	\$ 188,715.42	\$ 0.00	\$ 188,715.42	\$ 188,715.42	\$ 0.00	\$ 188,715.42
Net Operating Income	-\$ 81,449.97	\$ 0.00	-\$ 81,449.97	-\$ 81,449.97	\$ 0.00	-\$ 81,449.97
Other Income						
Transfer from LWPA	-101.28	-101.28	-101.28	0.00	-101.28	
Total Other Income	-\$ 101.28	\$ 0.00	-\$ 101.28	-\$ 101.28	\$ 0.00	-\$ 101.28
Other Expenses						
Payroll Suspense	49,736.34	49,736.34	49,736.34	0.00	49,736.34	
Transfers In/Out	31,195.70	31,195.70	31,195.70	0.00	31,195.70	
Total Other Expenses	\$ 80,932.04	\$ 0.00	\$ 80,932.04	\$ 80,932.04	\$ 0.00	\$ 80,932.04
Net Other Income	-\$ 81,033.32	\$ 0.00	-\$ 81,033.32	-\$ 81,033.32	\$ 0.00	-\$ 81,033.32
Net Income	-\$ 162,483.29	\$ 0.00	-\$ 162,483.29	-\$ 162,483.29	\$ 0.00	-\$ 162,483.29

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Luther Public Works Authority
Budget vs. Actuals
July 2026 vs Overall

	Jul 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
Interest Revenue	190.08		190.08		190.08	0.00	190.08	
Other/Tower Rent	1,080.05		1,080.05		1,080.05	0.00	1,080.05	
Permits/Tap Fees	1,750.00		1,750.00		1,750.00	0.00	1,750.00	
Utility Revenue (Daily Deposit)	41,510.02		41,510.02		41,510.02	0.00	41,510.02	
Water Drop/Wastewater Dump	558.00		558.00		558.00	0.00	558.00	
Total Income	\$ 45,088.15	\$ 0.00	\$ 45,088.15		\$ 45,088.15	\$ 0.00	\$ 45,088.15	
Expenses								
LPWA Maintenance & Operations			0.00		0.00	0.00	0.00	
Accounting Services	540.00		540.00		540.00	0.00	540.00	
Credit Card/Bank Fees	287.67		287.67		287.67	0.00	287.67	
Insurance	6,663.77		6,663.77		6,663.77	0.00	6,663.77	
Office Supplies / Expenses	1,159.34		1,159.34		1,159.34	0.00	1,159.34	
Phones / Internet / IT	736.59		736.59		736.59	0.00	736.59	
Postage & Equip	101.28		101.28		101.28	0.00	101.28	
Repairs/Mtnce/Labor/Airgas	362.53		362.53		362.53	0.00	362.53	
Uniforms	86.08		86.08		86.08	0.00	86.08	
Utilities	585.21		585.21		585.21	0.00	585.21	
Total LPWA Maintenance & Operations	\$ 10,522.47	\$ 0.00	\$ 10,522.47		\$ 10,522.47	\$ 0.00	\$ 10,522.47	
Personnel Services			0.00		0.00	0.00	0.00	
Employee Benefits	3,462.32		3,462.32		3,462.32	0.00	3,462.32	
Salaries / Wages / Payroll Tax	10,839.61		10,839.61		10,839.61	0.00	10,839.61	
Total Personnel Services	\$ 14,301.93	\$ 0.00	\$ 14,301.93		\$ 14,301.93	\$ 0.00	\$ 14,301.93	
Sanitation Service			0.00		0.00	0.00	0.00	
Collection Fee	9,957.47		9,957.47		9,957.47	0.00	9,957.47	
Uniforms	86.08		86.08		86.08	0.00	86.08	
Total Sanitation Service	\$ 10,043.55	\$ 0.00	\$ 10,043.55		\$ 10,043.55	\$ 0.00	\$ 10,043.55	
Sewer System			0.00		0.00	0.00	0.00	
Insurance	972.48		972.48		972.48	0.00	972.48	
Repairs / Maintenance	2,495.62		2,495.62		2,495.62	0.00	2,495.62	
Supplies / Fees	12.13		12.13		12.13	0.00	12.13	
Uniforms	86.07		86.07		86.07	0.00	86.07	
Utilities	880.26		880.26		880.26	0.00	880.26	
Total Sewer System	\$ 4,446.56	\$ 0.00	\$ 4,446.56		\$ 4,446.56	\$ 0.00	\$ 4,446.56	
Water System			0.00		0.00	0.00	0.00	
DEQ Water Testing/Permits	2,838.00		2,838.00		2,838.00	0.00	2,838.00	
Insurance	972.47		972.47		972.47	0.00	972.47	
Meters	1,680.00		1,680.00		1,680.00	0.00	1,680.00	
Repairs / Maintenance	4,313.37		4,313.37		4,313.37	0.00	4,313.37	
Supplies	6,107.08		6,107.08		6,107.08	0.00	6,107.08	
Uniforms	86.07		86.07		86.07	0.00	86.07	
Utilities	1,213.63		1,213.63		1,213.63	0.00	1,213.63	
Total Water System	\$ 17,210.62	\$ 0.00	\$ 17,210.62		\$ 17,210.62	\$ 0.00	\$ 17,210.62	
Total Expenses	\$ 56,525.13	\$ 0.00	\$ 56,525.13		\$ 56,525.13	\$ 0.00	\$ 56,525.13	
Net Operating Income	-\$ 11,436.98	\$ 0.00	-\$ 11,436.98		-\$ 11,436.98	\$ 0.00	-\$ 11,436.98	
Other Income								
Transfers In/Out	-872.40		-872.40		-872.40	0.00	-872.40	
Total Other Income	-\$ 872.40	\$ 0.00	-\$ 872.40		-\$ 872.40	\$ 0.00	-\$ 872.40	
Other Expenses								
Payroll Suspense	3,869.22		3,869.22		3,869.22	0.00	3,869.22	

Total Other Expenses	\$	3,869.22	\$	0.00	\$	3,869.22	\$	3,869.22	\$	0.00	\$	3,869.22
Net Other Income	-\$	4,741.62	\$	0.00	-\$	4,741.62	-\$	4,741.62	\$	0.00	-\$	4,741.62
Net Income	-\$	16,178.60	\$	0.00	-\$	16,178.60	-\$	16,178.60	\$	0.00	-\$	16,178.60

8/3/2026 9:30am

Town Of Luther
Deposit Register
For Outstanding Deposits
For From 7/1/2010 Thru 7/31/2026

Page 16

Account	Customer Name	Reference #	Deposit Date	Refund Date	Deposit Amount	Refund Amount	Outstanding
Total DEPOSIT					\$38,207.80	(\$0.50)	\$38,207.30
02-1309.02	Nighthawk Holdings, LLC	07090D	6/24/2024		\$100.00	\$0.00	\$100.00
Total CREDIT CARD for LANDFILL Commercial					\$100.00	\$0.00	\$100.00
Total LANDFILL Commercial					\$100.00	\$0.00	\$100.00
02-0685.02	Dorsey & Sandra Robinson	111124	10/13/2025		\$50.00	\$0.00	\$50.00
02-1565.00	Randy Bellows	852997	12/16/2019		\$50.00	\$0.00	\$50.00
02-1628.01	Chante & Andrew Gerred	470026	12/29/2025		\$50.00	\$0.00	\$50.00
02-1652.00	Emmaline Kuhn	547749	10/15/2025		\$50.00	\$0.00	\$50.00
Total CREDIT CARD for TRASH					\$200.00	\$0.00	\$200.00
02-0826.00	Angela & Walter Cox	3557	8/2/2010		\$25.00	\$0.00	\$25.00
Total CHECK for TRASH					\$25.00	\$0.00	\$25.00
Total TRASH					\$225.00	\$0.00	\$225.00
02-0844.00	Staci Pickens		10/29/2010		\$80.00	\$0.00	\$80.00
Total CASH for WATER					\$80.00	\$0.00	\$80.00
02-0842.00	KIM TRENARY		10/29/2010		\$80.00	\$0.00	\$80.00
Total CREDIT CARD for WATER					\$80.00	\$0.00	\$80.00
02-0840.00	Greg & Hope Kuhlman	2018	10/15/2010		\$80.00	\$0.00	\$80.00
Total CHECK for WATER					\$80.00	\$0.00	\$80.00
Total WATER					\$240.00	\$0.00	\$240.00
Total Deposits Outstanding:							\$38,772.30

Luther Police Department

Monthly Report

July 2026

Call Type By Radio Log

Call Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
911 hang up	0	0	0	1	1	3	0	0	0	0	0	0	0
Abandoned Vehicle	1	0	2	0	2	4	1	0	0	0	0	0	0
Accident w/ Injury	2	0	0	1	0	0	1	0	0	0	0	0	0
Accident w/o Injury	2	0	0	2	2	2	1	0	0	0	0	0	0
ADMINISTRATIVE DUTY	0	0	0	0	0	0	2	0	0	0	0	0	0
Agency Assist	8	17	16	12	19	21	20	1	0	0	0	0	0
Alarm	2	0	0	2	2	0	3	0	0	0	0	0	0
Animal Complaint	6	5	6	3	5	4	11	0	0	0	0	0	0
Arrest	0	0	0	0	1	0	0	0	0	0	0	0	0
Civil Standby	0	0	3	3	3	4	4	2	0	0	0	0	0
Debris in Roadway	0	1	1	0	0	4	0	0	0	0	0	0	0
Disturbance	3	1	0	1	1	2	0	0	0	0	0	0	0
Domestic Violence	0	1	0	0	0	0	0	0	0	0	0	0	0
Escort/parade	0	0	0	0	0	0	1	0	0	0	0	0	0
Extra Patrol	0	0	1	0	11	9	5	0	0	0	0	0	0
Fight	0	1	0	0	0	0	0	0	0	0	0	0	0
Fire Call	1	2	4	0	1	1	2	0	0	0	0	0	0
Follow Up	0	0	1	2	1	1	0	1	0	0	0	0	0
Found Property	0	0	0	0	1	0	0	0	0	0	0	0	0
Information	3	1	2	3	1	0	3	0	0	0	0	0	0
Livestock/Large Animal	1	0	1	0	0	1	0	0	0	0	0	0	0
Medical Call	1	2	1	1	3	4	3	0	0	0	0	0	0
Misc. Police Work	1	0	13	8	6	5	7	1	0	0	0	0	0
Missing Person	0	0	1	0	0	1	0	0	0	0	0	0	0
Motorist Assist	2	1	2	0	3	0	1	0	0	0	0	0	0
Municipal court	0	0	2	0	0	0	0	0	0	0	0	0	0

