

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on Monday, October 19, 2015, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Clerk PRIOR TO THE CALL TO ORDER

AGENDA

- A) Call to Order - Timothy Lee Fox, Mayor**
- B) Roll call, declaration of quorum – Susan White, City Clerk; Timothy Lee Fox, Mayor**
- C) Invocation – Faith Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) City Manager Report – Roger Kolman, City Manager**
- F) Mayor Report – Timothy Lee Fox, Mayor**
- G) Council Comments**
- H) Public Comments**
- I) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from October 5, 2015 meeting.**
 - 2) Discussion and possible action to approve Ordinance No. 712, An Ordinance Amending Title 10, Building And Development; Chapter 1, Administration And Enforcement; Article A, Building Inspection Process; Section 2, Time For Inspection; Reinspections, (§ 10-1A-2); Amending Title 10, Building And Development; Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 1, Adoption Of Codes (§ 10-2A-1); And Amending Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 2, Amendments To Codes (§ 10-2A-2) By Adding § 10-2A-2-2, Miscellaneous Amendments To Codes Identified In §10-2A-1, All Foregoing Amendments To The Code Of Ordinances For The City Of Glenpool At Title 10, Building And Development; Repealing Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency.
(John Staires, Glenpool Building Official)**
 - 3) Discussion and possible action to approve Emergency Clause, upon finding it immediately necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof that the provisions of Ordinance No. 712 be brought into immediate compliance with the Oklahoma Uniform Building Code Commission Act, an emergency is**

hereby declared to exist, by reason whereof Ordinance No. 712 shall take effect and be in full force from and after its passage as provided by law.

(Lowell Peterson, City Attorney)

- 4) Discussion and possible action to approve request to vacate Mid Continent Plaza Plat # 4107, request submitted on behalf of Saint Francis Hospital South, LLC.

(Rick Malone, City Planner)

- 5) Discussion regarding possible propositions to be placed before the voters related to the extension of the expiring Tulsa County Vision 2025 sales tax.

(Roger Kolman, City Manager)

J) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, 2015 at _____ am/pm.

Signed: _____
City Clerk

MINUTES

CITY COUNCIL MEETING

October 5, 2015

The Regular Session of the Glenpool City Council was held at 6:00 p.m., Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Jennifer Ballew, Councilor; Momodou Ceesay, Vice Mayor; and Tim Fox, Mayor. Patricia Agee, Councilor and Brandon Kearns, Councilor were absent.

Staff present: Roger Kolman, City Manager; Lowell Peterson, City Attorney; Susan White, City Clerk; Julie Casteen, Finance Director; Lynn Burrow, Community Development Director; Rick Malone, City Planner; Lea Ann Reed, Conference Center Director; Dennis Waller, Police Chief and Paul Newton, Fire Chief.

Also present was: Pastor Rick Tabisz from King of Kings Lutheran Church.

- A) Mayor Fox called the meeting to order at 6:05 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Pastor Rick Tabisz offered the Invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Glenpool Conference Center Report – Lea Ann Reed**
 - Lea Ann Reed reported that the Glenpool Conference Center had been chosen as the Best Banquet Facility in the Tulsa World's Best in the World contest.
 - She also highlighted past and upcoming events, including the Carson and Barnes circus, held Sept 30 - Oct 1, and Public Safety Day which is slated for October 24.
 - She reported collections for the first quarter of FY 15-16 were \$86,000.
- F) Community Development Report – Lynn Burrow, Community Development Director**
 - Lynn Burrow, Community Development Director updated the City Council on the progress of the 121st Street signalization project; Master Street Improvement plan; Saint Francis Hospital project; Mansfield Lane rezoning; water tower project; as well as an update on the number of residential and commercial building permits issued.
- G) City Manager Report – Roger Kolman, City Manager**
 - Mr. Kolman announced that Grandview Heights apartments are open for leasing.
 - He reported that a contractor working for a telecommunication company hit our water line six times last week causing water crews to shut down the line for emergency repairs.
 - Mr. Kolman also commented on the increase in residential building permits for 2015 stating, "Things are looking up in Glenpool".
- H) Mayor Report – Tim Fox, Mayor**
 - Mayor Fox attended the Cities Unlimited meeting; the I Was There Festival; the Glenn Abbey Homeowners Association block party and will attend the INCOG meeting later in the week.

- He was privileged to give a Glenpool history lesson to a local Cub Scout troop on Oct. 2.
- He offered his congratulations to the Glenpool Lady Warrior softball team for winning Districts the second year in a row.

I) Council Comments

- Vice Mayor Ceesay reported that he had attended the Annual OML Conference and Awards Breakfast.

J) Public Comments

- None

K) Scheduled Business

1) Discussion and possible action to approve minutes from September 14 and September 21 meetings.

MOTION: Vice Mayor Ceesay moved, second by Councilor Ballew to approve minutes as presented.

FOR: Councilor Ballew; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

ABSENT: Councilor Agee; Councilor Kearns

Motion carried.

2) Discussion and possible action to accept the CDBG award of \$52,200 for Senior Building Improvements; authorize matching funds of \$5,800 which is budgeted in the FY 2015-2016 General Fund budget account 01-6-14-6275 Park Improvements; and approve the Grant Contract.

Rick Malone, City Planner presented the Contract Award for approval.

MOTION: Vice Mayor Ceesay moved, second by Councilor Ballew to accept and approve the Contract award of \$52,200 and authorize matching funds of \$5,800 to finance the proposed project.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Ballew

AGAINST: None

ABSENT: Councilor Agee; Councilor Kearns

Motion carried.

3) Discussion regarding possible propositions to be placed before the voters related to the extension of the expiring Tulsa County Vision 2025 sales tax.

Mr. Kolman, City Manager presented for discussion possible projects to be considered and funded by the extension of the Vision 2025 sales tax which expires in 2016. Councilors expressed their opinions concerning worthy projects. Consideration was given to upgrades to Public Safety communication system; park systems; street repair; and economic development. Propositions will be placed on a ballot and voters will decide for or against an extension of the expiring Vision tax for the purpose of funding the proposed projects.

L) Adjournment.

- Meeting was adjourned at 7:09 p.m.

Date

Mayor

ATTEST:

City Clerk



To: Hon. Timothy L. Fox, Mayor
Hon Momodou Ceesay, Vice Mayor
Members of the City Council

From: John Staires, Building Official

Date: October 6th, 2015

Subject: Building Code Amendments

Background

The Oklahoma Uniform Building Code Commission Act, Title 59-Professions and Occupations, §§ 1000.20 *et seq.* of the Oklahoma Statutes, (the “Act”) authorizes the Oklahoma Uniform Building Code Commission (“Commission”) to review and adopt all building codes, along with statewide amendments, for residential and commercial construction to be used by all entities within the State of Oklahoma. The codes and standards adopted by the Commission are established as the minimum standards for residential and commercial construction throughout the State. All cities and towns in the State that adopt a building code are required by the Act to adopt and enforce the codes adopted by the Oklahoma Uniform Building Code Commission as their minimum construction standards.

The Act also grants any municipality the authority to enact and enforce ordinances containing more stringent standards than the minimum standards set by the Commission, and to amend its ordinances to make changes that are necessary to accommodate local conditions. Local changes that deviate from the Commission’s codes must be submitted to and approved by the Commission. Local adoption of the codes enacted by the commission gives the City the ability to enforce both the statewide codes and the amendments. The following codes will go into effect statewide on November 1st, 2015:

- 2015 International Building Code (IBC)
- 2009 International Residential Code (IRC)
- 2015 International Mechanical Code (IRC)
- 2015 International Plumbing Code (IPC)
- 2015 International Property Maintenance Code (IPMC)
- 2015 International Existing Building Code (IEBC)
- 2015 NFPA 101 Life Safety Code (NFPA 101-2015).
- 2015 International Fire Code (IFC)
- 2015 International Fuel Gas Code (IFGC)
- 2014 National Electrical Code (NEC)

Construction standards are codified by the International Code Council and the National Fire Protection Association and are amended every three years. The codes referenced for adoption in Ordinance No.712 cover commercial construction work. The 2015 International Residential Code will be adopted statewide sometime in 2016, which will require a local adoption at that

time. The 2014 National Electrical Code was previously adopted by the City through Ordinance No. 703.

