



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on January 4, 2021, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

NOTE: The Glenpool City Council will be assembled for the meeting at the City Council Chambers, 12205 S. Yukon Ave, Glenpool, Oklahoma. Members of the public are invited to attend the in-person meeting, or join a live broadcast at this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/82475032139?pwd=VnhQUW9uMnZPbWZaejBvRC9wOFkrQT09>

Meeting ID: 824 7503 2139

Passcode: 642062

One tap mobile

+12532158782,,82066748452#,,,,,0#,,755483# US (Tacoma)

+13462487799,,82066748452#,,,,,0#,,755483# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 820 6674 8452

Passcode: 755483

Find your local number: <https://us02web.zoom.us/j/kcV3f0Gko8>

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER**.
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website:

<https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf>

and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM JANUARY 4, 2021.**

AGENDA

Page

- A) **Call to Order - Timothy Lee Fox, Mayor**
- B) **Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
- C) **Invocation – Ethan Jacobsen, NorthStar Church**
- D) **Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) **City Manager Report – David Tillotson, City Manager**

- 1) [CM Report.01042021](#)
[COVID Charts.12302020](#)

4 - 31

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 December 7, 2020 meeting. 32 - 41
(Wendy Knight, City Clerk)
[City Council Regular Meeting - 07 Dec 2020 - Minutes - Html](#)
- 2) Discussion and possible action to adopt Ordinance No. 785, an Ordinance amending Ordinance No. 458, by rezoning certain property described herein from Residential Single-Family Low-Density District (RS-1) to Agriculture District (AG), as recommended by the Planning Commission under application GZA-301; and repealing all Ordinances or parts of Ordinances in conflict therewith. Item tabled from December 7, 2020. 42 - 52
(Lynn Burrow, Community Development Director)

A. Public Hearing on Ordinance No. 785, rezoning certain property described therein from Residential Single-Family Low-Density District (RS-1) to Agriculture District (AG).

B. Discussion and possible action on Ordinance No. 785.
[Staff Report Ordinance No. 785 GZA-301 Trotter Properties Ordinance No. 785](#)
- 3) Discussion and possible action to approve proposed Glenpool Industrial Authority Resolution No. 2021001; approve and adopt Ordinance No. 786; both said Resolution and Ordinance including the Second Amended TIF District #1 Project Plan (South 75 Business Park) as Exhibit 1; both said Resolution and Ordinance including the Minor Amendment #1 to PUD 42 (including 42-A and 42-B) as Exhibit 2; and expressly endorsing, approving and adopting said Exhibit 1 and Exhibit 2 as separate instruments. 53 - 135
(Lowell Peterson, City Attorney/Authority Council)
[Staff Memo re 2nd Am Project Plan](#)
[GIA Resolution No. 2021001](#)
[ORD NO. 786 010421](#)
[EX 1 Second Amended Project Plan 010421](#)
[EX 2 PUD 42-A and PUD 42-B Minor Ameendment #1](#)
- 4) Discussion and possible action to adopt Resolution No. 2021002, Notice Of Election City of Glenpool Oklahoma. A non-partisan general municipal election shall be held on Tuesday, April 6, 2021, for the purpose of electing officers of the City of Glenpool (City Councilors) for Wards 1 and 2. 136 - 138
(Wendy Knight, City Clerk)
[Staff Report Resolution No. 2021002](#)
[Resolution No. 2021002 - Election](#)
- 5) Discussion and possible action to approve the Amended 2021 Meeting Schedule. 139 - 140
(Wendy Knight, City Clerk)
[Staff Report Amended Meeting Schedule](#)
[Amended 2021 Meeting Schedule](#)
- 6) Discussion and possible action to engage the monthly professional services of Crawford & Associates, P. C. at a cost not to exceed \$10,000.00, until such time their 141 - 144

services are no longer needed.
(Susan White, Asst. City Manager)

[Staff.Report.Crawford.acct.service.01.04.21](#)
[2021 Accounting services Eng Ltr](#)

- 7) Discussion and possible action to approve a Professional Service Agreement 145 - 150
Amendment with Crafton/Tull & Associates, for the Phase III Warrior Road Rehab
project, in an amount not to exceed \$25,000.00, to be funded from the FY 2020/2021
Budget Item No.50-6-14-6360: Street Improvements.
(Lynn Burrow, Community Development Director)
[Crafton Tull Contract Amendment](#)

J) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on December 31, by 4:00 pm.

Signed: Wendy Knight
City Clerk



To: Mayor and Council

From: David Tillotson

Date: January 4, 2021

Re: City Manager Report

COVID-19 (Coronavirus)

After our previous high on November 21st, we started a slow decline in active cases, eventually reaching 89 on December 8th. We then started a sharp increase in cases and reached a new high of 143 on December 21st. Since then, it has declined some, but we expect to see another surge in January due to the Christmas and New Year's holidays. If you look at the City comparison chart, in spite of this recent holiday surge, we still continue to grow at a slightly lower rate than most of the metro area.

The mask mandate went into effect on the 19th of December. We have received very few complaints to date.

Most of our City staff has returned to duty, but we have several members of the Community Development Department out as a result of exposures or positive tests. Unfortunately, this means that our response to developers and builders has been significantly slowed and will be for at least another week.

Open Positions

The City currently has positions open in the following departments:

- Public Works: 1 position
- Fire Department: 1 position
- Finance: 1 position

Upcoming Events

- Martin Luther King Day (City Offices Closed) – January 18th

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

Tulsa Metro Cities COVID Comparison

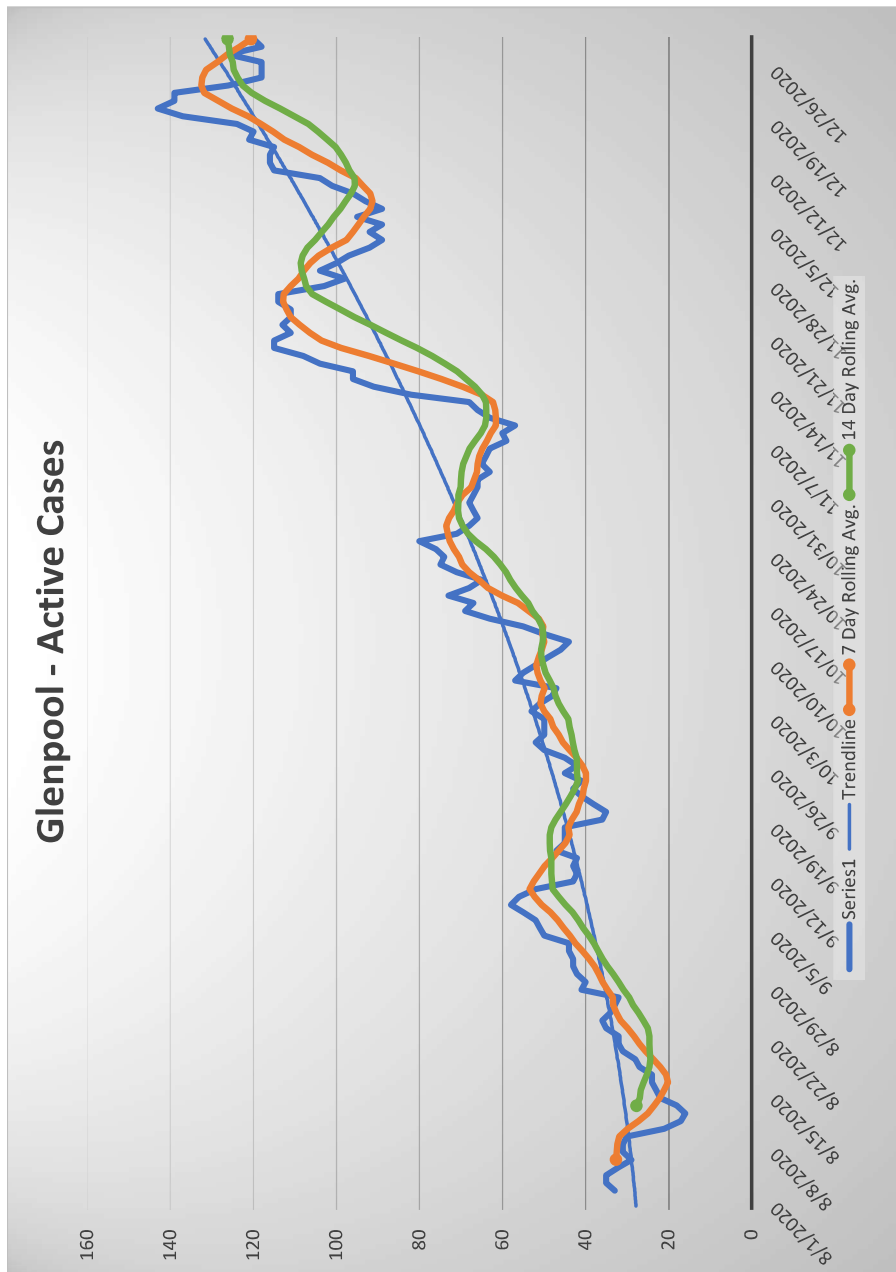
Cumulative Case Comparison

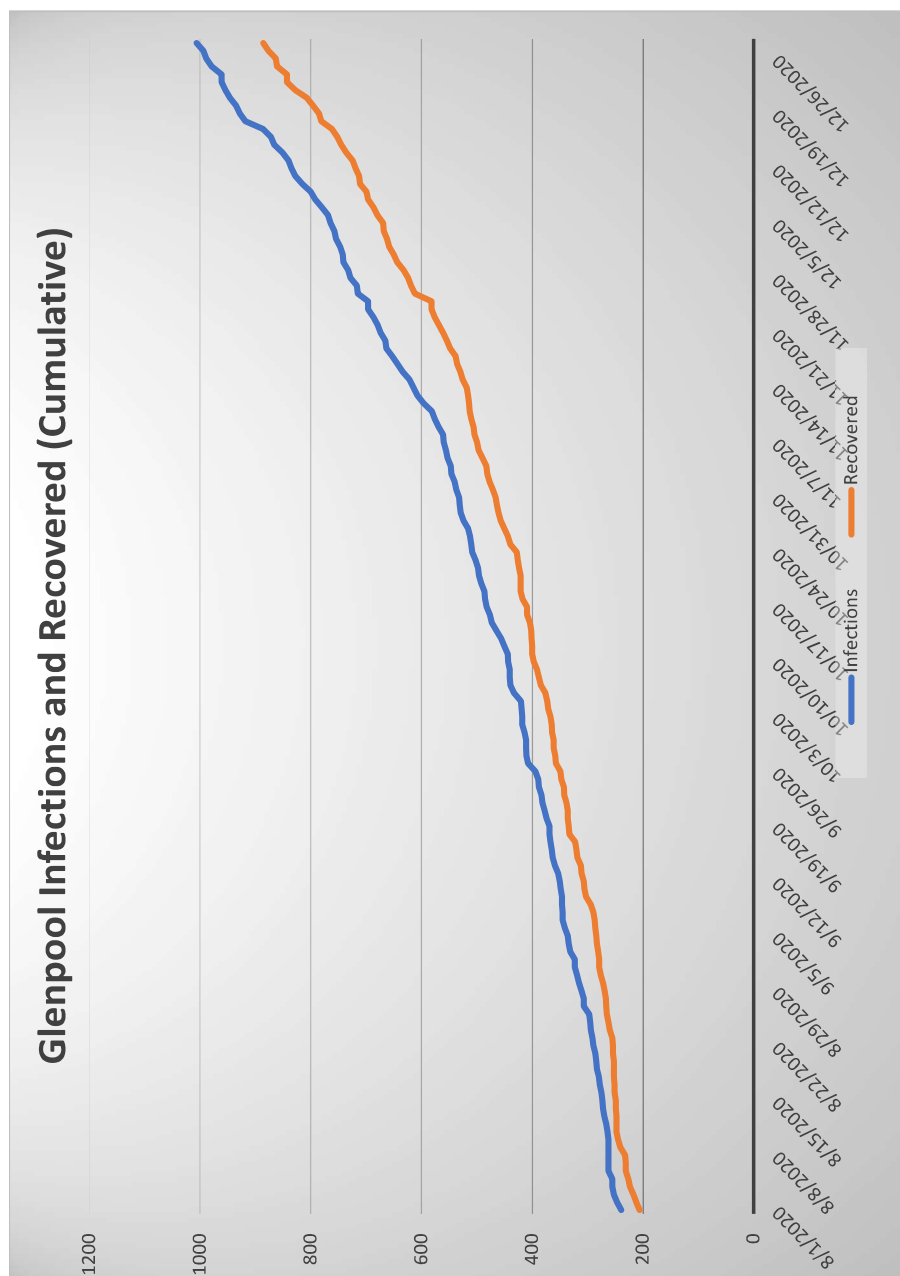
	Cases as of 12/30/2020	State Rank - Total Cases	State Rank Change	2019 Population	Cases per Capita
Claremore	3,897	12	Even	18,743	20.792%
Collinsville	1,476	36	Up 5	7,236	20.398%
Skiatook	1,090	47	Up 9	8,052	13.537%
Coweta	1,184	44	Up 5	10,032	11.802%
Sand Springs	1,982	25	Up 3	19,905	9.957%
Broken Arrow	10,189	4	Even	110,198	9.246%
Owasso	3,307	15	Down 1	36,957	8.948%
Okmulgee	1,030	50	Up 7	11,711	8.795%
Sapulpa	1,835	29	Up 1	21,278	8.624%
Jenks	1,888	27	Down 3	23,767	7.944%
Bixby	2,129	22	Even	27,944	7.619%
Glenpool	1,006	52	Up 1	13,936	7.219%
Tulsa	28,706	2	Even	401,190	7.155%
Catoosa	484	94	Even	6,953	6.961%
Average	10.643%				
Median	8.872%				

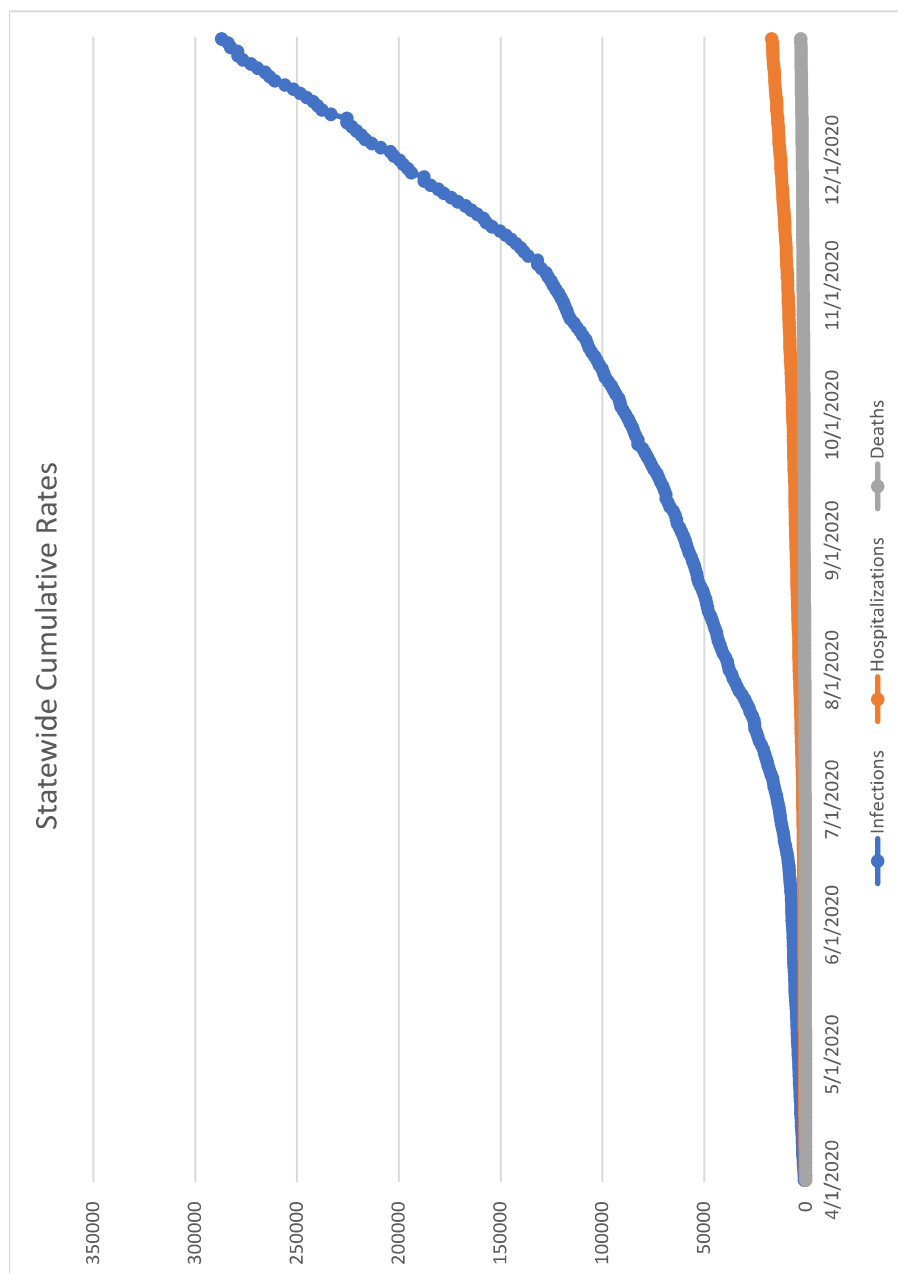
Active Case Comparison

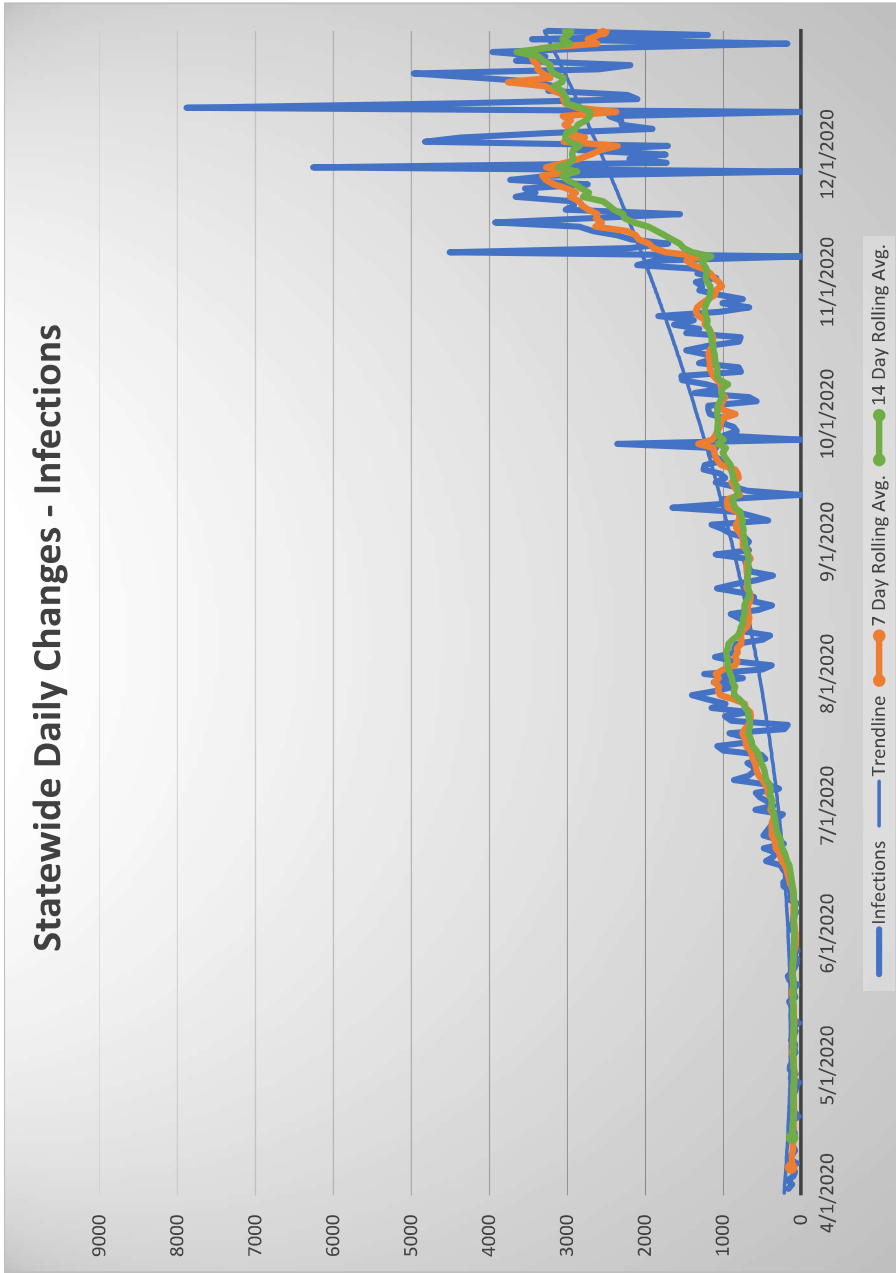
	Active Cases as of 12/30/2020	Metro Rank - Active Cases	Cumulative Deaths	2019 Population	Active Cases per 1,000 pop
Collinsville	224	7	6	7,236	30.96
Claremore	561	3	67	18,743	29.93
Coweta	178	10	16	10,032	17.74
Skiatook	131	12	8	8,052	16.27
Okmulgee	160	11	14	11,711	13.66
Owasso	471	4	13	36,957	12.74
Broken Arrow	1,325	2	82	110,198	12.02
Sand Springs	237	6	19	19,905	11.91
Sapulpa	190	9	27	21,278	8.93
Bixby	249	5	13	27,944	8.91
Glenpool	120	13	9	13,936	8.61
Jenks	195	8	14	23,767	8.20
Tulsa	3,026	1	260	401,190	7.54
Catoosa	51	14	7	6,953	7.33
Average	13.91				
Median	11.97				