GRAND TOTAL	54	46	101	78	98	97	79	7	0	0	0	0	0
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Call Type By Reports

Offense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Assault - Aggravated	0	0	0	0	0	0	1	0	0	0	0	0	1
Assault - Simple	0	1	0	1	1	0	0	0	0	0	0	0	3
Burglary/Larceny/Theft - From Motor Vehicle	0	0	1	1	0	0	0	0	0	0	0	0	2
Civil - Other	0	0	0	0	0	1	0	0	0	0	0	0	1
Driving Under the Influence	0	1	1	3	1	1	0	0	0	0	0	0	7
Drug/Narcotics - Equipment Violations	2	2	3	0	2	0	0	0	0	0	0	0	9
Drug/Narcotics - Violations	3	3	1	1	5	2	0	0	0	0	0	0	15
Drug/Narcotics - Violations - Marijuana	0	1	2	2	1	0	2	0	0	0	0	0	8
Family - Missing Person	0	0	0	0	0	0	1	0	0	0	0	0	1
Larceny/Theft - From Building	0	0	0	0	0	1	0	0	0	0	0	0	1
Liquor Law Violations	0	0	2	1	0	0	0	0	0	0	0	0	3
Other Offenses - Non traffic	1	1	1	1	0	1	2	0	0	0	0	0	7
Pornography/Obscene Material	0	0	1	0	0	0	0	0	0	0	0	0	1
Public Peace - Animal Other	0	1	0	0	0	0	0	0	0	0	0	0	1
Public Peace - Mental Case	1	0	0	0	0	0	0	0	0	0	0	0	1
Public Peace - Unattended Death	0	0	0	0	0	1	0	0	0	0	0	0	1
Runaway	0	0	1	1	0	0	0	0	0	0	0	0	2
Stolen Vehicle/Motor Vehicle Theft	0	0	0	0	1	0	0	0	0	0	0	0	1
Suicide (Attempted/Completed)	0	0	0	1	0	0	0	0	0	0	0	0	1
Threats/Intimidation	0	1	1	0	0	0	0	0	0	0	0	0	2
Traffic - Direct Traffic	1	2	3	2	2	1	0	0	0	0	0	0	11
Traffic - Impounds	1	1	1	0	1	1	0	0	0	0	0	0	5
Traffic - Other	1	3	3	0	1	1	3	0	0	0	0	0	12
Traffic - Signs and Signal	0	0	1	0	0	0	0	0	0	0	0	0	1
Vandalism/Destruction/Damage of Property	0	0	0	0	0	1	1	0	0	0	0	0	2
Warrants - For other Agency	0	0	1	1	0	0	0	0	0	0	0	0	2
Warrants - Local	0	0	1	0	0	0	1	0	0	0	0	0	2
Weapons Law Violations	0	0	0	0	0	0	1	0	0	0	0	0	1
GRAND TOTAL	10	17	24	15	15	11	12	0	0	0	0	0	104

July
Arrest

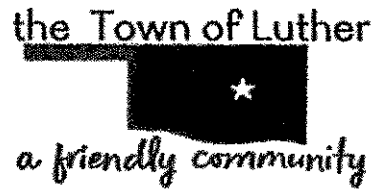
7/19/26 Driving under suspension/ Possession of Marijuana

7/25/26 Public Intoxication/Obstruction

July
Accidents

7/8/26 2 -Vehicle Accident 164th & Luther Road

7/16/2026 1- Vehicle Accident 21700 Highway 66



LPWA MONTHLY REPORT

JULY 2026

Start New Service	6
Stop Service	4
Disconnect non-payment	3
Re-start Service	2
Leaks	2
Sewer Problems	0
New Meters	3
Accounts Billed	614
Late Accounts Billed	142

Cathy Schmitz
Utility Clerk



CODE ENFORCEMENT MONTHLY REPORT/JULY/26

ACTIVITY: The following is a list of cases opened and actions taken.

27 Contacts made, 20 Weeds/Grass, Debris.

5 Trees in street, 2 Furniture.

16 Corrective Actions were made.

17 Courtesy Notices issued, 4 warnings.

Spoke with multiple Residents in person and on phone and agreed to different time plans to get discrepancies resolved.

Progress being made on multiple properties.

Multiple properties removed tree limbs over Steet, Field with high grass that was Blocking traffic has been mowed.

Daniel McClure: Code Enforcement Officer



TOWN OF LUTHER
108 S MAIN, PO BOX 56
LUTHER, OK 73054
405-277-3833
www.townoflutherok.com
office@townoflutherok.com

August 11, 2026, Manager's Report

Working with staff to get the new budget year underway.

Development of planning commission staff reports and agenda packet materials.

Met with Luther Public Schools staff regarding the proposed drainage project and the potential for acquiring an easement on the high school property.

Continued discussion with staff regarding fee structure, including where fees should be increased or added.

Discussion with the Town Attorney regarding the proposed rezoning from May 2026, including annexation research.

Ongoing discussions with our current and other insurance brokers to preview potential insurance rates and/or providers.

Various grant reporting updates completed.

Began developing a possible REAP grant application through ACOG for fire/rescue equipment/vehicles.

Received one application for the Board of Adjustment in June. This group will be appointed by the Board of Trustees (per ordinance) and will hear and decide any variance requests. They will meet as needed. We will make another request in August.

July 18th was the Street Art Mural Event. Many vendors were missing due to illness or vacations, but so were many residents. Ongoing discussions with our Main Street leadership on ways to boost attendance.

Conducting interviews for the court clerk position.

Reviewing initial applicants for the administrative assistant position. We will be conducting interviews shortly after the advertisement closes on 8/19/26.

Initial discussion with fire and police about a possible sales tax increase that would be dedicated to personnel and equipment for fire and police.

As always, please know it is an honor to serve the community in this capacity.

Fwd: Salvage quote

1 message

LPWA 2 <lpwa2@townoflutherok.com>

Wed, Aug 5, 2026 at 2:11 PM

To: Scherrie Pidcock <office@townoflutherok.com>, Johnny Leafly <johnny.leafly@lutherpolice.org>

----- Forwarded message -----

From: **Maggie Whitt** <assistant@b-bautorecyclers.com>

Date: Tue, Aug 4, 2026, 5:27 PM

Subject: Re: Salvage quote

To: LPWA 2 <lpwa2@townoflutherok.com>

B&B AUTO RECYCLERS WILL BID \$1550.

Maggie Whitt

Title Clerk/Dispatcher

B & B Auto Recyclers

10900 NE 23rd Street

OKC, OK 73141

(405) 769-4242 Ext. 106



From: LPWA 2 <lpwa2@townoflutherok.com>**Sent:** Tuesday, August 4, 2026 3:04 PM**To:** Maggie Whitt <assistant@b-bautorecyclers.com>**Subject:** Salvage quote

You don't often get email from lpwa2@townoflutherok.com. Learn why this is important

The town of luther has a 2019 dodge 1500 4x4 5.7L rollover.



307.jpg



308.jpg

INVOICE

LDM AUTOMOTIVE

"JUST A GOOD OLE BOY"

950320 S 3290 RD LUTHER, OK 73054
Phone 4057068666

INVOICE# 2042
DATE: JULY 24, 2026

TO TOWN OF LUTHER
2018 CHEVY TAHOE PPV
MILEAGE: 117,507
VIN:

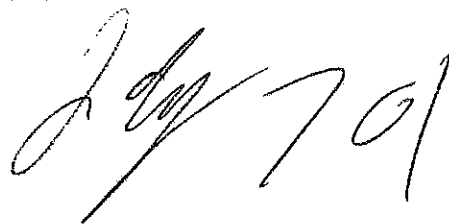
SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
		Due on receipt	

QTY		UNIT PRICE	LINE TOTAL
	REPAIR FUSE TO EMERGENCY LIGHTS	0.6HR@\$125HR	\$75.00
	R&R FRONT BRAKES & ROTORS	1.4HR@\$125HR	\$175.00
	R&R REAR BRAKES & ROTORS	1.4HR@\$125HR	\$175.00
	CHANGE OIL & FILTER	\$20.00	\$20.00
	100 AMP MEGA FUSE	\$12.00	\$12.00
	FRONT BRAKE PADS	\$45.00	\$45.00
2	FRONT BRAKE ROTORS	\$82.00	\$164.00
	REAR BRAKE PADS	\$45.00	\$45.00
2	REAR BRAKE ROTORS	\$82.00	\$164.00
8	QTS 5W-20 MOBIL 1	\$12.00	\$96.00
	OIL FILTER	\$10.00	\$10.00
	AIR FILTER	\$22.00	\$22.00
	CABIN AIR FILTER	\$20.00	\$20.00

SUBTOTAL \$1023.00

PAID

TOTAL \$1023.00



15

Make all checks payable to LARRY MELTON OR LDM AUTOMOTIVE Thank you for your business!

August 5, 2026

Dear Town Manager, Members of the Board of Trustees, and Staff,

I would like to thank you all for the opportunity to work here and with you all for the past 3 years. I have learned a tremendous amount about municipalities and life in general. The knowledge I have gained has been both incredibly valuable and very appreciated.

I have been offered a new opportunity and feel it would be best for my own growth and well-being to accept it. I will miss many things about this position and will always be grateful for my time here.

Please accept my resignation effective Friday, August 21st, 2026.

Thank you,



Stephanie Mason



LA FE JC CONSTRUCTIONS

Phone: 405-314-8073

523 W 9th St, Stroud, OK 74079

lafejcservices@gmail.com

To:

The Town of Luther
108 S Main St
Luther, Ok 73054

Date

July 29, 2026

DESCRIPTION OF WORK	AMOUNT
• Concrete work quote in Luther Oklahoma. • Remove the asphalt base • Prepare the area of 6 x 6 SQF • The concrete has to be 6 inches high above the surface • The 6x6 concrete with #3 Rebar • The work includes: construction materials and labor	

TOTAL AMOUNT

\$ 3,350



Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Item 6

Application Type:

Lot Combination Request

Meeting Date: August 10, 2026

Property Location: 17444 and 17500 E Coffee Creek Road, Luther, Oklahoma

Applicant: Kelly & Josh Milleson

Current Zoning: Agricultural

Parcel Size: Approximately 20 acres when complete

Existing Use: Agricultural/Future Residential (rural acreage)

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a lot combination of two existing parcels that were previously divided by a lot split.

Property Description

The subject property is generally located to the east of N Triple X Road and East Coffee Creek.

Background

This item will be considered by the Board of Trustees at their August 11, 2026, meeting.