Staff Recommendation

Staff recommends that the Council adopt Ordinance No.712, which adopts and incorporates the above-listed codes by reference, and establishes certain appropriate local amendments.

Attachments:

- Ordinance No.712
- Emergency Clause

ORDINANCE NUMBER 712

AN ORDINANCE AMENDING TITLE 10, BUILDING AND DEVELOPMENT; CHAPTER 1, ADMINISTRATION AND ENFORCEMENT; ARTICLE A, BUILDING INSPECTION PROCESS; SECTION 2, TIME FOR INSPECTION; REINSPECTIONS, (§ 10-1A-2); AMENDING TITLE 10, BUILDING AND DEVELOPMENT; TITLE 10, BUILDING AND DEVELOPMENT; CHAPTER 2, BUILDING CODES AND REGULATIONS; ARTICLE A, BUILDING CODES; SECTION 1, ADOPTION OF CODES (§ 10-2A-1); AND AMENDING TITLE 10, BUILDING AND DEVELOPMENT; CHAPTER 2, BUILDING CODES AND REGULATIONS; ARTICLE A, BUILDING CODES; SECTION 2, AMENDMENTS TO CODES (§ 10-2A-2) BY ADDING § 10-2A-2-2, MISCELLANEOUS AMENDMENTS TO CODES IDENTIFIED IN § 10-2A-1, ALL FOREGOING AMENDMENTS TO THE CODE OF ORDINANCES FOR THE CITY OF GLENPOOL AT TITLE 10, BUILDING AND DEVELOPMENT; REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY

WHEREAS, Pursuant to the Oklahoma Uniform Building Code Commission Act, Title 59-Professions and Occupations, §§ 1000.20 *et seq.* of the Oklahoma Statutes, (the “Act”) the Oklahoma Uniform Building Code Commission (“Commission”) has the power and the duty to review and adopt all building codes for residential and commercial construction to be used by all political subdivisions and code enforcement authorities within the State of Oklahoma; and

WHEREAS, Codes and standards adopted by the Commission are established as the minimum standards for residential and commercial construction throughout the State; and

WHEREAS, Any municipality that adopts building standards is required by the Act to adopt and enforce codes adopted by the Oklahoma Uniform Building Code Commission as the minimum construction standards to be implemented in such municipality; and

WHEREAS, The Act grants to any municipality the authority to enact and enforce ordinances containing more stringent standards than the minimum standards set by the Commission and to amend such ordinances from time to time to make changes necessary to accommodate local conditions; provided, such changes shall be approved by the Commission; and

WHEREAS, It will be beneficial to the City of Glenpool and its residents to clarify and provide enforcement for the policy of making property re-inspections; and

WHEREAS, there have been updates or amendments to the building, mechanical, plumbing, existing building, fire and fuel gas codes applicable to the City of Glenpool.

THEREFORE, BE IT ORDAINED by the City Council of the City of Glenpool **THAT:**

§ 1. The following section of Title 10, Building and Development; Chapter 1, Administration and Enforcement; Article A, Building Inspection Process; Section 10-1A-2, Time

for Inspection; Re-Inspections, of the Ordinances for the City of Glenpool shall be and hereby is amended to read as follows:

10-1A-2: REINSPECTIONS:

A reinspection fee will be required to be paid if the initial inspection requested is not approved or if the work was not completed at the time of the inspection. A failed inspection must have the violations repaired and a reinspection scheduled within seven days from the date of the rejection. Any contractor that has incurred a failed inspection will not be able to schedule subsequent inspections for any work in the City of Glenpool until the violations noted on the failed inspection are corrected. (Ord. 655, 1-2-2012; amd. 2013 Code)

§ 2. The following section of Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 1, Adoption Of Codes (§ 10-2A-1) of the Ordinances for the City of Glenpool shall be and hereby is amended to read as follows:

10-2A-1: ADOPTION OF CODES:

The following codes, except as they may be exceeded or supplemented by applicable provisions of any building, mechanical, plumbing, electrical or other codes adopted or to be adopted or amended by the Oklahoma Uniform Building Code Commission pursuant to senate bill no. 1182 (effective May 22, 2009), shall be established for all construction, alteration, use, occupancy, and maintenance of all buildings and other structures within the corporate limits of the city:

2015 International Building Code (IBC)

2009 International Residential Code (IRC)

2015 International Mechanical Code (IRC)

2015 International Plumbing Code (IPC)

2015 International Property Maintenance Code (IPMC)

2015 International Existing Building Code (IEBC)

2015 NFPA 101 Life Safety Code (NFPA 101-2015).

2015 International Fire Code (IFC)

2015 International Fuel Gas Code (IFGC)

2014 National Electrical Code (NEC)

(Ord. 655, 1-2-2012; amd. 2013 Code)

§ 3. The following section of Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 2, Amendments to Codes (§ 10-2A-2) of the Ordinances for the City of Glenpool shall be and hereby is amended by adding subsection 10-2A-2-2 immediately following subsection 10-2A-2-1, **National Electrical Code**, to read as follows:

10-2A-2: AMENDMENTS TO CODES

10-2A-2a General

The following sections of Oklahoma State Statute contain amendments to the construction codes adopted by the City of Glenpool. These amendments, as applicable, are adopted by reference as construction standards for the City of Glenpool:

§ Title 48, Chapter 20, Sections 20-1-1 through 20-15-17

§ 4. The City may begin enforcing the standards and requirements of this Ordinance, to the extent they meet or exceed standards and requirements of any building, mechanical, plumbing, electrical or other codes adopted or to be adopted or amended by the Oklahoma Building Code Commission, or are permissible as local amendments pursuant to the Oklahoma Uniform Building Code Commission Act, *no fewer than 30 days after submitting such standards and requirements to the Oklahoma Uniform Building Code Commission in such form as the Commission may prescribe.*

§ 5. Legal publication of this Ordinance may be done by publishing the title and a summary of its contents and shall not require publication of the entire Ordinance.

§ 6. At least one copy of this Ordinance shall be kept in the offices of the City Clerk and the Community Development Department for public use, inspection, and examination. Each of the City Clerk and the Community Development Department shall keep copies of this Ordinance for distribution to the public as requested.

§ 7. Except as otherwise amended by this Ordinance, Title 10, Building and Development of the City of Glenpool City Code (2013), shall remain unchanged and in full force and effect.

§ 8. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

§ 9. The City Council, by separate vote, finds that this Ordinance shall be immediately effective in order to protect the public safety, health and welfare, and declares an emergency for that purpose.

PASSED AND APPROVED by the City Council of the City of Glenpool this 19th day of October 2015.

Tim Fox, Mayor

Attest:

[SEAL]

Susan White, City Clerk

Approved as to form:

Lowell Peterson, City Attorney

Emergency Clause

WHEREAS, it being immediately necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof that the provisions of Ordinance No. 712, An Ordinance Amending Title 10, Building And Development; Chapter 1, Administration And Enforcement; Article A, Building Inspection Process; Section 2, Time For Inspection; Reinspections, (§ 10-1A-2); Amending Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 1, Adoption Of Codes (§ 10-2A-1); And Amending Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 2, Amendments To Codes (§ 10-2A-2) By Adding § 10-2A-2-2, Miscellaneous Amendments To Codes Identified In § 10-2A-1, All Foregoing Amendments To The Code Of Ordinances For The City Of Glenpool At Title 10, Building And Development; Repealing Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency, to wit that the Building Code for the City of Glenpool be brought into immediate compliance with the Oklahoma Uniform Building Code Commission Act, an emergency is hereby declared to exist, by reason whereof said Ordinance No. 712 shall take effect and be in full force from and after its passage as provided by law.