Glenpool - Active Cases

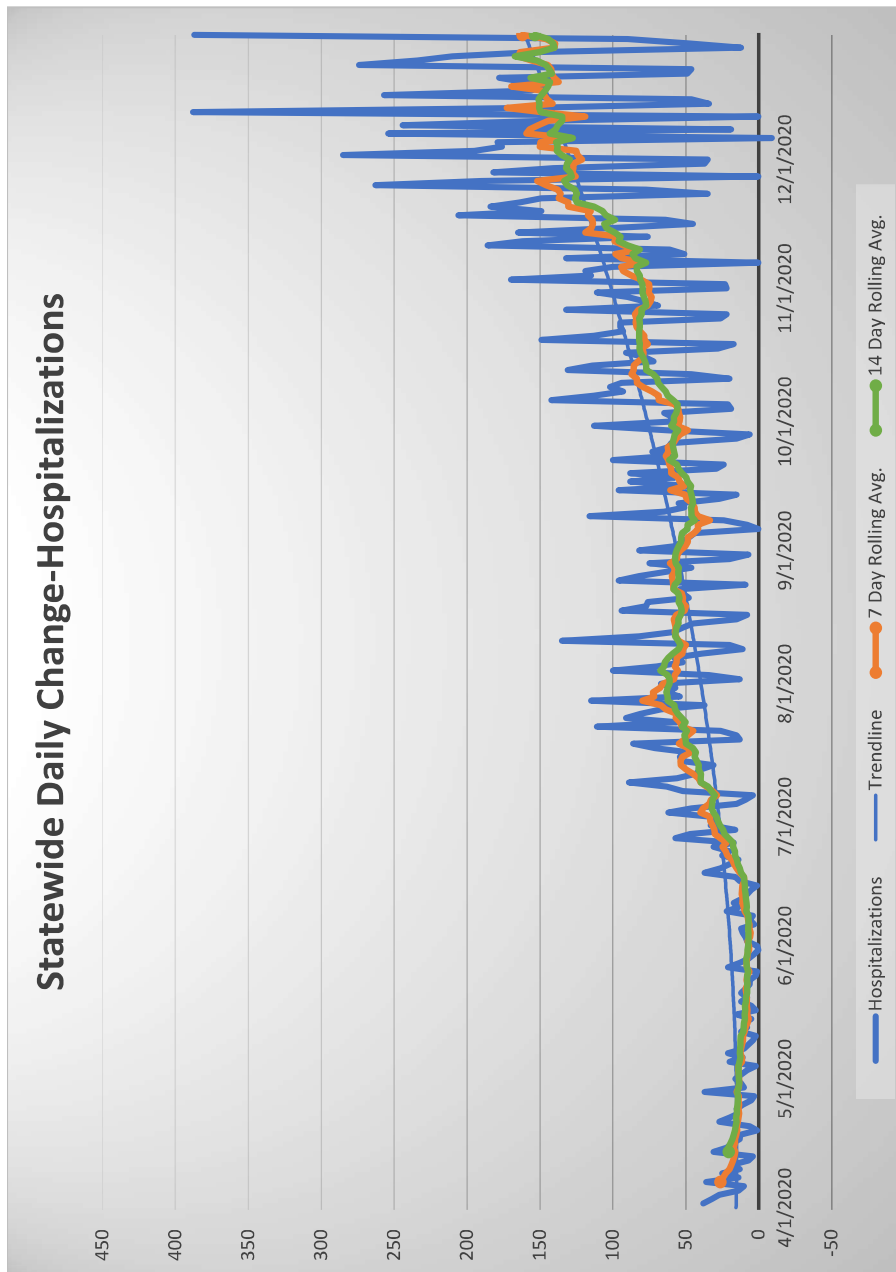


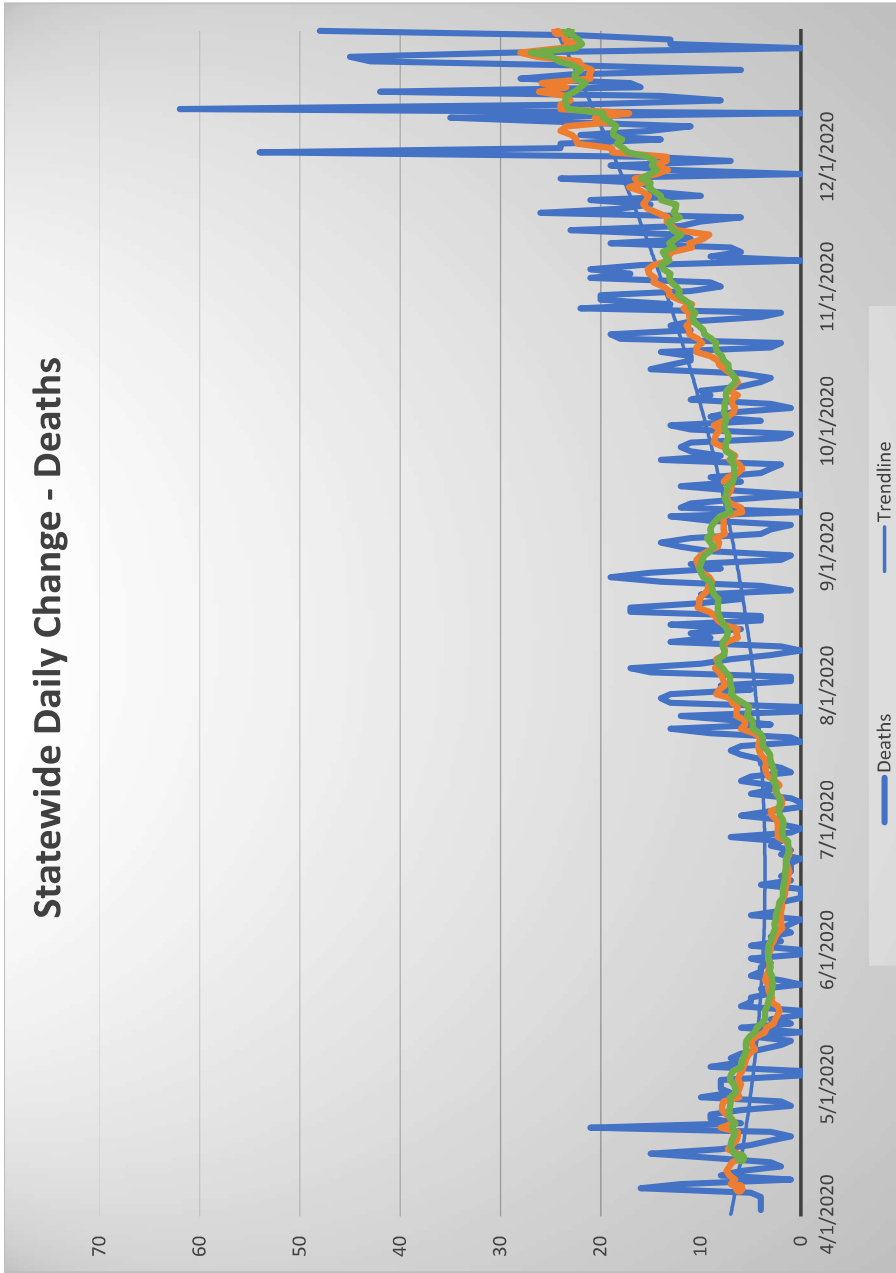


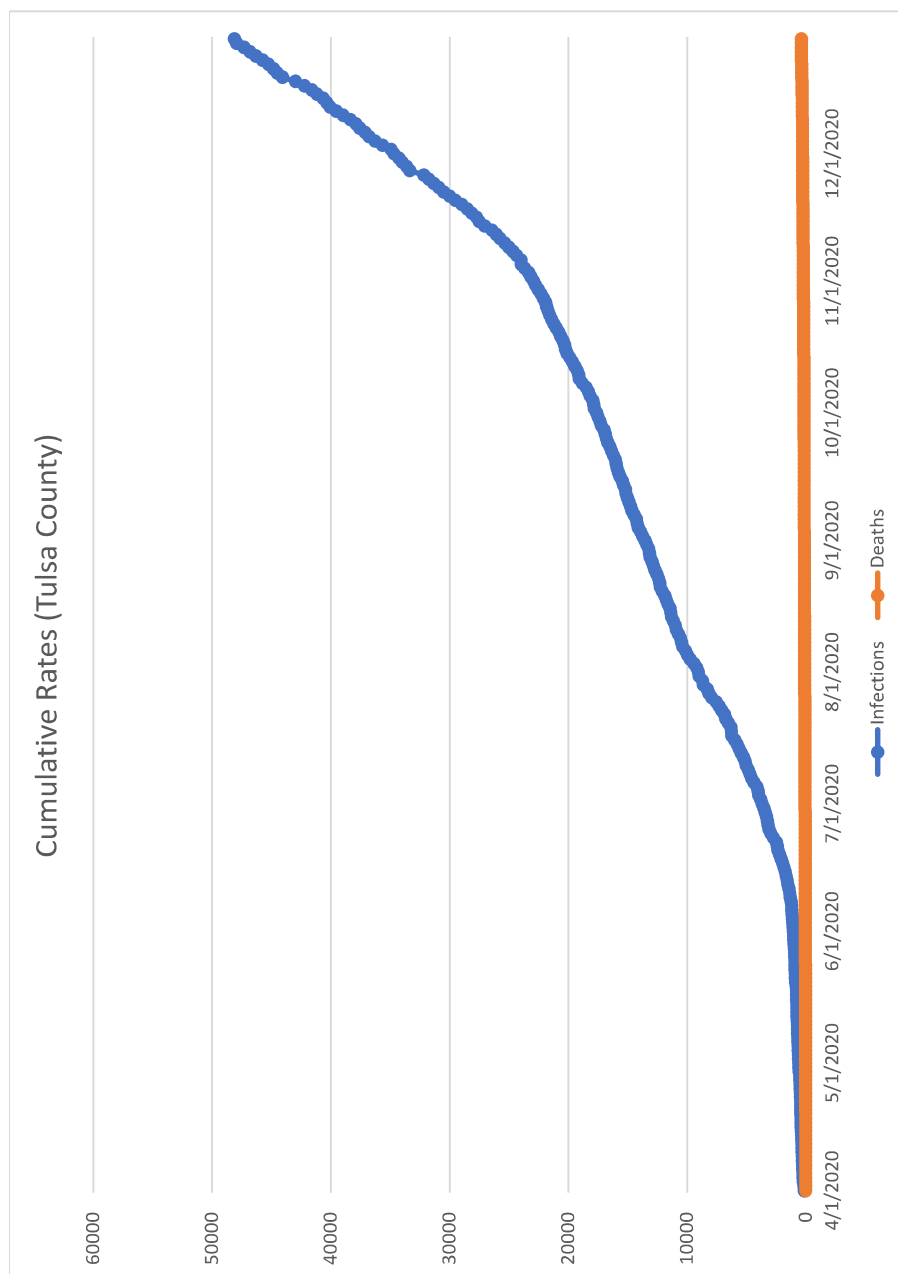


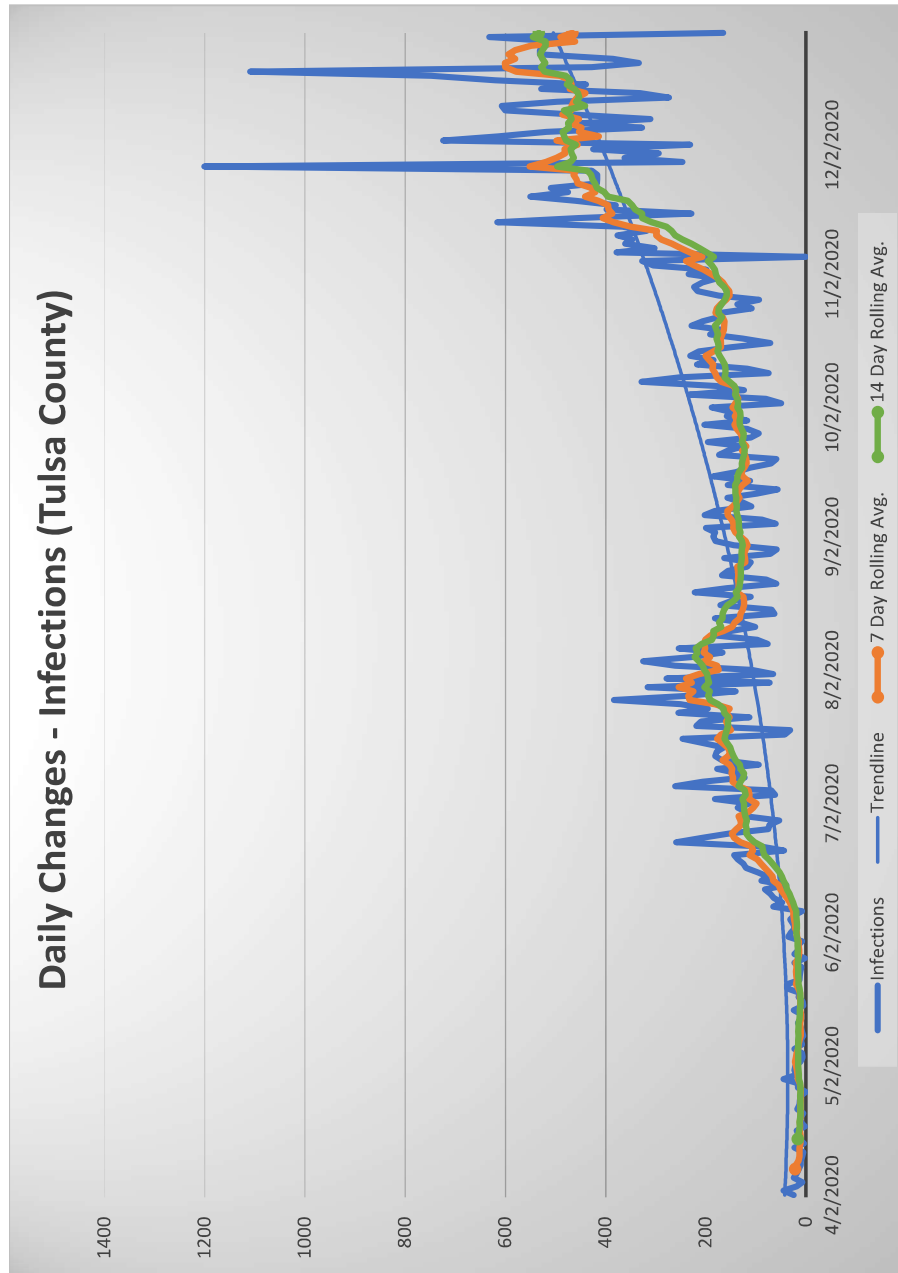


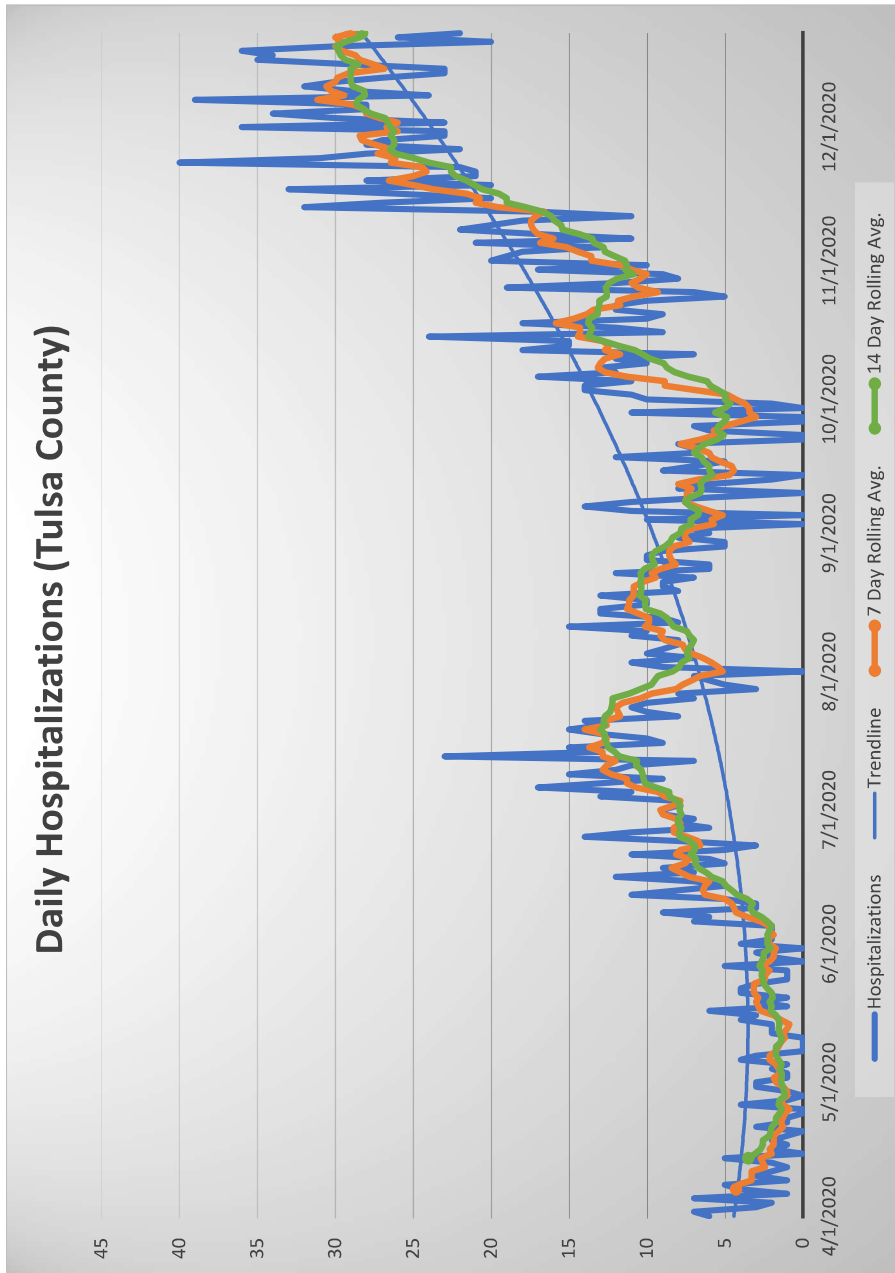
Statewide Daily Change-Hospitalizations



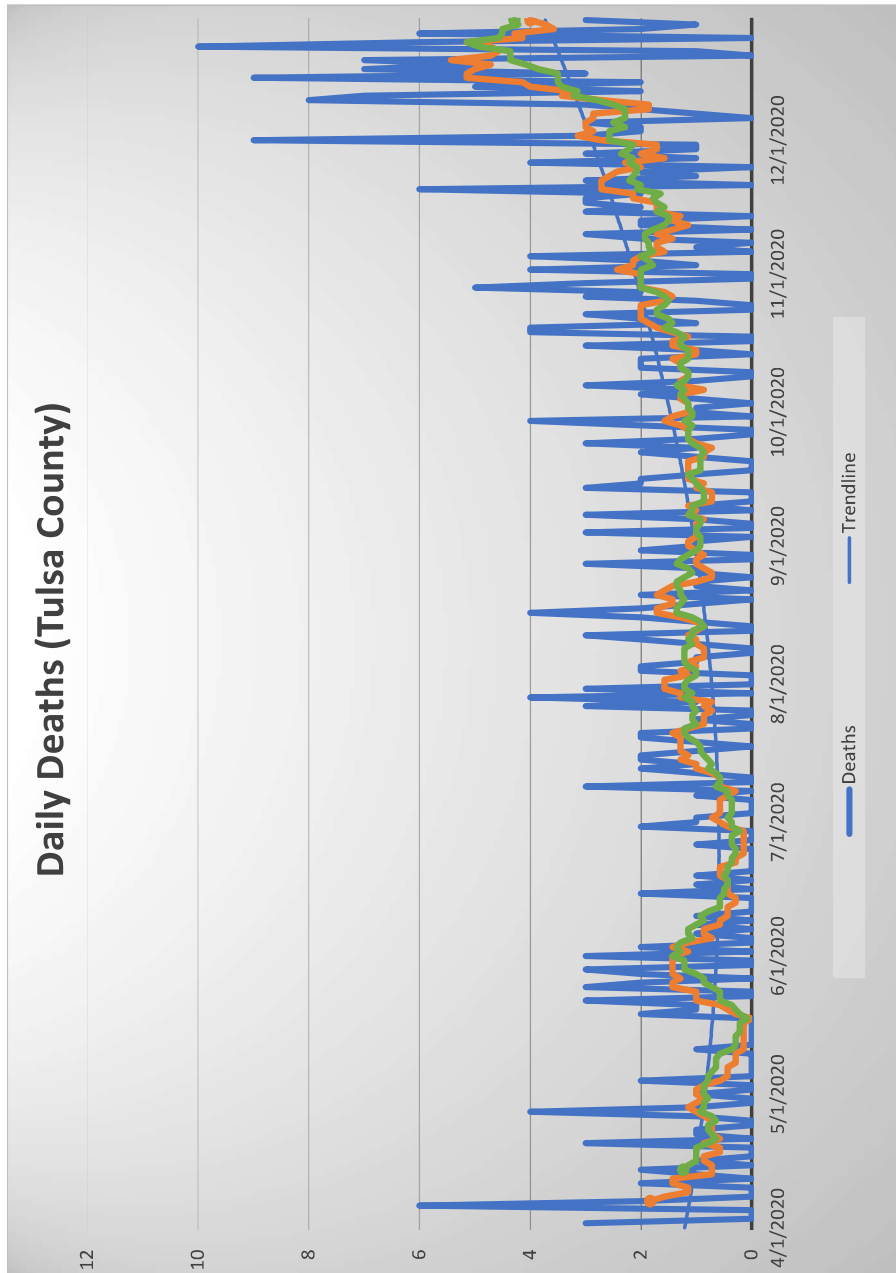








Daily Deaths (Tulsa County)



State of Oklahoma

	Cumulative				Daily Change				Rolling Averages (7-day)				Rolling Averages (14-day)			
	Infections	Hospitalizations	Deaths	Infections	Hospitalizations	Deaths	Infections	Hospitalizations	Deaths	Infections	Hospitalizations	Deaths	Infections	Hospitalizations	Deaths	Deaths
4/1/2020	719	219	30													
4/2/2020	879	257	34	160	38	4										
4/3/2020	988	289	38	109	32	4										
4/4/2020	1159	316	42	171	27	4										
4/5/2020	1252	330	46	93	14	4										
4/6/2020	1327	340	51	75	10	5										
4/7/2020	1472	376	67	145	36	16										
4/8/2020	1524	390	79	52	14	12			24.43	115.00	22.57	7.00				
4/9/2020	1684	415	80	160	25	1			22.57	115.00	22.57	6.57				
4/10/2020	1794	428	88	110	13	8			19.86	115.14	19.86	7.14				
4/11/2020	1868	446	94	74	18	6			18.57	101.29	18.57	7.43				
4/12/2020	1970	453	96	102	7	2			17.57	102.57	17.57	7.14				
4/13/2020	2069	457	99	99	4	3			16.71	106.00	16.71	6.86				
4/14/2020	2184	488	108	115	31	108			16.00	101.71	16.00	5.86				
4/15/2020	2263	510	123	79	22	15			17.14	105.57	17.14	6.29	110.29	20.79	6.64	6.64
4/16/2020	2357	528	131	94	18	8			16.14	96.14	16.14	7.29	105.57	19.36	6.93	6.93
4/17/2020	2465	541	136	108	13	5			16.14	95.86	16.14	6.86	105.57	18.00	7.00	7.00
4/18/2020	2570	554	139	105	13	3			15.43	100.29	15.43	6.43	100.79	17.00	6.93	6.93
4/19/2020	2599	555	140	29	1	1			14.57	89.86	14.57	6.29	96.21	16.07	6.71	6.71
4/20/2020	2680	561	143	81	6	3			14.86	87.29	14.86	6.29	96.64	15.79	6.57	6.57
4/21/2020	2807	588	164	127	27	21			14.29	89.00	14.29	8.00	95.36	15.14	6.93	6.93
4/22/2020	2894	608	170	87	20	6			14.00	90.14	14.00	6.71	97.86	15.57	6.50	6.50
4/23/2020	3017	622	179	123	14	9			13.43	94.29	13.43	6.86	95.21	14.79	7.07	7.07
4/24/2020	3121	637	188	104	15	9			13.71	93.71	13.71	7.43	94.79	14.93	7.14	7.14
4/25/2020	3193	648	194	72	11	6			13.43	89.00	13.43	7.86	94.64	14.43	7.14	7.14
4/26/2020	3253	653	195	60	5	1			14.00	93.43	14.00	7.86	91.64	14.29	7.07	7.07
4/27/2020	3280	656	197	27	3	2			13.57	85.71	13.57	7.71	86.50	14.21	7.00	7.00
4/28/2020	3410	693	207	130	37	10			15.00	86.14	15.00	6.14	87.57	14.64	7.07	7.07
4/29/2020	3473	703	214	63	10	7			13.57	82.71	13.57	6.29	86.43	13.79	6.50	6.50
4/30/2020	3618	715	222	145	12	8			13.29	85.86	13.29	6.14	90.07	13.36	6.50	6.50
5/1/2020	3758	731	230	140	16	8			13.43	91.00	13.43	6.00	92.36	13.57	6.71	6.71
5/2/2020	3851	743	238	93	12	8			13.57	94.00	13.57	6.29	91.50	13.50	7.07	7.07
5/3/2020	3972	751	238	121	8	0			14.00	102.71	14.00	6.14	98.07	14.00	7.00	7.00
5/4/2020	4044	753	238	72	2	0			13.86	109.14	13.86	5.86	97.43	13.71	6.79	6.79
5/5/2020	4127	773	247	83	20	9			11.43	102.43	11.43	5.71	94.29	13.21	5.93	5.93
5/6/2020	4201	784	253	74	11	6			11.57	104.00	11.57	5.57	93.36	12.57	5.93	5.93
5/7/2020	4330	805	260	129	21	7			12.86	101.71	12.86	5.43	93.79	13.07	5.79	5.79
5/8/2020	4424	815	266	94	10	6			12.00	95.14	12.00	5.14	93.07	12.71	5.57	5.57
5/9/2020	4490	822	270	66	7	4			11.29	91.29	11.29	4.57	92.64	12.43	5.43	5.43
5/10/2020	4589	826	272	99	4	2			10.71	88.14	10.71	4.86	95.43	12.36	5.50	5.50
5/11/2020	4613	828	273	24	2	1			10.71	81.29	10.71	5.00	95.21	12.29	5.43	5.43
5/12/2020	4732	840	278	119	12	5			9.57	86.43	9.57	4.43	94.43	10.50	5.07	5.07
5/13/2020	4852	848	278	120	8	0			9.14	93.00	9.14	3.57	98.50	10.36	4.57	4.57
5/14/2020	4962	858	284	110	10	6			7.57	90.29	7.57	3.43	96.00	10.21	4.43	4.43
5/15/2020	5086	863	285	124	5	1			6.86	94.57	6.86	2.71	94.86	9.43	3.93	3.93
5/16/2020	5237	878	288	151	15	3			8.00	106.71	8.00	2.57	99.00	9.64	3.57	3.57
5/17/2020	5310	880	288	73	2	0			7.71	103.00	7.71	2.29	95.57	9.21	3.57	3.57
5/18/2020	5398	885	288	88	5	0			8.14	112.14	8.14	2.14	96.71	9.43	3.57	3.57
5/19/2020	5489	897	294	91	12	6			8.14	108.14	8.14	2.29	97.29	8.86	3.36	3.36
5/20/2020	5532	905	299	43	8	5			8.14	97.14	8.14	3.00	95.07	8.64	3.29	3.29
5/21/2020	5680	917	304	148	12	5			8.43	102.57	8.43	2.86	96.43	8.00	3.14	3.14

5/22/2020	5849	926	307	169	9	3	109.00	9.00	3.14	101.79	7.93	2.93
5/23/2020	5960	932	311	111	6	4	103.29	7.71	3.29	105.00	7.71	2.93
5/24/2020	6037	938	311	77	6	0	103.86	8.29	3.29	103.43	8.00	2.79
5/25/2020	6090	940	313	53	2	2	98.86	7.86	3.57	105.50	8.00	2.86
5/26/2020	6137	941	318	47	1	5	92.57	6.29	3.43	100.36	7.21	2.86
5/27/2020	6229	962	322	92	21	4	99.57	8.14	3.29	98.36	8.14	3.14
5/28/2020	6270	975	326	41	13	4	84.29	8.29	3.14	93.43	8.36	3.00
5/29/2020	6338	982	329	68	7	3	69.86	8.00	3.14	89.43	8.36	3.14
5/30/2020	6418	985	334	80	985	3	65.43	7.57	3.29	84.36	7.57	3.29
5/31/2020	6506	985	334	88	0	0	67.00	6.71	3.29	85.43	7.50	3.29
6/1/2020	6573	986	334	67	1	0	69.00	6.57	3.00	83.93	7.21	3.29
6/2/2020	6692	994	339	119	8	5	79.29	7.57	3.00	85.93	7.57	3.21
6/3/2020	6805	1003	341	113	9	2	82.29	5.86	2.71	90.93	7.00	3.00
6/4/2020	6907	1014	344	102	11	3	91.00	5.57	2.57	87.64	6.93	2.86
6/5/2020	7003	1026	345	96	12	1	95.00	6.29	2.29	82.43	7.14	2.71
6/6/2020	7059	1029	347	56	3	2	91.57	6.29	1.86	78.50	6.93	2.57
6/7/2020	7150	1035	348	91	6	1	92.00	7.14	2.00	79.50	6.93	2.64
6/8/2020	7205	1039	348	55	4	0	90.29	7.57	2.00	79.64	7.07	2.50
6/9/2020	7363	1061	353	158	22	5	95.86	9.57	2.00	87.57	8.57	2.50
6/10/2020	7480	1075	355	117	14	2	96.43	10.29	2.00	89.36	8.07	2.36
6/11/2020	7626	1092	357	146	17	2	102.71	11.14	1.86	96.86	8.36	2.21
6/12/2020	7848	1103	359	222	11	2	120.71	11.00	2.00	107.86	8.64	2.14
6/13/2020	8073	1111	359	225	8	0	144.86	11.71	1.71	118.21	9.00	1.79
6/14/2020	8231	1116	359	158	5	0	154.43	11.57	1.57	123.21	9.36	1.79
6/15/2020	8417	1117	359	186	1	0	173.14	11.14	1.57	131.71	9.36	1.79
6/16/2020	8645	1130	363	228	13	4	183.14	9.86	1.43	139.50	9.71	1.71
6/17/2020	8904	1146	364	259	16	1	203.43	10.14	1.29	149.93	10.21	1.64
6/18/2020	9354	1183	366	450	37	2	246.86	13.00	1.29	174.79	12.07	1.57
6/19/2020	9706	1209	367	352	26	1	265.43	15.14	1.14	193.07	13.07	1.57
6/20/2020	10037	1229	368	331	20	1	280.57	16.86	1.29	212.71	14.29	1.50
6/21/2020	10515	1319	369	478	14	1	326.29	18.14	1.43	240.36	14.86	1.50
6/22/2020	10733	1268	369	218	25	0	330.86	21.57	1.43	252.00	16.36	1.50
6/23/2020	11028	1288	371	295	20	2	340.43	22.57	1.14	261.79	16.21	1.29
6/24/2020	11510	1319	372	482	31	1	372.29	24.71	1.14	287.86	17.43	1.21
6/25/2020	11948	1336	375	438	17	3	370.57	21.86	1.29	308.71	17.43	1.29
6/26/2020	12343	1393	377	395	57	2	376.71	26.29	1.43	321.07	20.71	1.29
6/27/2020	12642	1440	384	299	47	7	372.14	30.14	2.29	326.36	23.50	1.79
6/28/2020	12944	1456	385	302	16	1	347.00	30.43	2.29	336.64	24.29	1.86
6/29/2020	13172	1489	385	228	33	0	348.43	31.57	2.29	339.64	26.57	1.86
6/30/2020	13757	1520	387	585	31	2	389.86	33.14	2.29	365.14	27.86	1.71
7/1/2020	14112	1553	389	355	33	2	371.71	33.43	2.43	372.00	29.07	1.79
7/2/2020	14539	1615	395	427	62	6	370.14	39.86	2.86	370.36	30.86	2.07
7/3/2020	15065	1661	398	526	46	3	388.86	38.29	3.00	382.79	32.29	2.21
7/4/2020	15645	1676	398	580	15	0	429.00	33.71	2.00	400.57	31.93	2.14
7/5/2020	15928	1685	398	283	9	0	426.29	32.71	1.86	386.64	31.57	2.07
7/6/2020	16362	1689	399	434	4	1	455.71	28.57	2.00	402.07	30.07	2.14
7/7/2020	17220	1741	404	858	52	5	494.71	31.57	2.43	442.29	32.36	2.36
7/8/2020	17893	1804	407	673	63	3	540.14	35.86	2.57	455.93	34.64	2.50
7/9/2020	18496	1893	410	603	89	3	555.29	39.71	2.14	467.71	39.79	2.50
7/10/2020	19092	1949	416	596	56	6	575.29	41.14	2.57	482.07	39.71	2.79
7/11/2020	19779	1992	421	687	43	5	590.57	45.14	3.29	509.79	39.43	2.64
7/12/2020	20235	2032	422	456	40	1	615.29	49.57	3.43	520.79	41.14	2.64
7/13/2020	20745	2063	424	510	31	2	626.14	53.43	3.57	540.93	41.00	2.79
7/14/2020	21738	2116	428	993	53	4	645.43	53.57	3.43	570.07	42.57	2.93
7/15/2020	22813	2170	432	1075	54	4	702.86	52.29	3.57	621.50	44.07	3.07

7/16/2020	23441	2218	438	628	48	6	706.43	46.43	4.00	635.86	43.07	3.07
7/17/2020	24140	2289	445	699	71	7	721.14	48.57	4.14	648.21	44.86	3.36
7/18/2020	25056	2375	451	916	86	6	753.86	54.71	4.29	672.21	49.93	3.79
7/19/2020	25265	2388	451	209	13	0	718.57	50.86	4.14	666.93	50.21	3.79
7/20/2020	25433	2403	452	168	15	1	669.71	48.57	4.00	647.93	51.00	3.79
7/21/2020	26326	2429	461	893	26	9	655.43	44.71	4.71	650.43	49.14	4.07
7/22/2020	27301	2540	474	975	111	13	641.14	52.86	6.00	672.00	52.57	4.79
7/23/2020	27969	2596	477	668	56	3	646.86	54.00	5.57	676.64	50.21	4.79
7/24/2020	29116	2687	484	1147	91	7	710.86	56.86	5.57	716.00	52.71	4.86
7/25/2020	30081	2768	496	965	81	12	717.86	56.14	6.43	735.86	55.43	5.36
7/26/2020	31285	2835	496	1204	67	0	860.00	63.86	6.43	789.29	57.36	5.29
7/27/2020	32686	2872	496	1401	37	0	1036.14	67.00	6.29	852.93	57.79	5.14
7/28/2020	33775	2987	509	1089	115	13	1064.14	79.71	6.86	859.79	62.21	5.79
7/29/2020	34623	3041	523	848	54	14	1046.00	71.57	7.00	843.57	62.21	6.50
7/30/2020	35740	3104	536	1117	63	13	1110.14	72.57	8.43	878.50	63.29	7.00
7/31/2020	36487	3161	541	747	57	5	1053.00	67.71	8.14	881.93	62.29	6.86
8/1/2020	37731	3228	549	1244	67	8	1092.86	65.71	7.57	905.36	60.93	7.00
8/2/2020	38225	3241	550	494	13	1	991.43	58.00	7.71	925.71	60.93	7.07
8/3/2020	38602	3275	551	377	34	1	845.14	57.57	7.86	940.64	62.29	7.07
8/4/2020	39463	3375	566	861	100	15	812.57	55.43	8.14	938.36	67.57	7.50
8/5/2020	40564	3445	583	1101	70	17	848.71	57.71	8.57	947.36	64.64	7.79
8/6/2020	41401	3497	593	837	52	10	808.71	56.14	8.14	959.43	64.36	8.29
8/7/2020	42255	3555	600	854	58	7	824.00	56.29	8.43	938.50	62.00	8.29
8/8/2020	43080	3594	603	825	39	3	764.14	52.29	7.71	928.50	59.00	7.64
8/9/2020	43566	3605	603	486	11	0	763.00	52.00	7.57	877.21	55.00	7.64
8/10/2020	43963	3625	605	397	20	2	765.86	50.00	7.71	805.50	53.79	7.79
8/11/2020	44728	3760	618	765	135	13	752.14	55.00	7.43	782.36	55.21	7.79
8/12/2020	45398	3842	627	670	82	9	690.57	56.71	6.29	769.64	57.21	7.43
8/13/2020	46103	3901	638	705	59	11	671.71	57.71	6.43	740.21	56.93	7.29
8/14/2020	46897	3953	644	794	52	6	663.14	56.86	6.29	743.57	56.57	7.36
8/15/2020	47798	3998	657	901	45	13	674.00	57.71	7.71	719.07	55.00	7.71
8/16/2020	48342	4013	661	544	15	4	682.29	58.29	8.29	722.64	55.14	7.93
8/17/2020	48711	4021	665	369	8	4	678.29	56.57	8.57	722.07	53.29	8.14
8/18/2020	49325	4115	682	614	94	17	656.71	50.71	9.14	704.43	52.86	8.29
8/19/2020	49923	4192	699	598	77	17	646.43	50.00	10.29	668.50	53.36	8.29
8/20/2020	50669	4268	709	746	76	10	652.29	52.43	10.14	662.00	55.07	8.29
8/21/2020	51746	4316	715	1077	48	6	692.71	51.86	10.14	677.93	54.36	8.21
8/22/2020	52599	4368	725	853	52	10	685.86	52.86	9.71	679.93	55.29	8.71
8/23/2020	53165	4422	726	566	54	1	689.00	58.43	9.29	685.64	58.36	8.79
8/24/2020	53522	4431	730	357	9	4	687.29	58.57	9.29	682.79	57.57	8.93
8/25/2020	54172	4527	744	650	96	14	692.43	58.86	8.86	674.57	54.79	9.00
8/26/2020	54838	4609	763	666	82	19	702.14	59.57	9.14	674.29	54.79	9.71
8/27/2020	55550	4673	778	712	64	15	697.29	57.86	9.86	674.79	55.14	10.00
8/28/2020	56260	4719	786	710	46	8	644.86	57.57	10.14	668.79	54.71	10.14
8/29/2020	57353	4794	797	1093	75	11	679.14	60.86	10.29	682.50	56.86	10.00
8/30/2020	58020	4814	799	667	20	2	693.57	56.00	10.43	691.29	57.21	9.86
8/31/2020	58733	4821	800	713	7	1	744.43	55.71	10.00	715.86	57.14	9.64
9/1/2020	59399	4903	809	666	82	9	746.71	53.71	9.29	719.57	56.29	9.07
9/2/2020	60118	4961	821	719	58	12	754.29	50.29	8.29	728.21	54.93	8.71
9/3/2020	61027	5013	835	909	52	14	782.43	48.57	8.14	739.86	53.21	9.00
9/4/2020	62040	5061	846	1013	48	11	825.71	48.86	8.57	735.29	53.21	9.36
9/5/2020	63187	5105	850	1147	44	4	833.43	44.43	7.57	756.29	52.64	8.93
9/6/2020	63607	5105	853	420	0	3	798.14	41.57	7.71	745.86	48.79	9.07
9/7/2020	64220	5113	854	613	8	1	783.86	41.71	7.71	764.14	48.71	8.86
9/8/2020	65053	5137	863	833	24	9	807.71	33.43	7.71	777.21	43.57	8.50