The subject properties were originally split into two parcels when the original 14.711 acres was purchased by the applicants. Since that time the remaining area of the previous 20-acre parcel has become available for purchase. To recreate the original parcel boundaries, a lot of combination is needed. Approval of the lot combination will allow for proper recording, assessment, and permitting.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.

Item 7

Application Type:

Lot Split Request

Meeting Date: August 10, 2026

Property Location: 501 S Cedar Street

Applicant: Colton Kuhlman/William Sales

Current Zoning: R-1 Residential

Parcel Size: Approximately 0.50 acres

Existing Use: Residential

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a lot split to the combined six parcels (original plat configuration) can be separated into two lots.

Property Description

The subject property is generally located at the southwest corner of South Cedar Street and SE 5th Street.

Background

This item will be considered by the Board of Trustees at their August 11, 2026, meeting.

The subject properties were originally platted as six lots that were combined into a single parcel. The applicant is looking to obtain a building permit so they can build a second residential structure. The application meets the requirements of the subdivision ordinance for lot splits and meets the requirements of the zoning code relating to minimum lot size.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.

Item 8

Application Type:

Preliminary and Final Request

Meeting Date: August 10, 2026

Property Location: One half block east of the intersection of NW 4th Street and Dogwood.

Applicant: Town of Luther

Current Zoning: Business

Parcel Size: Approximately 0.16 acres (6,700 sq. feet)

Existing Use: Vacant Commercial

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests approval of a preliminary and final plat for the proposed Concession Stand Addition.

Property Description

The subject property is generally located to the south of the Dollar General along 4th Street.

Background

This item will be considered by the Board of Trustees at their August 11, 2026, meeting.

The subject property was originally part of a larger parcel owned by the Town of Luther and included in the legal description of WildHorse Park. During the last few months, the town has negotiated a transfer of the building currently on the site to a new owner. However, to ensure clear title transfer a plat is being prepared for the parcel that will provide for a more efficient title transfer.

The proposed plat was reviewed by staff and the city engineer is compliant with the subdivision regulations and meets the requirements of the code as well as the requirements of the zoning ordinance.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.

Item 9

Application Type:

Zoning Amendment request (including Public Hearing)

Meeting Date: August 10, 2026

Property Location: City-wide
Applicant: Town of Luther
Current Zoning: R-4
Parcel Size: N/A
Existing Use: N/A
Prepared By: Rian Harkins, AICP, Town Manager

Request

Conduct a public hearing and recommend adoption of revised standards for RV Parks contained in proposed Ordinance 2026-1

Property Description

Not Applicable.

Background

This item will be considered by the Board of Trustees at their August 11, 2026, meeting.

The town has been looking to update standards for RV parks for many months, with this agenda item being delayed for multiple reasons. The proposed ordinance provides additional criteria for RV parks as a means to address issues that intermittently arose with this use.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.

Item 10

Application Type:

Zoning Amendment request (including Public Hearing)

Meeting Date: August 10, 2026

Property Location: 511 S Beach

Applicant: Town of Luther

Current Zoning: Agricultural with R-2 proposed

Parcel Size: 0.2376 acres

Existing Use: Vacant Residential

Prepared By: Rian Harkins, AICP, Town Manager

Request

Conduct a public hearing and recommend rezoning the parcel at 511 S Beech and any adjacent parcels as deemed appropriate

Property Description

Lot 6, Block 7, Delaport Addition (aka 511 S Beach)

Background

This item will be considered by the Board of Trustees at their August 11, 2026, meeting.

The town has received a request from the property owner to review zoning for this area to determine if Agricultural or R-2 residential is more appropriate for this parcel. State statutes allow for the governing body (the Board of Trustees in Luther's situation), to call for a review of any or all of the zoning within the municipal boundary.

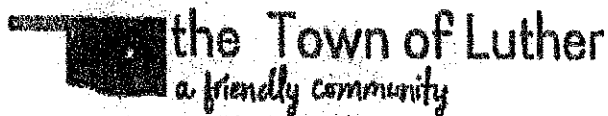
The parcel in question is zoned Agricultural. This entire block, as well as the block immediately east, as zoning Agricultural. This makes residential development, included a proposed manufactured home at this address, difficult for residents. The property owner at this address is looking to place a manufactured home on the parcel, which must be zoning R-2 to avoid creating a non-conforming use.

While this would create an area of R-2 zoning not connected to any other lots within the same

zoning district (aka spot-zoning), staff feels this is a more appropriate zoning classification than the Agricultural district because it is more fitting within a urbanized area and is better suited for this type of housing.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.



LUTHER PLANNING COMMISSION – LOT SPLIT APPLICATION

PO Box 66, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER #: _____
[] RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 17500 and 17444 E. Coffee Creek Road, Luther, OK 73054

LEGAL DESCRIPTION:	17500 E Coffee Creek Road - LUTHER TOWNSHIP	17444 E Coffee Creek Road - LUTHER TOWNSHIP
	PT NW4 SEC 17 14N 1E E BEG NE/C NW4 TH SE1311.20FT W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG	PT NW4 SEC 17 14N 1E E 1/2 OF NE4 OF NW4 EX A TR BEG NE/C NW4 TH SE1311.20FT W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG

PRESENT USE OF PROPERTY: 17500 = Future Homestead 17444 = Vacant PRESENT ZONING: A-1 for Both

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED

COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED

A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

Combine both parcels together into a single 20-acre parcel. Eliminate address of 17444 E Coffee Creek and maintain address of 17500 E Coffee Creek.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Kelly & Joshua Milleson	NAME	The Milleson Family Trust Dated October 7, 2024
ADDRESS	16516 Moorgate Lane	ADDRESS	16516 Moorgate Lane
CITY, ST, ZIP	Edmond, OK 73012	CITY, ST, ZIP	Edmond, OK 73012
DAYTIME PHONE	405-824-5904	DAYTIME PHONE	405-824-5904
EMAIL	kelly@russellinteriorsinc.com	EMAIL	kelly@russellinteriorsinc.com
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Kelly Milleson</u>		<u>July 15, 2026</u>	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

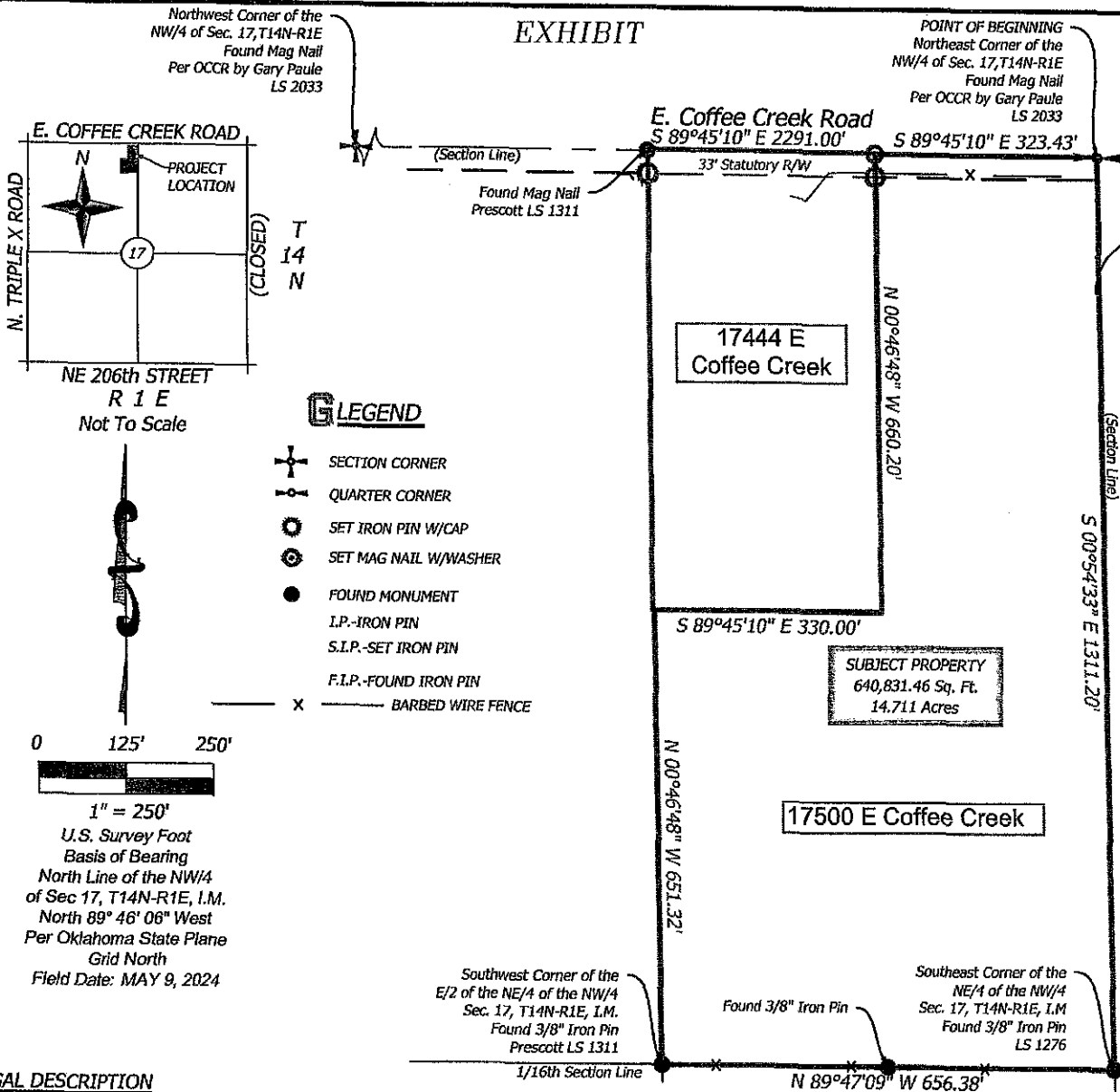
DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-08 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

EXHIBIT



LEGAL DESCRIPTION

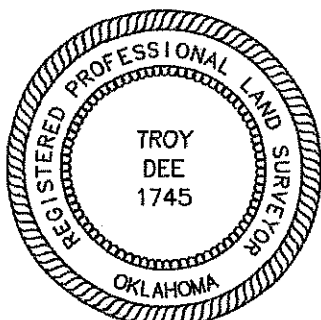
A tract of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of the NW/4; Thence South 00°54'33" East along East line of said NW/4 a distance of 1311.20 feet to the Southeast corner of said NE/4 of the NW/4; Thence North 89°47'09" West along the South line of said NE/4 of the NW/4 a distance of 656.38 feet to the Southwest corner of said E/2 of the NE/4 of the NW/4; Thence North 00°46'48" West along the West line of said E/2 of the NE/4 of the NW/4 a distance of 651.32 feet; Thence South 89°45'10" East parallel with the North line of said NW/4 a distance of 330.00 feet; Thence North 00°46'48" West a distance of 660.20 feet to a point on the North line of said NW/4; Thence South 89°45'10" East along the North line of said NW/4 a distance of 323.43 feet to the POINT OF BEGINNING;

Containing 640,831.46 Sq. Ft. or 14.711 Acres, more or less.