PASSED and the Emergency Clause ruled upon separately and approved this 19th day of October 2015.

Tim Fox, Mayor

Attest:

Susan White, City Clerk

Approved:

Lowell Peterson, City Attorney

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RICK MALONE, CITY PLANNER

RE: STAFF RECOMMENDATION
VACATION OF PLAT: "MID-CONTINENT PLAZA".

DATE: October 19th, 2015

BACKGROUND:

Mark Petrich with Hall Estill Attorneys at Law, representing Saint Francis Hospital South, LLC, has submitted a request to vacate the plat of Mid-Continent Plaza containing 9.9 acres located at the SE/corner of 151st street and US 75. In order to allow the St. Francis-Glenpool preliminary plat, as approved by the Planning Commission on October 12, to go forward, it will be necessary to vacate the pre-existing Mid-Continent Plaza plat to eliminate property lines, easements, rights of way, and points of access to abutting streets that interfere with the design of the new (St. Francis) plat.. The Mid-Continent Plaza plat (#4107) was filed June 2, 1981 by Mid-Continent Concrete Company. Mid-Continent has never exercised any of its rights under the plat and no longer has any interest in the property. The property covered by the Mid-Continent plat is now owned, in part, by the Oklahoma Department of Transportation and in part by St. Francis Hospital South, LLC. ODOT, St. Francis and the City of Glenpool concur in the need and propriety of vacating the older plat.

ZONING:

This property is currently zoned CG (Commercial General) and all rezoning is subject to platting the property prior to development.

TAC MEETING: 9/25/15

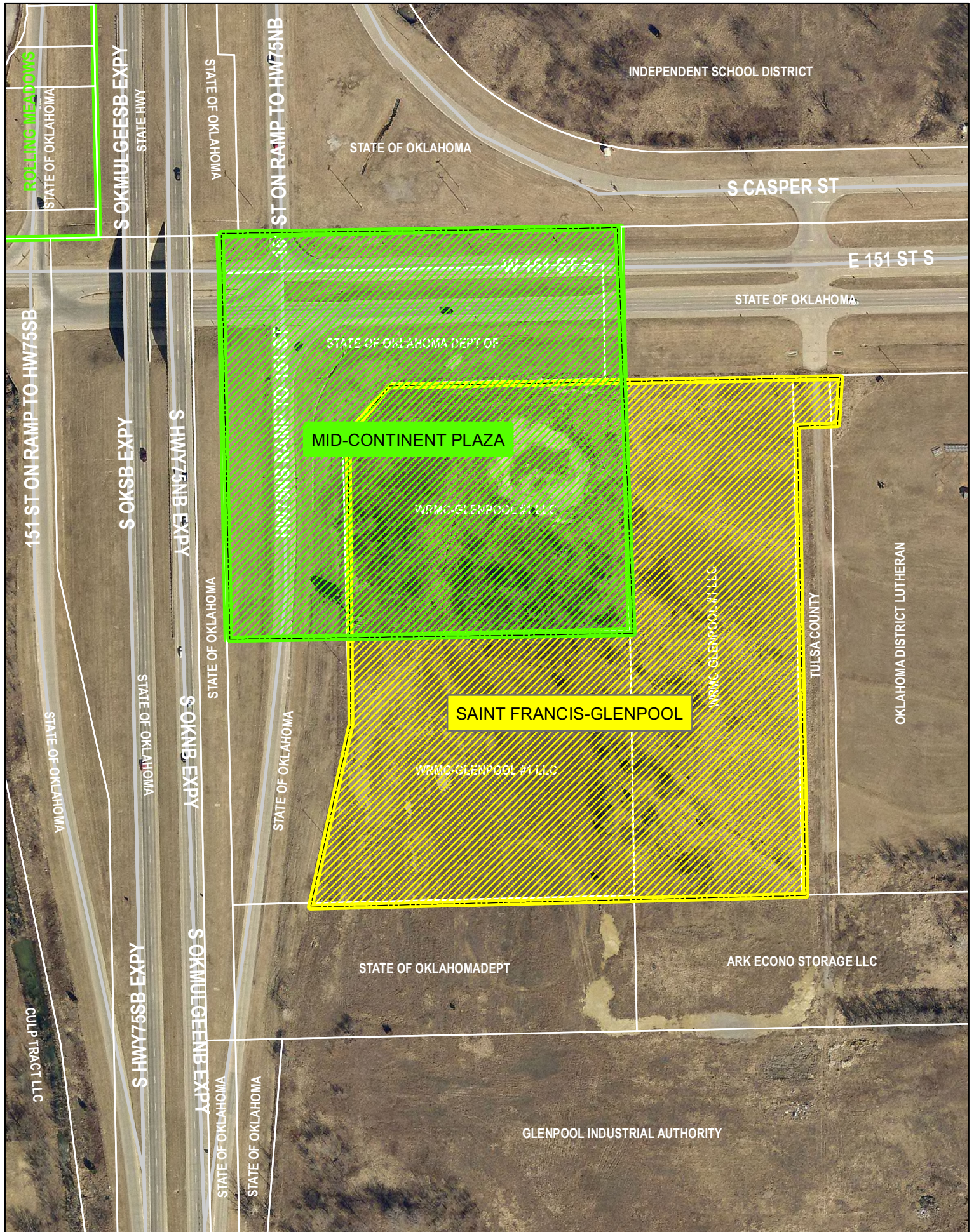
Based upon the submittal of the preliminary plat for Saint Francis-Glenpool, the TAC and staff can support the request to vacate the Mid-Continent plat.

PLANNING COMMISSION MEETING: 10/12/15

The Planning Commission voted 5-0 to recommend to the City Council to approve the vacation of "Mid-Continent Plaza" plat.

RECOMMENDATION:

Staff recommends approval to vacate the plat; "MID-CONTINENT PLAZA."

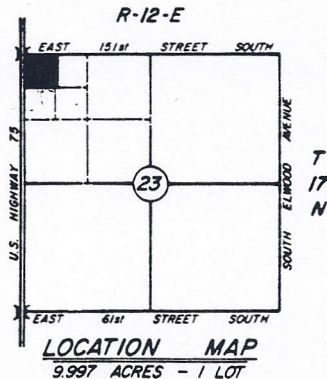


968728

Plat # 4107

MID-CONTINENT PLAZAAN ADDITION TO THE CITY OF GLENPOOL, LOCATED IN A PART OF THE
NW/4 OF SECTION 23, T-17-N, R-12-E, TULSA COUNTY, OKLAHOMA.