9/9/2020	66700	5253	876	1647	116	13	940.29	41.71	7.86	847.29	46.00	8.07
9/10/2020	67642	5318	876	942	65	0	945.00	43.57	5.86	863.71	46.07	7.00
9/11/2020	68659	5369	888	1017	51	12	945.57	44.00	6.00	885.64	46.43	7.29
9/12/2020	68659	5424	899	0	55	11	781.71	45.57	7.00	807.57	45.00	7.29
9/13/2020	69354	5451	905	695	27	6	821.00	49.43	7.43	809.57	45.50	7.57
9/14/2020	70223	5466	905	869	15	0	857.57	50.43	7.29	820.71	46.07	7.50
9/15/2020	71314	5562	912	1091	96	7	894.43	60.71	7.00	851.07	47.07	7.36
9/16/2020	72284	5610	924	970	48	12	797.71	51.00	6.86	869.00	46.36	7.36
9/17/2020	73318	5698	930	1034	88	6	810.86	54.29	7.71	877.93	48.93	6.79
9/18/2020	74567	5755	939	1249	57	9	844.00	55.14	7.29	894.79	49.57	6.64
9/19/2020	75804	5843	943	1237	88	4	1020.71	59.86	6.29	901.21	52.71	6.64
9/20/2020	76807	5872	946	1003	29	3	1064.71	60.14	5.86	942.86	54.79	6.64
9/21/2020	77908	5896	948	1101	24	2	1097.86	61.43	6.14	977.71	55.93	6.71
9/22/2020	79072	5996	962	1164	100	14	1108.29	62.00	7.14	1001.36	61.36	7.07
9/23/2020	80161	6057	970	1089	61	8	1125.29	63.86	6.57	961.50	57.43	6.71
9/24/2020	82520	6130	981	2359	73	11	1314.57	61.71	7.29	1062.71	58.00	7.50
9/25/2020	82520	6192	993	0	62	12	1136.14	62.43	7.71	990.07	58.79	7.50
9/26/2020	83510	6252	1004	990	60	11	1100.86	58.43	8.71	1060.79	59.14	7.50
9/27/2020	84333	6267	1006	823	15	2	1075.14	56.43	8.57	1069.93	58.29	7.21
9/28/2020	85194	6273	1007	861	6	1	1040.86	53.86	8.43	1069.36	57.64	7.29
9/29/2020	86219	6336	1018	1025	63	11	1021.00	48.57	8.00	1064.64	55.29	7.57
9/30/2020	87199	6449	1031	980	113	13	1005.43	56.00	8.71	1065.36	59.93	7.64
10/1/2020	88369	6510	1035	1170	61	4	835.57	54.29	7.71	1075.07	58.00	7.50
10/2/2020	89559	6569	1044	1190	59	9	1005.57	53.86	7.29	1070.86	58.14	7.50
10/3/2020	90748	6634	1051	1189	65	7	1034.00	54.57	6.71	1067.43	56.50	7.71
10/4/2020	91317	6653	1052	569	19	1	997.71	55.14	6.57	1036.43	55.79	7.57
10/5/2020	91982	6674	1055	665	21	3	969.71	57.29	6.86	1005.29	55.57	7.64
10/6/2020	93346	6816	1066	1364	142	11	1018.14	68.57	6.86	1019.57	58.57	7.43
10/7/2020	94352	6929	1075	1006	113	9	1021.86	68.57	6.29	1013.64	62.29	7.50
10/8/2020	95564	7022	1085	1212	93	10	1027.86	73.14	7.14	931.71	63.71	7.43
10/9/2020	97088	7124	1091	1524	102	6	1075.57	79.29	6.71	1040.57	66.57	7.00
10/10/2020	98621	7218	1095	1533	94	4	1124.71	83.43	6.29	1079.36	69.00	6.50
10/11/2020	99387	7238	1098	766	20	3	1152.86	83.57	6.57	1075.29	69.36	6.57
10/12/2020	100184	7284	1104	797	46	6	1171.71	87.14	7.00	1070.71	72.21	6.93
10/13/2020	101493	7415	1119	1309	131	15	1163.86	85.57	7.57	1091.00	77.07	7.21
10/14/2020	102615	7529	1132	1122	114	13	1180.43	85.71	8.14	1101.14	77.14	7.21
10/15/2020	103836	7601	1143	1221	72	11	1181.71	82.71	8.29	1104.79	77.93	7.71
10/16/2020	105308	7679	1154	1472	78	11	1174.29	79.29	9.00	1124.93	79.29	7.86
10/17/2020	106503	7770	1168	1195	91	14	1126.00	78.86	10.43	1125.36	81.14	8.36
10/18/2020	107299	7798	1171	796	28	3	1130.29	80.00	10.43	1141.57	81.79	8.50
10/19/2020	108073	7815	1173	774	17	2	1127.00	75.86	9.86	1149.36	81.50	8.43
10/20/2020	109548	7964	1191	1475	149	18	1150.71	78.43	10.29	1157.29	82.00	8.93
10/21/2020	110855	8077	1210	1307	113	19	1177.14	78.29	11.14	1178.79	82.00	9.64
10/22/2020	112483	8170	1234	1628	93	11	1235.29	81.29	11.14	1208.50	82.00	9.71
10/23/2020	113856	8265	1245	1373	95	13	1221.14	83.71	11.43	1197.71	81.50	10.21
10/24/2020	115685	8360	1245	1829	95	11	1311.71	84.29	11.00	1218.86	81.57	10.71
10/25/2020	116736	8386	1249	1051	26	4	1348.14	84.00	11.14	1239.21	82.00	10.79
10/26/2020	117399	8408	1251	663	22	2	1332.29	84.71	11.14	1229.64	80.29	10.50
10/27/2020	118409	8540	1273	1010	132	22	1265.86	82.29	11.71	1208.29	80.36	11.00
10/28/2020	119152	8609	1286	743	69	13	1185.29	76.00	10.86	1181.21	77.14	11.00
10/29/2020	120193	8688	1306	1041	79	20	1101.43	74.00	12.14	1168.36	77.64	11.64
10/30/2020	121495	8778	1326	1302	90	20	1091.29	73.29	13.14	1156.21	78.50	12.29
10/31/2020	122762	8889	1337	1267	111	11	1011.00	75.57	13.14	1161.36	79.93	12.07
11/1/2020	124111	8911	1345	1349	22	8	1053.57	75.00	13.71	1200.86	79.50	12.43
11/2/2020	125195	8934	1354	1084	23	9	1113.71	75.14	14.71	1223.00	79.93	12.93

11/3/2020	126526	9104	1375	1331	170	21	1159.57	80.57	14.57	1212.71	81.43	13.14
11/4/2020	127772	9219	1392	1246	115	17	1231.43	87.14	15.14	1208.36	81.57	13.00
11/5/2020	129873	9338	1413	2101	119	21	1382.86	92.86	15.29	1242.14	83.43	13.71
11/6/2020	131751	9438	1429	1878	100	16	1465.14	94.29	14.71	1278.21	83.79	13.93
11/7/2020	131751	9438	1429	1878	100	0	1284.14	78.43	13.14	1147.57	77.00	13.14
11/8/2020	136258	9570	1438	4507	132	9	1735.29	94.14	13.29	1394.43	84.57	13.50
11/9/2020	138455	9621	1444	2197	51	6	1894.29	98.14	12.86	1504.00	86.64	13.79
11/10/2020	140157	9682	1451	1702	61	7	1947.29	82.57	10.86	1553.43	81.57	12.71
11/11/2020	142334	9868	1470	2171	186	19	2080.29	92.71	11.14	1655.86	89.93	13.14
11/12/2020	144691	10030	1481	2357	162	11	2116.86	98.86	9.71	1749.86	95.86	12.50
11/13/2020	147358	10106	1493	2667	76	12	2229.57	95.43	9.14	1847.36	94.86	11.93
11/14/2020	150205	10271	1516	2847	165	23	2636.29	119.00	12.43	1960.21	98.71	12.79
11/15/2020	154128	10372	1528	3923	101	12	2552.86	114.57	12.86	2144.07	104.36	13.07
11/16/2020	156857	10417	1538	2729	45	10	2628.86	113.71	13.43	2261.57	105.93	13.14
11/17/2020	158408	10481	1544	1551	64	6	2607.29	114.14	13.29	2277.29	98.36	12.07
11/18/2020	161425	10687	1570	3017	206	26	2727.29	117.00	14.29	2403.79	104.86	12.71
11/19/2020	164340	10836	1588	2915	149	18	2807.00	115.14	15.29	2461.93	107.00	12.50
11/20/2020	167261	11020	1603	2921	184	15	2843.29	130.57	15.71	2536.43	113.00	12.43
11/21/2020	170924	11184	1624	3663	164	21	2959.86	130.43	15.43	2798.07	124.71	13.93
11/22/2020	174330	11333	1634	3406	149	10	2886.00	137.29	15.14	2719.43	125.93	14.00
11/23/2020	177874	11368	1649	3544	35	15	3002.43	135.86	15.86	2815.64	124.79	14.64
11/24/2020	180610	11445	1664	2736	77	15	3171.71	137.71	17.14	2889.50	125.93	15.21
11/25/2020	184342	11708	1680	3732	263	16	3273.86	145.86	15.71	3000.57	131.43	15.00
11/26/2020	187567	11898	1704	3225	190	24	3318.14	151.71	16.57	3062.57	133.43	15.93
11/27/2020	187567	11898	1704	3225	190	0	2900.86	125.43	14.43	2872.07	128.00	15.07
11/28/2020	193824	12080	1717	6257	182	13	3271.43	128.00	13.29	3115.64	129.21	14.36
11/29/2020	195545	12221	1736	1721	141	19	3030.71	126.86	14.57	2958.36	132.07	14.86
11/30/2020	197745	12258	1743	2200	37	7	2838.71	127.14	13.43	2920.57	131.50	14.64
12/1/2020	199482	12293	1758	1737	35	15	2696.00	121.14	13.43	2933.86	129.43	15.29
12/2/2020	202341	12578	1812	2859	285	54	2571.29	124.29	18.86	2922.57	135.07	17.29
12/3/2020	204048	12773	1836	1707	195	24	2354.43	125.00	18.86	2836.29	138.36	17.71
12/4/2020	208875	12949	1860	4827	176	24	3044.00	150.14	22.29	2972.43	137.79	18.36
12/5/2020	213245	13128	1874	4370	179	14	2774.43	149.71	22.43	3022.93	138.86	17.86
12/6/2020	216486	13119	1896	3241	-9	22	2991.57	128.29	22.86	3011.14	127.57	18.71
12/7/2020	218389	13373	1911	1903	254	15	2949.14	159.29	24.00	2893.93	143.21	18.71
12/8/2020	220686	13392	1922	2297	19	11	3029.14	157.00	23.43	2862.57	139.07	18.43
12/9/2020	222993	13636	1945	2307	244	23	2950.29	151.14	19.00	2760.79	137.71	18.93
12/10/2020	225453	13782	1980	2460	146	35	3057.86	144.14	20.57	2706.14	134.57	19.71
12/11/2020	225453	13782	1980	2460	146	0	2368.29	119.00	17.14	2706.14	134.57	19.71
12/12/2020	233336	14170	2042	7883	388	62	2870.14	148.86	24.00	2822.29	149.29	23.21
12/13/2020	237668	14328	2064	4332	158	22	3026.00	172.71	24.00	3008.79	150.50	23.43
12/14/2020	239767	14362	2072	2099	34	8	3054.00	141.29	23.00	3001.57	150.29	23.50
12/15/2020	241991	14408	2086	2224	46	14	3043.57	145.14	23.43	3036.36	151.07	23.43
12/16/2020	245229	14665	2128	3238	257	42	3176.57	147.00	26.14	3063.43	149.07	22.57
12/17/2020	248404	14821	2144	3175	156	16	3278.71	148.43	23.43	3168.29	146.29	22.00
12/18/2020	251760	14970	2161	3356	149	17	3758.14	169.71	25.86	3063.21	144.36	21.50
12/19/2020	255868	15131	2189	4108	161	28	3218.86	137.29	21.00	3044.50	143.07	22.50
12/20/2020	260838	15309	2212	4970	178	23	3310.00	140.14	21.14	3168.00	156.43	22.57
12/21/2020	263434	15358	2218	2596	49	6	3381.00	142.29	20.86	3217.50	141.79	21.93
12/22/2020	265620	15404	2240	2186	46	22	3375.57	142.29	22.00	3209.57	143.71	22.71
12/23/2020	269276	15678	2283	3656	274	43	3435.29	144.71	22.14	3305.93	145.86	24.14
12/24/2020	272553	15912	2328	3277	234	45	3449.86	155.86	26.29	3364.29	152.14	24.86
12/25/2020	276508	16122	2357	3955	210	29	3535.43	164.57	28.00	3646.79	167.14	26.93
12/26/2020	278966	16277	2371	2458	155	0	3299.71	163.71	24.00	3259.29	150.50	22.50
12/27/2020	279139	16289	2370	173	12	13	2614.43	140.00	22.57	2962.21	140.07	21.86

12/28/2020	282587	16336	2383	3448	47	13	2736.14	139.71	23.57	3058.57	141.00	22.21
12/29/2020	283781	16426	2405	1194	90	22	2594.43	146.00	23.57	2985.00	144.14	22.79
12/30/2020	287030	16813	2453	3249	387	48	2536.29	162.14	24.29	2985.79	153.43	23.21
12/31/2020				-287030	-16813	-2453	-38936.14	-2273.14	-332.57	-17743.14	-1058.64	-153.14
1/1/2021				0	0	0	-39501.14	-2303.14	-336.71	-17982.86	-1069.29	-154.36

Tulsa County

	Cumulative				Daily Change				Rolling Averages (7-day)				Rolling Averages (14-day)			
	Infections	*Hospitalizations	Deaths	Infections	*Hospitalization	Deaths	Infections	*Hospitalization	Deaths	Infections	Hospitalizations	Deaths	Infections	Hospitalizations	Deaths	
4/1/2020	151		5		6											
4/2/2020	175		8	24	7	3										
4/3/2020	220		8	45	3	0										
4/4/2020	239		8	19	2	0										
4/5/2020	246		8	7	7	0										
4/6/2020	270		14	24	1	6										
4/7/2020	289		16	19	4	2										
4/8/2020	303		16	14	5	0			21.71	4.14	1.57					
4/9/2020	313		16	10	1	0			19.71	3.29	1.14					
4/10/2020	323		16	10	3	0			14.71	3.29	1.14					
4/11/2020	330		18	7	2	2			13.00	3.29	1.43					
4/12/2020	335		18	5	1	0			12.71	2.43	1.43					
4/13/2020	358		19	23	2	1			12.57	2.57	0.71					
4/14/2020	362		21	4	5	2			10.43	2.71	0.71					
4/15/2020	376		21	14	0	0			10.43	2.00	0.71		16.07	3.07		1.14
4/16/2020	390		22	14	2	1			11.00	2.14	0.86		15.36	2.71		1.00
4/17/2020	409		22	19	1	0			12.29	1.86	0.86		13.50	2.57		1.00
4/18/2020	411		22	2	2	0			11.57	1.86	0.57		12.29	2.57		1.00
4/19/2020	421		22	10	1	0			12.29	1.86	0.57		12.50	2.14		1.00
4/20/2020	432		25	11	0	3			10.57	1.57	0.86		11.57	2.07		0.79
4/21/2020	437		25	5	3	0			10.71	1.29	0.57		10.57	2.00		0.64
4/22/2020	454		26	17	1	1			11.14	1.43	0.71		10.79	1.71		0.71
4/23/2020	467		27	13	1	1			11.00	1.29	0.71		11.00	1.71		0.79
4/24/2020	479		27	12	0	0			10.00	1.14	0.71		11.14	1.50		0.79
4/25/2020	490		27	11	0	0			11.29	0.86	0.71		11.43	1.36		0.64
4/26/2020	490		28	0	4	1			9.86	1.29	0.86		11.07	1.57		0.71
4/27/2020	506		32	16	1	4			10.57	1.43	1.00		10.57	1.50		0.93
4/28/2020	522		33	16	0	0			12.14	1.00	1.14		11.43	1.14		0.86
4/29/2020	567		33	45	1	0			16.14		1.00		13.64			0.86
4/30/2020	584		33	17	3	0			16.71	1.29	0.86		13.86	1.29		0.79
5/1/2020	607		34	23	3	1			18.29	1.71	1.00		14.14	1.43		0.86
5/2/2020	628		34	21	1	0			19.71	1.86	1.00		15.50	1.36		0.86
5/3/2020	639		34	11	1	0			21.29	1.43	0.86		15.57	1.36		0.86
5/4/2020	645		36	6	2	2			19.86	1.57	0.57		15.21	1.50		0.79
5/5/2020	653		36	8	1	0			18.71	1.71	0.43		15.43	1.36		0.79
5/6/2020	676		36	23	4	0			15.57	2.14	0.43		15.86	1.57		0.71
5/7/2020	684		36	8	3	0			14.29	2.14	0.43		15.50	1.71		0.64
5/8/2020	695		36	11	0	0			12.57	1.71	0.29		15.43	1.71		0.64
5/9/2020	700		36	5	0	0			10.29	1.57	0.29		15.00	1.71		0.64
5/10/2020	708		36	8	0	0			9.86	1.43	0.29		15.57	1.43		0.57
5/11/2020	718		37	10	0	1			10.43	1.14	0.14		15.14	1.36		0.36
5/12/2020	734		37	16	2	0			11.57	1.29	0.14		15.14	1.50		0.29
5/13/2020	743		37	9	2	0			9.57	1.00	0.14		12.57	1.50		0.29
5/14/2020	752		37	9	2	0			9.71	0.86	0.14		12.00	1.50		0.29
5/15/2020	776		37	24	4	0			11.57	1.43	0.14		12.07	1.57		0.21
5/16/2020	781		37	5	3	0			11.57	1.86	0.14		10.93	1.71		0.21
5/17/2020	787		37	6	6	0			11.29	2.71	0.14		10.57	2.07		0.21

5/18/2020	802		37	15	1	0	0	12.00	2.86	0.00	11.21	2.00	0.07
5/19/2020	814		39	12	3	2	2	11.43	3.00	0.29	11.50	2.14	0.21
5/20/2020	852		40	38	1	1	1	15.57	2.86	0.43	12.57	1.93	0.29
5/21/2020	890		41	38	4	1	1	19.71	3.14	0.57	14.71	2.00	0.36
5/22/2020	903		44	13	4	3	3	18.14	3.14	1.00	14.86	2.29	0.57
5/23/2020	915		44	12	3	0	0	19.14	3.14	1.00	15.36	2.50	0.57
5/24/2020	926		44	11	1	0	0	19.86	2.43	1.00	15.57	2.57	0.57
5/25/2020	935		47	9	1	3	3	19.00	2.43	1.43	15.50	2.64	0.71
5/26/2020	958		49	23	1	2	2	20.57	2.14	1.43	16.00	2.57	0.86
5/27/2020	960		49	2	5	0	0	15.43	2.71	1.29	15.50	2.79	0.86
5/28/2020	983		51	23	0	2	2	13.29	2.14	1.43	16.50	2.64	1.00
5/29/2020	998		54	15	2	3	3	13.57	1.86	1.43	15.86	2.50	1.21
5/30/2020	1014		54	16	3	0	0	14.14	1.86	1.43	16.64	2.50	1.21
5/31/2020	1022		54	8	0	0	0	13.71	1.71	1.43	16.79	2.07	1.21
6/1/2020	1057		57	35	4	3	3	17.43	2.14	1.43	18.21	2.29	1.43
6/2/2020	1087		57	30	2	0	0	18.43	2.29	1.14	19.50	2.21	1.29
6/3/2020	1109		59	22	2	2	2	21.29	1.86	1.43	18.36	2.29	1.36
6/4/2020	1134		59	25	2	0	0	21.57	2.14	1.14	17.43	2.14	1.29
6/5/2020	1165		59	31	2	0	0	23.86	2.14	0.71	18.71	2.00	1.07
6/6/2020	1188		60	23	7	1	1	24.86	2.71	0.86	19.50	2.29	1.14
6/7/2020	1196		60	8	6	0	0	24.86	3.57	0.86	19.29	2.64	1.14
6/8/2020	1261		61	65	9	1	1	29.14	4.29	0.57	23.29	3.21	1.00
6/9/2020	1308		61	47	3	0	0	31.57	4.43	0.57	25.00	3.36	0.86
6/10/2020	1372		62	64	3	1	1	37.57	4.57	0.43	29.43	3.21	0.93
6/11/2020	1443		62	71	5	0	0	44.14	5.00	0.43	32.86	3.57	0.79
6/12/2020	1525		62	82	11	0	0	51.43	6.29	0.43	37.64	4.21	0.57
6/13/2020	1564		62	39	8	0	0	53.71	6.43	0.29	39.29	4.57	0.57
6/14/2020	1653		62	89	5	0	0	65.29	6.29	0.29	45.07	4.93	0.57
6/15/2020	1729		64	76	7	2	2	66.86	6.00	0.43	48.00	5.14	0.50
6/16/2020	1825		64	96	12	0	0	73.86	7.29	0.43	52.71	5.86	0.50
6/17/2020	1945		65	120	7	1	1	81.86	7.86	0.43	59.71	6.21	0.43
6/18/2020	2070		65	125	9	0	0	89.57	8.43	0.43	66.86	6.71	0.43
6/19/2020	2206		66	136	5	1	1	97.29	7.57	0.57	74.36	6.93	0.50
6/20/2020	2349		66	143	6	0	0	112.14	7.29	0.57	82.93	6.86	0.43
6/21/2020	2392		66	2392	43	11	0	105.57	8.14	0.57	85.43	7.21	0.43
6/22/2020	2483		66	91	5	0	0	107.71	7.86	0.29	87.29	6.93	0.36
6/23/2020	2742		66	259	3	0	0	131.00	6.57	0.29	102.43	6.93	0.36
6/24/2020	2949		66	207	8	0	0	143.43	6.71	0.14	112.64	7.29	0.29
6/25/2020	3103		66	154	14	0	0	147.57	7.43	0.14	118.57	7.93	0.29
6/26/2020	3178		67	75	11	1	1	138.86	8.29	0.14	118.07	7.93	0.36
6/27/2020	3251		67	73	6	0	0	128.86	8.29	0.14	120.50	7.79	0.36
6/28/2020	3304		67	53	8	0	0	130.29	7.86	0.14	117.93	8.00	0.36
6/29/2020	3424		67	120	7	0	0	134.43	8.14	0.14	121.07	8.00	0.21
6/30/2020	3544		69	120	9	2	2	114.57	9.00	0.43	122.79	7.79	0.36
7/1/2020	3680		70	136	9	1	1	104.43	9.14	0.57	123.93	7.93	0.36
7/2/2020	3792		71	112	8	1	1	98.43	8.29	0.71	123.00	7.86	0.43
7/3/2020	3974		71	182	8	0	0	113.71	7.86	0.57	126.29	8.07	0.36
7/4/2020	4035		71	61	13	0	0	112.00	8.86	0.57	120.43	8.57	0.36
7/5/2020	4104		71	69	11	0	0	114.29	9.29	0.57	122.29	8.57	0.36
7/6/2020	4365		71	261	17	0	0	134.43	10.71	0.57	134.43	9.43	0.36
7/7/2020	4571		72	206	13	1	1	146.71	11.29	0.43	130.64	10.14	0.43

7/8/2020	4693		72	122	9	0	144.71	11.29	0.29	124.57	10.21	0.43
7/9/2020	4828		75	135	15	3	148.00	12.29	0.57	123.21	10.29	0.64
7/10/2020	5005		75	177	12	0	147.29	12.86	0.57	130.50	10.36	0.57
7/11/2020	5099		75	94	11	0	152.00	12.57	0.57	132.00	10.71	0.57
7/12/2020	5267		76	168	7	1	166.14	12.00	0.71	140.21	10.64	0.64
7/13/2020	5448		78	181	23	2	154.71	12.86	1.00	144.57	11.79	0.79
7/14/2020	5626		79	178	13	1	150.71	12.86	1.00	148.71	12.07	0.71
7/15/2020	5790		81	164	15	2	156.71	13.71	1.29	150.71	12.50	0.79
7/16/2020	5997		83	207	9	2	167.00	12.86	1.14	157.50	12.57	0.86
7/17/2020	6243		84	246	10	1	176.86	12.57	1.29	162.07	12.71	0.93
7/18/2020	6285		84	42	13	0	169.43	12.86	1.29	160.71	12.71	0.93
7/19/2020	6316		85	31	15	1	149.86	14.00	1.29	158.00	13.00	1.00
7/20/2020	6535		87	219	13	2	155.29	12.57	1.29	155.00	12.71	1.14
7/21/2020	6744		89	209	14	2	159.71	12.71	1.43	155.21	12.79	1.21
7/22/2020	6856		89	112	8	0	152.29	11.71	1.14	154.50	12.71	1.21
7/23/2020	7111		89	255	10	0	159.14	11.86	0.86	163.07	12.36	1.00
7/24/2020	7307		90	196	11	1	152.00	12.00	0.86	164.43	12.29	1.07
7/25/2020	7557		90	250	10	0	181.71	11.57	0.86	175.57	12.21	1.07
7/26/2020	7940		90	383	7	0	232.00	10.43	0.71	190.93	12.21	1.00
7/27/2020	8177		93	237	8	3	234.57	9.71	0.86	194.93	11.14	1.07
7/28/2020	8317		94	140	3	1	224.71	8.14	0.71	192.21	10.43	1.07
7/29/2020	8633		98	316	5	4	253.86	7.71	1.29	203.07	9.71	1.21
7/30/2020	8705		98	72	6	0	227.71	7.14	1.29	193.43	9.50	1.07
7/31/2020	8983		101	278	7	3	239.43	6.57	1.57	195.71	9.29	1.21
8/1/2020	9048		101	65	0	0	213.00	5.14	1.57	197.36	8.36	1.21
8/2/2020	9156		101	108	9	0	173.71	5.43	1.57	202.86	7.93	1.14
8/3/2020	9417		101	261	11	0	177.14	5.86	1.14	205.86	7.79	1.00
8/4/2020	9742		103	325	7	2	203.57	6.43	1.29	214.14	7.29	1.00
8/5/2020	9969		105	227	10	2	190.86	7.14	1.00	222.36	7.43	1.14
8/6/2020	10135		106	166	9	1	204.29	7.57	1.14	216.00	7.36	1.21
8/7/2020	10389		107	254	8	1	200.86	7.71	0.86	220.14	7.14	1.21
8/8/2020	10465		107	76	8	0	202.43	8.86	0.86	207.71	7.00	1.21
8/9/2020	10562		107	97	11	0	200.86	9.14	0.86	187.29	7.29	1.21
8/10/2020	10747		108	185	10	1	190.00	9.00	1.00	183.57	7.43	1.07
8/11/2020	10898		110	151	15	2	165.14	10.14	1.00	184.36	8.29	1.14
8/12/2020	10999		113	101	8	3	147.14	9.86	1.14	169.00	8.50	1.07
8/13/2020	11130		113	131	9	0	142.14	9.86	1.00	173.21	8.71	1.07
8/14/2020	11312		113	182	13	0	131.86	10.57	0.86	166.36	9.14	0.86
8/15/2020	11375		114	63	13	1	130.00	11.29	1.00	166.21	10.07	0.93
8/16/2020	11443		116	68	10	2	125.86	11.14	1.29	163.36	10.14	1.07
8/17/2020	11614		120	171	10	4	123.86	11.14	1.71	156.93	10.07	1.36
8/18/2020	11763		122	149	13	2	123.57	10.86	1.71	144.36	10.50	1.36
8/19/2020	11873		123	110	8	1	124.86	10.86	1.43	136.00	10.36	1.29
8/20/2020	12095		123	222	9	0	137.86	10.86	1.43	140.00	10.36	1.21
8/21/2020	12253		125	158	9	2	134.43	10.29	1.71	133.14	10.43	1.29
8/22/2020	12312		125	59	7	0	133.86	9.43	1.57	131.93	10.36	1.29
8/23/2020	12391		126	79	12	1	135.43	9.71	1.43	130.64	10.43	1.36
8/24/2020	12559		127	168	6	1	135.00	9.14	1.00	129.43	10.14	1.36
8/25/2020	12714		127	155	6	0	135.86	8.14	0.71	129.71	9.50	1.21
8/26/2020	12831		128	117	10	1	136.86	8.43	0.71	130.86	9.64	1.07
8/27/2020	12941		129	110	10	1	120.86	8.57	0.86	129.36	9.71	1.14