Legal Description prepared on July 10, 2024 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 10 day of July, 2024.



Troy Dee
Troy Dee, PLS #1745
July 10, 2024

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 241499
Plot Date: July 10, 2024

Sheet 1 Of 1



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **KELLY MILLESON** and **JOSHUA MILLESON**, Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **JOSHUA H. MILLESON** and **KELLY D. MILLESON**, Trustees of **THE MILLESON FAMILY TRUST DATED OCTOBER 7, 2024**, Grantee, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

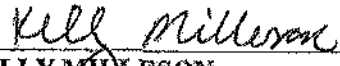
[SEE ATTACHED EXHIBIT "A"]
Legal Description

subject to all easements, restrictions and mineral reservations of record together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

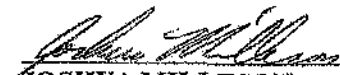
TO HAVE AND TO HOLD said described premises unto the said Grantee, and to the successors and assigns of the Grantee, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except and subject to all matters of record affecting the real property described above.

Signed and delivered this 7th day of October, 2024.

Exempt Documentary Stamp Tax
O.S. Tit. 68, Art. 32, §3201, ¶A & B



KELLY MILLESON



JOSHUA MILLESON

GRANTEE:

The Milleson Family Trust Dated October 7, 2024
16516 Moorgate Lane
Edmond, OK 73012

RETURN TO:

The Milleson Family Trust Dated October 7, 2024
16516 Moorgate Lane
Edmond, OK 73012

MEW

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7th day of October, 2024, personally appeared **KELLY MILLESON** and **JOSHUA MILLESON**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Notary Public
 **DEBBIE TURNER**
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 14003674 Expires 04/21/28

EXHIBIT "A"

(Legal Description)

SURFACE ONLY IN AND TO:

A tract of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast corner of the NW/4; Thence South 00°54'33" East along East line of said NW/4 a distance of 1311.20 feet to the Southeast corner of said NE/4 of the NW/4; Thence North 89°47'09" West along the South line of said NE/4 of the NW/4 a distance of 656.38 feet to the Southwest corner of said E/2 of the NE/4 of the NW/4; Thence North 00°46'48" West along the West line of said E/2 of the NE/4 of the NW/4 a distance of 651.32 feet; Thence South 89°45'10" East parallel with the North line of said NW/4 a distance of 330.00 feet; Thence North 00°46'48" West a distance of 660.20 feet to a point on the North line of said NW/4; Thence South 89°45'10" East along the North line of said NW/4 a distance of 323.43 feet to the POINT OF BEGINNING (the 'Property').

LESS AND EXCEPT ALL MINERALS THAT GRANTOR RESERVES UNTO THEMSELVES.

PHYSICAL ADDRESS: 17500 E. Coffee Creek Road, Luther, OK 73054

EXHIBIT TO DEED

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP; EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned **JOSHUA H. MILLESON** (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a Trustee of **THE MILLESON FAMILY TRUST DATED OCTOBER 7, 2024** (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law."

5. No funding source is being used in the sale or transfer of the Property in violation of Section 121 or any other state or federal law.

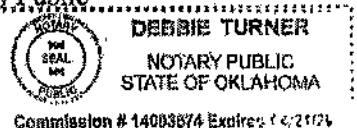
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT

Joshua H. Milleson
AFFIANT, individually and as authorized agent of the Entity

October 7, 2024
Date

The foregoing instrument was acknowledged before me this 7th day of October, 2024, by
JOSHUA H. MILLESON.

Debbie Turner
Notary Public

DEBBIE TURNER
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 14083874 Expires 10/21/26

2025070801098123 R: 16156 P: 1960

07/08/2025 11:03 47 AM Pgs: 4

Fee: \$ 24.00

Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



2025091701133606 B: 16230 P: 1100

09/17/2025 11:36:27 AM Pgs: 5

Fee: \$26.00

Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



Exempt 320213

DOC STAMPS: \$442.50

Correction - Legal Description *

Property Address: 17444 Coffee Creek, Luther, OK 73054 WS

Buyer Mailing Address: 16516 Moorgate Ln, Edmond, OK 73012

WARRANTY DEED (Oklahoma Statutory Form)

That Kelly Milleson and Joshua Milleson, a married couple, Party of the first part, in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Joshua M. Milleson and Kelly D. Milleson, Trustees of The Milleson Family Trust Dated October 7, 2024, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

* See Attached Exhibit "A" for Legal

SURFACE ONLY IN AND TO: The East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT:

A tract of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast corner of the NW/4; Thence South 00°54'33" East along East line of said NW/4 a distance of 1311.20 feet to the Southeast corner of said NE/4 of the NW/4; Thence North 89°47'09" West along the South line of said NE/4 of the NW/4 a distance of 656.38 feet to a point on the West line of said E/2 of the NE/4 of the NW/4; Thence North 00°46'48" West along the West line of said E/2 of the NE/4 of the NW/4 a distance of 783.34 feet; Thence South 89°46'06" East parallel with the North line of said NW/4 a distance of 330.00 feet; Thence North 00°46'48" West a distance of 528.00 feet to a point on the North line of said NW/4; Thence South 89°46'06" East along the North line of said NW/4 a distance of 323.43 feet to the POINT OF-BEGINNING (the "Property").

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part of the second part, heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements and restrictions of record.

* This deed is being recorded to correct the legal description in the deed previously recorded in Book: 16156 Page: 1960

Deed Presented for Filing By: The Closing Agency, LLC

File No.: 200250374

Name of Title Insurer: First American Title Insurance Company

Signed and delivered this 11th day of June, 2025.

Kelly Milleson
Kelly Milleson

Joshua Milleson
Joshua Milleson

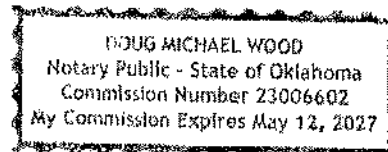
STATE OF OKLAHOMA

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public, in and for said County and State, on this 11th day of June, 2025, personally appeared Kelly Milleson and Joshua Milleson, a married couple, to me known to be the identical person (s) who signed the name of the maker thereof to the within foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Doug Michael Wood
Notary Public in and for the State of OK.
Notary's printed name: Doug Wood
Notary's commission expires: 5/12/27



OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA

)
) ss.
)COUNTY OF Oklahoma

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: Joshua H. Milleson
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Trustee (role, such as titled officer or trustee) of
Joshua H. Milleson and Kelly D. Milleson, Trustees of The Milleson Family Trust (legal name, along with any trade
Dated October 7, 2024
or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to
record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this
Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this
Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary
shall acquire title to or own land in this state either directly or indirectly through a business entity,
trust, or foreign government enterprise, except as hereinafter provided, but they shall have and
enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the
United States under the laws of the nation to which such alien belongs, or by the treaties of such
nation with the United States, except as the same may be affected by the provisions of Section 121
et seq. of this title or the Constitution of this state. Provided, however, the requirements of this
subsection shall not apply to a business entity that is engaged in regulated interstate commerce or
has a national security agreement with the Committee on Foreign Investment in the United States
(CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source
was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or
bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United
States citizen(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to
criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or
incurred by any person or other entity as a result or consequence of the making of or reliance upon such false
statement.

FURTHER AFFIANT SAYETH NOT.

Joshua H. Milleson
AFFIANT, individually and as authorized agent of the Entity

Date

6-11-25

The foregoing instrument was subscribed and sworn to before me this
20 25, by Joshua H. Milleson

11th day of June

NOTARY PUBLIC

My Commission Expires: 5/12/27

My Commission Number: 23006602

DOUG MICHAEL WOOD
Notary Public - State of Oklahoma
Commission Number 23006602
My Commission Expires May 12, 2027

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

COUNTY OF Oklahoma) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: Kelly D. Milleson
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Trustee (role, such as titled officer or trustee) of
Joshua H. Milleson and Kelly D. Milleson, Trustees of The Milleson Family Trust (legal name, along with any trade
Dated October 7, 2024
or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to
record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this
Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this
Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary
shall acquire title to or own land in this state either directly or indirectly through a business entity,
trust, or foreign government enterprise, except as hereinafter provided, but they shall have and
enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the
United States under the laws of the nation to which such alien belongs, or by the treaties of such
nation with the United States, except as the same may be affected by the provisions of Section 121
et seq. of this title or the Constitution of this state. Provided, however, the requirements of this
subsection shall not apply to a business entity that is engaged in regulated interstate commerce or
has a national security agreement with the Committee on Foreign Investment in the United States
(CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source
was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or
bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United
States citizen(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to
criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or
incurred by any person or other entity as a result or consequence of the making of or reliance upon such false
statement.

FURTHER AFFIANT SAYETH NOT.

Kelly Milleson
AFFIANT, individually and as authorized agent of the Entity

Date

6-11-25

The foregoing instrument was subscribed and sworn to before me this
20 25, by Kelly D. Milleson

11th day of June

NOTARY PUBLIC

My Commission Expires: 5/12/27

My Commission Number: 23006602

DOUG MICHAEL WOOD
Notary Public - State of Oklahoma
Commission Number 23006602
My Commission Expires May 12, 2027

EXHIBIT "A" Legal Description

SURFACE ONLY IN AND TO: The East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT:

A tract of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast corner of the NW/4; Thence South $00^{\circ}54'33''$ East along East line of said NW/4 a distance of 1311.20 feet to the Southeast corner of said NE/4 of the NW/4; Thence North $89^{\circ}47'09''$ West along the South line of said NE/4 of the NW/4 a distance of 656.38 feet to the Southwest corner of said E/2 of the NE/4 of the NW/4; Thence North $00^{\circ}46'48''$ West along the West line of said E/2 of the NE/4 of the NW/4 a distance of 651.32 feet; Thence South $89^{\circ}45'10''$ East parallel with the North line of said NW/4 a distance of 330.00 feet; Thence North $00^{\circ}46'48''$ West a distance of 660.20 feet to a point on the North line of said NW/4; Thence South $89^{\circ}45'10''$ East along the North line of said NW/4 a distance of 323.43 feet to the POINT OF BEGINNING. (the "Property").