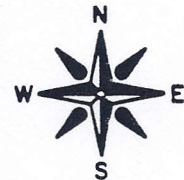
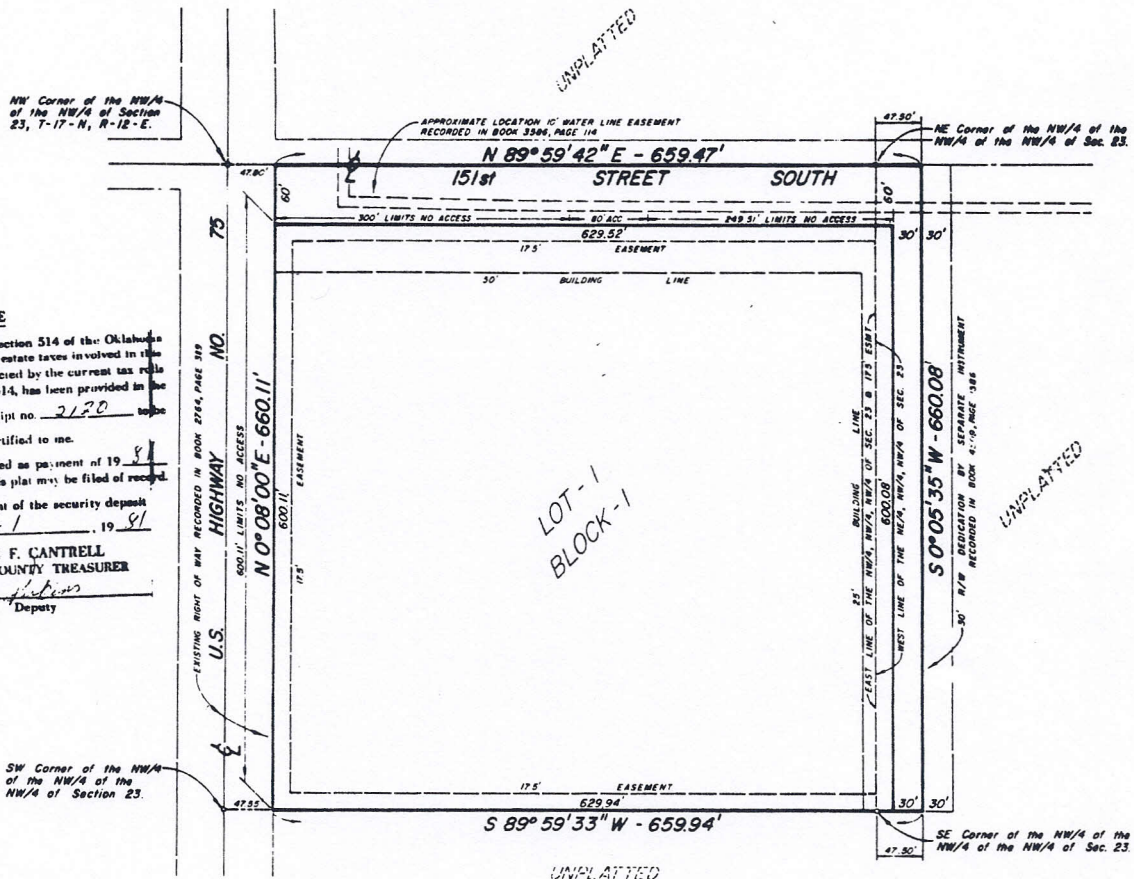
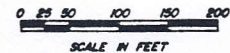
STATE OF OKLAHOMA
TULSA COUNTY
FILED FOR RECORD
JUN -2 AM 9:02
ANITA HESBITT
COUNTY CLERK

**OWNER:****MID-CONTINENT CONCRETE CO.**

P.O. BOX 35799
TULSA, OKLAHOMA
PHONE: 252-5551

ENGINEER:**TULSA ENGINEERING
& PLANNING ASSOCIATES, INC.**

4600 SOUTH GARNETT ROAD
TULSA, OKLAHOMA
PHONE: 663-1522

**SCALE:****CERTIFICATE**

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 41.25 per tract receipt no. 2120 applied to 19 81 taxes not as yet certified to me.

This certification is NOT to be construed as payment of 19 81 taxes in full but is given in order that this plat may be filed of record.

19 81 taxes could exceed the amount of the security deposit
Dated June 1 19 81

JOHN F. CANTRELL
TULSA COUNTY TREASURER

By [Signature]
Deputy

**APPLICATION TO THE CITY OF
GLENPOOL FOR THE VACATION OF PORTION OF PLAT**

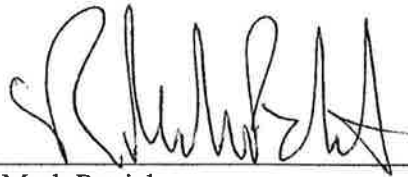
Name of Applicant: Saint Francis Hospital South, LLC

Name of Plat/Subdivision: Plat Number 4107, Mid-Continent Plaza, an addition to the City of Glenpool recorded June 2, 1981

Reason for Plat Vacation: To replat and construct a hospital on property. An application for approval of the new plat has been submitted separately.

Attached hereto are the following: Exhibit 1 - the City of Glenpool Application for Approval of Subdivision/Plat Vacation; Exhibit 2 - Vacation of Portion of Plat instrument for the consent/approval of the City which will be signed by the property owners prior to the meeting of the Planning Commission; and Exhibit 3 - a survey depicting the portion of plat to be vacated.

Dated this 23rd day of September 2015.



R. Mark Petrich
Hall, Estill, Hardwick, Gable, Golden &
Nelson, P.C.
320 South Boston Avenue
Suite 200
Tulsa, Oklahoma 74103
Telephone: (918) 594-0464
Facsimile: (918) 594-0500
E-mail: mpetrich@hallestill.com

**ATTORNEY FOR APPLICANT SAINT
FRANCIS HOSPITAL SOUTH, LLC**

RECEIVED

SEP 23 2015

APPLICATION FOR APPROVAL OF SUBDIVISION/Plat Variation

☐ **PRELIMINARY PLAT:** Application must be accompanied by a \$200.00 application fee, the names and addresses of the abutting property owners plus \$1.00 for each name on that list in order to cover the cost of notification, three (3) copies of the proposed plat, three (3) copies of the preliminary construction plans and an area map. Please submit in pdf (portable document format) as well.

☐ **FINAL PLAT:** Application must be accompanied by a \$250.00 application fee and three (3) copies of the final plat and three (3) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, two (2) copies should be submitted on mylar, and ten (10) copies on paper completely signed and notarized. These copies should not be submitted until plat is in its absolute final form and ready to file of record with the Tulsa county clerk.

☒ **Vacation of Plat No 4107 Mid-Continent Plaza**

PROPOSED SUBDIVISION NAME: MID-CONTINENT PLAZA

SECTION: 23 **TWP:** 17 **RANGE:** 12 **LEGAL DESCRIPTION:** 176.8 ac Mid-Continent Plaza

DEVELOPER'S NAME: ST FRANCIS HEALTH SYSTEM

DEVELOPER'S ADDRESS: 6141 S. Yale Ave **PHONE:** 249-4411 x 2411

ENGINEER'S NAME: WILLIAM EMB. PLANNING **PHONE:** 606-7352

Acreage Of Area Being ^{vacated} **Platted:** 9.99 **Number Of Lots:** 1 **Average Lot Size:** 9.99

Present Use Of Tract: VACANT **Proposed Use Of Tract:** HOSPITAL

Present Zoning: _____ **Proposed Zoning:** N/A

Is Plat Part Of A PUD? NO **Zoning Case File/Number:** GZ
(Pud Number)

Glenpool City Limits: ☒ **INSIDE** ☐ **OUTSIDE** ☐ **PARTIALLY INSIDE**

Water Supply: ☒ ^{water} **CITY SEWER** ☐ **LAGOON** ☐ **SEPTIC TANK** ☐ **OTHER**

Street Resurfacing Proposed: Portland Cement/Concrete Asphaltic Concrete

Signature Of Developer/Agent: BY APPLICANT **Date:** 9/23/15

FOR STAFF USE ONLY

Preliminary Application Received: _____ **(DATE)** 9/23/15 **(RCPT#)** _____

Preliminary Fee Received: N/A

Preliminary Approval: PL 10/12/15 APPROVED 5-0 VOTE

Final Application Received: _____

Final Approval: CITY COUNCIL **Plat Release Date:** 10/19/15

EXHIBIT

VACATION OF PORTION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Plat Number 4107, which was given the name "Mid-Continent Plaza," an addition to the City of Glenpool, was recorded on June 2, 1981 in the land records of the Tulsa County Clerk's office pertaining to and covering the following described property ("Plat No. 4107"), to wit:

A tract of land located in the Northwest Quarter of Section 23, Township 17 North, Range 12 East of the Indian Base and Meridian according to the original government survey thereof, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Section 23; thence N-89°59'42"-E along the North line of said Section 23, a distance of 47.80 feet to the point of beginning, said point also being on the East line of the U.S. Highway No. 75 right-of-way; thence continuing N-89°59'42"-E along said North line of Section 23, a distance of 659.47 feet to a point; thence S-00°05'35"-W a distance of 660.08 feet to a point; thence S-89°59'33"-W a distance of 659.94 feet to a point on the said East right-of-way line of U.S. Highway No. 75; thence N-00°08'00"-E along said East line a distance of 660.11 feet to the point of beginning, said described tract containing 435,465 square feet or 10.00 acres, more or less.