8/28/2020	13104		132	163	9	3	121.57	8.57	1.00	128.00	9.43	1.36
8/29/2020	13175		132	71	5	0	123.29	8.29	1.00	128.57	8.86	1.29
8/30/2020	13233		132	58	5	0	120.29	7.29	0.86	127.86	8.50	1.14
8/31/2020	13377		134	144	8	2	116.86	7.57	1.00	125.93	8.36	1.00
9/1/2020	13557		135	180	6	1	120.43	7.57	1.14	128.14	7.86	0.93
9/2/2020	13742		136	185	7	1	130.14	7.14	1.14	133.50	7.79	0.93
9/3/2020	13923		136	181	0	0	140.29	5.71	1.00	130.57	7.14	0.93
9/4/2020	14123		139	200	10	3	145.57	5.86	1.00	133.57	7.21	1.00
9/5/2020	14183		139	60	0	0	144.00	5.14	1.00	133.64	6.71	1.00
9/6/2020	14271		139	88	11	0	148.29	6.00	1.00	134.29	6.64	0.93
9/7/2020	14473		140	202	14	1	156.57	6.86	0.86	136.71	7.21	0.93
9/8/2020	14655		143	182	11	3	156.86	7.57	1.14	138.64	7.57	1.14
9/9/2020	14764		143	109	6	0	146.00	7.43	1.00	138.07	7.29	1.07
9/10/2020	14891		144	127	0	1	138.29	7.43	1.14	139.29	6.57	1.07
9/11/2020	15048		144	157	8	0	132.14	7.14	0.71	138.86	6.50	0.86
9/12/2020	15146		144	98	6	0	137.57	8.00	0.71	140.79	6.57	0.86
9/13/2020	15202		144	56	2	0	133.00	6.71	0.71	140.64	6.36	0.86
9/14/2020	15358		147	156	0	3	126.43	4.71	1.00	141.50	5.79	0.93
9/15/2020	15469		149	111	9	2	116.29	4.43	0.86	136.57	6.00	1.00
9/16/2020	15654		151	185	7	2	127.14	4.57	1.14	136.57	6.00	1.07
9/17/2020	15794		152	140	5	1	129.00	5.29	1.14	133.64	6.36	1.14
9/18/2020	15905		152	111	12	0	122.43	5.86	1.14	127.29	6.50	0.93
9/19/2020	15975		152	70	7	0	118.43	6.00	1.14	128.00	7.00	0.93
9/20/2020	16034		152	59	7	0	118.86	6.71	1.14	125.93	6.71	0.93
9/21/2020	16207		153	173	8	1	121.29	7.86	0.86	123.86	6.29	0.93
9/22/2020	16363		155	156	0	2	127.71	6.57	0.86	122.00	5.50	0.86
9/23/2020	16487		156	124	0	1	119.00	5.57	0.71	123.07	5.07	0.93
9/24/2020	16683		159	196	6	3	127.00	5.71	1.00	128.00	5.50	1.07
9/25/2020	16793		160	110	7	1	126.86	5.00	1.14	124.64	5.43	1.14
9/26/2020	16887		160	94	0	0	130.29	4.00	1.14	124.36	5.00	1.14
9/27/2020	17004		160	117	0	0	138.57	3.00	1.14	128.71	4.86	1.14
9/28/2020	17207		162	203	11	2	142.86	3.43	1.29	132.07	5.64	1.07
9/29/2020	17324		166	117	0	4	137.29	3.43	1.57	132.50	5.00	1.21
9/30/2020	17482		166	158	2	2	142.14	3.71	1.43	130.57	4.64	1.07
10/1/2020	17632		167	150	10	1	135.57	4.29	1.14	131.29	5.00	1.07
10/2/2020	17820		168	188	11	1	146.71	4.86	1.14	136.79	4.93	1.14
10/3/2020	17869		168	49	14	0	140.29	6.86	1.14	135.29	5.43	1.14
10/4/2020	17949		169	80	14	1	135.00	8.86	1.29	136.79	5.93	1.21
10/5/2020	18182		171	233	11	2	139.29	8.86	1.29	141.07	6.14	1.29
10/6/2020	18305		172	123	17	1	140.14	11.29	0.86	138.71	7.36	1.21
10/7/2020	18484		175	179	12	3	143.14	12.71	1.29	142.64	8.21	1.36
10/8/2020	18812		176	328	13	1	168.57	13.14	1.29	152.07	8.71	1.21
10/9/2020	19064		176	252	10	0	177.71	13.00	1.14	162.21	8.93	1.14
10/10/2020	19138		176	74	12	0	181.29	12.71	1.14	160.79	9.79	1.14
10/11/2020	19255		178	117	7	2	186.57	11.71	1.29	160.79	10.29	1.29
10/12/2020	19473		180	218	18	2	184.43	12.71	1.29	161.86	10.79	1.29
10/13/2020	19657		182	184	15	2	193.14	12.43	1.43	166.64	11.86	1.14
10/14/2020	19888		182	231	15	0	200.57	12.86	1.00	171.86	12.79	1.14
10/15/2020	20102		183	214	24	1	184.29	14.43	1.00	176.43	13.79	1.14
10/16/2020	20251		186	149	9	3	169.57	14.29	1.43	173.64	13.64	1.29
10/17/2020	20322		186	71	12	0	169.14	14.29	1.43	175.21	13.50	1.29

10/18/2020	20448		186	126	18	0	170.43	15.86	1.14	178.50	13.79	1.21
10/19/2020	20639		190	191	10	4	166.57	14.71	1.43	175.50	13.71	1.36
10/20/2020	20805		194	166	9	4	164.00	13.86	1.71	178.57	13.14	1.57
10/21/2020	21033		195	228	12	1	163.57	13.43	1.86	182.07	13.14	1.43
10/22/2020	21239		197	206	12	2	162.43	11.71	2.00	173.36	13.07	1.50
10/23/2020	21413		200	174	10	3	166.00	11.86	2.00	167.79	13.07	1.71
10/24/2020	21584		200	171	5	0	180.29	10.86	2.00	174.71	12.57	1.71
10/25/2020	21692		200	108	7	0	177.71	9.29	2.00	174.07	12.57	1.57
10/26/2020	21829		201	137	19	1	170.00	10.57	1.57	168.29	12.64	1.50
10/27/2020	21922		204	93	12	3	159.57	11.00	1.43	161.79	12.43	1.57
10/28/2020	22096		206	174	8	2	151.86	10.43	1.57	157.71	11.93	1.71
10/29/2020	22312		211	216	9	5	153.29	10.00	2.00	157.86	10.86	2.00
10/30/2020	22535		214	223	17	3	160.29	11.00	2.00	163.14	11.43	2.00
10/31/2020	22742		214	207	10	0	165.43	11.71	2.00	172.86	11.29	2.00
11/1/2020	22919		214	177	20	0	175.29	13.57	2.00	176.50	11.43	2.00
11/2/2020	23153		218	234	19	4	189.14	13.57	2.43	179.57	12.07	2.00
11/3/2020	23351		219	198	18	1	204.14	14.43	2.14	181.86	12.71	1.79
11/4/2020	23656		221	305	13	2	222.86	15.14	2.14	187.36	12.79	1.86
11/5/2020	23983		225	327	21	4	238.71	16.86	2.00	196.00	13.43	2.00
11/6/2020	23983		225	0	11	0	206.86	16.00	1.57	183.57	13.50	1.79
11/7/2020	24361		226	378	17	1	231.29	17.00	1.71	198.36	14.36	1.86
11/8/2020	24663		226	302	22	0	249.14	17.29	1.71	212.21	15.43	1.86
11/9/2020	25024		228	361	20	2	267.29	17.43	1.43	228.21	15.50	1.93
11/10/2020	25370		231	346	18	3	288.43	17.43	1.71	246.29	15.93	1.93
11/11/2020	25746		231	376	11	0	298.57	17.14	1.43	260.71	16.14	1.79
11/12/2020	26064		233	318	17	2	297.29	16.57	1.14	268.00	16.71	1.57
11/13/2020	26430		235	366	32	2	349.57	19.57	1.43	278.21	17.79	1.50
11/14/2020	27046		235	616	27	0	383.57	21.00	1.29	307.43	19.00	1.50
11/15/2020	27501		238	455	20	3	405.43	20.71	1.71	327.29	19.00	1.71
11/16/2020	27729		240	228	26	2	386.43	21.57	1.71	326.86	19.50	1.57
11/17/2020	28127		243	398	33	3	393.86	23.71	1.71	341.14	20.57	1.71
11/18/2020	28506		246	379	20	3	394.29	25.00	2.14	346.43	21.07	1.79
11/19/2020	28966		248	460	28	2	414.57	26.57	2.14	355.93	21.57	1.64
11/20/2020	29516		254	550	21	6	440.86	25.00	2.71	395.21	22.29	2.07
11/21/2020	29991		254	475	21	0	420.71	24.14	2.71	402.14	22.57	2.00
11/22/2020	30500		257	509	22	3	428.43	24.43	2.71	416.93	22.57	2.21
11/23/2020	30917		258	417	40	1	455.43	26.43	2.57	420.93	24.00	2.14
11/24/2020	31333		260	416	31	2	458.00	26.14	2.43	425.93	24.93	2.07
11/25/2020	31749		260	416	28	0	463.29	27.29	2.00	428.79	26.14	2.07
11/26/2020	32176		264	427	22	4	458.57	26.43	2.29	436.57	26.50	2.21
11/27/2020	33377		265	1201	28	1	551.57	27.43	1.57	496.21	26.21	2.14
11/28/2020	33623		268	246	27	3	518.86	28.29	2.00	469.79	26.21	2.36
11/29/2020	33985		269	362	23	1	497.86	28.43	1.71	463.14	26.43	2.21
11/30/2020	34279		270	294	23	1	480.29	26.00	1.71	467.86	26.21	2.14
12/1/2020	34704		279	425	36	9	481.57	26.71	2.71	469.79	26.43	2.57
12/2/2020	34935		282	231	23	3	455.14	26.00	3.14	459.21	26.64	2.57
12/3/2020	35659		284	724	30	2	497.57	27.14	2.86	478.07	26.79	2.57
12/4/2020	36273		286	614	34	2	413.71	28.00	3.00	482.64	27.71	2.29
12/5/2020	36791		289	518	28	3	452.57	28.14	3.00	485.71	28.21	2.50
12/6/2020	37118		289	327	28	0	447.57	28.86	2.86	472.71	28.64	2.29
12/7/2020	37565		290	447	39	1	469.43	31.14	2.86	474.86	28.57	2.29

12/8/2020	37875		292	310	24	2	453.00	29.43	1.86	467.29	28.07	2.29
12/9/2020	38338		295	463	29	3	486.14	30.29	1.86	470.64	28.14	2.50
12/10/2020	38938		303	600	32	8	468.43	30.57	2.71	483.00	28.86	2.79
12/11/2020	39545		310	607	30	7	467.43	30.00	3.43	440.57	29.00	3.21
12/12/2020	40041		312	496	27	2	464.29	29.86	3.29	458.43	29.00	3.14
12/13/2020	40314		317	273	23	5	456.57	29.14	4.00	452.07	29.00	3.43
12/14/2020	40645		319	331	23	2	440.00	26.86	4.14	454.71	29.00	3.50
12/15/2020	41173		328	528	29	9	471.14	27.57	5.14	462.07	28.50	3.50
12/16/2020	41612		331	439	35	3	467.71	28.43	5.14	476.93	29.36	3.50
12/17/2020	42232		338	620	34	7	470.57	28.71	5.00	469.50	29.64	3.86
12/18/2020	42980		343	748	36	5	490.71	29.57	4.71	479.07	29.79	4.07
12/19/2020	44089		350	1109	30	7	578.29	30.00	5.43	521.29	29.93	4.36
12/20/2020	44516		350	427	20	0	600.29	29.57	4.71	528.43	29.36	4.36
12/21/2020	44849		351	333	26	1	600.57	30.00	4.57	520.29	28.43	4.36
12/22/2020	45234		361	385	22	10	580.14	29.00	4.71	525.64	28.29	4.93
12/23/2020	45765		367	531		6	593.29	28.00	5.14	530.50	28.23	5.14
12/24/2020	46296		367	531		0	580.57	26.80	4.14	525.57	27.92	4.57
12/25/2020	46820		373	524		6	548.57	24.50	4.29	519.64	27.73	4.50
12/26/2020	47314		375	494		2	460.71	22.67	3.57	519.50	27.80	4.50
12/27/2020	47946		376	632		1	490.00	24.00	3.71	545.14	28.33	4.21
12/28/2020	48111		379	165		3	466.00	22.00	4.00	533.29	29.00	4.29
12/29/2020	48111					-379	479.50	#DIV/0!	-51.57	533.69	29.00	-23.43
12/30/2020	48111					0	469.20	#DIV/0!	-52.43	541.58	28.00	-23.64
12/31/2020	48111					0	453.75	#DIV/0!	-52.43	534.45	26.80	-24.14
1/1/2021	48111					0	430.33	#DIV/0!	-53.29	513.10	24.50	-24.50

*Tulsa County Hospital reporting does not contain cumulative data.

**Tulsa Hospital data entered weekly. Latest data ends on 7/29/20.

Glenpool

	Cumulative			Active			Daily Change			Rolling Averages (7-day)			Rolling Averages (14-day)			
	Infections	Recovered	Deaths	Cases	Infections	Recovered	Deaths	Infections	Recovered	Deaths	Infections	Recovered	Deaths	Infections	Recovered	Deaths
4/1/2020	3		0		3											
4/7/2020	11		0		8											
4/14/2020	13		0		2											
4/21/2020	14		0		1											
5/12/2020	18		0		4											
5/19/2020	19		0		1											
6/2/2020	20		0		1											
6/9/2020	29		0		9											
6/16/2020	50		0		21											
6/23/2020	95		0		45											
6/30/2020	120		0		25											
7/7/2020	149		0		29											
7/14/2020	174		0		25											
7/21/2020	190		0		16											
7/29/2020	225	186	0	39	35											
7/30/2020	230	190	0	40	5	4	0									
7/31/2020																
8/1/2020	235	203	0	32	5	13	0									
8/2/2020																
8/3/2020	239	206	0	33	4	3	0									
8/4/2020	247	212	0	35	8	6	0									
8/5/2020	252	217	0	35	5	5	0					5.40	6.20	0.00		
8/6/2020	255	223	1	32	3	6	1					5.33	6.60	0.20		
8/7/2020	255	226	1	29	0	3	0					2.67	6.00	0.17		
8/8/2020	262	231	1	31	7	5	0					3.33	4.67	0.17		
8/9/2020	262	31	231	31	0	1	0					2.33	4.00	0.14		
8/10/2020	262	232	1	30	0	1	0					2.33	3.71	0.14		
8/11/2020	262	241	1	21	0	9	0					0.00	4.14	0.14		
8/12/2020	262	245	2	17	0	4	1					0.00	4.00	0.29	3.08	4.92
8/13/2020	264	248	2	16	2	3	0					0.67	3.57	0.14	2.83	4.83
8/14/2020	266	248	2	18	2	0	0					1.33	3.14	0.14	2.77	4.46
8/15/2020	270	248	2	22	4	0	0					2.67	2.43	0.14	2.69	3.46
8/16/2020	272	249	2	23	2	1	0					2.67	2.57	0.14	2.64	3.29
8/17/2020	273	249	2	24	1	2	0					2.33	2.43	0.14	2.43	3.07
8/18/2020	275	251	2	24	2	2	0					1.67	1.43	0.14	2.00	2.79
8/19/2020	278	251	2	27	3	0	0					2.00	0.86	0.00	1.86	2.43
8/20/2020	280	252	3	28	2	1	1					2.33	0.57	0.14	1.79	2.07
8/21/2020	283	252	3	31	3	0	0					2.67	0.57	0.14	2.00	1.86
8/22/2020	284	252	3	32	1	0	0					2.00	0.57	0.14	1.57	1.50
8/23/2020	286	254	3	32	2	2	0					2.00	0.71	0.14	1.71	1.64
8/24/2020	289	254	3	35	3	0	0					2.00	0.71	0.14	1.93	1.57
8/25/2020	291	255	3	36	2	1	0					2.33	0.57	0.14	2.07	1.00
8/26/2020	294	260	3	34	3	5	0					2.67	1.29	0.14	2.29	1.07
8/27/2020	295	262	3	33	1	2	0					2.00	1.43	0.00	2.21	1.00
8/28/2020	297	265	3	32	2	3	0					2.00	1.86	0.00	2.21	1.21
8/29/2020	307	266	3	41	10	1	0					4.33	2.00	0.00	2.64	1.29
8/30/2020	307	267	3	40	0	1	0					4.00	1.86	0.00	2.50	1.29
8/31/2020	311	269	4	42	4	2	1					4.67	2.14	0.14	2.71	1.43
9/1/2020	315	272	4	43	4	3	0					2.67	2.43	0.14	2.86	1.50
9/2/2020	319	276	4	43	4	4	0					4.00	2.29	0.14	2.93	1.79
9/3/2020	323	279	4	44	4	3	0					4.00	2.43	0.14	3.07	1.93
9/4/2020	323	279	4	44	0	0	0					2.67	2.00	0.14	2.86	1.93
9/5/2020	331	281	4	50	8	2	0					4.00	2.14	0.14	3.36	2.07

9/6/2020	334	283	4	51	3	2	0	0	3.67	2.29	0.14	3.43	2.07	0.07
9/7/2020	336	284	4	52	2	1	0	0	4.33	2.14	0.00	3.36	2.14	0.07
9/8/2020	341	286	4	55	5	0	2	0	3.33	2.00	0.00	3.57	2.21	0.07
9/9/2020	345	287	4	58	4	1	0	0	3.67	1.57	0.00	3.64	1.93	0.07
9/10/2020	345	289	4	56	0	2	0	0	3.00	1.43	0.00	3.57	1.93	0.07
9/11/2020	346	294	4	52	1	5	0	0	1.67	2.14	0.00	3.50	2.07	0.07
9/12/2020	346	303	4	43	0	0	0	0	0.33	3.14	0.00	2.79	2.64	0.07
9/13/2020	348	306	4	42	2	3	0	0	1.00	3.29	0.00	2.93	2.79	0.07
9/14/2020	350	307	4	43	2	1	0	0	1.33	3.29	0.00	2.79	2.71	0.00
9/15/2020	353	311	4	42	3	4	0	0	2.33	3.57	0.00	2.71	2.79	0.00
9/16/2020	359	312	4	359	47	6	1	0	3.67	3.57	0.00	2.86	2.57	0.00
9/17/2020	363	318	4	45	4	6	0	0	4.33	4.14	0.00	2.86	2.79	0.00
9/18/2020	365	320	4	45	2	2	0	0	4.00	3.71	0.00	3.00	2.93	0.00
9/19/2020	367	322	4	45	2	2	0	0	2.67	2.71	0.00	2.57	2.93	0.00
9/20/2020	369	333	4	36	2	11	0	0	2.00	3.86	0.00	2.50	3.86	0.00
9/21/2020	369	334	4	35	0	1	0	0	1.33	3.86	0.00	2.36	3.57	0.00
9/22/2020	374	336	4	38	5	2	0	0	2.33	3.57	0.00	2.36	3.57	0.00
9/23/2020	377	336	4	41	3	0	0	0	2.67	3.43	0.00	2.29	3.50	0.00
9/24/2020	381	338	4	43	4	2	0	0	4.00	2.86	0.00	2.57	3.50	0.00
9/25/2020	383	342	4	41	2	4	0	0	3.00	3.14	0.00	2.64	3.43	0.00
9/26/2020	388	343	4	45	5	1	0	0	3.67	3.00	0.00	3.00	2.86	0.00
9/27/2020	389	347	4	42	1	4	0	0	2.67	2.00	0.00	2.93	2.93	0.00
9/28/2020	394	349	4	45	5	2	0	0	3.67	2.14	0.00	3.14	3.00	0.00
9/29/2020	407	357	4	50	13	8	0	0	6.33	3.00	0.00	3.86	3.29	0.00
9/30/2020	410	358	4	52	3	1	0	0	7.00	3.14	0.00	3.64	3.29	0.00
10/1/2020	411	361	4	50	1	3	0	0	5.67	3.29	0.00	3.43	3.07	0.00
10/2/2020	411	361	4	50	0	0	0	0	1.33	2.71	0.00	3.29	2.93	0.00
10/3/2020	414	364	4	50	3	3	0	0	1.33	3.00	0.00	3.36	3.00	0.00
10/4/2020	418	365	4	53	4	1	0	0	2.33	2.57	0.00	3.50	2.29	0.00
10/5/2020	418	367	4	51	0	2	0	0	2.33	2.57	0.00	3.50	2.36	0.00
10/6/2020	419	371	4	48	1	4	0	0	1.67	2.00	0.00	3.21	2.50	0.00
10/7/2020	420	373	4	47	1	2	0	0	2.14	2.14	0.00	3.07	2.64	0.00
10/8/2020	433	376	4	57	13	3	0	0	5.00	2.14	0.00	3.71	2.71	0.00
10/9/2020	439	384	4	55	6	8	0	0	6.67	3.29	0.00	4.00	3.00	0.00
10/10/2020	440	388	4	52	1	4	0	0	6.67	3.43	0.00	3.71	3.21	0.00
10/11/2020	440	391	4	49	0	3	0	0	2.33	3.71	0.00	3.64	3.14	0.00
10/12/2020	443	397	4	46	3	6	0	0	1.33	4.29	0.00	3.50	3.43	0.00
10/13/2020	444	400	4	44	1	3	1	0	1.33	4.14	0.14	2.64	3.07	0.07
10/14/2020	450	400	5	50	6	0	0	0	3.33	3.86	0.14	2.86	3.00	0.07
10/15/2020	456	401	5	55	6	1	0	0	4.33	3.57	0.14	3.21	2.86	0.07
10/16/2020	465	402	5	63	9	1	0	0	7.00	2.57	0.14	3.86	2.93	0.07
10/17/2020	473	404	5	69	8	2	0	0	7.67	2.29	0.14	4.21	2.86	0.07
10/18/2020	476	409	5	67	3	5	0	0	6.67	2.57	0.14	4.14	3.14	0.07
10/19/2020	482	409	5	482	73	6	0	0	5.67	1.71	0.14	4.57	3.00	0.07
10/20/2020	485	417	5	68	3	8	0	0	4.00	2.43	0.00	4.71	3.29	0.07
10/21/2020	486	421	5	65	1	4	0	0	3.33	3.00	0.00	4.71	3.43	0.07
10/22/2020	492	421	5	71	6	0	0	0	3.33	2.86	0.00	4.21	3.21	0.07
10/23/2020	496	421	5	496	75	0	0	0	3.67	2.71	0.00	4.07	2.64	0.07
10/24/2020	498	424	5	74	2	3	0	0	4.00	2.86	0.00	4.14	2.57	0.07
10/25/2020	502	426	5	76	4	2	0	0	3.33	2.43	0.00	4.43	2.50	0.07
10/26/2020	508	428	5	80	6	2	0	0	4.00	2.71	0.00	4.64	2.21	0.07
10/27/2020	510	439	5	71	2	11	0	0	4.00	3.14	0.00	4.71	2.79	0.00
10/28/2020	512	444	5	68	2	5	0	0	3.33	3.29	0.00	4.43	3.14	0.00
10/29/2020	516	450	5	66	4	6	0	0	2.67	4.14	0.00	4.29	3.50	0.00
10/30/2020	524	457	5	67	8	7	0	0	4.67	5.14	0.00	4.21	3.93	0.00
10/31/2020	529	461	5	529	5	4	0	0	5.67	5.29	0.00	4.00	4.07	0.00
11/1/2020	531	464	5	67	2	3	0	0	5.00	5.43	0.00	3.93	3.93	0.00
11/2/2020	532	466	5	66	1	2	0	0	2.67	5.43	0.00	3.57	4.07	0.00

11/3/2020	537	471	5	66	5	5	5	0	2.67	4.57	0.00	3.71	3.86	0.00
11/4/2020	540	477	5	63	3	6	6	0	3.00	4.71	0.00	3.86	4.00	0.00
11/5/2020	546	481	5	546	6	4	4	0	4.67	4.43	0.00	3.86	4.29	0.00
11/6/2020	547	483	6	64	1	2	2	1	3.33	3.71	0.14	3.64	4.43	0.07
11/7/2020	553	490	6	63	6	7	7	0	4.33	4.14	0.14	3.93	4.71	0.07
11/8/2020	556	497	6	59	3	7	7	0	3.33	4.71	0.14	3.86	5.07	0.07
11/9/2020	560	500	6	60	4	3	3	0	4.33	4.86	0.14	3.71	5.14	0.07
11/10/2020	561	504	6	57	1	4	4	0	2.67	4.71	0.14	3.64	4.64	0.07
11/11/2020	569	506	6	63	8	2	2	0	4.33	4.14	0.14	4.07	4.43	0.07
11/12/2020	576	510	6	66	7	4	4	0	5.33	4.14	0.14	4.29	4.29	0.07
11/13/2020	581	513	6	68	5	3	3	0	6.67	4.29	0.00	4.07	4.00	0.07
11/14/2020	596	514	6	82	15	1	1	0	9.00	3.43	0.00	4.79	3.79	0.07
11/15/2020	607	516	6	91	11	2	2	0	10.33	2.71	0.00	5.43	3.71	0.07
11/16/2020	614	518	7	96	7	2	2	1	11.00	2.57	0.14	5.86	3.71	0.14
11/17/2020	622	526	7	96	8	8	8	0	8.67	3.14	0.14	6.07	3.93	0.14
11/18/2020	634	530	7	104	12	4	4	0	9.00	3.43	0.14	6.71	3.79	0.14
11/19/2020	643	535	7	108	9	5	5	0	9.67	3.57	0.14	6.93	3.86	0.14
11/20/2020	653	538	7	115	10	3	3	0	10.33	3.57	0.14	7.57	3.93	0.07
11/21/2020	663	548	7	115	10	10	10	0	9.67	4.86	0.14	7.86	4.14	0.07
11/22/2020	665	554	7	111	2	6	6	0	7.33	5.43	0.14	7.79	4.07	0.07
11/23/2020	674	561	7	113	9	7	7	0	7.00	6.14	0.00	8.14	4.36	0.07
11/24/2020	679	568	7	111	5	7	7	0	5.33	6.00	0.00	8.43	4.57	0.07
11/25/2020	687	576	7	111	8	8	8	0	7.33	6.57	0.00	8.43	5.00	0.07
11/26/2020	696	582	7	114	9	6	6	0	7.33	6.71	0.00	8.57	5.14	0.07
11/27/2020	696	582	7	114	0	0	0	0	5.67	6.29	0.00	8.21	4.93	0.07
11/28/2020	715	612	7	103	19	30	30	0	9.33	9.14	0.00	8.50	7.00	0.07
11/29/2020	717	619	7	98	2	7	7	0	7.00	9.29	0.00	7.86	7.36	0.07
11/30/2020	728	624	7	104	11	5	5	0	10.67	9.00	0.00	8.14	7.57	0.00
12/1/2020	732	632	7	100	4	8	8	0	5.67	9.14	0.00	7.86	7.57	0.00
12/2/2020	741	644	7	97	9	12	12	0	8.00	9.71	0.00	7.64	8.14	0.00
12/3/2020	742	650	7	92	1	6	6	0	4.67	9.71	0.00	4.67	8.21	0.00
12/4/2020	747	658	7	89	5	8	8	0	5.00	10.86	0.00	6.71	8.57	0.00
12/5/2020	754	662	7	92	7	4	4	0	4.33	7.14	0.00	6.50	8.14	0.00
12/6/2020	757	668	7	89	3	6	6	0	5.00	7.00	0.00	6.57	8.14	0.00
12/7/2020	764	669	7	95	7	1	1	0	5.67	6.43	0.00	5.67	7.71	0.00
12/8/2020	769	680	7	89	5	11	11	0	5.00	6.86	0.00	6.43	8.00	0.00
12/9/2020	780	687	7	93	11	7	7	0	7.67	6.14	0.00	6.64	7.93	0.00
12/10/2020	792	696	7	96	12	9	9	0	9.33	6.57	0.00	6.86	8.14	0.00
12/11/2020	800	699	8	101	8	3	3	1	10.33	5.86	0.14	7.43	8.36	0.07
12/12/2020	815	711	8	104	15	12	12	0	11.67	7.00	0.14	7.14	7.07	0.07
12/13/2020	828	713	8	115	13	2	2	0	12.00	6.43	0.14	7.93	6.71	0.07
12/14/2020	835	719	8	116	7	6	6	0	11.67	7.14	0.14	7.64	6.79	0.07
12/15/2020	840	724	8	116	5	5	5	0	8.33	6.29	0.14	7.71	6.57	0.07
12/16/2020	851	736	8	115	11	12	12	0	7.67	7.00	0.14	7.86	6.57	0.07
12/17/2020	866	745	8	121	15	9	9	0	10.33	7.00	0.14	8.86	6.79	0.07
12/18/2020	872	752	8	120	6	7	7	0	10.67	7.57	0.00	8.93	6.71	0.07
12/19/2020	886	762	8	124	14	10	10	0	11.67	7.29	0.00	9.43	7.14	0.07
12/20/2020	918	781	9	137	32	19	19	1	17.33	9.71	0.14	11.50	8.07	0.14
12/21/2020	928	785	9	143	10	4	4	0	18.67	9.43	0.14	11.71	8.29	0.14
12/22/2020	935	796	9	139	7	11	11	0	16.33	10.29	0.14	11.86	8.29	0.14
12/23/2020	946	807	9	139	11	11	11	0	9.33	10.14	0.14	11.86	8.57	0.14
12/24/2020	954	828	9	126	8	21	21	0	8.67	11.86	0.14	11.57	9.43	0.14
12/25/2020	961	843	9	118	7	15	15	0	8.67	13.00	0.14	11.50	10.29	0.07
12/26/2020	961	843	9	118	0	0	0	0	5.00	11.57	0.14	10.43	9.43	0.07
12/27/2020	979	861	9	118	18	18	18	0	8.33	11.43	0.00	10.79	10.57	0.07
12/28/2020	989	863	9	126	10	2	2	0	9.33	11.14	0.00	11.00	10.29	0.07
12/29/2020	994	876	9	118	5	13	13	0	11.00	11.43	0.00	11.00	10.86	0.07
12/30/2020	1006	886	9	120	12	10	10	0	9.00	11.29	0.00	11.07	10.71	0.07



MINUTES
Regular Meeting
Monday, December 7, 2020 Council Chambers 6:00 PM

COUNCIL PRESENT:

Tim Fox
Momodou Ceesay
Joyce Calvert
Jacqueline Triplett-Lund
Brandon Kearns

STAFF PRESENT:

David Tillotson
Susan White
Lowell Peterson
Wendy Knight
John Gonsalves
Lynn Burrow
Jim Martin
Gerald Gilbert
Rob Werley
Lea Ann Reed

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Mayor Fox declared a quorum present.
- C) Invocation – Toby Youngblood, Faith Church**
Jason Cowan, Faith Church, provided the invocation.
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) Community Development Report – Lynn Burrow, Community Development Director**

[Community Development Director's Report 12 07 20](#)

F) Treasurers Report – John Gonsalves, Finance Director

[OCTOBER 2020 Treasurers Report](#)

G) City Manager Report – David Tillotson, City Manager

[CM Report.12072020](#)

[COVID Charts.12012020](#)

H) Mayor Report – Timothy Lee Fox, Mayor

There was no Mayor Report.