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **JOSHUA H. MILLESON and KELLY D MILLESON, Trustees of the Milleson Family Trust Dated October 7, 2024**, Party of the first part, in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other valuable considerations in hand paid the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **JOSHUA H. MILLESON and KELLY D MILLESON, Trustees of the Milleson Family Trust Dated October 7, 2024**, Party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SURFACE ONLY IN AND TO:

LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E 1/2 OF NE4 OF NW4 EX A TR BEG NE/C NW4 TH SE1311.20FT W656.38FT N651.32FT E330FT NW660.20FT E323.43FT TO BEG

AND

LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E BEG NE/C NW4 TH SE1311.20FT W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG

RESULTING IN COMBINED PROPERTY:

The East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part of the second part, heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements and restriction of record.

Signed and delivered this 20th day of July, 2026.

Kelly Milleson
Kelly Milleson, Trustee

Joshua Milleson
Joshua Milleson, Trustee

STATE OF OKLAHOMA

COUNTY OF OK

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of July, 2026 personally appeared Kelly Milleson and Joshua Milleson, trustees of The Milleson Family Trust Dated October 7, 2024, to be known to be the identical person (s) who signed the name of the maker thereof to the within foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Doug Michael Wood

Notary Public in and for the State of OK

Notary Printed Name: Doug Wood

Notary's Commission Expires: 5/12/27

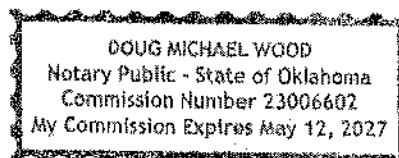


Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF OK)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

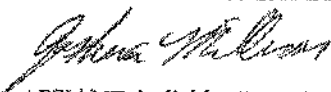
Before me, the undersigned: Joshua H. Milleson (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Trustee (role, such as title officer or trustee) of Joshua H. Milleson and Kelly D. Milleson, Trustees of The Milleson Family Trust Dated October 7, 2024 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No Alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide resident of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution or perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT



AFFIANT, individually and as authorized agent of the Entity

The foregoing instrument was subscribed and sworn to me this 20th day of July 2026, by Joshua H. Milleson

My Commission Expires: 5/12/27

My Commission Number: 23006602



NOTARY PUBLIC

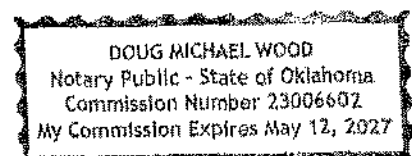


Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF OK)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: Kelly D. Milleson (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Trustee (role, such as title officer or trustee) of Joshua H. Milleson and Kelly D. Milleson, Trustees of The Milleson Family Trust Dated October 7, 2024 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No Alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide resident of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution or perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT

Kelly Milleson

AFFIANT, individually and as authorized agent of the Entity

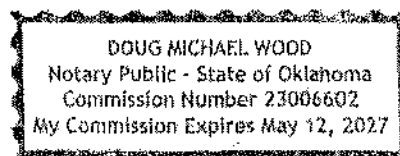
The foregoing instrument was subscribed and sworn to me this 26th day of July, 2026, by Kelly D. Milleson

My Commission Expires: 5/12/27

My Commission Number: 23006602

[Signature]

NOTARY PUBLIC





LUTHER PLANNING COMMISSION – LOT ~~COMBINATION~~ ^{SPLIT} APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____
[] RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 501 S. Cedar St.
LEGAL DESCRIPTION: Lots One(1), to Three(3) in Block six(6), of Chamberlain's Addition to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof
PRESENT USE OF PROPERTY: _____ PRESENT ZONING: _____

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED

COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED

A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Colton Kuhlman</u>	NAME <u>William Sales</u>
ADDRESS <u>405 NE 2nd St / 501 S. Cedar St</u>	ADDRESS <u>507 S. Cedar St.</u>
CITY, ST, ZIP <u>Luther, OK 73054</u>	CITY, ST, ZIP <u>Luther, OK 73054</u>
DAYTIME PHONE <u>572-269-9282</u>	DAYTIME PHONE <u>405-240-6289</u>
EMAIL <u>Colton.kuhlman@yahoo.com</u>	EMAIL _____
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	<u>\$100.00</u>	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
TOTAL AMOUNT PAID			\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-06 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

ORDINANCE 2020-06

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER,
OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT,"
OF THE TOWN OF LUTHER CODE OF ORDINANCES, ADDING SECTION 12-305,
"DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND;" AND
SPECIFICALLY SETTING FORTH THE CRITERIA FOR DEED APPROVALS AND
LOTS SPLITS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY;
AND DECLARING AN EMERGENCY**

**BE IS ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER,
OKLAHOMA:**

SECTION 1. Section 12-305 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby added to read as follows:

SECTION 12-305. DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND.

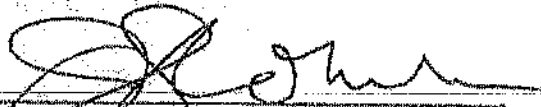
1. No deed for the transfer or subdivision of a lot or land shall be valid and recordable except for that regarding a platted lot or otherwise approved as provided within this section. The Town Board, after recommendation from the Planning Commission, may approve deeds for the transfer of land by metes and bounds description less than five (5) acres, lot splits or subdivisions of land, when the following requirements have been met and documents provided:
 - a. When a survey of all the property described is submitted for review;
 - b. Verification of adequate provision for utilities;
 - c. Verification of access to the property by means of a public or private street and compliance with all other driveway and access ordinances.
 - d. Compliance with the zoning district regulations where the property is situated;
 - e. Compliance with building regulations;
 - f. Signed copies of the deeds to be filed; and
 - g. Copy of the deeds demonstrating ownership of the applicant to lot split.
2. Manufactured housing (R-3), Multi-family (R-4), Business/Commercial (B); or industrial (I) lot splits or subdivisions shall be not be approved until there is a plat submitted for review. Deed approvals or lot splits can be considered at the time of transfer as a first step to the platting process.
3. Any fee for the lot split application, process, and hearing is non-refundable, is payable at the time of application for lot split, and shall be as set out and as periodically modified by the Board of Trustees.

SECTION 2. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such 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.

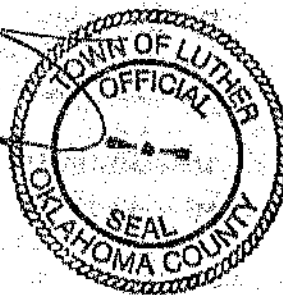
SECTION 4. EMERGENCY. It being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 9th day of June, 2020.


Mayor Jenni White

ATTEST:

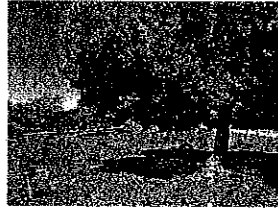
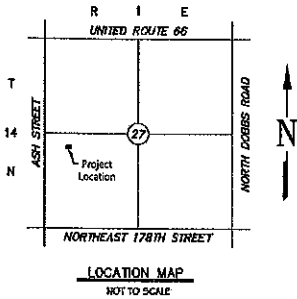

Town Clerk



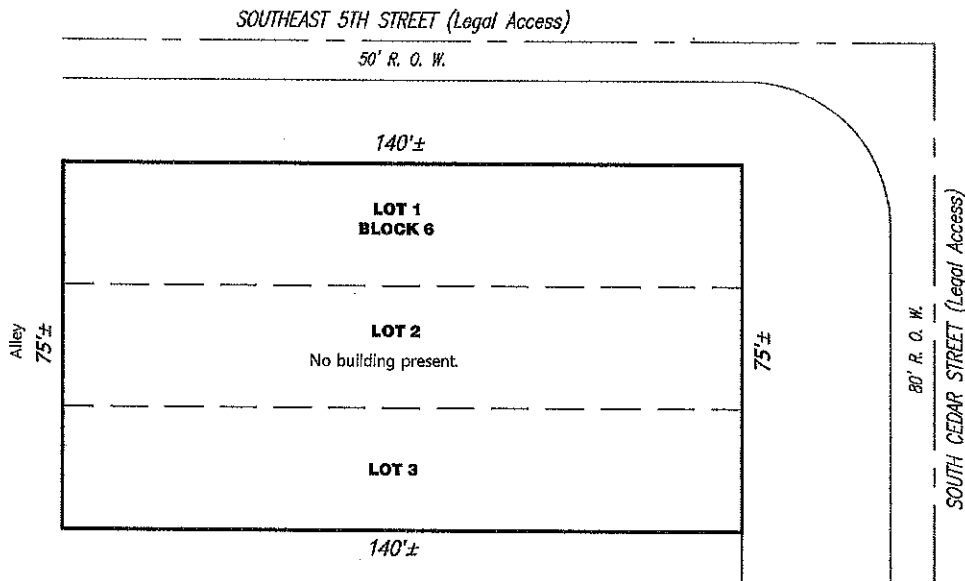
Approved as to form and legality:


Town Attorney

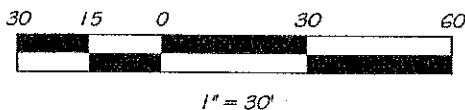
MORTGAGE INSPECTION REPORT
 PORTIONS OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 1 EAST
 OKLAHOMA COUNTY, OKLAHOMA
 507 S CEDAR ST
 LUTHER, OK 3054
 BUYER T.B.D.



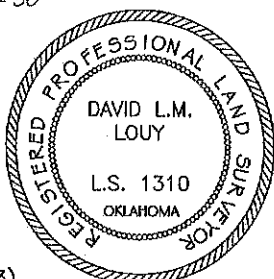
PATRIOT
 SURVEY
Heritage Matters



R.O.W. = Right of Way



800-522-OKIE (6543)



Job: # 43405 - Buyer - T.B.D.



PATRIOT

SURVEY
 P. O. Box 966, Jenks OK 74037
 1-833-752-8833
 CA 8229, Eff. to 6-30-2025

MORTGAGE INSPECTION REPORT
PORTIONS OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 1 EAST
OKLAHOMA COUNTY, OKLAHOMA
507 S CEDAR ST
LUTHER, OK 3054
BUYER T.B.D.



PATRIOT
SURVEY
Heritage Matters

TRACT DESCRIPTION

Lots One (1) to Three (3), in Block SIX (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

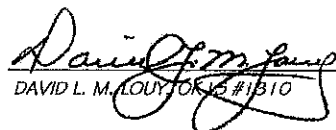
TITLE INFORMATION

American Security Title Insurance Company. Easements noted on provided documents: Plat Book 19, Page 76 – easements shown. No additional easements noted.