(the "Plat No. 4107 Property").

WHEREAS, Saint Francis Hospital South, L.L.C. ("Saint Francis LLC") is the owner of the real property described in Exhibit "A" attached hereto which includes the following portion of the Plat No. 4107 Property, to wit:

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, Tulsa County, State of Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said Section Twenty-three (23); thence North 89°59'42" East along the North line of said Northwest Quarter a distance of 707.27 feet; thence South 00°05'35" West a distance of 250.00 feet to the point of beginning; thence continuing South 00°05'35" West a distance of 410.08 feet;

EXHIBIT

2

thence South 89°59'42" West a distance of 464.95 feet to the right of way of U.S. Highway 75; thence North 00°08'57 East along the right of way a distance of 330.11 feet; thence North 45°04'20" East a distance of 113.29 feet; thence North 89°59'42 East a distance of 384.52 feet to the point of beginning.

(the "Subject Property").

WHEREAS, as evidenced by the Owner's Report prepared by Guaranty Abstract Company attached hereto as Exhibit "B," the Oklahoma Department of Transportation ("ODOT") owns the remaining portion of the Plat No. 4107 Property;

WHEREAS, pursuant to Okla. Stat. tit. 11, § 42-106, Saint Francis LLC and ODOT, with the consent/approval of the City of Glenpool, hereby consent and agree to the vacation of that portion of Plat No. 4107 located within the boundaries of the Subject Property.

NOW, THEREFORE, pursuant to Okla. Stat. tit. 11, § 42-106, the undersigned owners of the Plat No. 4107 Property hereby revoke, cancel and forever vacate that portion of Plat No. 4107 located within the boundaries of the Subject Property and thereby destroy the force and effect of that portion of Plat No. 4107 located within the boundaries of the Subject Property and further divest any and all public rights which may exist by virtue of that portion of Plat No. 4107 vacated herein which are located within the boundaries of the Subject Property.

Dated this _____ day of _____ 2015.

SAINT FRANCIS HOSPITAL SOUTH, L.L.C.

By: _____

OKLAHOMA DEPARTMENT OF
TRANSPORTATION

By: _____

STATE OF OKLAHOMA)
) ss:
COUNTY OF TULSA)

On this _____ day of September 2015, before me personally appeared _____, known personally to me to be the _____ of Saint Francis Hospital South, L.L.C., and that, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Saint Francis Hospital South, L.L.C. by them as such officer.

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

Notary Public

My Commission Expires:

Commission No.

STATE OF OKLAHOMA)
) ss:
COUNTY OF _____)

On this _____ day of September 2015, before me personally appeared _____, known personally to me to be the _____ of Oklahoma Department of Transportation, and that, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Oklahoma Department of Transportation by them as such officer.

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

Notary Public

My Commission Expires:

Commission No.

Consent and Approval of the Vacation of Portion of Plat 4107 by the City of Glenpool

The vacation of that portion of Plat No. 4107 within the boundaries of the Subject Property was approved by the Council of the City of Glenpool on the ____ day of October 2015.

Signed by the Mayor of the City of Glenpool on this ____ day of October 2015.

Tim Fox
Mayor of the City of Glenpool, Oklahoma

Attest:

City Clerk

STATE OF OKLAHOMA)
) ss:
COUNTY OF TULSA)

On this ____ day of October 2015, before me personally appeared Tim Fox, known personally to me to be the Mayor of the City of Glenpool, and that, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Glenpool by them as such officer.

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

Notary Public

My Commission Expires:

Commission No.

EXHIBIT "A"

A tract of land located in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, Tulsa County, State of Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said Section Twenty-three (23); thence North 89°59'42" East along the North line of said Northwest Quarter a distance of 707.27 feet; thence South 00°05'35" West a distance of 250.00 feet to the point of beginning; thence North 89°59'42" East, a distance of 350.00 feet; thence South 00°05'35" West a distance of 80.00 feet; thence South 89°59'42" West a distance of 43.19 feet; thence South 00°05'35" West a distance of 770.28 feet; thence South 89°59'25" West a distance of 840.09 feet to the right of way of U.S. Highway 75; thence North 12°56'06" East along the right of way, a distance of 306.79 feet; thence North 00°08'57" East along the right of way, a distance of 471.36 feet; thence North 45°04'20" East, a distance of 113.29 feet; thence North 89°59'42" East, a distance of 384.52 feet to the point of beginning.

EXHIBIT "B"

OWNERSHIP REPORT

The undersigned, duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current records in the office of the County Clerk in and for Tulsa County, State of Oklahoma, shows the last Grantees of record of the following described property to be:

**LOT ONE (1), BLOCK ONE (1),
MID-CONTINENT PLAZA**
An addition to the City of Glenpool, Tulsa
County, State of Oklahoma, according to the
Recorded Plat No. 4107.

**DEPARTMENT OF TRANSPORTATION OF THE
STATE OF OKLAHOMA**

200 NE 21st Street
Oklahoma City, Oklahoma 73105-3204

A parcel of land located in the NW/4 of Section 23, Township 17 North, Range 12 East, being a part of Lot One (1), Block One (1) of MID-CONTINENT PLAZA, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4107. Said parcel of land being described by metes and bounds as follows, to-wit:

COMMENCING at the NW CORNER OF SAID NW/4; THENCE East along the North line of said NW/4 a distance of 47.80 feet to the NW corner of Lot One (1), Block One (1) the POINT OF BEGINNING; thence East along the North line of said NW/4 being the same line as the North line of said Lot One (1) a distance of 659.47 feet to the NE corner of said Lot 1; thence along the East line of said Lot One (1) S01°05'53"E a distance of 250.00 feet; thence S88°48'14"W a distance of 384.52 feet; thence S43°52'52"W a distance of 113.29 feet; thence S01°02'31"E a distance of 330.10 feet to a point in the South line of said Lot One (1); thence along the South line of said Lot One (1) S88°48'05"W a distance of 195.04 feet to the SW corner of said Lot One (1) same being in the East right-of-way line of U.S. Highway 75; thence along the West line of said Lot One (1) same being the East line of said right-of-way N01°03'28"W a distance of 660.11 feet to the POINT OF BEGINNING.

SAINT FRANCIS HOSPITAL SOUTH, LLC
an Oklahoma limited liability company
6161 South Yale Avenue
Tulsa, Oklahoma 74136

That part of Lot One (1), Block One (1) of MID-CONTINENT PLAZA, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4107, located within the following described legal description:

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows:

Commencing at the Northwest corner of said Section Twenty-three (23); thence N89°59'42"E along the North line of said Northwest Quarter a distance of 707.27 feet; thence S00°05'35"W a distance of 250.00 feet to the Point of Beginning; thence N89°59'42"E a distance of 350.00 feet; thence S00°05'35"W a distance of 80.00 feet; thence S89°59'42"W a distance of 43.19 feet; thence S00°05'35"W a distance of 770.28 feet; thence S89°59'25"W a distance of 840.09 feet to the right-of-way of U.S. Highway 75; thence N12°56'06"E along the right-of-way a distance of 306.79 feet; thence N00°08'57"E along the right-of-way a distance of 471.36 feet; thence N45°04'20"E a distance of 113.29 feet; thence N89°59'42"E a distance of 384.52 feet to the Point of Beginning.