I) Council Comments

Councilor Kearns reminded everyone that today is the 79th anniversary of the air raid on Pearl Harbor, and asked for that to be in thoughts and minds through the rest of the evening.

Mayor Fox congratulated Maddy Kearns on signing her Letter of Intent to play collegiate softball.

J) Public Comments

There were no Public Comments.

K) Scheduled Business

- 1) Discussion and possible action to approve minutes from November 2, 2020, and November 18, 2020 meetings.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the minutes as presented.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			

Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[City Council Regular Meeting - 02 Nov 2020 - Minutes - Html](#)
[Special City Council Meeting - 18 Nov 2020 - Minutes - Html](#)

- 2) Discussion and possible action to adopt Ordinance No. 784 Extending the Term Of Ordinance No. 783, Which Added New Section 6-1c-15 Entitled "Face Covering And Social Distancing During COVID-19 Pandemic Civil Emergency"; Mandated The Use Of Face Coverings With Limited Exceptions; Provided An Expiration Date; Provided A Penalty For Non-Compliance; And Repealed All Ordinances And Resolutions In Conflict Therewith.
 (David Tillotson, City Manager)

Mr. Tillotson presented Ordinance No. 784 Extending the Term Of Ordinance No. 783, Which Added New Section 6-1c-15 Entitled "Face Covering And Social Distancing During COVID-19 Pandemic Civil Emergency"; Mandated The Use Of Face Coverings With Limited Exceptions; Provided An Expiration Date; Provided A Penalty For Non-Compliance; And Repealed All Ordinances And Resolutions In Conflict Therewith. The Ordinance as presented has no ending date. Mr. Tillotson also provided ending dates of mask mandates for surrounding cities.

Moved by Momodou Ceesay, seconded by Joyce Calvert

To adopt Ordinance No. 784 Extending the Term Of Ordinance No. 783, Which Added New Section 6-1c-15 Entitled "Face Covering And Social Distancing During COVID-19 Pandemic Civil Emergency"; Mandated The Use Of Face Coverings With Limited Exceptions; Provided An Expiration Date; Provided A Penalty For Non-Compliance; And Repealed All Ordinances And Resolutions In Conflict Therewith, with no expiration date.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			

Jacqueline Triplett-Lund		x		
Brandon Kearns		x		
	3	2	0	0

CARRIED.

Ordinance No. 784 Final 2

- 3) Discussion and possible action to adopt Ordinance No. 785, an Ordinance amending Ordinance No. 458, by rezoning certain property described herein from Residential Single-Family Low Density District (RS-1) to Agriculture District (AG), as recommended by the Planning Commission under application GZA-301; and repealing all Ordinances or parts of Ordinances in conflict herewith.
(Gerald Gilbert, Planning Director)

Mr. Gilbert presented and recommended Council adopt Ordinance No. 785, an Ordinance amending Ordinance No. 458, by rezoning certain property described herein from Residential Single-Family Low Density District (RS-1) to Agriculture District (AG), as recommended by the Planning Commission under application GZA-301; and repealing all Ordinances or parts of Ordinances in conflict herewith.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To table this item.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

Staff Report Ordinance No. 785 GZA-301 Trotter Properties
Ordinance No. 785

- 4) Discussion and possible action to accept a General Utility Easement dedication from James Tapp, covering a certain tract of land located within a part of *Southwest Crossroads* Addition.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of a General Utility Easement dedication from James Tapp, covering a certain tract of land located within a part of *Southwest Crossroads* Addition.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve a General Utility Easement dedication from James Tapp, covering a certain tract of land located within a part of Southwest Crossroads Addition.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[Easement Dedication Dollar Tree](#)

- 5) Discussion of Kendalwood North Park Master Planning. No action will be taken.
(Lynn Burrow, Community Development Director)

A discussion of Kendalwood North Park Master Planning was held. No action was taken.

[Kendalwood North Park Master Plan](#)

- 6) Discussion and possible action to acknowledge receipt of audited FY2018-2019 Financial Report and Operating Report and direct that the Report be placed in the permanent files.
(John Gonsalves, Finance Director)

Mr. Gonsalves presented the audited FY2018-2019 Financial Report and Operating Report.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To acknowledge receipt of audited FY2018-2019 Financial Report and Operating Report and direct that the Report be placed in the permanent files.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[CITY FY2018-2019 Audited Financial Report and Operating Report Final](#)

- 7) Discussion and possible action to approve 3rd quarter blanket purchase orders in the amount of \$141,008.38.
(John Gonsalves, Finance Director)

Mr. Gonsalves presented and recommended Council approval of 3rd quarter blanket purchase orders in the amount of \$141,008.38.

Moved by Momodou Ceesay, seconded by Jacqueline Triplett-Lund

To approve 3rd quarter blanket purchase orders in the amount of \$141,008.38.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			

Brandon Kearns	x			
	5	0	0	0

CARRIED.

[City FY20-21 3rd QTR Blanket Po's 2](#)

- 8) Discussion and possible action to approve the sales quotes received from Trancite Logic Systems for the purchase of ScenePD diagramming software and extended maintenance plan for a total purchase price of \$7,542.00, to be funded from the US DOJ Equitable Sharing Funds account.
(Jim Martin, Police Chief)

Chief Martin presented and recommended Council approval of sales quotes received from Trancite Logic Systems for the purchase of ScenePD diagramming software and extended maintenance plan for a total purchase price of \$7,542.00, to be funded from the US DOJ Equitable Sharing Funds account.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To approve the sales quotes received from Trancite Logic Systems for the purchase of ScenePD diagramming software and extended maintenance plan for a total purchase price of \$7,542.00, to be funded from the US DOJ Equitable Sharing Funds account.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[GPD ScenePD Diagramming Software Staff Report](#)

- 9) Discussion and possible action to receive and approve the Annual Audit

of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2").
(Wendy Knight, City Clerk)

Ms. Knight presented and recommended Council receive and approve the Annual Audit of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2").

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To receive and approve the Annual Audit of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2").

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[Staff Report FY 2019-2020 Creek II Audit](#)
[FY 2019-2020 Creek II Audit](#)

- 10) Discussion and possible action to enter executive session for the purpose of discussing the purchase or appraisal of real property, provided that the executive session shall be limited to members of the City Council, the City Attorney and such staff and consultants as the City Council deems necessary, further provided that no landowner, real estate salesperson, broker, developer or any other person who may

profit directly or indirectly by a proposed transaction concerning the real property which is under consideration may be present or participate in the executive session, unless they are operating under an existing agreement to represent the public body. (25 O.S. § 307(D), Open Meeting Act.)

(David Tillotson, City Manager)

Mr. Tillotson recommended Council enter executive session for the purpose of discussing the purchase or appraisal of real property, provided that the executive session shall be limited to members of the City Council, the City Attorney and such staff and consultants as the City Council deems necessary, further provided that no landowner, real estate salesperson, broker, developer or any other person who may profit directly or indirectly by a proposed transaction concerning the real property which is under consideration may be present or participate in the executive session, unless they are operating under an existing agreement to represent the public body. (25 O.S. § 307(D), Open Meeting Act.)

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To enter into Executive Session at 7:35 P.M.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

- 11) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Mayor)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To reconvene in Regular Session at 8:25 P.M.

For	Against	Abstained	Absent
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Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett- Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

L) Adjournment

Mayor Fox declared the meeting adjourned at 8:25 P.M.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: GERALD S. GILBERT, PLANNING DIRECTOR

DATE: DECEMBER 7, 2020

REQUEST: TROTTER PROPERTIES: ZONE AMENDMENT (GZA-301) APPLICATION FOR A 4.36-ACRE SITE COMPRISED OF TWO (2) CONTIGUOUS LOTS LOCATED AT 2510 AND 2588 WEST 126TH STREET. THE PROPOSED ZONE AMENDMENT WILL CHANGE THE ZONING FROM RS-1 (SINGLE-FAMILY LOW DENSITY) TO AG (AGRICULTURAL) ON BOTH LOTS.

APPLICANT: RANDALL AND JACKIE TROTTER

SITE: 2510 AND 2588 WEST 126TH STREET

ZONING: RS-1 (RESIDENTIAL SINGLE-FAMILY LOW DENSITY)

COMP PLAN: SPECIAL DISTRICT 3 - OIL AND GAS EXPLORTION AND LOW INTENSITY DEVELOPMENT

PROJECT DESCRIPTION

The applicant is requesting to change the underlying zoning of the site from RS-1 (Residential Single-Family Low Density) to AG (Agriculture)

Surrounding Zoning and Land Uses

Zoning and land use of properties immediately adjacent to the subject site. Also see attached aerial photo.

	Zoning	Land Use
North	RE (Residential Estate) and CG (Commercial General	Residential Single Family (Longhorn Estates) and Multi-family (Grandview Heights Apts)
South	AG (Agricultural)	Residential Single Family and Agriculture
East	AG (Agricultural)	Residential Single Family and Agriculture
West	AG (Agricultural)	Residential Single Family and undeveloped lands

Access:

The properties are accessed via West 126th street which serve as their northern boundary.

Services:

The property is served with City water, ONG, OG&E, AT&T and COX.

Physical Features of the Property:

There are no FIRM Flood Hazard Areas within the property. The subject site is moderately sloped and drains to the north and east.

Background

The two (2) lots that comprise the subject site were rezoned in February 2007 from AG (Agricultural) to RS-1 (Single Family Low Density). In April of 2007, a lot split was approved by the Planning Commission that proposed the site be subdivided into three (3) lots with a remainder lot. However, the lot split was never recorded and has since expired due to inactivity. As such, the subject site still remains as two (2) lots under one ownership.

ANALYSIS

The subject site is shown in the Comprehensive Plan as being within Special District 3 and is described below.

Special District 3 - OIL AND GAS EXPLORTION AND LOW INTENSITY DEVELOPMENT. Residential development has taken place in Special District 3 along West 126th Street on tracts ranging from 2.5 acres to 10 acres. Residential includes some manufactured homes and large conventionally built residences. Several large tracts of 40 to 80 acres remain undeveloped in Special District 3. Absent the extension of City Utilities into the area, development of 2.5, 5 or even 10 acres can be expected and would represent an extension of the current trend. Development proposals in Special District 3 must account for past oil and gas exploration and remaining related facilities and pipelines, where such activity occurred on or affected the property in question, and the lack of public water and sewer needed to support urban scale development.

Due to the lack of infrastructure the existing very low residential and agricultural uses development pattern would continue within Special District 3 until significant infrastructure is introduced into the area.

Surrounding land uses include higher density residential uses to the north and very low density residential and agricultural uses to the south, east and west. The rezone to AG will continue the existing land use pattern in the area and would function as a holding zone until the extension of water and sewer utilities within the area which are needed for more densely scaled development.

PLANNING COMMISSION ACTION: The Planning Commission meeting on the proposed amendment was held on Monday, November 9, 2020, via Zoom video conference (zoom.us/meetings). After deliberating, the Planning Commission on a 5-0 vote recommended that the City Council:

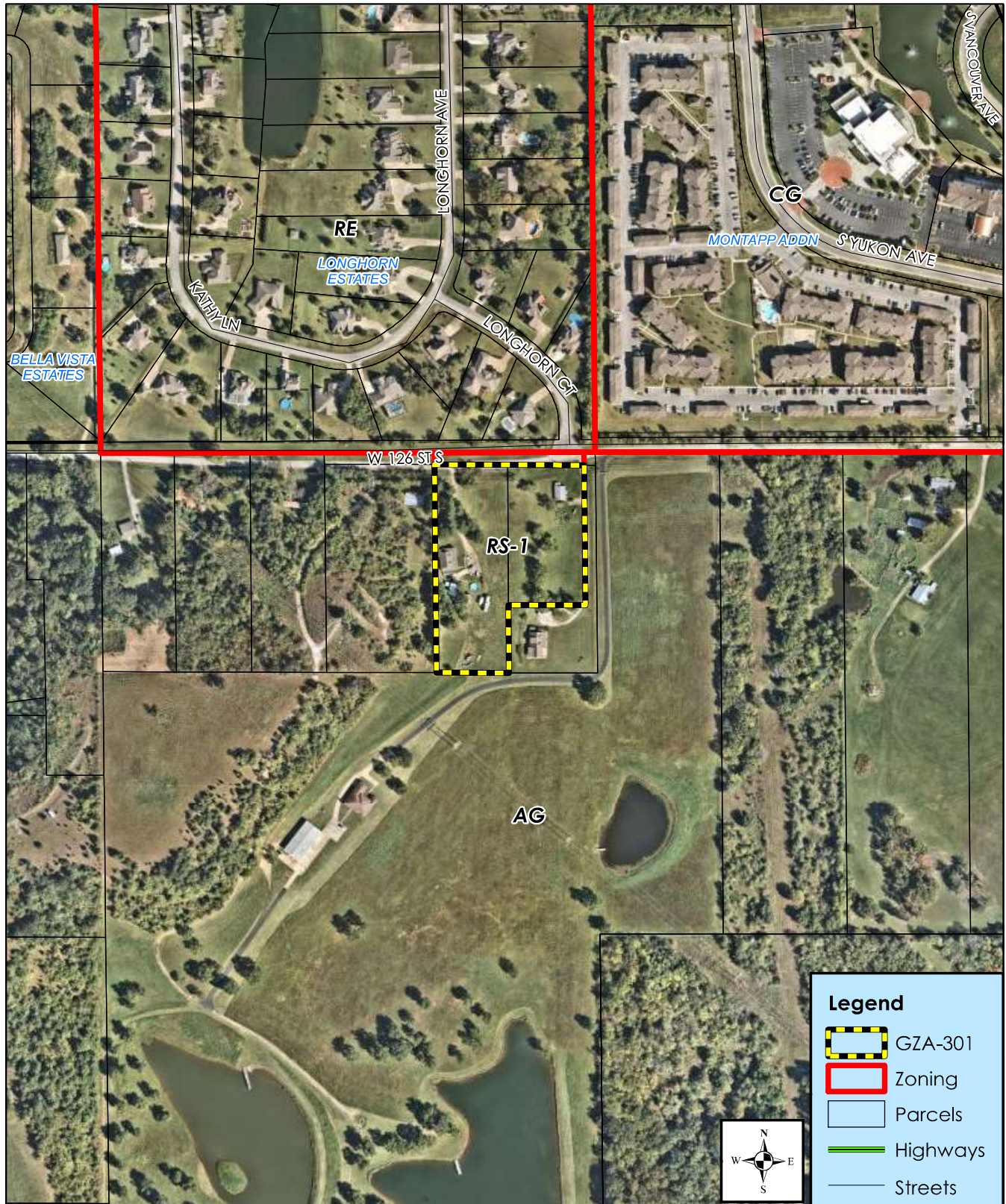
1. Approve Zone Amendment GZA-301 which would change the zoning from RS-1 (Residential Single-Family Low Density) to AG (Agriculture).

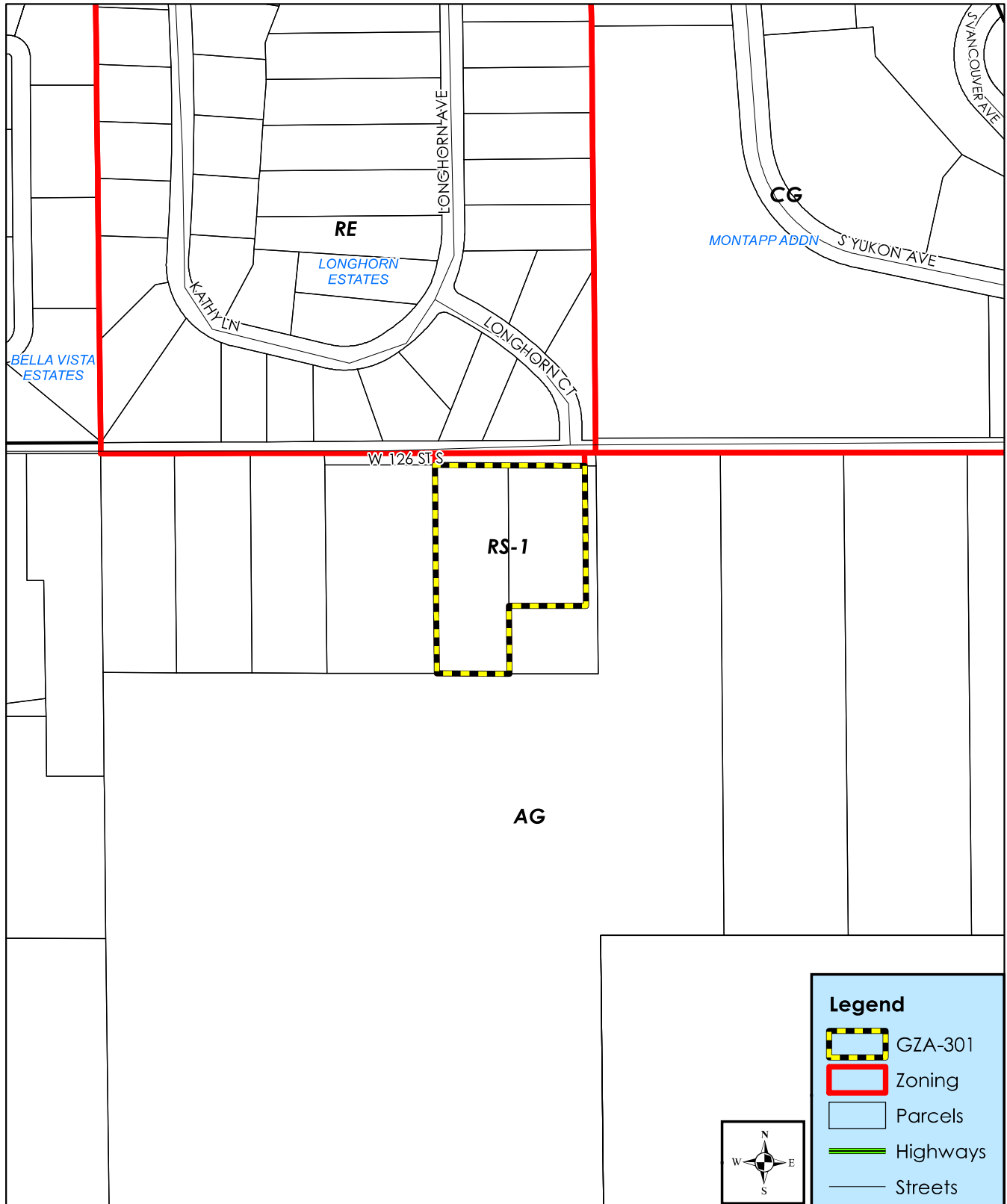
STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action and recommendation by adopting and approving Ordinance No. 785, which would change the zoning from RS-1 (Residential Single-Family Low Density) to AG (Agriculture).

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Application
4. Legal Description
5. Ordinance No. 785





APPLICATION TO AMEND THE CITY'S ZONING MAP (RE-ZONE)

Prior to submitting an application, the applicant shall meet with City staff and conduct one or more Technical Advisory Committee (TAC) conferences. Minutes of a TAC conference shall be taken by the City, provided to the applicant, and become a permanent part of the application, should an application be filed, or in the official records of the City Planner if an application is not filed.

APPLICATION REQUIREMENTS:

A request to amend the zoning map shall be initiated by the filing of this application and shall be set for public hearing in accordance with all statutory requirements; the rezone application shall include:

	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1		<i>CAF</i>	COMPLETED APPLICATION
2		<i>CAF</i>	NOTES FROM TAC MEETING
3		<i>CAF</i>	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)
4		<i>CAF</i>	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN THE OFFICE OF COUNTY CLERK COMPILED BY A FULLY BONDED ABSTRACT AND TITLE COMPANY
5		<i>CAF</i>	PROCESSING FEE (VARIES, SEE FEE SCHEDULE) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE. ¹

In accordance with Title 11, Oklahoma Statutes, Sections 43113, 43114, 45106 and 43109.1, the requirements set out below govern the rezoning process:

1. **Planning Commission Action.** The Planning Commission, after conducting a public hearing, receiving the comments from TAC, if applicable, the recommendation of the City Planner, and any public comments, shall make a recommendation to the City Council to approve, conditionally approve, or deny the application.
2. **City Council Action.** The City Council, after conducting a public hearing, receiving the recommendation of the Commission and City Planner, TAC comments, if applicable, and public comments, shall take action to approve, conditionally approve, or deny the application.

¹ An application for a rezone requires the public hearing notice be published in newspaper of general circulation; the Tulsa World will contact you, the applicant, to collect the publication fee prior to publication, failure to pay could result in delay of the public hearing.

A. APPLICANT

NAME: Randall & Jackie Trotter
COMPANY/INSTITUTION: n/a
ADDRESS: 2588 W. 126th St So
CITY: Glenpool STATE: OK ZIP CODE: 74033
PHONE: 918-260-0261 EMAIL: trotterhill@live.com

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☒ NO: ☐

NAME: _____
COMPANY/INSTITUTION: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
PHONE: _____ EMAIL: _____

C. SUBJECT PROPERTY

STREET ADDRESS: 2510 & 2588 W 126th St. So., Glenpool
PLAT NAME²: unplatted / unplatted LOT NO. _____ BLOCK NO. _____
ZONING OR PUD NO.: _____ PRESENT USE: _____

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. 97203-72-03-32510 PARCEL NO. _____

PARCEL NO. 97203-72-03-32880 PARCEL NO. _____

If the property has not been platted, is a legal address attached? YES ☒

² If property is not yet platted, note on application, UNPLATTED

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES, INCLUDING PLATTING AND SITE PLAN REVIEWS IF REQUIRED AND ALL FEES AND CHARGES RELATED TO SITE IMPROVEMENTS, DEVELOPMENT AND BUILDING PERMIT COSTS.

APPLICANT SIGNATURE: _____ DATE: _____

PROPERTY OWNER SIGNATURE: _____ DATE: _____

D. APPLICATION FEES

Request for change of zoning fee:	single-family residential	☒	\$200.00
	multi-family residential (including RD)	☐	\$250.00
	mobile home	☐	\$200.00
	office, commercial, industrial	☐	\$300.00
\$1.00 per property owner on Title/Abstract report	(11) X \$1.00 = 11 ⁰⁰		
Posting of public hearing sign	\$50.00		
Publication in <i>Tulsa World</i> Legal Notices fee	<i>Tulsa World</i> to invoice		
TOTAL:	\$ 261 ⁰⁰		

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE: <https://www.glenpoolonline.com/>

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION 3, T17N, R12 E, of the IB&M, TULSA, OKLAHOMA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SW/4; THENCE, S 89° 04' 07" W ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 30.00 FEET; THENCE, S 01° 26' 07" E A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING SOUTH ALONG SAID LINE A DISTANCE OF 383.50 FEET; THENCE, S 89° 03' 59" W A DISTANCE OF 203.60 FEET; THENCE, S 01° 26' 7" A DISTANCE OF 186.48 FEET; THENCE, S 89° 59' 07" W A DISTANCE OF 196.00 FEET; THENCE, N 01° 26' 07" A DISTANCE OF 570 FEET; THENCE, N 89° 04' 09 e A DISTANCE OF 399.60 FEET TO THE POINT OF BEGINNING, CONTAINING 4.36 ACRES.

ORDINANCE NO.785

AN ORDINANCE AMENDING ORDINANCE NO. 458, BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM RESIDENTIAL SINGLE-FAMILY LOW DENSITY DISTRICT (RS-1) TO AGRICULTURE DISTRICT (AG), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZA-301; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-301 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan and current zoning patterns and has, therefore, recommended approval of such Application by the City Council; and

WHEREAS, the City Council has reviewed said Application and considered the comments of staff and has concluded that the Council agrees with the findings and recommendation of the Planning Commission.

THEREFORE, BE IT ORDAINED by the City Council for the City of Glenpool, Oklahoma:

SECTION 1:

That the zoning classification of the following described property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION 3, T17N, R12 E, of the IB&M, TULSA, OKLAHOMA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID SW/4; THENCE, S 89° 04' 07" W ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 30.00 FEET; THENCE, S 01° 26' 07" E A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING SOUTH ALONG SAID LINE A DISTANCE OF 383.50 FEET; THENCE, S 89° 03' 59" W A DISTANCE OF 203.60 FEET; THENCE, S 01° 26' 7" A DISTANCE OF 186.48 FEET; THENCE, S 89° 59' 07" W A DISTANCE OF 196.00 FEET; THENCE, N 01° 26' 07" A DISTANCE OF 570 FEET; THENCE, N 89° 04' 09" E A DISTANCE OF 399.60 FEET TO THE POINT OF BEGINNING, CONTAINING 4.36 ACRES

General Location: Street No. 2510 and 2588, West 126th Street South, Glenpool, Oklahoma, 74033

Be amended from Residential Single-Family Low Density District (RS-1) to Agriculture District (AG).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool th is 7th day of December 2020 .

APPROVED and ADOPTED by the City Council of the City of Glenpool on the 7th day of November 2020.

Timothy Lee Fox, Mayor

ATTEST:

Wendy Knight, City Clerk

APPROVED AS TO FORM:

Lowell Peterson, City Attorney

Approved as to Form:

Lowell Peterson, City Attorney



To: HONORABLE MAYOR AND CITY COUNCIL
CHAIRMAN AND TRUSTEES OF GLENPOOL INDUSTRIAL AUTHORITY

From: Lowell Peterson, City Attorney/Trust Counsel

Date: January 4, 2021

Subject: GIA Resolution No. 2021001, Approving Second Amended Project Plan for South 75 Business Park Increment District, reflecting adoption and effect of PUD 42 (A & B); Ordinance No. 786, Amending Ordinances No. 733 and 753; such Amendments to reflect Change of Zone from CG (Commercial General) to PUD 42-A and 42-B

Background:

On January 17, 2017, the City Council adopted Ordinance No. 733 establishing Tax Increment District No. One, South 75 Business Park District. This was based upon an approved Project Plan representing that the maximum aggregate amount of reimbursable Qualified Project Costs was \$5,000,000. This was later amended by Ordinance No. 753 to reflect an increase in Qualified Project Costs to \$5,250,000. Because that increase was not more than 5 % of the original amount, it was classified by the Local Development Act as a "minor amendment" and did not require review and approval by the Tulsa County Local Development Review Committee.

Since the adoption of Ordinance No. 753, the Developer of South 75 Business Park applied for, and was granted on October 19, 2020, a change of zone from CG (Commercial General) to PUD (Planned Unit Development) 42 for all the site locations not occupied by Mark Allen Chevrolet. Property contiguous to W. 166th Street was denominated PUD 42-A and property abutting W. 171st Street was denominated PUD 42-B.

The reason this change of zone to PUD was warranted is the fact that, apart from Mark Allen Chevrolet, the Developer has not yet identified all potential users of the Business Park. It is therefore prudent to have the flexibility of uses, design and development standards afforded by a PUD. It is also essential that uses facilitated by the PUD are compatible with the purpose and character of the (amended) TIF District #1 Project Plan as approved by the Glenpool Industrial Authority, the City Council and the Tulsa County Local Development Review Committee. A substantial deviation from the "character or purpose" of uses authorized in the Project Plan would necessitate another Review Committee presentation and approval process.