**Report prepared without the benefit of a commitment.*

SURVEYOR CERTIFICATION

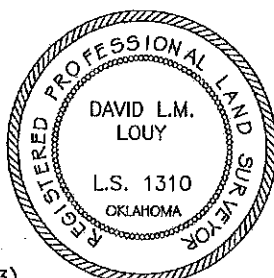
I certify that the above inspection report shows the improvements, other than fences, as located on the premises described, that they are entirely within the described tract boundaries are based upon physical features, there are no significant encroachments, except as indicated, that the above report shows all recorded plat and other such easements as have been disclosed and furnished to me by the client, that the report was prepared for identification purposes only for the mortgagee and IS NOT A LAND OR PROPERTY LINE SURVEY, that NO CORNERS WERE SET and IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES. No liability is assumed herein for future landowners or lending institutions. This Certification IS NOT TRANSFERABLE. If the Surveyors Seal and signature are not in color, this is an unauthorized copy. FEDERAL COPYRIGHT LAWS APPLY.


DAVID L. M. LOUY, OKLA #1310
05/13/2025
DATE

Job: # 43405 - Buyer - T.B.D.



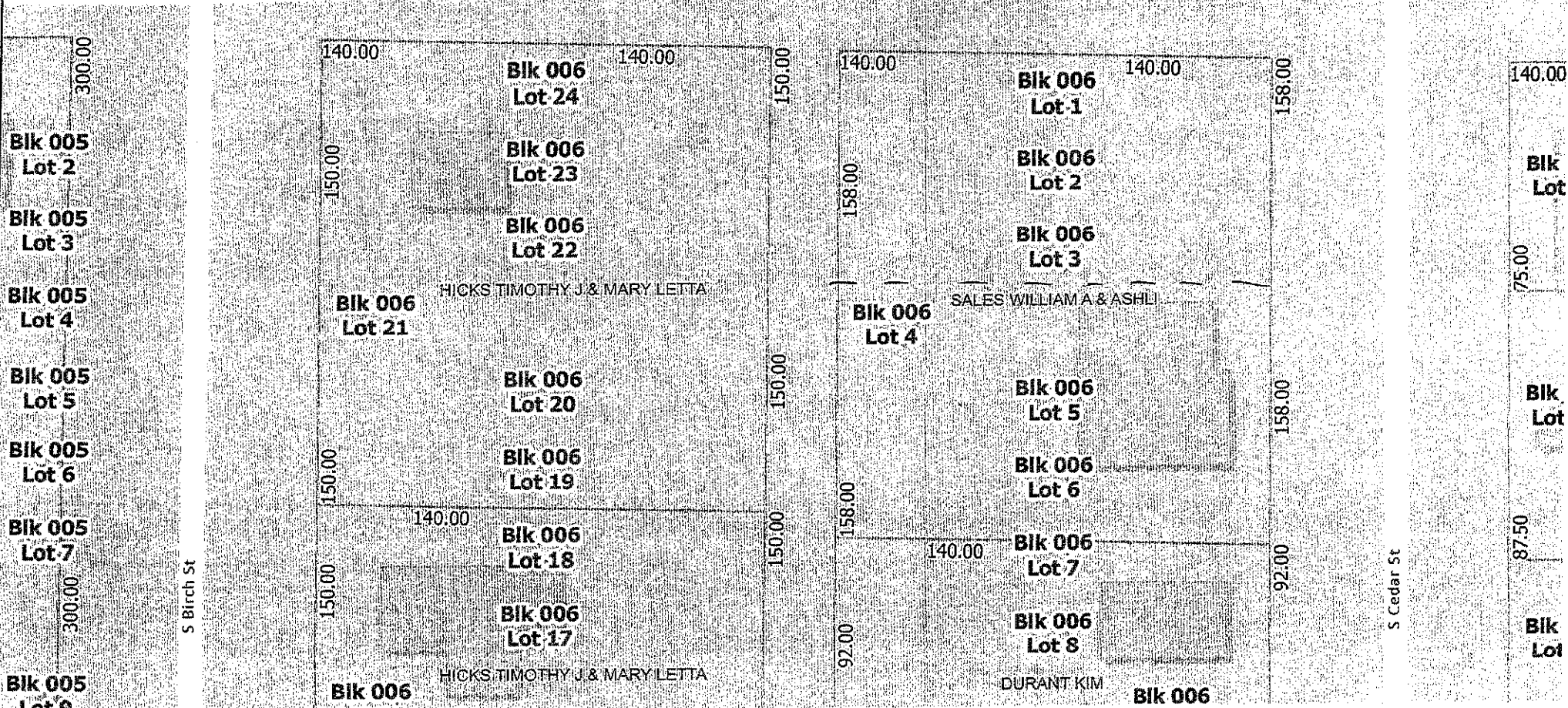
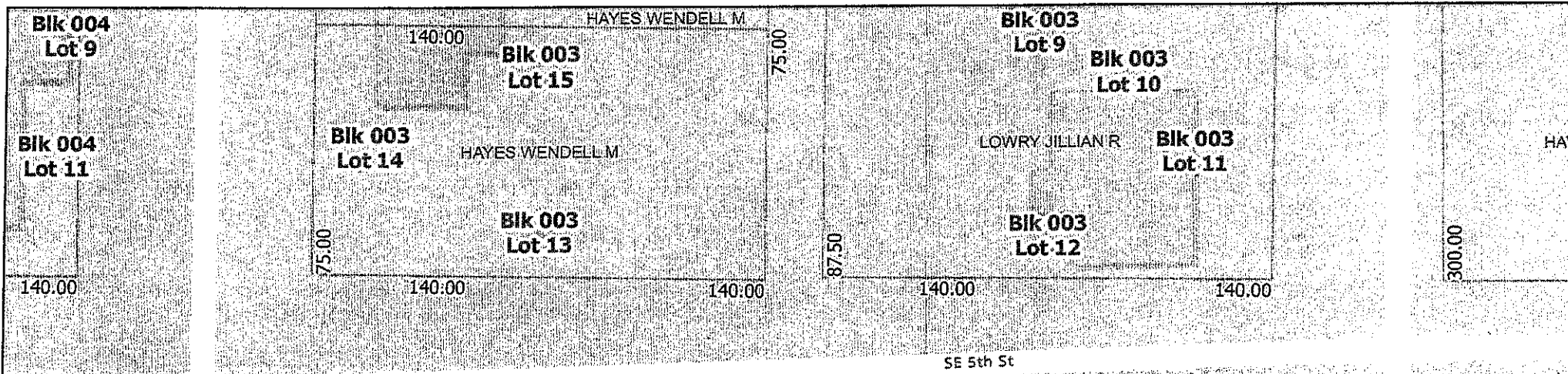
PATRIOT
SURVEY
P. O. Box 966, Jenks OK 74037
1-833-752-8833
CA 8229, Eff. to 6-30-2025



800-522-OKIE (6543)

PAGE 2 OF 2

ArcGIS Web Map



MODIFICATION OF MORTGAGE AND PARTIAL RELEASE OF COLLATERAL

Date: November 13, 2025

Borrower(s):

William A. Sales and Ashli Sales
507 S. Cedar Street
Luther, OK 73054

Lender:

Navy Federal Credit Union
820 Pollin Lane
Vienna, VA 22180

Original Mortgage Details:

This Modification of Mortgage and Partial Release of Collateral (the "Agreement") is made between the Borrower(s) named above ("Borrower") and the Lender named above ("Lender"). This Agreement amends and supplements the following original Security Instrument (the "Mortgage"):

Dated: December 13, 2019

Recorded: December 17, 2019, in the Office of the County Clerk of Oklahoma County, State of Oklahoma, as Document No. 20191217011796640 in Book 14213, Pages 1842-1858

Grantor: William A. Sales and Ashli Sales

Grantee: Navy Federal Credit Union

Original Description of Mortgaged Property:

Lots One (1) to Six (6), both inclusive and the North 8 feet of Lot Seven (7), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

WHEREAS, Borrower and Lender entered into the Mortgage to secure repayment of a

promissory note (the "Note") in the original principal amount of U.S. \$122,100.00, dated December 13, 2019; and

WHEREAS, Borrower and Lender mutually agree to modify the terms of the Mortgage only as specifically set forth below, and Lender agrees to partially release a portion of the real property collateral securing the Mortgage; and

WHEREAS, this Agreement is intended to comply with applicable Oklahoma law, including but not limited to 46 O.S. § 1 et seq. (Mortgages) and 36 O.S. § 5008 (Release of Mortgage Affidavit requirements where applicable);

NOW, THEREFORE, in consideration of the mutual promises herein, the parties agree as follows:

Partial Release of Collateral:

In consideration agreed upon by the parties, Lender hereby releases from the lien of the Mortgage that portion of the real property described as follows (the "Released Property"):

Legal Description of Released Property:

Lots One (1), to Three (3), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The remaining property (the "Remaining Property") continues to secure the modified indebtedness:

Legal Description of Remaining Property:

Lots Four (4), Five (5) Six (6), both inclusive and the North 8 feet of Lot Seven (7), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

This partial release does not impair the validity or priority of the Mortgage lien on the Remaining Property. It is hereby expressly understood, that the release of the hereinbefore described portion of the property, the Released Property, from the Mortgage lien shall not in any way affect the Mortgage lien upon the property thereby conveyed and not hereby or heretofore released, the Remaining Property. Lender reserves all rights and remedies under the Mortgage as to the Remaining Property.

Binding Effect:

This Agreement binds and benefits the parties, their heirs, successors, and assigns. Borrower agrees to execute any additional documents necessary to effectuate this Agreement.

Governing Law:

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

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

Borrower(s):

William A. Sales Date: _____

Ashli Sales Date: _____

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

On this ____ day of _____, 2025, before me, a Notary Public in and for said County and State, personally appeared William A. Sales and Ashli Sales, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Commission Number: _____

Lender:

Navy Federal Credit Union

By: [Signature]

Date: 11-13-25

STATE OF FLORIDA
COUNTY OF ESCAMBIA

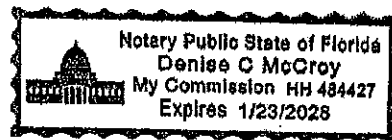
On this 13 day of November, ²⁰²⁵20, before me, a Notary Public in and for said County and State, personally appeared DU BELL, on behalf of Navy Federal Credit Union, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 1-23-28

Commission Number: 114484427



ORIGIN ID: PNSA (800) 243-9334
COLLATERAL RISK
NAVY FEDERAL CREDIT UNION
5050 HERITAGE OAKS DR

PENSACOLA, FL 32526
UNITED STATES US

SHIP DATE: 13NOV25
ACTWGT: 1.00 LB
CAD: 3703889/INET4535

BILL SENDER

TO **WILLIAM A SALES**

507 S CEDAR ST

LUTHER OK 73054

(405) 240-6289
INV:
PO:

REF:

DEPT:



30HJ2601C158F2

TRK#
0201

8858 1638 6407

FRI - 14 NOV 8:00P
STANDARD OVERNIGHT
RES

73054

XS TIKA

OK-US OKC



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.