This certificate covers a period of time to September 22, 2015 at 3:36 o'clock P.M.

Liability for inaccuracy in the information contained in this report or the omission of any information under categories listed herein is limited to the cost of the report. This report is not intended for use as title information for a mortgage or other lien foreclosure.

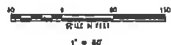
In Witness Whereof, the GUARANTY ABSTRACT COMPANY (Incorporated) has caused these presents to be signed and its corporate seal to be 17th day of September, 2015.

No. 932560

Guaranty Abstract Company

By: *Margaret E. Messer*
#0670 A-Secretary

This is a Special Certificate Only



A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

LEGAL DEVELOPMENT

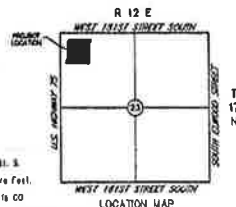
A PORCE OF LAND IN THE NORTHWEST QUARTER CORNER OF SECTION TWENTY-THREE (23), TOWNSHIP NINEVENTH (19) NORTH RANGE FOUR (4) EAST OF THE NINTH MAIN MERIDIAN, DECATUR COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREIN, RASA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-THREE (23), THENCE NORTH 89°54'45" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'45" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°54'45" WEST A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°54'45" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°54'45" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°54'45" WEST A DISTANCE OF 80.00 FEET TO THE NORTH OF WAY OF US HIGHWAY 74; THENCE NORTH 89°54'45" EAST ALONG THE NORTH OF WAY OF SAID HIGHWAY A DISTANCE OF 20.18 FEET; THENCE NORTH 00°05'15" EAST ALONG THE NORTH OF WAY OF SAID HIGHWAY A DISTANCE OF 118.18 FEET; THENCE NORTH 00°05'15" EAST A DISTANCE OF 30.83 FEET TO THE POINT OF BEGINNING.

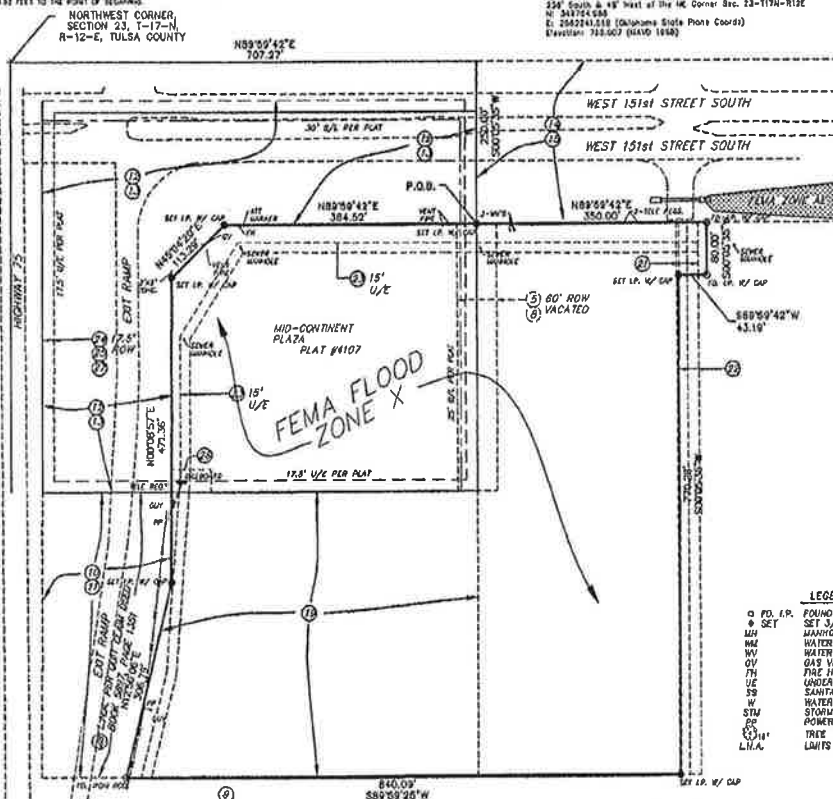
OWNER
FLOYD ROGER HARDESTY
REVOCABLE TRUST
ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
8714 E. 53TH PL.
TULSA, OKLAHOMA 74148
PHONE: (918) 663-3567
CERTIFICATE OF AUTHORITY CA 482
EXPIRATION 8-30-10

NOTES

4. Project Address: 360 W. 181st St. E.
5. The site contains 608,809 Square Feet.
6. The current zoning for the site is C2.
7. There has been no recent construction on the site.
8. There is no evidence this property was used for a solid waste dump, dump or "sanitary" landfill.
9. There are no easements on this property.
10. Basis for Review - North Section Line (E. 181st St. E.) is located N 60°09'42" E.
11. Benchmark: Tulsa County Control Station #316
 1 1/2" x 3" brass with a 1 1/2" Aluminum Cap
 100' ± N 45° 45' West of the NE Corner Sec. 22-T17N-R12E
 N 241°74'58S
 N 546°22'41.58S (Oklahoma State Plane Coords)
 765.07 ±



NORTHWEST CORNER,
SECTION 23, T-17-N,
R-12-E, TULSA COUNTY



LEGEND

- | | | |
|--------|----------|----------------------|
| Q | PD. I.P. | FOUND IRON PIN |
| Q | SET | SET 3/8" IRON PIN |
| LN | | NAILHOLE |
| MM | | WATER METER |
| MM | | WATER VALVE |
| OV | | GAS VALVE |
| TH | | FIRE HYDRANT |
| UE | | UNDERGROUND ELECTRIC |
| SS | | SANITARY SEWER |
| W | | WATER |
| STM | | STORM |
| EP | | POWER POLE |
| 10' | | TREE |
| L.H.A. | | LIMITS OF NO ACCESS |

Re: THE NICHOLAS V. MENTAL RESEARCH CENTER, INC.; FLOYD
ROGER HARVEY; REVOCABLE TRUST; OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY; GUARANTY ABSTRACT COMPANY;
Aired September 11, 2014. Continued on No. 28120. See page

114

- [illegible]

- [illegible]

- [illegible]

[illegible]

- [illegible]

A portion of this parcel described herein lies within Flood Hazard "X" area in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Area Map of C.A. Flood Insurance Rate Map panel no. 40143C310M, Effective Date August 3, 2009.

The undersigned, being a registered surveyor of the State of Oklahoma certifies to THE WILLIAM K. MEDICAL RESEARCH CENTER, INC.; FLOYD ROGER HARDESTY REVOCABLE TRUST; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; GUARANTY ABSTRACT COMPANY as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a) 11(b), 16, 18, 19 and 20(a) of Table A thereof. The field work was completed on October 2nd, 2014.

Dated: 10-28-14

Registration No. BPLS 1024

Registration No. BPLS 1024

PREPARED: 10-03-2014
UPDATED: 10-28-2014
1 of 1

EXHIBIT

3

OK Highway 67/West 151st Street South

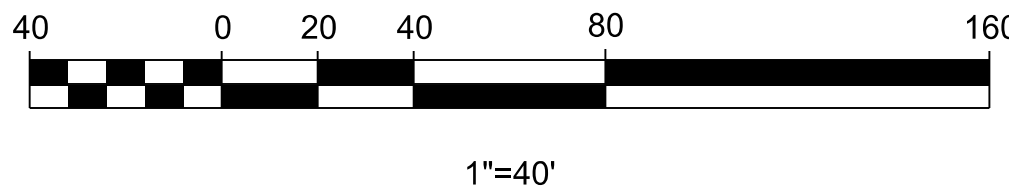
U.S. Highway 75

U.S. Highway 75

GENERAL UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS TEES AND FIRE HYDRANTS FOR A MINIMUM 2 JOINTS BOTH SIDES OF FITTING PER AWWA MINIMUM STANDARDS.
4. TERMINATE SERVICE PIPING 5' FROM BUILDING WALL UNTIL BUILDING PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUG OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
5. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
6. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL.
7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
9. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. CONTRACTOR SHALL UTILIZE AWWA AND FACTORY MUTUAL TEST AND CERTIFICATIONS FOR ALL UNDERGROUND FIRE PROTECTION LINES AS A MINIMUM. LOCAL OR STATE AUTHORITIES MAY REQUIRE MORE STRINGENT TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
11. UTILITY TRENCH DETAIL RE: XXCXXX.
12. REFER TO PLUMB FOR CONTINUATION OF UTILITIES AT BUILDING.
13. PROVIDE SLEEVE WITH LINK-SEAL (OR APPROVED EQUAL) AT GRADE BEAM PENETRATION LOCATIONS (RE: STRUCTURAL FOR DETAIL).
14. CONSTRUCT CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHALL CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHALL BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.