Section 11-9-4 of the Glenpool Zoning Code allows administrative review and approval of "minor amendments" to previously approved PUD's. Likewise, Section 858 (D) of the Local Development Act allows the entity authorized to administer the TIF District to make "minor amendments," meaning amendments that do not change the "character or purpose" of the

12205 S. Yukon Ave., Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Timothy Fox, Vice-Mayor Momadou Ceesay, Councilors: Brandon Kearns, Joyce Calvert, and Jacqueline Lund
City Manager David Tillotson, Asst City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

underlying project; do not increase the project area by more than 5%; and do not increase the qualified project costs by more than 5%.

The result is that staff recommends contemporaneously undertaking minor amendments to both the TIF District Project Plan and PUD 42 in order to ensure seamless compatibility of the authorizing documentation and better secure the fullest benefits of implementing the TIF District. The amendment to the PUD is accomplished administratively, by the City Planner. The Project Plan amendment requires action by both the GIA and the City Council.

Staff Recommendation

Staff recommends that the GIA adopt Resolution No. 2021001, thereby again amending the Project Plan for TIF District No. One to reflect the fact of the zone change to PUD 42, as amended. Accordingly, staff also recommends that the City Council approve and adopt Ordinance No. 786, amending the prior Ordinances numbered 733 and 753. Neither of these amendments will require any change in the Tax Reimbursement Agreement between the City and the Developer.

Attachments:

GIA Resolution No. 2021001, Approving Second Amended Project Plan for South 75 Business Park Increment District

Ordinance No. 786, Amending Ordinances No. 753 and No. 733

Exhibit 1 to Resolution and Ordinance: Second Amended Project Plan reflecting the change of zone from CG to PUD 42-A and PUD 42-B

Exhibit 2 to Resolution and Ordinance: Amended PUD 42A/42B

- Cover Letter Requesting Minor Amendment to PUD 42-A and PUD 42-B
- Application Form for PUD Amendment
- Support Materials for PUD 42-A Minor Amendment # 1
- Support Materials for PUD 42-B Minor Amendment # 1
- Letter of Approval from City Planner to Applicant verifying approval of Minor Amendment #1 to PUD 42-A and PUD 42-B

GLENPOOL INDUSTRIAL AUTHORITY

RESOLUTION NO. 2021001

A RESOLUTION OF THE GLENPOOL INDUSTRIAL AUTHORITY BY WHICH, IN ITS CAPACITY AS THE PUBLIC ENTITY DESIGNATED BY ORDINANCE NO. 733 OF THE CITY OF GLENPOOL TO CARRY OUT AND ADMINISTER THE PROJECT PLAN FOR THE SOUTH 75 BUSINESS PARK INCREMENT DISTRICT AND AUTHORIZED TO MAKE MINOR PROJECT PLAN AMENDMENTS PURSUANT TO TITLE 62, SECTION 858(D) OF THE OKLAHOMA STATUTES (LOCAL DEVELOPMENT ACT), THE SAME HEREBY APPROVES A MINOR AMENDMENT TO SUCH PROJECT PLAN THAT GIVES EFFECT TO ADOPTION BY THE CITY COUNCIL ON OCTOBER 19, 2020, OF A ZONE CHANGE WITHIN THE PROPERTY COMPRISING SUCH SOUTH 75 BUSINESS PARK FROM CG (COMMERCIAL GENERAL) TO PLANNED UNIT DEVELOPMENT 42 (42-A AND 42-B), AS AMENDED

WHEREAS, by letter dated October 13, 2016, Ford Development Corporation (the “**Developer**”), proposed the establishment of a “tax increment district” within the City of Glenpool, Oklahoma (the “**City**”) to provide development financing assistance in connection with the Developer's proposal to construct public infrastructure improvements for the development of a business park to be designated the South 75 Business Park and located along the east side of US Highway 75 in the City, extending from 161st Street South at its northernmost boundary to 171st Street South at its southernmost boundary; and

WHEREAS, on October 17, 2016, the City of Glenpool City Council (the statutory governing body) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee to analyze the Developer's proposal and to determine whether the area described in the proposal would qualify as a tax increment district pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes, (the “**Local Development Act**”); and

WHEREAS, the Developer’s proposal was incorporated into the terms of that certain Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma (“South 75 Business Park Increment District”),” dated December 5, 2016 (the “**Project Plan**”); and

WHEREAS, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the tax increment district established by City of Glenpool Ordinance No. 733, adopted by the City Council on January 17, 2017, is located, determined that the Project Plan conforms to the requirements of the Local Development Act; made its finding that the tax increment district will have no adverse financial impact on any taxing jurisdiction or business activities within the increment district; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 5, 2016; and

WHEREAS, the City of Glenpool Planning Commission found the Project Plan to be in compliance with the Comprehensive Plan of the City of Glenpool and recommended to the governing body (the “**City Council**”) approval of the Project Plan, subject only to the condition that the zoning classification for the Project Area be amended from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and that the Developer’s application for abandonment of so much of Planned Unit Development PUD 24 as applied to the Project Area be granted; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 15, 2016; and

WHEREAS, on January 3, 2017, the City of Glenpool conducted its first duly noticed public hearing on the Project Plan for the purpose of providing information and to answer questions, with the Project Plan presented to the public by the City of Glenpool City Attorney/TIF District Local Counsel, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission considered the application of the Developer for the change of zone and abandonment of Planned Unit Development PUD 24 within the proposed Project Area as a necessary condition to adoption of the Project Plan by the City Council, and recommended approval of said application by its Resolution No. 17-01-01, and determined that, subject only to such approval, the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code and Comprehensive Plan as applicable to the uses proposed by the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool City Council approved Zone Change Application GZ-259, amending the relevant portion of the Project Area zoning map from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and granted the application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area, both as submitted by the Developer, thereby bringing the Project Area into full compliance with the City of Glenpool Zoning Code and Comprehensive Plan with respect to the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool conducted its second duly noticed public hearing on the Project Plan for the purpose of giving any interested persons the opportunity to express their views on the Project Plan, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, the City Council of the City of Glenpool approved and adopted the Project Plan and established the South 75 Business Park Increment District in accordance therewith, and provided that implementation of the Project Plan will be undertaken by designation of the Glenpool Industrial Authority (the “**Authority**”) as the public entity authorized to carry out and administer the Project Plan and to exercise all powers necessary thereto, all by adoption of its Ordinance No. 733 on January 17, 2017, and fully in accordance with all requirements of the Local Development Act; and

WHEREAS, during the course of implementing the Project Plan, the Authority, based on findings presented to it by the Developer and by staff of the City of Glenpool, determined that

a minor amendment of the Project Plan, as set forth in Resolution No. 2018003, was permissible, necessary and appropriate, in accordance with Section 858(D) of the Local Development Act; and

WHEREAS, it was determined by the City Council on March 19, 2018, that such minor amendment did not change the character or purpose of the Project Plan; did not add more than five percent (5%) to the Increment District's area; and did not add more than five percent (5%) to the Qualified Project Costs of the Project Plan to be financed by apportioned tax increments, upon which determination the City Council adopted Ordinance No. 753, amending the original authorizing Ordinance No. 733; and

WHEREAS, since the adoption of Ordinance No. 753, the Developer of South 75 Business Park applied for, and was granted on October 19, 2020, a change of zone from CG (Commercial General) to PUD (Planned Unit Development) 42 for all the site locations not occupied by Mark Allen Chevrolet; and

WHEREAS, property contiguous to W. 166th Street was denominated PUD 42A and property abutting W. 171st Street was denominated PUD 42B; and

WHEREAS, such zone change to PUD 42 was warranted by the fact that, apart from Mark Allen Chevrolet, the Developer has not yet identified all potential users of the Business Park, and it is therefore prudent to have the flexibility of uses, design and development standards afforded by a PUD; and

WHEREAS, it is also essential that uses facilitated by the PUD are compatible with the purpose and character of the TIF District #1 Project Plan as approved by the Glenpool Industrial Authority, the City Council and the Tulsa County Local Development Act Review Committee; and

WHEREAS, Section 11-9-4 of the Glenpool Zoning Code allows administrative review and approval of "minor amendments" to previously approved PUD's; and

WHEREAS, Section 858 (D) of the Local Development Act allows the entity authorized to administer the TIF District to make "minor amendments," meaning amendments that do not change the "character or purpose" of the underlying project; do not increase the project area by more than 5%; and do not increase the qualified project costs by more than 5%; and

WHEREAS, the Glenpool Industrial Authority now deems it prudent that the Authority and the City Council contemporaneously undertake minor amendments to both the TIF District Project Plan and PUD 42 in order to ensure seamless compatibility of the authorizing documentation and better secure the fullest benefits of implementing the TIF District.

NOW, THEREFORE, BE IT RESOLVED BY THE GLENPOOL INDUSTRIAL AUTHORITY, THAT:

SECTION 1. Approving and Adopting the Amended Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma. The Project Plan, as originally adopted by Ordinance No. 733, and as previously amended by Ordinance No. 753, is hereby amended by the Authority in accordance with the request of the Developer and the

recommendation of staff of the City of Glenpool (the “**Second Amended Project Plan**”) in the form attached hereto as **Exhibit 1**.

SECTION 2. Findings, Recommendations and Action with Respect to Amended Zone Change. The proposed amendments to Planned Unit Development 42 (“**Amended PUD 42A/42B**”) as set forth in said Amended PUD 42A/42B, and as attached hereto and incorporated herein by reference as **Exhibit 2**, are consistent with changes in implementation of the Second Amended Project Plan necessitated by engineering, construction and other qualified considerations and are hereby approved.

SECTION 3. Limitation of Amendment. Except as otherwise expressly stated in this Resolution and in Exhibits 1 and 2 hereto, and in Ordinance No.786 as adopted by the Glenpool City Council in accordance with this Resolution No. 2021001, the Project Plan, as approved and adopted by Ordinance No. 733 of the City of Glenpool, and as amended by Ordinance No. 753 of the City of Glenpool, shall remain in full force and effect with respect to administration of the South 75 Business Park Increment District and no term or condition thereof shall be otherwise affected hereby.

SECTION 4. Providing for Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by competent legal authority, such portion shall not affect the validity of the remaining portions of this Resolution.

APPROVED and ADOPTED by the Glenpool Industrial Authority this ____ day of January 2021.

GLENPOOL INDUSTRIAL AUTHORITY

Timothy Lee Fox, Chairman

ATTEST

Wendy Knight, Clerk

APPROVED AS TO FORM AND SUBSTANCE

Lowell Peterson, City Attorney/
Trust Authority Counsel

ORDINANCE NO. 786
AMENDING ORDINANCE NO. 733,
AS PREVIOUSLY AMENDED BY ORDINANCE NO. 753

AN ORDINANCE AMENDING PRIOR ORDINANCE NO. 733 ADOPTED ON JANUARY 17, 2017, WHICH ORDINANCE APPROVED AND ADOPTED THAT CERTAIN PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA (“SOUTH 75 BUSINESS PARK INCREMENT DISTRICT”) DATED DECEMBER 5, 2016; ESTABLISHED THE SOUTH 75 BUSINESS PARK INCREMENT DISTRICT IN ACCORDANCE WITH SUCH PROJECT PLAN; DESIGNATED THE GLENPOOL INDUSTRIAL AUTHORITY (THE “AUTHORITY”) AS THE PUBLIC ENTITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; AND AUTHORIZED THE AUTHORITY TO MAKE MINOR PLAN AMENDMENTS PURSUANT TO TITLE 62, SECTION 858(D) OF THE OKLAHOMA STATUTES (“LOCAL DEVELOPMENT ACT”); CONTAINING OTHER PROVISIONS RELATING THERETO; AND AS SUCH ORDINANCE NO. 733 HAS BEEN PREVIOUSLY AMENDED BY ORDINANCE NO. 753 ADOPTED ON MARCH 19, 2018; DECLARING THAT SUCH ORDINANCES NO. 733 AND NO. 753 SHALL REMAIN IN FULL FORCE AND EFFECT WITH RESPECT TO IMPLEMENTATION OF THE PROJECT PLAN AND ADMINISTRATION OF THE SOUTH 75 BUSINESS PARK INCREMENT DISTRICT EXCEPT AS AMENDED HEREIN; AND REPEALING ALL ORDINANCES OR RESOLUTIONS IN CONFLICT HERewith.

WHEREAS, by letter dated October 13, 2016, Ford Development Corporation (the “**Developer**”), proposed the establishment of a “tax increment district” within the City of Glenpool, Oklahoma (the “**City**”) to provide development financing assistance in connection with the Developer's proposal to construct public infrastructure improvements for the development of a business park to be designated the South 75 Business Park and located along the east side of US Highway 75 in the City, extending from 161st Street South at its northernmost boundary to 171st Street South at its southernmost boundary; and

WHEREAS, on October 17, 2016, the City of Glenpool City Council (the statutory governing body) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee to analyze the Developer's proposal and to determine whether the area described in the proposal would qualify as a tax increment district pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes, (the “**Local Development Act**”); and

WHEREAS, the Developer's proposal was incorporated into the terms of that certain Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma (“South 75 Business Park Increment District”),” dated December 5, 2016 (the “**Project Plan**”); and

WHEREAS, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the tax increment district established by Ordinance No. 733 is located, determined that the Project Plan conforms to the requirements of the Local Development Act; made its finding that the tax increment district will have no adverse financial impact on any taxing jurisdiction or business activities within the increment district; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 5, 2016; and

WHEREAS, the City of Glenpool Planning Commission found the Project Plan to be in compliance with the Comprehensive Plan of the City of Glenpool and recommend to the governing body (the “**City Council**”) approval of the Project Plan, subject only to the condition that the zoning classification for the Project Area be amended from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and that the Developer’s application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area be granted; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 15, 2016; and

WHEREAS, on January 3, 2017, the City of Glenpool conducted its first duly noticed public hearing on the Project Plan for the purpose of providing information and to answer questions, with the Project Plan presented to the public by the City of Glenpool City Attorney/TIF District Local Counsel, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission considered the application of the Developer for the change of zone and abandonment of a certain planned unit development within the proposed Project Area as a necessary condition to adoption of the Project Plan by the City Council, and recommended approval of said application by its Resolution No. 17-01-01, and determined that, subject only to such approval, the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code and Comprehensive Plan applicable to the uses proposed by the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool City Council approved Zone Change Application GZ-259, amending the relevant portion of the Project Area zoning map from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and granted the application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area, both as submitted by the Developer, thereby bringing the Project Area into full compliance with the City of Glenpool Zoning Code and Comprehensive Plan with respect to the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool conducted its second duly noticed public hearing on the Project Plan for the purpose of giving any interested persons the opportunity to express their views on the Project Plan, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, the City Council of the City of Glenpool approved and adopted the Project Plan and established the South 75 Business Park Increment District in accordance therewith, and provided that implementation of the Project Plan will be undertaken by designation of the Glenpool Industrial Authority (the “**Authority**”) as the public entity authorized to carry out and administer the Project Plan and to exercise all powers necessary thereto, all by adoption of its Ordinance No. 733 on January 17, 2017, and fully in accordance with all requirements of the Local Development Act; and

WHEREAS, during the course of implementing the Project Plan, the Authority, based on findings presented to it by the Developer and by staff of the City of Glenpool, has determined that a minor amendment of the Project Plan, as set forth in this Ordinance amending Ordinance No. 733, was permissible, necessary and appropriate, in accordance with Section 858(D) of the Local Development Act; and

WHEREAS, it was determined by the City Council on March 19, 2018, that such minor amendment did not change the character or purpose of the Project Plan; did not add more than five percent (5%) to the Increment District’s area; and did not add more than five percent (5%) to the Qualified Project Costs of the Project Plan to be financed by apportioned tax increments, upon which determination the City Council adopted Ordinance No. 753, amending the original authorizing Ordinance No. 733; and

WHEREAS, since the adoption of Ordinance No. 753, the Developer of South 75 Business Park applied for, and was granted on October 19, 2020, a change of zone from CG (Commercial General) to PUD (Planned Unit Development) 42 for all the site locations not occupied by Mark Allen Chevrolet; and

WHEREAS, property contiguous to W. 166th Street was denominated PUD 42A and property abutting W. 171st Street was denominated PUD 42B; and

WHEREAS, such zone change to PUD 42 was warranted by the fact that, apart from Mark Allen Chevrolet, the Developer has not yet identified all potential users of the Business Park, and it is therefore prudent to have the flexibility of uses, design and development standards afforded by a PUD; and

WHEREAS, it is also essential that uses facilitated by the PUD are compatible with the purpose and character of the TIF District #1 Project Plan as approved by the Glenpool Industrial Authority, the City Council and the Tulsa County Local Development Act Review Committee; and

WHEREAS, Section 11-9-4 of the Glenpool Zoning Code allows administrative review and approval of “minor amendments” to previously approved PUD’s; and

WHEREAS, Section 858 (D) of the Local Development Act allows the entity authorized to administer the TIF District to make “minor amendments,” meaning amendments that do not change the “character or purpose” of the underlying project; do not increase the project area by more than 5%; and do not increase the qualified project costs by more than 5%; and

WHEREAS, the City Council of the City of Glenpool now deems it prudent that the Glenpool Industrial Authority and the City Council contemporaneously undertake minor amendments to both the TIF District Project Plan and PUD 42 in order to ensure seamless compatibility of the authorizing documentation and better secure the fullest benefits of implementing the TIF District.

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

SECTION 1. Approving and Adopting the Second Amended Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma. The Project Plan, as originally adopted by Ordinance No. 733, and as previously amended by Ordinance No. 753, is hereby amended by the Authority in accordance with the request of the Developer and the recommendation of staff of the City of Glenpool (the “**Second Amended Project Plan**”) is hereby adopted and approved in the form presented to the Authority and to the City Council in the form attached hereto as **Exhibit 1**.

SECTION 2. Ratifying and Confirming Findings, Recommendations and Actions of Glenpool Industrial Authority. All findings made, recommendations acted upon, and actions taken by the Authority in connection with the proposed amendments to Planned Unit Development 42 (“**Amended PUD 42A/42B**”) as set forth in said Amended PUD 42A/42B, and as attached hereto and incorporated herein by reference as **Exhibit 2**, are hereby ratified and confirmed.

SECTION 3. Appeal or Modification of Ordinance; No Contractual Obligations Past the Fiscal Year of Adoption. The City, by these provisions, does not waive any right which it has now or may have in the future, to repeal, modify or amend this Ordinance, by subsequent action of the City Council, as provided in Section 856(C) of the Local Development Act. In adopting this Ordinance, the City does not purport to create any contractual obligation extending beyond the City’s current or any subsequent fiscal year with regard to the establishment or maintenance of the South 75 Business Park Increment District, or the apportionment of ad valorem tax or sales tax increments; provided, however, that the City may, on a year-to-year basis, agree to transfer to the Apportionment Fund, any apportioned increments which it receives.

SECTION 4. Limitation of Amendment. Except as otherwise expressly stated in this amending ordinance and in Exhibit 1 hereto, Ordinance No. 733, as amended by Ordinance No. 753, shall remain in full force and effect with respect to implementation of the Project Plan and the Amended Project Plan, and administration of the South 75 Business Park Increment District and no term or condition thereof shall be otherwise affected hereby.

SECTION 5. Providing for Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by competent legal authority, such portion shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption, as provided by Oklahoma law.

PASSED and ADOPTED by the City Council of the City of Glenpool, Oklahoma this ____ day of January 2021.

CITY OF GLENPOOL

Timothy Lee Fox, Mayor

ATTEST

Wendy Knight, City Clerk

APPROVED AS TO FORM AND SUBSTANCE

Lowell Peterson, City Attorney/
Trust Authority Counsel

EXHIBIT 1

To:

Glenpool Industrial Authority Resolution No. 2021001

And

City Council Ordinance No. 786

Second Amended Project Plan

Relating To

Increment District Number One, City Of Glenpool, Oklahoma

(South 75 Business Park Increment District)

SECOND AMENDED

**PROJECT PLAN RELATING TO
INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA
(SOUTH 75 BUSINESS PARK INCREMENT DISTRICT)**

Amended by the

GLENPOOL INDUSTRIAL AUTHORITY

In conjunction with

FORD DEVELOPMENT CORPORATION

DATED: JANUARY 4, 2021

*** All changes to the TIF District # 1 Project Plan as originally adopted on January 17, 2017, by Ordinance No. 733; as amended on March 19, 2018, by Ordinance No. 753; and as further amended on January 4, 2021, by Ordinance No. 786, are highlighted in red ink.**

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APPENDIX H – IMPACT ANALYSIS – Impact of Proposed Ad Valorem Increment Apportionments on Other Taxing Jurisdictions within Proposed Increment District; Impact on Surrounding Host Community Outside of Increment District; Effect on Generating “Spinoff” Development of Residential/Hotel/Commercial/Office; Enhanced Job Opportunities, Resulting in Higher Payroll and Local Purchasing (Sales Tax Generation).

APPENDIX I - City Council Authorizing Resolution No. 16-10-02, adopted October 17, 2016.

INTRODUCTION

By letter dated October 13, 2016, Ford Development Corporation (the “Developer”), proposed the establishment of a “tax increment district” within the City of Glenpool, Oklahoma (the “City”) as necessary to facilitate the Developer's proposal to develop, construct and operate a Business Park (the “Project Facilities”) to be located along U.S. Highway 75 in the City of Glenpool, Oklahoma (the “Project”). The assistance provided through such district will be used to reimburse all or a portion of the qualified project costs of extensive public infrastructure required in the development and construction of the Project Facilities. (See *Request and Proposal*, Appendix E.)

On October 17, 2016, the governing body of the City (the “City Council”) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee (the “Review Committee”) to analyze the Developer's proposal and to determine whether the area described in the proposal (the “Project Area”) will qualify as a “tax increment district” pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850, *et seq.*, of the Oklahoma Statutes (the “Local Development Act”). (See *Glenpool City Council Resolution No. 16-10-02*, Appendix I.)

Before a “tax increment district” may be established, the Local Development Act, at Sections 855-856, requires that the City shall cause to be prepared, and the Local Development Act Review Committee, City Planning Commission and City Council shall consider and act upon, a project plan that must include the following:

1. A description of the proposed boundaries of the district and the proposed boundaries of the Project Area, by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A general description of the kind, number and location of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue from development of the Project;
3. A list of estimated qualified project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;
5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;
7. Proposed changes in the master plan and city ordinances if required to implement the Project Plan;

8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Oklahoma Department of Commerce; and

9. A designation of any public entity to be authorized to carry out all or part of the project plan.

The Review Committee is required, by the Local Development Act, Section 855, to consider and make its findings and recommendations to the governing body, the Glenpool City Council in this case, with respect to conditions that establish the eligibility of the proposed district for funding by the apportionment of ad valorem tax increments. In this instance, the City and the Developer propose to use increments from ad valorem taxes levied upon taxable value of the Project Area in excess of the base assessed value, as well as the increment of sales tax payable to the City, to fund eligible "Project Costs," as that term is defined at Section 853(14) of the Act, all in accordance with Section 861 of the Act.

The Local Development Act also requires the Review Committee to prepare an "Impact Analysis" for the purposes of evaluating the positive and/or negative impact of tax increment apportionments pursuant to the Project Plan on the other taxing jurisdictions represented on the Review Committee and considering the impact of the Project on the surrounding community outside the tax increment district (such as enhanced property values; spinoff development of residential/hotel/commercial/office uses; etc.). (See *Impact Analysis*, Appendix H.)

With respect to the proposed Project, the foregoing requirements will be detailed as, and referred to as, components of the South 75 Business Park Increment District Project Plan (the "Project Plan").

This Project Plan has been prepared by the City, the Glenpool Industrial Authority (the "Authority") and legal consultants with direction and assistance from the Developer, to present the information required by the Local Development Act in relation to the establishment of "Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District)" (the "Increment District")¹.

¹ Any statements contained in this Project Plan or in the appendices involving matters of opinion, estimates or projections and whether or not expressly so stated, are intended as such and are not stated as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction at any time prior to adoption of this Project Plan by the City.

I. DESCRIPTION OF THE PROPOSED BOUNDARIES OF THE INCREMENT DISTRICT AND THE PROJECT AREA

A. Boundaries of the Increment District by Legal Description, Street Address and Sketch. The legal description, such street addresses as have been assigned, and sketch of the Increment District are as provided on **Appendix “A.”**

B. Boundaries of the Project Area by Legal Description, Street Address and Sketch. The Project Area and the boundaries of the Increment District are co-extensive. Thus, the legal description, street address and sketch of the Project Area are the same as those of the Increment District found in Appendix A.

II. GENERAL DESCRIPTION OF THE KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES WHICH SHOULD ACCRUE FROM DEVELOPMENT OF THE PROJECT

A. Proposed Public Works or Improvements. The public works or improvements to be authorized and constructed under this Project Plan include: storm water drainage and sanitary sewer facilities, site development, grading and paving of streets and parking areas, water line extensions, and erosion controls as required in the development and construction of the Project. Assistance for these public works or improvements to be provided to the Developer pursuant to the terms of this Project Plan includes reimbursement from ad valorem and sales tax increments of all or a portion of the costs associated with these improvements, in an amount not to exceed **\$5,250,000** (or for a period not to exceed the ten-year term of the Increment District, whichever occurs first). Without limitation, the costs for which payment to the Developer may be made shall include only such costs as are included in the definition of “Project Costs” in Section 853 of the Local Development Act. Payment may also be made for qualified Project Costs that have been incurred prior to approval of this Project Plan. The improvements for which financing assistance is to be provided, and the anticipated amount of qualified Projects Costs, are detailed in Section III of this Project Plan².

B. Anticipated Private Improvements. The private improvements proposed for the Project Area/Increment District include a single large-scale commercial use on the southernmost parcel of the property at the southeast corner of the intersection of 166th Street and U.S. Highway 75 (there is currently an automobile dealership ~~proposed for operating at~~ that location and agreements have been reached with the owner/licensee). Although the Developer is not at liberty to disclose any proprietary or confidential information regarding ~~the proposal for~~ this site, Ford Development Corporation can represent that ~~there is a reasonable certainty that~~ the transaction ~~will be has been~~ concluded ~~favorably if the Project Plan is adopted by the City Council~~. The remaining parcels, extending southward from 161st Street/U.S. Highway 75 to ~~166th~~ 171st Street/U.S. Highway 75, are scheduled for phased development as a combination of retail, warehouse and office spaces.

² Please see Appendix B for a graphic depiction of the completed development, including public works to be installed on the site and the proposed additional construction of structures and amenities by private investment for commercial/retail/warehouse and office mixed uses.

C. Estimated Public Revenues. The City estimates that the public works or improvements described in this Project Plan, together with the private development, will result in ad valorem and sales taxes increments that are conservatively stated on Appendix C. These public revenues are estimated to accrue, as follows:

1. Ad Valorem Taxes. The estimates regarding incremental ad valorem taxes on Project Area property are based upon an assessment ratio of eleven percent (11%) for real property and a tax rate of 116.21 mils. Ad valorem taxable value generated by the construction of the Project will increase by as much as \$9,000,000 in the first year of taxation (2019, based on construction being completed in late 2017), to \$12,946,000 per year for the remaining nine years of the ten-year term authorized for Increment District operations. This is expected to generate approximately \$8,600,000 in new ad valorem revenues over the term of the Increment District. See *Ad Valorem Tax Increment Calculations*, Appendix C.

2. Sales Tax. The City shall collect a three-percent (3.0%) sales tax on all taxable retail sales within the Increment District, pursuant to City Ordinances 40 and 176 (the Project Area is presently vacant land and there are presently no taxable retail sales within the Project Area). The Tax Reimbursement Agreement between the City (and the Authority) and the Developer will apportion two-percent (2.0%) of taxable sales occurring within the entirety of Project Area. Estimates of incremental sales tax are based upon collections only from the automobile dealership phase of the Project and, therefore, the projections are conservative. See *Ad Valorem Tax Increment Calculations*, Appendix C.

The aggregate of ad valorem and sales tax increments eligible for reimbursement to the Developer of qualified Projects Costs is also shown on Appendix C.

III. ESTIMATED PROJECT COSTS, INCLUDING ADMINISTRATIVE EXPENSES ³

A. Site Grading and Paving of Streets and Parking Areas.

On-site infrastructure improvements will include substantial grading of the entire, presently vacant, Project Area, construction of a dedicated public street through the Project Area and related amenities as appropriate or required for commercial sites in the City of Glenpool. Although costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately **\$1,986,874**.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including streets and any similar public improvements, common utility or service facilities, related landscaping, parking, and water detention / retention systems; the actual cost of the clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal services.

B. Storm Sewer, Sanitary Sewer and Water Line Extensions.

Infrastructure improvements will include the construction of a sanitary sewer main line within the Project Area and extensions throughout the Project Area. While costs cannot accurately

be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately **\$1,412,698**.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including sanitary and storm water sewers, water distribution, fire suppression and similar public improvements, related common utility or service facilities, related grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

C. Erosion Control and Landscaping.

Utility infrastructure improvements will necessitate the installation and implementation of erosion control measures sufficient to meet Oklahoma Department of Environmental Quality requirements and landscaping measures to meet regulatory standards of the City. While costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately **\$140,320**.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

D. Construction of U.S. Highway 75 Traffic Improvements. Roadway and site access infrastructure improvements will include the construction of innovative traffic control designs within the Project Area that will be of benefit to all users of Highway 75 (a high traffic commuter corridor). While these costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately **\$660,075**.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

E. Professional Fees; Engineering/Surveying; Legal Costs of Establishing District; Administrative Costs and Financing Costs/Interest Expense.