2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Office of the County Treasurer
Oklahoma County, Oklahoma

MORTGAGE AFFIDAVIT

COUNTY OF OKLAHOMA)

STATE OF OKLAHOMA)

ss.

In a Real Estate Mortgage executed on the 13 day of November, 2025, by
William Sales as MORTGAGOR and
Navy Federal Credit Union as MORTGAGEE,
for property located at (Treasurer's account # or Legal Description): R185311800

I hereby certify that:

The TERM of the mortgage or extension of mortgage is:

☐ 5 years or more
☐ 4 years and less than 5 years
☐ 3 years and less than 4 years
☐ 2 years and less than 3 years
☐ Less than 2 years

The AMOUNT of the mortgage or extension of mortgage, subject to Mortgage Tax, is 0.

Mortgage Tax Payment of 0 (excluding \$5.00 certification fee) is the TOTAL TAX DUE AT
THIS TIME as provided by Oklahoma Statute Title 68 § 1901 et. seq.

I claim EXEMPTION from Mortgage Tax because lender is a Federal Credit Union

(If mortgage tax has been paid, please provide the amount paid, date paid, and receipt number of all prior payments.)

I verify that all of the information provided in this affidavit is true and correct to the best of my knowledge, and
that I am in a position of responsibility to have this knowledge. I am William Sales

William Sales, the affiant, signing this affidavit for the above named Mortgagee.

DATE: 12/3/25

William Sales

(Signature of Affiant)

Subscribed and sworn to before me this 3rd day of December, 2025.

(Seal)

San Juanita Canasco

Notary Public



My Commission Expires: 08/29/27



RECEIVED MTG TAX \$10.00 Fee Only

PAID on 12-03-25 RCPT#13

FORREST "BUTCH" FREEMAN

OKLA CO. TREASURER

BY TAMMY ASHLEY DEPUTY

SEE AFFIDAVIT

MODIFICATION OF MORTGAGE AND PARTIAL RELEASE OF COLLATERAL

Date: November 13, 2025

Borrower(s):

W1

William A. Sales and Ashli Sales
507 S. Cedar Street
Luther, OK 73054

Lender:

Navy Federal Credit Union
820 Follin Lane
Vienna, VA 22180

Original Mortgage Details:

This Modification of Mortgage and Partial Release of Collateral (the "Agreement") is made between the Borrower(s) named above ("Borrower") and the Lender named above ("Lender"). This Agreement amends and supplements the following original Security Instrument (the "Mortgage"):

Dated: December 13, 2019

Recorded: December 17, 2019, in the Office of the County Clerk of Oklahoma County, State of Oklahoma, as Document No. 20191217011796640 in Book 14213, Pages 1842-1858

Grantor: William A. Sales and Ashli Sales

Grantee: Navy Federal Credit Union

Original Description of Mortgaged Property:

Lots One (1) to Six (6), both inclusive and the North 8 feet of Lot Seven (7), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

WHEREAS, Borrower and Lender entered into the Mortgage to secure repayment of a

promissory note (the "Note") in the original principal amount of U.S. \$122,100.00, dated December 13, 2019; and

WHEREAS, Borrower and Lender mutually agree to modify the terms of the Mortgage only as specifically set forth below, and Lender agrees to partially release a portion of the real property collateral securing the Mortgage; and

WHEREAS, this Agreement is intended to comply with applicable Oklahoma law, including but not limited to 46 O.S. § 1 et seq. (Mortgages) and 36 O.S. § 5008 (Release of Mortgage Affidavit requirements where applicable);

NOW, THEREFORE, in consideration of the mutual promises herein, the parties agree as follows:

Partial Release of Collateral:

In consideration agreed upon by the parties, Lender hereby releases from the lien of the Mortgage that portion of the real property described as follows (the "Released Property"):

Legal Description of Released Property:

Lots One (1), to Three (3), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The remaining property (the "Remaining Property") continues to secure the modified indebtedness:

Legal Description of Remaining Property:

Lots Four (4), Five (5) Six (6), both inclusive and the North 8 feet of Lot Seven (7), in Block Six (6), of CHAMBERLAIN'S ADDITION to Luther, Oklahoma County, Oklahoma, according to the recorded plat thereof.

This partial release does not impair the validity or priority of the Mortgage lien on the Remaining Property. It is hereby expressly understood, that the release of the hereinbefore described portion of the property, the Released Property, from the Mortgage lien shall not in any way affect the Mortgage lien upon the property thereby conveyed and not hereby or heretofore released, the Remaining Property. Lender reserves all rights and remedies under the Mortgage as to the Remaining Property.

Binding Effect:

This Agreement binds and benefits the parties, their heirs, successors, and assigns. Borrower agrees to execute any additional documents necessary to effectuate this Agreement.

Governing Law:

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

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

Borrower(s):

William A. Sales

William A. Sales

Date: 12/2/25

Ashli Sales

Ashli Sales

Date: 12/2/25

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

On this 2nd day of Dec, 2025, before me, a Notary Public in and for said County and State, personally appeared William A. Sales and Ashli Sales, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Audrey Stoner
Notary Public

My Commission Expires: 01-08-27

Commission Number: 15000188



Lender:

Navy Federal Credit Union

By: [Signature]

Date: 11-13-25

STATE OF FLORIDA
COUNTY OF ESCAMBIA

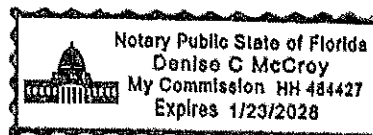
On this 13 day of November, ²⁰²⁵ 20, before me, a Notary Public in and for said County and State, personally appeared ALI BELL, on behalf of Navy Federal Credit Union, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 1-23-28

Commission Number: 121484427





Client: Town of Luther
Project: 26-06-015 LUTHER
Date: 7-16-2026

NEW DESCRIPTION FOR 0.16 ACRE:

Part of the E/2 NW of Section 27, T14N, R1E, I.B.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the NW corner of the E/2 NW;
thence S 00°13'37" W along the West line of the E/2 NW, 435.81 feet to the POINT OF BEGINNING;
thence S 00°26'08" W, 87.15 feet;
thence N 89°57'12" E, 78.85 feet to a corner of the deed found in Book 13192, Page 105;
thence N 00°13'37" E along said deed, 87.34 feet;
thence S 89°54'35" W along said deed, 78.53 feet to the POINT OF BEGINNING. Containing 0.16 acre.

Prepared by Jason Lloyd, RPLS #1971 on 7-16-2026.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING CHAPTER 12, "PLANNING, ZONING AND DEVELOPMENT," CHAPTER 2, "ZONING REGULATIONS," ARTICLE B, "SPECIFIC DISTRICT REGULATIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF LUTHER, AND SPECIFICALLY AMENDING SECTION 12-214, "R-4 DISTRICT - RECREATIONAL VEHICLE PARKS," ELIMINATING MANUFACTURING OR MOBILE HOME COMMUNITIES AND PARKS, PROVIDING FOR RECREATIONAL VEHICLE PARKS, AND ESTABLISHING CRITERIA; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT

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

SECTION I: Section 12-214 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-214 R-4 DISTRICT - RECREATIONAL VEHICLE PARKS

A. Purpose: The purpose of this Section is to provide regulations for Recreational Vehicles in the corporate boundaries of the Town of Luther, Oklahoma, and for the location, development, and maintenance of Recreational Vehicle Parks. The regulations set forth in this Section are designed to promote stable neighborhoods, avoid traffic congestion, and encourage the proper flow of traffic, to prevent health and safety hazards, and to encourage the economical and orderly development and operation of Recreational Vehicle Parks.

B. Definitions: For purposes of this Section, the following terms, words, and phrases shall have the meanings indicated below:

Haulers with Living Quarters means any vehicle or portable structure built on a chassis and designed or used to transport cargo, cars, motorcycles or other property and which contains an area suitable for use as living quarters.

Recreational Vehicle means all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational, and vacation use including, but not limited to recreational vehicles, travel trailers, fifth wheels, tent camper trailers, pop-up campers, haulers with living quarters and motor homes.

RV Park means any tract of land that provides fewer than 2.5 acres per dwelling unit upon which three or more Recreational Vehicles are located, regardless of whether or not a charge is made for such accommodations.

RV Space means the plot of ground within an RV Park, designated and designed for the accommodation of one Recreational Vehicle.

C. Size and Dimensions of RV Parks: The minimum size of RV Parks shall be five (5) acres. Intensity of development shall be limited to each RV space being no less than 30 feet by 50 feet in dimension and located in such a manner that a Recreational Vehicle will not impede or obstruct the normal flow of traffic in the park and streets. The area used for sewerage treatment, public water, open space, or other amenities and utilities shall not be included in the available acreage for the purpose of density computations.

D. Permitted units and structures: The following are permitted in RV Parks:

1. Currently existing Recreational Vehicles;
2. New Recreational Vehicles;
3. Haulers with living quarters;
4. Livestock trailers with living quarters, so long as the conditions set forth herein are fully met;
5. An office building, either of conventional construction or a non-residential mobile trailer allowed as a use permitted on review;
6. One or more service buildings to provide community amenities;
7. One storage unit in good repair, per space;
8. Storm shelters in good repair centrally located to accommodate residents and visitors and approved by the Town Administrator; and/or
9. Such other buildings which are necessary for operation and maintenance of the RV park and which are approved by the Town.

E. Utilities and Connections within RV Parks: Utilities and connections must be installed in accordance with all federal, state, and county rules and regulations. Utilities and connections must be completed by licensed technicians.

F. Sewage Disposal within RV Parks: Wastewater shall be discharged into the RV Park's sanitary sewage disposal system of such construction and in such manner as approved by federal, state, and county agencies, and in accordance with the applicable ordinances of the Town. Design of sanitary sewer system shall be based on the maximum capacity of the RV Park. All disposal facilities shall be located in an area where they will not create a nuisance or health hazard to the owner, occupant, or adjacent property owner. All connections to the Town sanitary sewer system shall be maintained in good connection. Any dump sites shall be constructed in such a way as to provide sufficient capacity for wastewater collection and shall be properly maintained and kept sanitary at all times.