UTILITY WORK IN RIGHT OF WAY
BY SEPARATE CONTRACT



COMMUNICATION CONDUIT

PRIMARY POWER
BY OG&E



CAUTION

NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



Wallace Engineering
Structural Consultants, Inc.

Structural and Civil Consultants
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.3558, 900.364.5858

Design Team:

Architect:
Miller Architects, Inc.
7017 North Robinson Avenue
Oklahoma City, Oklahoma 73116
P: 405.843.6656
F: 405.843.8856
W: www.millerarch.com

Civil Engineer:
Wallace Engineering
200 East Mathew Brady Street
Tulsa, OK 74103
P: 918.584.5858

Landscaping:
Howell & Vancuren, Inc.
601 South Lewis
Tulsa, OK 74104
P: 918.592.1270
F: 918.592.1420

Structural Engineer:

Name
Address Line 1
Address Line 2
City, State Zip
P: ###.###.####
F: ###.###.####

Interiors:

Name
Address Line 1
Address Line 2
City, State Zip
P: ###.###.####
F: ###.###.####

Mechanical, Electrical and Plumbing Engineer:
Professional Engineering Consultants, P.A.
10017 S. Pennsylvania Ave.
Bldg. C, Suite A
Oklahoma City, OK 73159
P: 405.735.5559
W: www.pec1.com

Project:

Saint Francis
Health Center
Southwest
Glenpool,
Oklahoma

Owner's Representative:

Name
Title
Address Line 1
Address Line 2
City, State Zip
P: ###.###.####
F: ###.###.####

Project Number: MAIN; 215028.00

Drawn By: MDE

Checked By: ATT

Approved By: MEP

Seal:

FOR CONSTRUCTION
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT.
NOT FOR CONSTRUCTION

OKLAHOMA CAPED SEAL

EXP DATE 6/30/17

Date: 09.11.2015

Issue: 100% SCHEMATIC DESIGN

Revisions

No. Date Description

Sheet Name:
UTILITY PLAN

Sheet Number:

C-600



HEALTH COMPLEX AND EMERGENCY ROOM OPENING SPRING 2017

Hwy 75 and 151st Street South/Glenpool, Oklahoma



To: HONORABLE MAYOR AND CITY COUNCIL
From: Roger Kolman, City Manager
Date: October 19, 2015
Subject: Vision 2025 Projects

Background:

At the October 5th meeting, staff presented on a proposal to seek voter extension of the Tulsa County Vision 2025 sales tax here in Glenpool. That proposal would bring 5.5/10 of a penny of existing sales taxes dedicated to the types of local projects approved by the voters. Over a 20 year life, that tax is expected to generate \$22.3 million on the existing retail sales tax base in Glenpool.

At the October 5th meeting, Council charged staff with developing a project proposal list that focused on three areas: public safety, quality of life, and economic development. The following exhibits lay out proposals for public safety and quality of life projects over the 20 year lifespan of the tax. The proposed economic development portion of the tax has no specific projects tied to it as the types of projects that would be funded by the tax only become evident when a future development project is proposed. However, that funding could be used for specific public infrastructure needed to serve new projects, or incentives necessary to entice projects to locate in Glenpool.

Public Safety

The public safety portion of the tax is projected to raise \$9.1 million over 20 years from 2.25/10 of a penny (41% of the tax). The other cities in Tulsa County are split on what the revenues potentially will be used for; some are proposing to use the tax to pay for facilities, equipment and vehicles, while others are intending to use it to pay for additional personnel. The accompanying Exhibit A outlines potential public safety projects that are capital intensive, i.e. vehicles, equipment and facilities, while Exhibit B presents the costs related to hiring two (2) new fire fighters and two (2) new police officers.

For the capital portion of the tax, it was assumed that the police department's current fleet of vehicles would be replaced every five (5) years, with like kind vehicles. Inflation over a twenty year period is difficult to project accurately, however, an annual 2% increase in costs was assumed for the vehicle purchases.

For fire, it was assumed that an additional fire station would become necessary at some point during the next 20 years, resulting in the expenditure of \$4.4 million to build and equip the facility. These costs do not include additional costs for personnel to man the station.

In Exhibit B, using the parameters that are in the current labor agreements, staff has projected the costs necessary to add two (2) additional personnel in both the police and fire departments. During the initial twenty years of the tax program, those personnel costs could be approximately \$7.8 million, leaving \$1.3 million for equipment and facilities. Staff would strongly advise that any tax proposal to add additional personnel be made permanent rather than an expiring tax.



Quality of Life

For purposes of this presentation, it was assumed that the quality of life projects would receive 3.0/10 of a penny of the tax, or 55%. That apportionment is projected to raise approximately \$12.1 million over the next 20 years. As shown in Exhibit C, significant projects proposed for this use include: implementation of portions of the master plan for Morris Park, several arterial road projects, new water storage and distribution facilities, and additional improvements at the soccer complex.

As shown by the exhibits, this tax extension will go a long way toward solving some of the capital funding problems that Glenpool, and our sister cities, have encountered over the last few years. However, in many cases, the needs will still outweigh the available funding so alternative sources of revenues will still have to be sought.

Staff Recommendation:

N/A Discussion Only.

Attachments:

- Exhibit A – Vision 2025 Extension Revenue Projections
- Exhibit B – Public Safety Facilities and Equipment
- Exhibit C – Public Safety Personnel Costs
- Exhibit D – Quality of Life Facilities and Equipment