“Engineering and Surveying Fees” include all direct costs of designing, organizing, implementing, supervising, administering and maintenance costs over the term of the Increment District. These costs are estimated to be approximately \$10,000 per year for the 10-year term, or \$100,000. “Organizational Costs” include the legal and clerical charges for time spent drafting the Project Plan, coordinating exhibits, contacting and organizing the Review Committee and drafting contracts to implement the Project Plan. Such costs are expected to be a single expense of \$30,000. “Administrative Costs” include reasonable charges for the time spent by employees of the City and the Authority, or employees of private entities under contract with either public entity, for planning and implementation of the Project Plan, including professional service costs incurred for

architectural, planning, engineering, legal, financial and bond counsel's advice and services; and costs for determining or re-determining the base assessed value of the Increment District. It is estimated that such administrative costs will not exceed \$10,000 per year, for a total of \$100,000 over the 10-year term of the Increment District. Financing and interest costs on debt incurred by the Developer for the initial costs of funding all the foregoing is expected to total \$401,575. This item E. comes to an aggregate sum of **\$1,050,093**.

Summation:

Project Development/Construction Costs	\$4,199,907
[Reflects changes in costs for waterline expansion and alternative highway improvements]	
Organizational Costs	30,000
Engineering/Surveying Fees	600,000
[Reflects changes in costs for waterline expansion and alternative highway improvements]	
Administrative Costs (\$10,000/year for ten years)	100,000
Financing Costs/Interest	320,093

TOTAL OF ESTIMATED QUALIFIED PROJECT COSTS	<u>\$5,250,000</u>
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³ Please see Appendix D for detailed presentation of Projected Project Costs.

IV. GENERAL DESCRIPTION OF METHODS OF FINANCING ESTIMATED PROJECT COSTS, EXPECTED SOURCES OF REVENUE TO FINANCE OR PAY PROJECT COSTS, AND GENERAL TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

A. Methods of Financing Project Costs. It is expected that all qualified Project Costs described above will be paid from a combination of debt incurred by the Developer and the Developer's equity. Prospective investors in the Project have represented that it would be infeasible for them to finance the Project without the assistance offered under the Local Development Act. Please see Appendix E for a more detailed Project financing plan, to include the original request and proposal submitted by the Developer, the Tax Reimbursement Agreement of the City and the Authority with the Developer, proceeds from one or more notes or other evidences of indebtedness obtained by the Developer, the schedule for payment of Project Costs over the term of the District, reimbursement payments from tax increment revenues included in Appendix C, and from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated.

B. Expected Sources of Revenues. As provided by Section 861 of the Local Development Act, reimbursement for the Developer's payment of equity funds and principal and interest costs on the redemption of the Developer's debt that have been expended on qualified Project Costs will be made from fifty-percent (50%) of the ad valorem tax revenue increments over tax collected on the base assessed value and from two-percent (2.0%) of all sales tax revenues

generated by the Project above any collected prior to commencement of the Increment District, up to a maximum of **\$5,250,000** or until expiration of the ten-year term of the Increment District, whichever occurs sooner. (Such revenues are referred to as the “Tax Increment Revenues”).

In accordance with the provisions of the Local Development Act, increments of ad valorem taxes and sales tax generated within the Increment District, as such increments are determined and defined by the Local Development Act, are to be apportioned and, when collected, shall be paid into an apportionment fund established for Project Costs and the payment of principal and interest incurred. Such funds are segregated from the base ad valorem and sales taxes levied within the Increment District prior to the collection of increments attributable to Project improvements, and to be used exclusively for reimbursement to the Developer of the payment for qualified Project Costs (as defined in the Local Development Act) incurred in connection with the development and construction of the Project.

The apportionment of ad valorem tax and sales tax increments pursuant to this Section IV shall terminate upon the reimbursement for all qualified Project Costs incurred in connection with the this Project Plan up to a maximum of **\$5,250,000**; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond ten years from the effective date of the Increment District established in the ordinance of the governing body adopting this Project Plan, unless such period is modified by subsequent action of the City Council.

Pursuant to the Local Development Act, the Tax Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the “Increment District Apportionment Fund” (the “Apportionment Fund”), which fund will be held by and be the property of the Authority. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the General Fund of the City. All Tax Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and pledged as security for the payment of the authorized reimbursements to the Developer. (Such account shall be designated as the “Tax Increment Revenue Account”).

C. Time When Costs or Monetary Obligations Are to Be Incurred. All qualified Project Costs described herein (with the exception of annual finance and administrative costs) will be incurred no later than July 1, 2019, in substantial conformance to the expenditure schedule at Appendix E. Financing costs and annual administrative costs will be incurred during the remaining term of the district.

D. Compliance with Allowable Term of TIF District. Pursuant to the anticipated ordinance of the governing body establishing the Increment District, its effective date will be January 1, 2019. This date is set in accordance with the way ad valorem taxes are assessed and collected. Assuming no improvements are completed and generating revenue until 2018, they would not appear on the assessments until January 2019. Incremental increases in the property value during 2017 and 2018 due to on-going construction will be reflected in adjustments to the base assessed value. Apportionment of tax increment revenues for ten (10) years from the effective date of the ordinance adopting this Project Plan will remain within the twenty-five (25) year maximum time period allowed for apportionment of such revenues pursuant to the Local Development Act.

E. Return of Excess Revenues. The City anticipates that the total of all Tax Increment Revenue collections will not exceed the amount to be expended on reimbursements to the Developer of Project Costs. However, in the event that Tax Increment Revenues do exceed the maximum repayment of Project Costs, then all excess Tax Increment Revenues will be returned to the respective taxing jurisdictions, as required by Section 861 of the Local Development Act.

V. MAP SHOWING EXISTING USES AND CONDITIONS; AND MAP SHOWING PROPOSED IMPROVEMENTS AND USES

See Appendix F for a map showing the existing uses and conditions of the Project Area within the proposed Increment District. See Appendix B for a map showing the proposed improvements and uses as discussed in Section II above.

VI. PROPOSED CHANGES IN ZONING

The Developer ~~has already~~ obtained the necessary zoning (Commercial General District) and approval of the preliminary plat to allow one commercial lot and one reserve area on approximately 40 acres located in the southeast corner of 166th Street South and US Highway 75 as shown at Appendix G. Development of this tract ~~will be~~ has been completed as the first phase of the Project and ~~will be is now~~ the site for the anticipated automobile dealership. The Developer has also applied for ~~and has been granted~~ abandonment of Planned Unit Development 24.

Subsequent to adoption of the original Project Plan, the Developer sought and was granted a zone change from ~~Light Industrial to~~ Commercial General ~~to Planned Unit Development 42-A~~ for approximately 84 acres in the northeast corner of 166th Street South and US Highway 75 and ~~Planned Unit Development 42-B~~ for approximately 48 acres in the northeast corner of 171st Street South and US Highway 75 as shown in the Amended PUD Materials provided as Exhibit 2 to City of Glenpool Ordinance No. 786 and enclosed herewith. ~~at Appendix G. It is anticipated that, prior to the commencement date of the Increment District established by the ordinance adopting this Project Plan, the Developer will secure the necessary changes in zoning from Light Industrial Districts to Commercial Districts.~~ All zoning of the Project Area will comply with the City of Glenpool Zoning Code.

VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN

Section 854(13) of the Local Development Act confers the power on the City to “[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings.” No modifications or exceptions to the Comprehensive Plan or City ordinances, other than the zoning change discussed in Section VI above, are necessary to accommodate this Project Plan. The City Council is presently engaged in an approximately nine-month review and revision of its Comprehensive Plan and may find it necessary or convenient to exercise this power during the term of the Increment District and reserves the right to do so.

VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION OF THE PROJECT PLAN OF THE DISTRICT

The Chairman of the Authority, Timothy Fox or his successor(s), shall be the person in charge of the implementation of this Project Plan in accordance with the provisions, authorization, and respective delegations of responsibilities contained herein and in the proposed ordinance to be adopted by the governing body.

IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN

The Glenpool Industrial Authority is designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be “minor” if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not add more than five percent (5%) to the Increment District's area; or (iii) does not add more than five percent (5%) to the public costs of the Plan to be financed by apportioned tax increments, all as determined on a cumulative basis.

This Project Plan has been adopted as part of the implementation of the Increment District Number One, City of Glenpool (South 75 Business Park Increment District) Resolution No. 16-10-02, adopted by the City of Glenpool City Council on October 17, 2016 (the “Authorizing Resolution”). The Authorizing Resolution may be found at Appendix I to this Project Plan. The Authorizing Resolution anticipates the use of ad valorem and sales tax increments to pay authorized Project Costs as described in this Project Plan.

APPENDICES OMITTED IN **SECOND AMENDED PROJECT PLAN**

**NO CHANGE EXCEPT ZONING AMENDMENT FROM
CG (COMMERCIAL GENERAL) TO
PLANNED UNIT DEVELOPMENT 42-A AND
PLANNED UNIT DEVELOPMENT 42-B, ATTACHED SEPARATELY**

EXHIBIT 2

To:

Glenpool Industrial Authority Resolution No.
2021001

And

City Council Ordinance No. 786

PUD 42-A and PUD 42-B

South 75 Business Park – Minor Amendment # 1



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Monday, December 28, 2020

Gerald Gilbert
Planning Director
City of Glenpool
12205 S Yukon Ave.
Glenpool, OK 74033

Phone: (918)322-5409 x4617
Fax: (918) 209-4641

Re: 16075 - Robertson - South 75 Bus Park III-IV: PUD - Application for PUD Minor Amendment

Dear Gerald:

Transmitted herewith are the following:

- One (1) PUD Minor Amendment application;
- One (1) PUD Minor Amendment request letter;
- One (1) Bound copy of the PUD 42-A Text and Exhibits package;
- One (1) Bound copy of the PUD 42-B Text and Exhibits package;
- One (1) Check #5180 in the amount of \$100.00 for application fees

On December 23, 2020, I emailed you PDF copies of the PUD Text and Exhibit packages.

Please let us know if any additional documentation is needed in order to process the applications.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Erik Enyart', is positioned above the printed name.

Erik Enyart, AICP, CFM
eenyart@tannerbaitshop.com

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT

[] ZONING [] PUD **[X] PUD AMENDMENT** CASE NO. **PUD 42 AMENDED**

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

Gerald Gilbert, City Planner
RECEIVED BY: DATE FILED: TAC DATE: **N/A** HEARING DATE: **N/A** PUD 42A & 42B, Ord. No. 777 & 778
[] RES **[X] NON-RES** [] COMBO RELATED ZONING OR PUD #: **42** BUILDING PERMIT APPLICATION NUMBER **N/A**
NEIGHBORHOOD ASSOCIATIONS: **N/A**

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **South 75 Business Park TIF District # 1** TRACT SIZE: **132.85 acres**
LEGAL DESCRIPTION: **[See plans and supporting materials filed with Application.]**

PRESENT USE: **Vacant** PRESENT ZONING: **PUD 42** S-T-R: **26-17-12**

INFORMATION ABOUT YOUR PROPOSAL

No change Phases III & IV, S. 75 Business
PROPOSED NEW ZONING: **No change** DEV. AREAS AFFECTED BY PUD AMENDMENT: **Park** PUD PROPOSAL ATTACHED **[X] Y [] N**
COMMERCIAL/INDUSTRIAL/RETAIL BUSINESS PARK PER TIF DISTRICT #1 PROJECT PLAN REMOVE RESIDENTIAL USES; CONFORM PUD TO TIF
PROPOSED USE: NATURE OF PUD AMENDMENT: **DISTRICT PROJECT PLAN, AMENDED 03/19/2018**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Tanner Consulting, LLC	NAME South 75, LLC & South 75 Business Park, LLC
ADDRESS 5323 S. Lewis Ave.	ADDRESS 16400 Dallas Parkway, Suite 140
CITY, ST, ZIP Tulsa, OK 74105	CITY, ST, ZIP Dallas, TX 75248-1389
DAYTIME PHONE (918) 745-9929	DAYTIME PHONE (972) 858-1111
EMAIL eenyart@tannerbaitshop.com	EMAIL rex@forddevelopment.net
FAX (918) 745-9969	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: 	12/28/2020

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? **Consultant**

APPLICATION FEES NOTICE: PUD Minor Amendment Application is Administrative, No mailing, signage or publication required.					
BASE APPLICATION FEE	\$	100.00			
ADDITIONAL FEE	\$	N/A	APPLICATION SUBTOTAL	\$	100.00
NEWSPAPER PUBLICATION	N/A		BILLED LATER		
SIGNS	N/A	\$50.00 X =	\$		
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$	=	\$	NOTICE SUBTOTAL	\$ 100.00
RECEIPT NUMBER:				TOTAL AMOUNT DUE	\$ 100.00

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	N/A	COUNCIL ACTION	N/A
		DATE/VOTE	N/A
DATE/VOTE	N/A	ORDINANCE NO.	777 & 778
PLAT NAME	South 75 Business Park, TIF District # 1	PLAT WAIVER [] Y [X] N	

REVISED 8/1/2013

December 24, 2020

City of Glenpool
Attn: Gerald Gilbert, Planning Director
12205 S. Yukon Ave.
Glenpool, OK 74033

Re: PUD 42-A and PUD 42-B South 75 Business Park – Minor Amendment # 1

Dear Mr. Gilbert:

Our firm prepared the original Planned Unit Development (PUD) PUD 42 “South 75 Business Park,” in addition to civil engineering design, subdivision platting, and other plans for the South 75 Business Park development. PUD 42 consists of PUD 42-A and PUD 42-B, as approved by the Glenpool City Council on October 19, 2020, and adopted by Ordinances No. 777 and No. 778. Enclosed you will find: (1) an application for Minor Amendment to both PUDs, (2) the PUD 42-A text and exhibits package revised by this proposed Minor Amendment, (3) the PUD 42-B text and exhibits package revised by this proposed Minor Amendment, and (4) a check for the application review fee.

On behalf of Ford Development Corporation (the Developer) and in the best interest of the South 75 Business Park Tax Increment District # 1, Tanner Consulting formally requests approval of Minor Amendment # 1 to the previously approved PUD 42 (PUDs 42-A and 42-B, both dated October 2020). The purpose of the requested amendment is to further conform the intended and permissible uses in the Business Park with the terms of the TIF District #1 Project Plan.

The Developer intends South 75 Business Park to be comprised of commercial, retail, and light industrial uses. This is the mix of uses that is most compatible with representations in the Project Plan and best calculated to render the level of sales and, in particular, ad valorem taxes necessary to adhere to the Project Plan reimbursement projections.

After City Council approval of PUD 42, further discussions with City Staff brought to light certain minor and unintended discrepancies between PUD 42 and the requirements of the Project Plan. In order to avoid any potential misunderstanding of the uses proposed for the Park, we considered it prudent to clarify three points:

1. The Developer has no intention of undertaking any development, in terms of land use and/or development standards, that does not conform strictly to the language of the TIF Project Plan, as it has been or may be amended.

2. All intended uses identified by PUD 42 as amended by this Minor Amendment # 1 are consistent with those contemplated and used as the basis for calculating TIF Qualified Project Costs, as well as the reimbursement thereof.

3. PUD 42 was intended to allow an appropriate mixture of uses, exclude other uses that may not be desirable, provide development standards to ensure the compatibility and design integration of all uses, and allow site development as a cohesive whole that will be aesthetically pleasing as well as functional. It was not intended to alter planned uses from the Project Plan.

The changes incorporated into the enclosed text and exhibits packages for both PUDs 42-A and 42-B are summarized as follows:

1. All quasi/residential uses (assisted living, senior housing, etc.) eliminated
2. Heavy industrial uses eliminated
3. Development standards and particulars pertaining to eliminated uses removed
4. Self-references made to Minor Amendment # 1
5. Scope of Minor Amendment # 1 specified; TIF Project Plan referenced
6. Updates tenses to recognize PUDs have been approved for Final Development Plan

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,

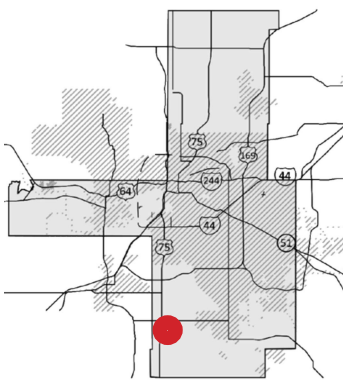
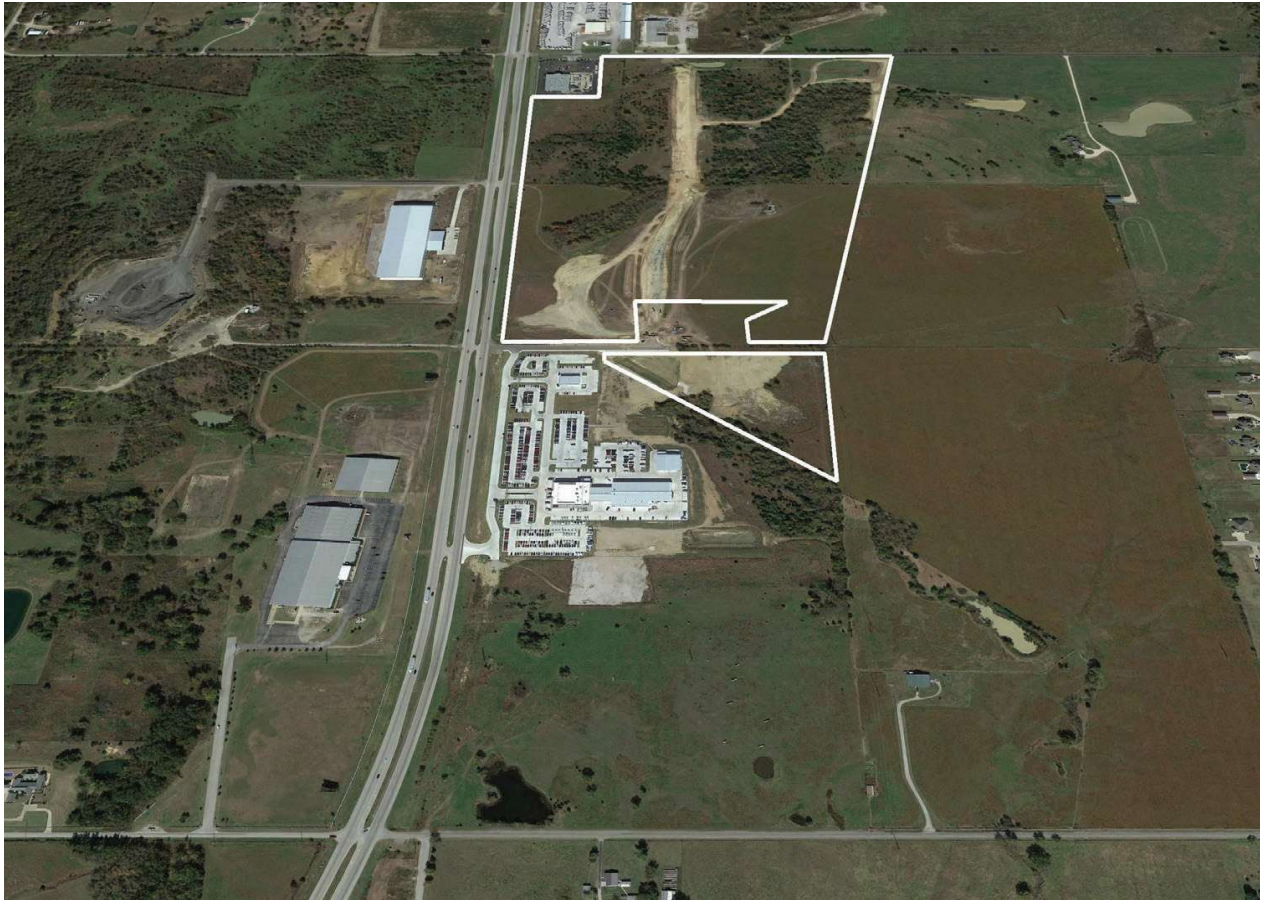


Erik Enyart, AICP, CFM

PUD 42-A MINOR AMENDMENT # 1

South 75 Business Park

A PLANNED UNIT DEVELOPMENT (PUD) MINOR AMENDMENT
93.533 ACRES LOCATED ALONG THE EAST SIDE OF SOUTH U.S. HIGHWAY 75 BETWEEN
161ST STREET AND 171ST STREET IN THE CITY OF GLENPOOL, OKLAHOMA



Location Map
Scale: 1"= 2000'



DECEMBER 2020

OWNER/DEVELOPER:

SOUTH 75, LLC/
SOUTH 75 BUSINESS PARK, LLC
c/o REX ROBERTSON
16400 DALLAS PARKWAY, SUITE 140
DALLAS, TEXAS 75248-1389

APPLICANT/CONSULTANT:

TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

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I. PROPERTY DESCRIPTION

South 75 Business Park is a Planned Unit Development (PUD), consists of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

ALL OF "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), LESS AND EXCEPT:

PER GENERAL WARRANTY DEED DATED JANUARY 31, 2020 AND FILED OF RECORD FEBRUARY 10, 2020 AS DOCUMENT # 2020012509 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 1 FOR THE FOLLOWING THREE (3) COURSES; SOUTH 88°46'43" WEST FOR A DISTANCE OF 410.97 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°13'17" WEST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET; THENCE NORTH 1°13'17" WEST FOR A DISTANCE OF 256.04 FEET; THENCE NORTH 88°46'43" EAST FOR A DISTANCE OF 613.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 43°49'37" WEST AND ALONG SAID EASTERLY LINE FOR A DISTANCE OF 244.00 FEET; THENCE SOUTH 1°13'17" EAST AND CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 113.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 140,823 SQUARE FEET OR 3.233 ACRES.

EXCLUDING SAID TRACT, THE ABOVE-DESCRIBED REMAINDER OF "SOUTH 75 BUSINESS PARK PHASE III" CONTAINS 3,684,236 SQUARE FEET OR 84.578 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

(2) FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'59" EAST.

AND

"TRACT A":

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664, OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION 26; THENCE NORTH 88°46'43" EAST AND ALONG THE NORTH LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 1322.94 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4 SW/4; THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°06'43" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 842.47 FEET TO A DEFLECTION POINT IN THE EASTERLY LINE OF LOT 1, BLOCK 1, "SOUTH 75 BUSINESS PARK PHASE II", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6749; THENCE NORTH 48°59'53" WEST AND ALONG THE EASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 1172.61 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF RESERVE "A", SAID "SOUTH 75 BUSINESS PARK" PHASE II; THENCE NORTH 1°13'17" WEST AND ALONG THE EAST LINE OF SAID RESERVE "A" FOR A DISTANCE OF 54.45 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 166TH STREET SOUTH AS PRESENTLY LOCATED; THENCE NORTH 88°46'43" EAST AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 869.96 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 390,099 SQUARE FEET OR 8.955 ACRES.

AND

"TRACTS C AND D":

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664,

OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 26; THENCE NORTH 1°06'05" WEST AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 561.76 FEET; THENCE ALONG A 5829.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°00'39" EAST, A CENTRAL ANGLE OF 3°55'28", A CHORD BEARING AND DISTANCE OF NORTH 4°02'55" EAST FOR 399.22 FEET, FOR AN ARC DISTANCE OF 399.30 FEET; THENCE NORTH 88°45'55" EAST FOR A DISTANCE OF 35.00 FEET; THENCE ALONG A 5864.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°47'22" EAST, A CENTRAL ANGLE OF 2°53'27", A CHORD BEARING AND DISTANCE OF NORTH 0°20'38" EAST FOR 295.87 FEET, FOR AN ARC DISTANCE OF 295.90 FEET; THENCE NORTH 1°06'05" WEST FOR A DISTANCE OF 66.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88°46'22" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1244.88 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1321.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°46'02" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1323.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,712,894 SQUARE FEET OR 39.323 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) 1 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'05" EAST.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Because the site is not contiguous, PUD 42 has been split into two (2) PUDs for separate review and approval. PUD 42-A is comprised by part of the platted "South 75 Business Park Phase III" and "Tract A," the latter which has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase IV." PUD 42-B consists of "Tracts C and D," and has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase V." The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans and both Preliminary Plats on October 12 and 19, 2020, respectively. This is now being processed as a Minor Amendment to both PUDs. While both PUDs will share common PUD Text, the PUD title page and exhibits will illustrate the separate areas of concern.

II. DEVELOPMENT CONCEPT

South 75 Business Park (sometimes, “South 75”) is a multiple use Planned Unit Development (PUD) of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma. South 75 is the newest premier location for business development, due to its size, excellent access and visibility, and location within one of the fastest-growing highway corridors in the region.

The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans on October 12 and 19, 2020, respectively. In order to better align land uses with the Tax Increment Finance (TIF) Project Plan, this December, 2020 Minor Amendment # 1 to PUDs 42-A and 42-B removes quasi-residential and residential uses (assisted living and senior housing) and certain nonresidential uses, allowed by the originally-approved PUDs 42-A and 42-B, and makes other necessary, related adjustments to the text of the PUDs. No changes have been made to PUD exhibits.

The site enjoys exceptional visibility from U.S. Highway 75, with the interplay of rolling hills and valleys inviting views from the motoring public and prospective business park customers. To further invite attention, substantial entry features and signage are planned at the main entrance at 166th Street and U.S. Highway 75.

By its design, as outlined in the Glenpool Zoning Code, the originally-approved PUDs 42-A and 42-B were intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The originally-approved PUDs 42-A and 42-B were submitted and were found to satisfy the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, informed and allowed the Planning Commission and City Council to determine that the PUDs were consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

PUDs 42-A and 42-B are unique as they largely pertain to a recently-built, multi-use business park development but which does not yet have any buildings constructed. The plat of “South 75 Business Park Phase III” was filed of record December 30, 2019. Since the plat was filed, a new commercial development was split from the southern end of Lot 1, Block 2 (reference Lot-Split application GLS-244) and has been issued a Building Permit. It has been sold and is not a part of this PUD. At the time PUDs 42-A and 42-B were originally approved, at least one (1) other new prospective commercial development was contemplated at the northeast corner of Lot 1, Block 2 (reference Lot-Split application GLS-247). It was approved for Lot-Split and Change of Access July 13 and July 20, 2020, and was sold July 21, 2020. It remains a part of this PUD. South of 166th Street, the land remains unplatted, and will be developed as future phases of the business park, likely in large tracts, identified as “Tracts” “A,” “C,” and “D.” PUD 42-A includes all of the land except Tracts “C” and “D,” which are in PUD 42-B since they are not contiguous with the rest of the land.

Future uses, and the ultimate locations, sizes, and configurations of individual development tracts will be dictated by market demand. Therefore, it is the intent of this PUD to outline allowable and excluded uses, and appropriate development standards for each allowable development type.

In addition to PUD development standards, private covenants, conditions, and restrictions (CCRs) have been developed and were filed of record for "South 75 Business Park Phase III." South of 166th Street, similar CCRs will be filed upon platting the balance of the land within this PUD. These private deed restrictions address a number of the informational items outlined in the Glenpool Zoning Code, such as architectural compatibility, overall design style, colors, materials, and sign program. Therefore, this PUD does not include site plans showing parking areas, conceptual building design elevations or renderings, parks and recreation schematic plans, amenity plans, or other such details which cannot be known until specific developments are proposed (cf. Zoning Code Section 11-3-13.C.).

Development of the site in accordance with this PUD and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs.

Prior to the approval of PUDs 42-A and 42-B, the subject property was zoned CG Commercial General. The originally-approved PUDs 42-A and 42-B utilize some of the land uses and development intensities that would be allowed by CG zoning, plus additional uses that are appropriate and reasonably anticipated for the site, but will restrict uses, intensities, and specific use elements which do not serve the best interests of the City of Glenpool, the owner, or the development.

The originally-approved PUDs 42-A and 42-B and the private CCRs will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." The originally-approved PUDs 42-A and 42-B shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the CG Commercial General zoning district for nonresidential uses.

PURPOSE (Glenpool Zoning Code Section 11-3-13.A.):

The originally-approved PUDs 42-A and 42-B and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

GOALS (Glenpool Zoning Code Section 11-3-13.B.):

The originally-approved PUDs 42-A and 42-B will result in a development outcome superior to that possible through general zoning districts, address the needs of the development market for greater flexibility and certainty, and support the desire of the City to achieve the goals and objectives of the Comprehensive Plan.

As encouraged by the Zoning Code, the originally-approved PUDs 42-A and 42-B allow an appropriate mixture of uses, exclude other uses that may not be desirable, and provide development standards to ensure the compatibility and design integration of all uses.

The originally-approved PUDs 42-A and 42-B created a development framework that provides both the owner/developer and the City of Glenpool flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight.

CONTEXTUAL PLAN (Glenpool Zoning Code Section 11-3-14.A.):

The originally-approved PUDs 42-A and 42-B support a unique development project and provide appropriate development standards that are site and context sensitive.

The "Contextual Plan" / "Concept Plan" is represented on Exhibit B "Conceptual Masterplan."

Additional contextual descriptions are provided in the appropriate sections of this text, such as "Utilities and Drainage," "Access and Circulation," and "Environmental Analysis and Topography."

During the planning and civil engineering design for the South 75 Business Park Phase III subdivision, anticipated impacts on community facilities (primarily utilities and streets) were considered and the necessary measures have been taken to address those impacts. Similarly, anticipated impacts are being considered and used to inform the design of the balance of the development site to 171st Street.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] "Covenants" for the purpose of "review as to form" for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the approved, recorded plat of "South 75 Business Park Phase III", including Restrictive Covenants, was submitted along with the originally-approved PUDs 42-A and 42-B, together with a copy of the private CCRs previously mentioned. The Restrictive Covenants provide for Property Owners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Similar plat covenants and CCRs will be developed and filed during the platting of the additional areas subject to this PUD.

Through the originally-approved PUDs 42-A and 42-B and the private CCRs, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
2. Continuity of the roadway system, via the extension of South Broadway Street from 161st Street to 166th Street, and a future public and/or private frontage road from 166th Street to 171st Street, which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via sidewalks that improve pedestrian circulation;
4. Enhanced buffering of land uses between the more intense nonresidential uses within the site and the single-family housing which may ultimately be anticipated on the adjacent land to the east zoned RE with PUD 24 and zoned AG (with residential zoning and development potential);
5. Improved development quality via planned landscaping and other decorative treatments at development entrances.