G. Water Supply within RV Parks: All water supply lines and piping shall meet all federal, state, and county rules and regulations with regard to design, construction, and maintenance. The water system shall be connected by pipes to all RV Spaces. All connections shall be made to potable water sources, shall be protected from backflows, and be weather tight, constructed of impervious materials.

H. Refuse Disposal within RV Parks: The storage, collection, and disposal of refuse shall be managed to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, air pollution, water pollution, or any other public safety hazard. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. All refuse shall be collected at least once weekly.

I. Fuel Piping within RV Parks: All piping from outside fuel storage tanks to Recreational Vehicles shall be of acceptable material and shall be permanently installed and securely fastened in place. No piping shall be located inside or beneath a Recreational Vehicle.

J. Fire Protection within RV Parks: All areas shall be kept free of tall grass and weeds, litter, rubbish, and other flammable materials. Fires shall be made only in stoves and other cooking and/or heating equipment intended for such purposes.

K. Registration of Owners and Occupants in RV Parks: Each park owner and operator shall keep a register, which shall be made available upon request of the Town, containing a record of all Recreational Vehicle owners and occupants located within the RV Park. The register shall contain the name and address and contact information of the owner and occupant of each Recreational Vehicle, the RV Space, and the date of arrival and departure.

L. Buffer Planting Strip and Open Space: All RV Parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one row of shrubs, spaced not more than eight feet apart and which will eventually grow to a height of not less than 12 feet. Each and every RV Park shall set aside no less than 10% of each park for purpose of open space.

M. Location and layout: All RV Parks shall comply with the following location and layout requirements:

1. All RV Parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
2. All RV Parks shall be surveyed and platted. Each space shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a manner that is consistent with the Code of Ordinances. Each street within the RV Park shall have appropriate street signs.
3. Every RV space shall be clearly defined. Recreational Vehicles shall be parked at least ten (10) feet from the curb of any road within the RV Park and at least twenty (20) feet from any other unit.
4. No Recreational Vehicle may be located closer than 35 feet from any public street or highway. No Recreational Vehicle may obstruct any roadway.
5. All RV spaces must abut a driveway of not less than twenty (20) feet in width.
6. RV Parks shall have at least one (1) clearly defined parking area for each RV space either on or adjacent to the RV space.
7. Haulers with living quarters, livestock trailers with living quarters shall be allowed so long as appropriate and adequate accommodations are made for any animals or other special requirements.

N. Compliance with Federal, State, and County Regulations or Laws: In addition to the other requirements set forth in this Section, every owner, manager, or operator of an RV Park shall comply with any other rule, regulation or law of applicable federal, state or county governments and agencies, including, but not limited to those pertaining to water, stormwater, and wastewater.

O. RV Parks in existence as of the effective date of this Section may continue to operate; provided that any modification of spaces, hookups, and/or land expanded in any way must fully comply with the provisions of this Section.

SECTION II. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

SECTION III. All ordinances in conflict herewith are hereby repealed.

SECTION IV. This ordinance shall be in full force and effect thirty (30) days from and after its publication.

PASSED AND APPROVED this xxxxx day of xxxxxx, 2026.

MAYOR WILLIAM T. ARPS

ATTEST:

TOWN CLERK

Approved as to form and legality:

Town Attorney

Linda D. Fisher
P.O. Box 591
Luther, OK 73054
720-561-5599
sidewaysplus2@aol.com

June 26, 2026

Board of Trustees
Town of Luther
108 S. Main Street
Luther, OK 73054

Subject: Request for Zoning Map Amendment and Rezoning Approval

Dear Board of Trustees:

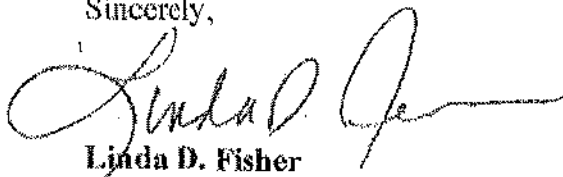
I am respectfully requesting your approval of a zoning map amendment to rezone my recently purchased property, Lots 5, 6, and 7, located between 5th Street and 6th Street on Beech Street, from its current zoning designation to a Residential District.

My intention is to place a new double-wide manufactured home on these lots to serve as my permanent residence. I have purchased the property and am eager to move forward with the purchase, installation, and permitting process for my new home. Approval of this zoning amendment is necessary for me to proceed with these plans,

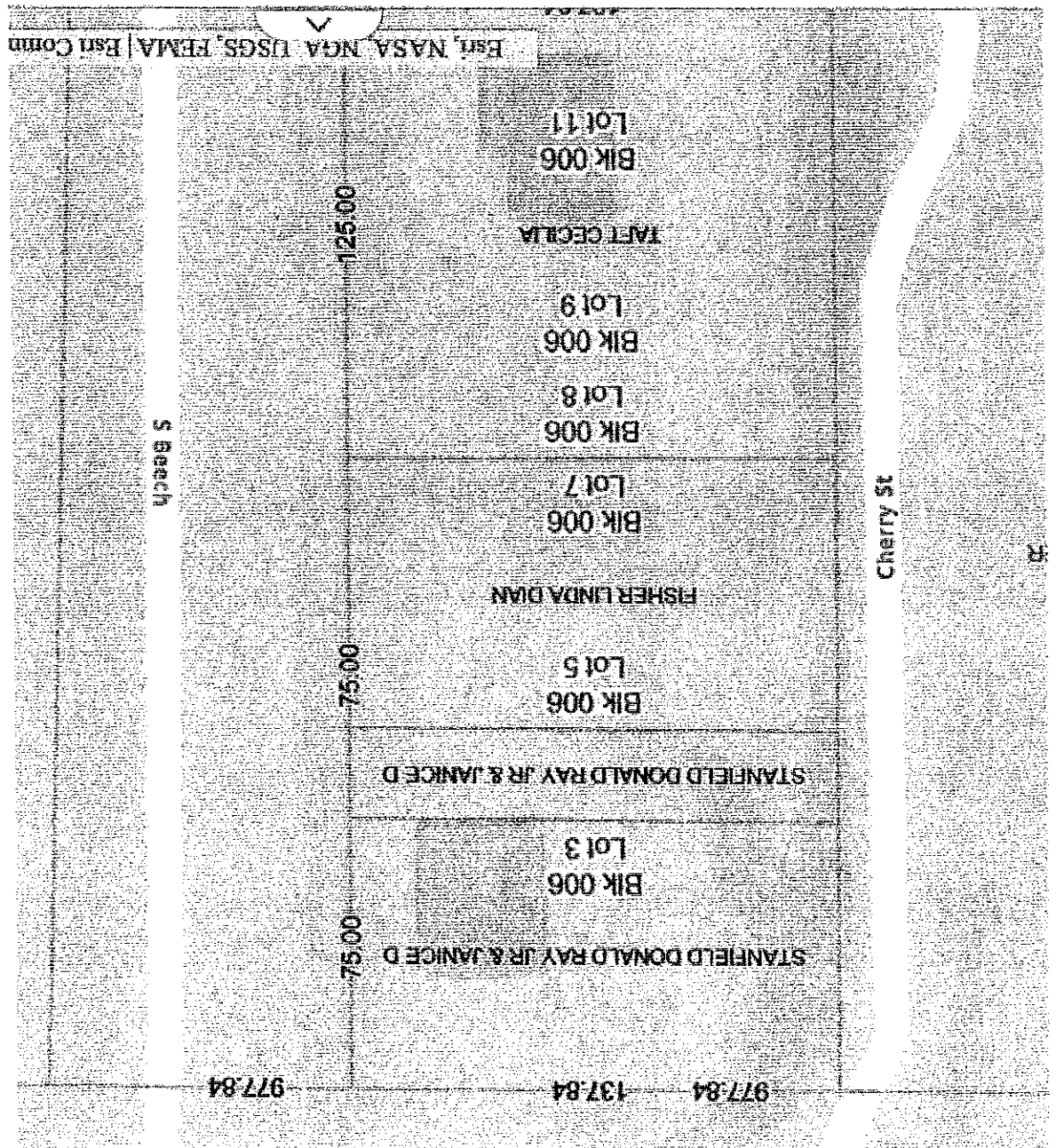
I believe this request is consistent with the residential character of the surrounding neighborhood and will be a positive addition to the community. My home will be well maintained and will contribute to the continued growth and improvement of the area.

I respectfully ask the Board of Trustees to consider and approve this zoning map amendment at its earliest opportunity. Thank you for your time, consideration, and service to our community. I appreciate your thoughtful review of my request and look forward to your favorable response.

Sincerely,



Linda D. Fisher



ORDINANCE NO. 2026-02

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING CHAPTER 12, "PLANNING, ZONING AND DEVELOPMENT," AN ORDINANCE OF THE TOWN OF LUTHER, OKLAHOMA, REZONING CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF LUTHER, OKLAHOMA, FROM A (AGRICULTURAL DISTRICT) TO I (INDUSTRIAL DISTRICT); AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF LUTHER; ACCORDINGLY, PROVIDING FOR SEVERABILITY

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

WHEREAS, an application has been submitted requesting the rezoning of the real property described herein from A (Agricultural District) to R-2 (Residential/Manufactured Housing) and

WHEREAS, the Planning Commission of the Town of Luther, Oklahoma, has reviewed the application and held a public hearing in accordance with the laws of the State of Oklahoma and the ordinances of the Town of Luther; and

WHEREAS, the Town Board finds that the requested rezoning is consistent with the public health, safety, morals, and general welfare of the Town of Luther and is in the best interests of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION I: Rezoning:

The following described real property located within the corporate limits of the Town of Luther, Oklahoma, is hereby rezoned from A (Agricultural District) to R-2 (Residential/Manufactured Housing District) and noted accordingly on the official zoning map.

Delaporte Second Addition Lots 5 thru 7, Block 006.

Commonly known as 511 S Beech St, Luther, Oklahoma

SECTION II. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

SECTION III. All ordinances in conflict herewith are hereby repealed.

SECTION IV. This ordinance shall be in full force and effect thirty (30) days from and after its publication.

PASSED AND APPROVED this 11th day of August, 2026.

MAYOR WILLIAM T. ARPS

ATTEST:

TOWN CLERK

Approved as to form and legality:

Town Attorney