Exhibit A**Vision 2025 Revenues**

			<u>Existing Tax Base</u>			Total	<u>Additional Tax Base</u>			Total
	Existing Tax Base (b)	Additional Tax Base (c)	2.25/10 Penny Public Safety	3.0/10 Penny Quality of Life	.25/10 Penny Economic Development		2.25/10 Penny Public Safety	3.0/10 Penny Quality of Life	.25/10 Penny Economic Development	
Year 1 (a)	916,113.00	-	374,773.50	499,698.00	41,641.50	916,113.00	-	-	-	-
Year 2	934,435.26	-	382,268.97	509,691.96	42,474.33	934,435.26	-	-	-	-
Year 3	953,123.97	113,437.50	389,914.35	519,885.80	43,323.82	953,123.97	46,406.25	61,875.00	5,156.25	113,437.50
Year 4	972,186.44	226,875.00	397,712.64	530,283.52	44,190.29	972,186.44	92,812.50	123,750.00	10,312.50	226,875.00
Year 5	991,630.17	340,312.50	405,666.89	540,889.19	45,074.10	991,630.17	139,218.75	185,625.00	15,468.75	340,312.50
Year 6	1,011,462.78	453,750.00	413,780.23	551,706.97	45,975.58	1,011,462.78	185,625.00	247,500.00	20,625.00	453,750.00
Year 7	1,031,692.03	567,187.50	422,055.83	562,741.11	46,895.09	1,031,692.03	232,031.25	309,375.00	25,781.25	567,187.50
Year 8	1,052,325.87	756,250.00	430,496.95	573,995.93	47,832.99	1,052,325.87	309,375.00	412,500.00	34,375.00	756,250.00
Year 9	1,073,372.39	771,375.00	439,106.89	585,475.85	48,789.65	1,073,372.39	315,562.50	420,750.00	35,062.50	771,375.00
Year 10	1,094,839.84	786,802.50	447,889.02	597,185.37	49,765.45	1,094,839.84	321,873.75	429,165.00	35,763.75	786,802.50
Year 11	1,116,736.64	802,538.55	456,846.81	609,129.07	50,760.76	1,116,736.64	328,311.23	437,748.30	36,479.03	802,538.55
Year 12	1,139,071.37	818,589.32	465,983.74	621,311.66	51,775.97	1,139,071.37	334,877.45	446,503.27	37,208.61	818,589.32
Year 13	1,161,852.80	834,961.11	475,303.42	633,737.89	52,811.49	1,161,852.80	341,575.00	455,433.33	37,952.78	834,961.11
Year 14	1,185,089.85	851,660.33	484,809.48	646,412.65	53,867.72	1,185,089.85	348,406.50	464,542.00	38,711.83	851,660.33
Year 15	1,208,791.65	868,693.54	494,505.67	659,340.90	54,945.07	1,208,791.65	355,374.63	473,832.84	39,486.07	868,693.54
Year 16	1,232,967.48	886,067.41	504,395.79	672,527.72	56,043.98	1,232,967.48	362,482.12	483,309.49	40,275.79	886,067.41
Year 17	1,257,626.83	903,788.76	514,483.70	685,978.27	57,164.86	1,257,626.83	369,731.76	492,975.68	41,081.31	903,788.76
Year 18	1,282,779.37	921,864.53	524,773.38	699,697.84	58,308.15	1,282,779.37	377,126.40	502,835.20	41,902.93	921,864.53
Year 19	1,308,434.95	940,301.82	535,268.85	713,691.79	59,474.32	1,308,434.95	384,668.93	512,891.90	42,740.99	940,301.82
Year 20	1,334,603.65	959,107.86	545,974.22	727,965.63	60,663.80	1,334,603.65	392,362.31	523,149.74	43,595.81	959,107.86
	22,259,136.34	12,803,563.21	9,106,010.32	12,141,347.09	1,011,778.92	22,259,136.34	5,237,821.31	6,983,761.75	581,980.15	12,803,563.21

(a) Year 1 is assumed to begin 1/1/2017.

(b) Based upon existing sales tax base using 5.5/10 of a penny as the tax and 2% annual growth in the tax base.

(c) Projected retail sales growth in the 151st Street corridor 15% of retail floor space per year develops until 500,000 sq feet is completed. Sales factor of \$275/sq foot used to predict annual sales.

Exhibit B**Public Safety Facilities and Equipment**

Project Name	Estimated Cost	Notes	New Proj or Replace/Expansion
PS Radio System	1,000,000		Replacement
Police Patrol Units	96,000	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	97,920	3/yr replaced 2% cost inc. per year	Replacement
Ladder Truck	1,000,000		Replacement
Police Patrol Units	99,878	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	101,876	3/yr replaced 2% cost inc. per year	Replacement
Pumper Truck	500,000		Replacement
FD Command Truck	50,000		Replacement
PD Command Truck	50,000		Replacement
Police Patrol Units	103,914	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	105,992	3/yr replaced 2% cost inc. per year	Replacement
Wildland Truck	150,000		Replacement
FD Command Truck	50,000		Replacement
Police Patrol Units	108,112	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	110,274	3/yr replaced 2% cost inc. per year	Replacement
PD Command Truck	50,000		Replacement
Police Patrol Units	112,479	3/yr replaced 2% cost inc. per year	Replacement
PS Station #2	3,750,000	15,000sqf @\$250/sqf	New Proj
Pumper Truck	500,000	Equip Station #2	New Proj
Wildland Truck	150,000	Equip Station #2	New Proj
Police Patrol Units	114,729	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	117,024	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	119,364	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	121,751	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	124,186	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	126,670	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	129,203	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	131,787	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	134,423	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	137,111	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	139,853	3/yr replaced 2% cost inc. per year	Replacement
Police Patrol Units	142,650	3/yr replaced 2% cost inc. per year	Replacement
Airpack Replacement	250,000	Replace airpacks/cylinders	Replacement
Total	9,975,197		

Exhibit C
Public Safety Personnel

Fire	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16	Yr17	Yr18	Yr19	Yr20	Total
Pos1	69,078	72,021	75,095	78,304	81,657	85,159	88,818	92,641	96,636	100,810	105,174	109,735	114,503	119,489	124,702	130,154	135,857	141,823	148,064	154,595	2,124,315
Pos2	69,078	72,021	75,095	78,304	81,657	85,159	88,818	92,641	96,636	100,810	105,174	109,735	114,503	119,489	124,702	130,154	135,857	141,823	148,064	154,595	2,124,315
Total	138,156	144,042	150,189	156,609	163,314	170,319	177,636	185,282	193,271	201,621	210,348	219,470	229,006	238,977	249,404	260,308	271,714	283,645	296,128	309,190	4,248,629
Police																					
Pos1	57,536	60,017	62,611	65,321	68,155	71,117	74,214	77,453	80,840	84,383	88,089	91,966	96,024	100,270	104,715	109,368	114,239	119,340	124,682	130,278	1,780,616
Pos2	57,536	60,017	62,611	65,321	68,155	71,117	74,214	77,453	80,840	84,383	88,089	91,966	96,024	100,270	104,715	109,368	114,239	119,340	124,682	130,278	1,780,616
Total	115,072	120,035	125,221	130,642	136,309	142,233	148,428	154,905	161,679	168,765	176,178	183,933	192,048	200,541	209,430	218,735	228,478	238,680	249,364	260,555	3,561,232
Total	253,228	264,077	275,411	287,251	299,623	312,552	326,064	340,187	354,951	370,386	386,525	403,402	421,054	439,518	458,834	479,043	500,192	522,325	545,492	569,745	7,809,861

Exhibit D
Quality of Life Projects

Project Name	Estimated Cost	Notes	New Proj or Replace/ Expansion	Joint Project
Signalization 141/Elwood	410,000	Signalize and improve intersection	Expansion	N
Signalization 121/Elwood	150,000	Signalize and improve intersection	Expansion	Y
Wastewater Trmt Plant	550,000	Design, permit mechanical plant	Replace	N
Water Storage #3	2,000,000	Additional storage to support dev.	New Proj	N
Morris Park Development	4,030,000	Improve and expand park	Expansion	N
Lane Impr. Elwood fr 141st to 151st	2,350,000	Imp to support residential devel	Expansion	N
Signalization 151/Elwood	525,000	Signalize and improve intersection	New Proj	N
Signalization 141/Peoria	435,000	Signalize and improve intersection	New Proj	N
Soccer Complex	150,000	Additional Improvements	Expansion	N
Turf Equipment	30,000	Mowing equip for athletic fields	New Proj	N
Radio Read Meter Conversion	850,000	Replace existing water meters	Replace	N
Snow Plow	150,000	Replace existing snow plow	Replace	N
Lane Impr. 121st fr Hwy 75 to Elwood	635,000	Imp to support residential devel	Expansion	Y

Estimated Total	<u>12,265,000</u>
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Potential Projects

Liftstation Rehab Project - Fern Street	132,500	New pumps, generator	Replace
Liftstation Rehab Project - Hickory St	132,500	New pumps, generator	Replace
Liftstation Rehab Project - Oak Street	132,500	New pumps, generator	Replace
Liftstation Rehab Project - Eden South	280,000	New pumps, generator	Replace
Kendalwood Park Rehab	200,000	Replace playgrnd, drainage, track	Replace
Bridge 131st/Coal Creek	2,000,000	Replace bridge, headwalls	Replace