It is anticipated that the two (2) large, platted lots will continue to be subdivided by Lot-Split or replat as each development site is sold for development. Provided, however, the number of lots which may cumulatively be created by Lot-Split will not exceed the maximum imposed hereby, and further land divisions will require replatting. Due to the scale of the property, the mix of land uses proposed, and the

anticipated time horizon to ultimate build-out, this the originally-approved PUDs 42-A and 42-B established allowable and excluded uses, intensity of nonresidential uses, and specific development standards and conditions for each use type. Now that the PUDs have been approved, more specific land division and Detailed Site Plans will follow for each sub-development.

PUD 42-A

South 75 Business Park

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



9

PUD 42-A
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

PUD 42-A

South 75 Business Park

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 06, 2020



10

PUD 42-A
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

III. DEVELOPMENT STANDARDS

Permitted Uses: All uses permitted by right, by Limited Use, and by Specific Use Permit within the CG Commercial General zoning district, as per Glenpool Zoning Code Uses Permitted Table 11-3-9, plus the following additional uses:

- Farm, Agricultural (indoor and/or outdoor, excluding marijuana)
- Industrial, Light, Flex Commercial (specifically including "office/warehouse")
- ~~Industrial, Heavy (subject to the approval of a Specific Use Permit) (hereby removed)~~
- Small trade shops such as woodworking, metal fabrication, and pottery
- Lumberyard
- Outdoor Advertising Signs (Billboards)
- Outdoor Recreation, Public
- Public or Private School
- Research, Testing Lab, Product Development
- Uses customarily accessory to uses permitted by this PUD

Certain uses shall be restricted as follows:

- Pawnshop, Short Term Financing, and bail bonding are not permitted
- Extraction uses shall be restricted to oil and gas drilling, production, and storage and shall be subject to the approval of a Specific Use Permit
- Marijuana growing, processing, and/or sales are not permitted
- Storage of hazardous or toxic waste shall not be permitted
- Recreational vehicle campgrounds are permitted only as an ancillary use to a recreational vehicle sales and service use and individual RVs are limited to three (3) consecutive nights
- All Temporary and Accessory uses within the CG zoning district shall require satisfaction of procedures for same under Glenpool Zoning Code Uses Permitted Table 11-3-9.

Maximum Floor Area Ratio:	0.75
Maximum Building Height:	None
Minimum Lot Width with Arterial Street Frontage:	100 FT
Minimum Lot Width with Non-Arterial Street Frontage:	50 FT *
Minimum Building Setbacks:	
From U.S. Highway 75 Right-of-Way:	50 FT
From Arterial Street Right-of-Way:	50 FT
From Collector Street Rights-of-Way:	25 FT
From All Other Street Rights-of-Way:	25 FT (may be reduced to 10 FT upon site plan approval)
From Easterly PUD Boundary:	75 FT
From All Other Boundaries:	0 FT

Minimum Parking Ratio Multitenant Commercial Buildings:	1 per 225 SF building floor area **
Minimum Parking Ratio "Office/Warehouse" Buildings:	1 per 450 SF building floor area **
Minimum Parking Ratio All Other Uses:	As per Glenpool Zoning Code Section 11-6-3 **
Minimum Accessible Parking Stall Dimensions:	8 FT by 18 FT with 5 FT X 18 FT Access Aisle ***
Minimum Parking Setback from R District or Lot Containing Residential Use:	20 FT
Minimum Required Loading Berths:	None ****
Minimum Loading Berth Setback:	As per Glenpool Zoning Code Section 11-6-4.B.1.
Other Bulk and Area Requirements:	As required within CG District

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Glenpool during site plan review.

** The Planning Commission, upon review and approval of a site plan review as required herein, shall have the authority to modify parking requirements.

*** Supersedes additional width requirement of Glenpool Zoning Code Section 11-6-4.C.5.; must meet ADA guidelines if greater than provided herein.

**** Off-street loading shall not be required. If constructed, off-street loading geometries may be modified from Zoning Code restrictions by the City of Glenpool pursuant to its review and approval of a commercial building permit, provided the modified design meets Building Code requirements. The owner or individual tenants may allow off-street parking within loading berth areas when not in use for loading purposes.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned PUD 42-A and PUD 42-B and consists of a vacant, platted business park development and additional unplatted development tracts between 166th Street and 171st Street. Existing land uses on surrounding properties are reflected on Exhibit A. A previous, related development, the new Mark Allen Chevrolet adjoins the site at the southeast corner of 166th Street and Highway 75 in "South 75 Business Park Phase II" and is zoned CG. West of U.S. Highway 75 is the Premier Steel Services plant zoned IM, the Faith Church zoned CG, and additional vacant land zoned CG and RS-3. The Tractor Supply Co. business adjoins the site's northwest corner, and is zoned CS in "South 75 Business Park Phase I." Various commercial and industrial uses and vacant lots zoned CG, IL, and AG are located across 161st Street to the north and northwest; these include Champagne Metals, Sundown Marine, Wade's RV, and Eurocraft.

The northern portion of the site's eastern boundary is shared with a 144-acre agricultural tract, which contains a dwelling, and is zoned RE with PUD 24. South of 166th Street, the adjacent land to the east is composed of two (2) large agricultural tracts zoned AG, one (1) of which contains a dwelling. Enhanced screening and buffering are required by this PUD along this east side as residential development may ultimately be expected per the approved residential zoning and likely future residential rezoning.

South of 171st Street are vacant and agricultural tracts zoned CG and AG. The vacant land at the southwest corner of 171st Street and Union Avenue (a former mobile home park) is zoned CG and is expected to develop with uses similar to those within this PUD.

IV.B. ACCESS AND CIRCULATION: North of 166th Street, the subject property has 2,144.36 feet of frontage on South U.S. Highway 75. South of 166th Street, the subject property has 1,358.33 feet of frontage on South U.S. Highway 75. The subject property has over ¼ mile of frontage on 161st Street, ¼ mile of frontage on 171st Street, and additional frontage on 166th Street and South Broadway Street.

Access and circulation can be inferred from the street patterns shown on Exhibit B. The South Broadway Street and 166th Street collector streets developed as a part of South 75 Business Park facilitate connectivity for the site and surrounding properties. The frontage road built in front of Mark Allen Chevrolet will be extended south to 171st Street as either a public and/or private road. Other, internal streets may be public or private, built to City of Glenpool standards. Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks.

Whether by Lot-Split or replat, individual site developments may construct additional public or private streets, or private drives constructed to appropriate design standards and secured by Mutual Access Easements. Whether public or private, streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

Limits of No Access (LNA) were imposed by the recorded plat of "South 75 Business Park Phase III", except at approved street intersections. LNA will be further determined and imposed by future plats for the balance of the development site. Construction of any future street and/or driveway connections to U.S. Highway 75 will be coordinated with the Oklahoma Department of Transportation (ODOT) and the City of Glenpool.

Where mutually beneficial, mutual access easements, cross-parking privileges, or other such agreements may be created by separate instrument.

IV.C. SIGNS: Signs shall comply with the applicable provisions of the Glenpool Zoning Code for the CG district except as modified herein, and shall be submitted to and approved by the City of Glenpool for sign permit. In addition to all other signage allowed within the CG district, the following signage shall be permitted within the PUD:

1. One (1) project identification sign may be located at the northeast corner of 166th Street and U.S. Highway 75, and project identification signs may be located at the southwest and southeast corners of the intersection of 161st Street and South Broadway Street and each corner of the intersection of the frontage road with 171st Street. Project identification signs may identify only the like-branded development name (e.g. "South 75 Business Park") and shall not exceed 50 feet in height or 300 square feet of display surface area. A three-dimensional project identification sign shall be permitted the same 300 square feet of display surface area per each two-dimensional plane.
2. One (1) combined commercial development entrance sign shall be permitted per each street or drive intersection with U.S. Highway 75 and 161st Street, identifying businesses and uses located anywhere within the PUD, but shall not exceed 50 feet in height or 300 square feet of display surface area per sign. If the combined commercial development entrance sign shares the same support structure as a project identification sign, the maximum display surface area shall be reduced in proportion to the display surface area of the project identification sign.
3. Roof and parapet signs shall be permitted to exceed wall height by two (2) feet.
4. Each lot shall be permitted one (1) flagpole displaying the official flag of the United States of America, not to exceed 100 feet in height.

IV.D. UTILITIES AND DRAINAGE: Waterlines have recently been extended throughout "South 75 Business Park Phase III" and provide water service and fire protection, and include fire hydrants located during the engineering design and permitting phase. South of 166th Street, water service and fire protection will similarly be designed and constructed during the engineering and permitting phase. Water taps and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Sanitary sewer has also been recently extended through and provides service to all lots within "South 75 Business Park Phase III". South of 166th Street, sanitary sewer service will be extended at the time of design, permitting, and development. Service tees and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Within "South 75 Business Park Phase III", an internal stormwater collection and detention system was designed and constructed during the engineering design and permitting phase. Stormwater drainage and detention facilities have been constructed within Reserves 'A', 'B', and 'C', which facilities and Reserve Areas will be maintained by the property owners' association to be established pursuant to the plat. Stormwater collection and detention for areas south of 166th Street will be designed, permitted, and constructed when developed. Some stormwater detention has been provided for "Tract A" via a detention facility located within the tract and secured by a separate instrument Detention Easement, and additional detention is provided within Reserve C of "South 75 Business Park Phase III." However, adequacy of

existing stormwater detention for "Tract A" remains to be validated in consideration of its development intensity.

Since the "South 75 Business Park Phase III" site is already developed, Exhibit C of this PUD reflects existing, rather than conceptual, utility and stormwater drainage and detention facilities. South of 166th Street, utilities are still in design. Conceptual utility design was included in the Conceptual Utility Plans submitted with the Preliminary Plats of "South 75 Business Park Phase IV" and "South 75 Business Park Phase V." Those plats and CUPs were submitted, reviewed, and approved concurrently with the PUDs 42-A and 42-B Final Development Plans in October, 2020.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. Toward the middle of the site, a couple hilltops create a "saddleback," shedding water to the northeast (Coal Creek drainage basin) and southeast (North Duck Creek drainage basin).

As represented on Exhibit E FEMA Floodplain Map, no portion of the subject property is located within a Special Flood Hazard Area or the Regulatory Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Bates-Coweta Complex, 3-5% slopes, Dennis-Pharoah Complex, 1-3% slopes, Okema-Parsons-Pharoah Complex, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Okemah Silt Loam, 0-1% slopes. During engineering design and permitting phase of "South 75 Business Park Phase III," a geotechnical report was performed to recommend paving sections and subgrade design, development constraints associated with these soils types were assessed, and construction proceeded accordingly. For future development south of 166th Street, a geotechnical report will similarly be performed and utilized to inform design and construction. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: The subdivision plat of "South 75 Business Park Phase III" has been recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. It is anticipated that individual development sites will be created by Lot-Split or replat, as the case may be. As required by this PUD, the maximum number of lots which may be created from any originally platted lot within "South 75 Business Park Phase III" shall be four (4). Any further divisions of land, as required by this PUD, shall require replatting. South of 166th Street, no building permit shall be issued for any building within the PUD until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat and any replat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. See also the Preliminary Plats of "South 75 Business Park Phase IV" and "South 75 Business Park Phase V."

No building permit shall be issued for any building within the PUD until a Detailed Site Plan of the proposed improvements has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, and approved by the Glenpool Planning Commission and by the City of Glenpool. Certain more intense uses may require sanitary sewer industrial pretreatment and/or other special accommodations if required by the City of Glenpool.

All parking areas, including access drives, shall be paved with a dust-free, all-weather asphalt or concrete surface or other surface meeting the requirements of the City of Glenpool for paving. Provided, however, a temporary suspension of this paving requirement may be permitted by the Planning Commission upon its review and approval of a Detailed Site Plan as required herein. The schedule for paving shall be made a condition of site plan approval and shall be guaranteed by performance security, as found acceptable by the City of Glenpool and with the City of Glenpool named as beneficiary.

Earth Change Permits may be issued upon satisfaction of specific requirements for same while the site plan review is in process.

IV.G. LANDSCAPING AND BUFFERING: Along the easterly PUD boundary, provided the adjoining land is developed residentially, in addition to the building, parking, and loading berth setbacks provided herein, buffering shall include a minimum of an eight (8) foot high opaque screening fence or wall and large trees and/or evergreen trees planted not less than 25 feet on center. Along the easterly PUD boundary, provided the adjoining land is developed residentially, the Detailed Site Plan required by this PUD shall include a photometric plan demonstrating that all lighting proposed will produce not more than 0.0 footcandles at the easterly PUD boundary.

The Glenpool Planning Commission, upon its review of a Detailed Site Plan as required herein, shall have the authority to require landscaping, screening, and buffering design modifications between uses which would otherwise be required if developed outside of the PUD (e.g. between manufacturing and school campuses). Such design modifications shall apply only to the proposed use which creates the need for buffering, such as a school campus constructed next to and after a manufacturing facility. Further, upon its review of a Detailed Site Plan as required herein, the Planning Commission shall also have the authority to increase minimum landscaping and buffering requirements along the easterly PUD boundary, to include additional building and parking and loading setbacks.

Unenclosed off-street parking and loading areas shall be screened from all street rights-of-way; provided, however, that this requirement is waived if the parking or loading area meets the other minimum landscaping requirements of the Glenpool Zoning Code and is set back from rights-of-way as follows: 20 feet from U. S. Highway 75, 10 feet from a collector street, or 7.5 feet from any other public or private street. Where the parking and loading setbacks herein required are not met, screening shall consist of either (A) installation of a three (3) foot tall opaque hedge or (B) earthen berms, shrubs, trees, decorative wall, or some combination thereof achieving a minimum height of three (3) feet at the time of installation. All such landscaping shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of the parking or loading area and be of a plant type that will provide full screening within three (3) years from time of planting.

Except as expressly provided herein, all landscaping, screening, and buffering requirements of the Zoning Code shall apply.

IV.H. SCHEDULE OF DEVELOPMENT: "South 75 Business Park Phase III" has been developed and platted and, within it, individual development tracts will be created by Lot-Split or replat, as the case may be, as market conditions permit. South of 166th Street, the land will be developed as market conditions permit.

PUD 42-A

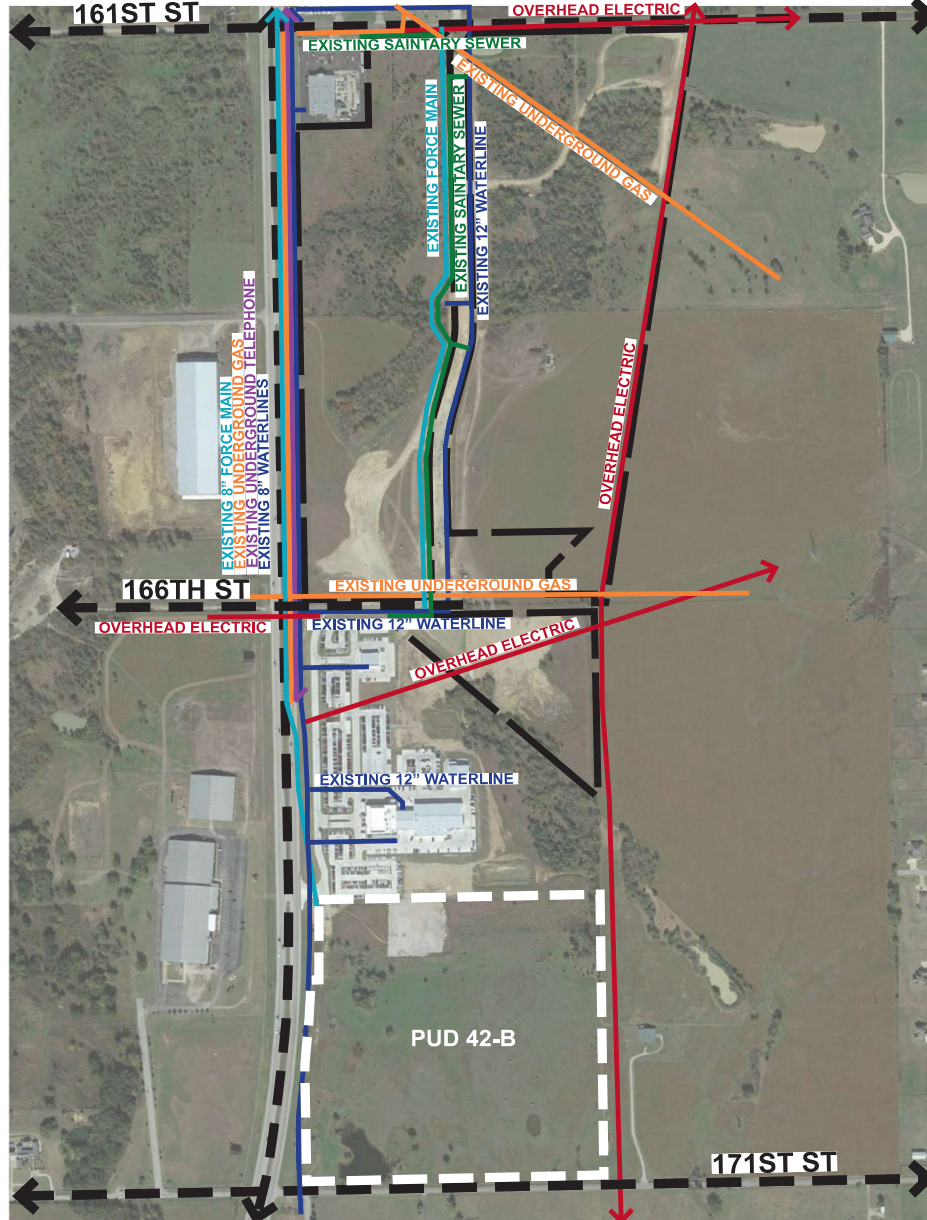
South 75 Business Park

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 06, 2020

EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA



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PUD 42-A
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

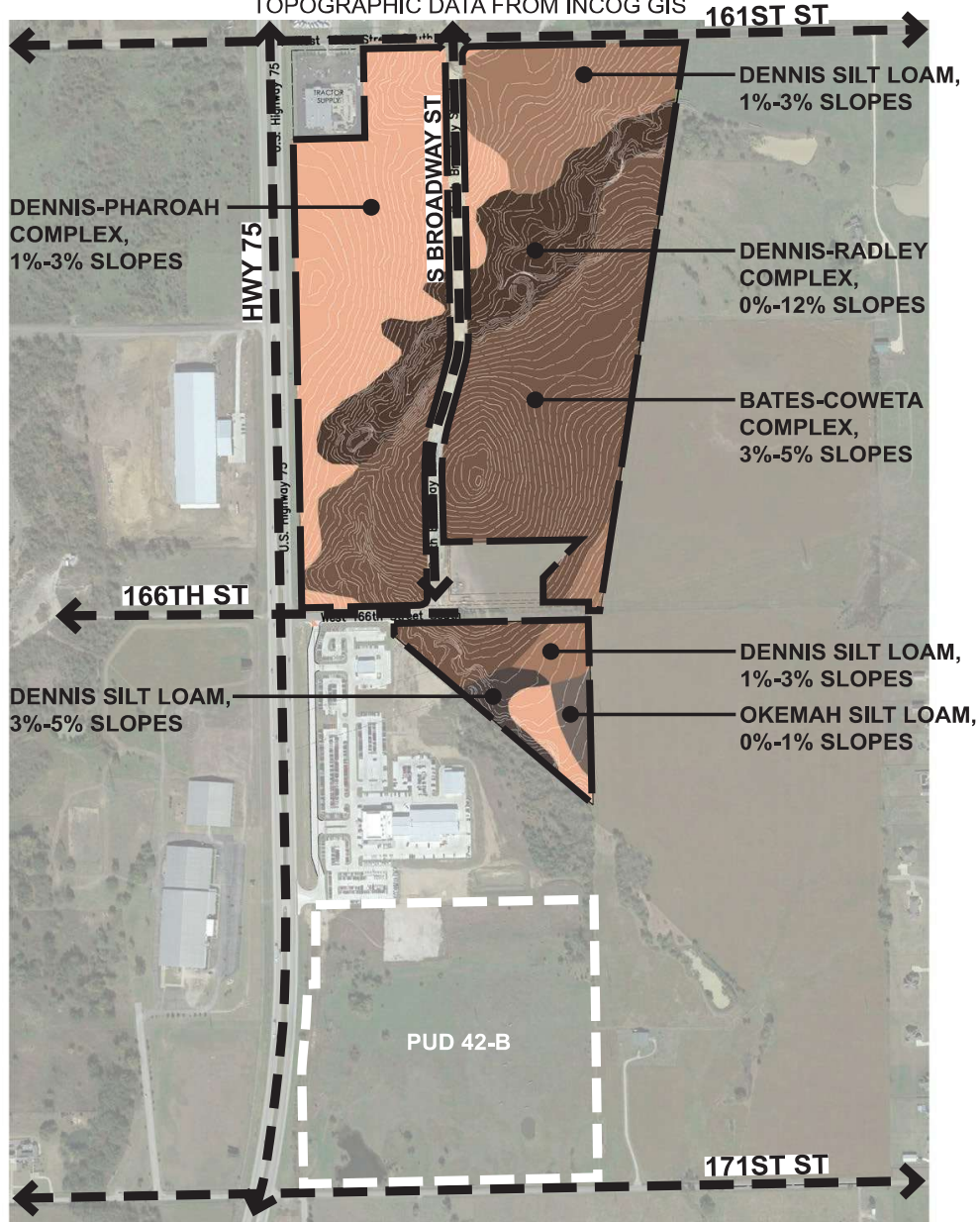
South 75 Business Park

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 04, 2020

TOPOGRAPHIC DATA FROM INCOG GIS



PUD 42-A

South 75 Business Park

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0420K, EFFECTIVE 08/03/2009



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PUD 42-A
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

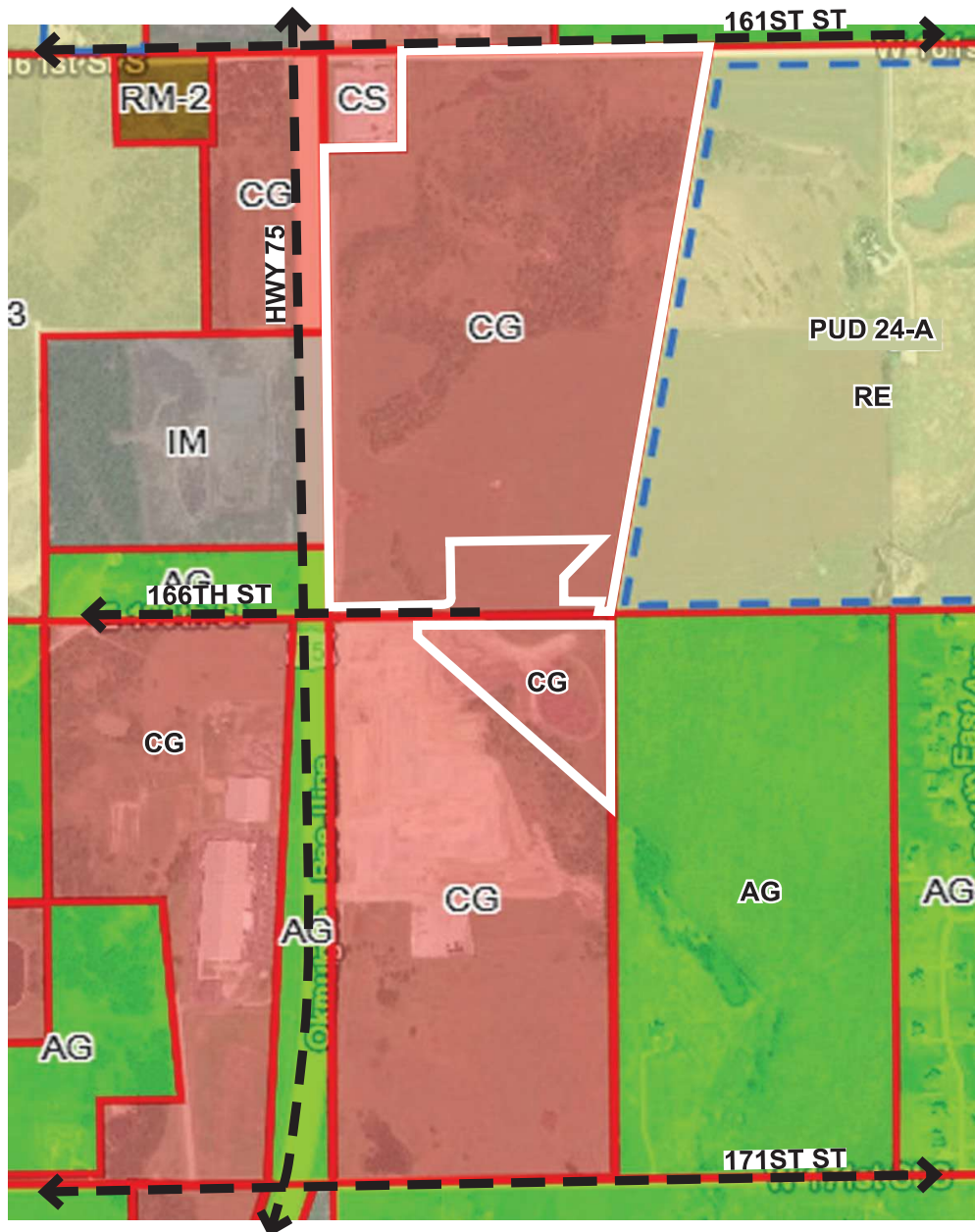


NORTH

PUD 42-A

South 75 Business Park

EXHIBIT F EXISTING ZONING MAP



20

PUD 42-A
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

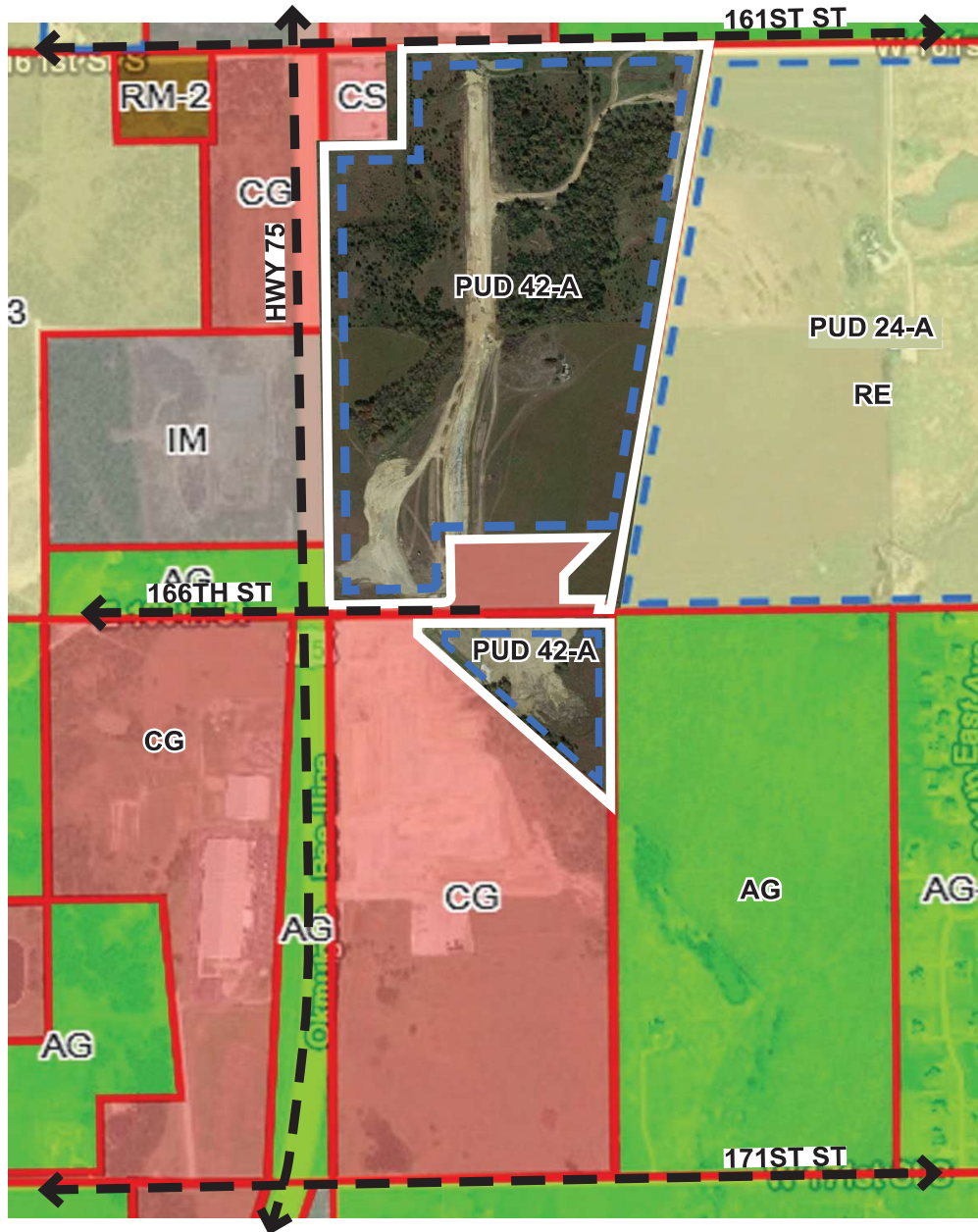
NOT TO SCALE



PUD 42-A

South 75 Business Park

EXHIBIT G PROPOSED ZONING MAP



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PUD 42-A
OCTOBER 2020

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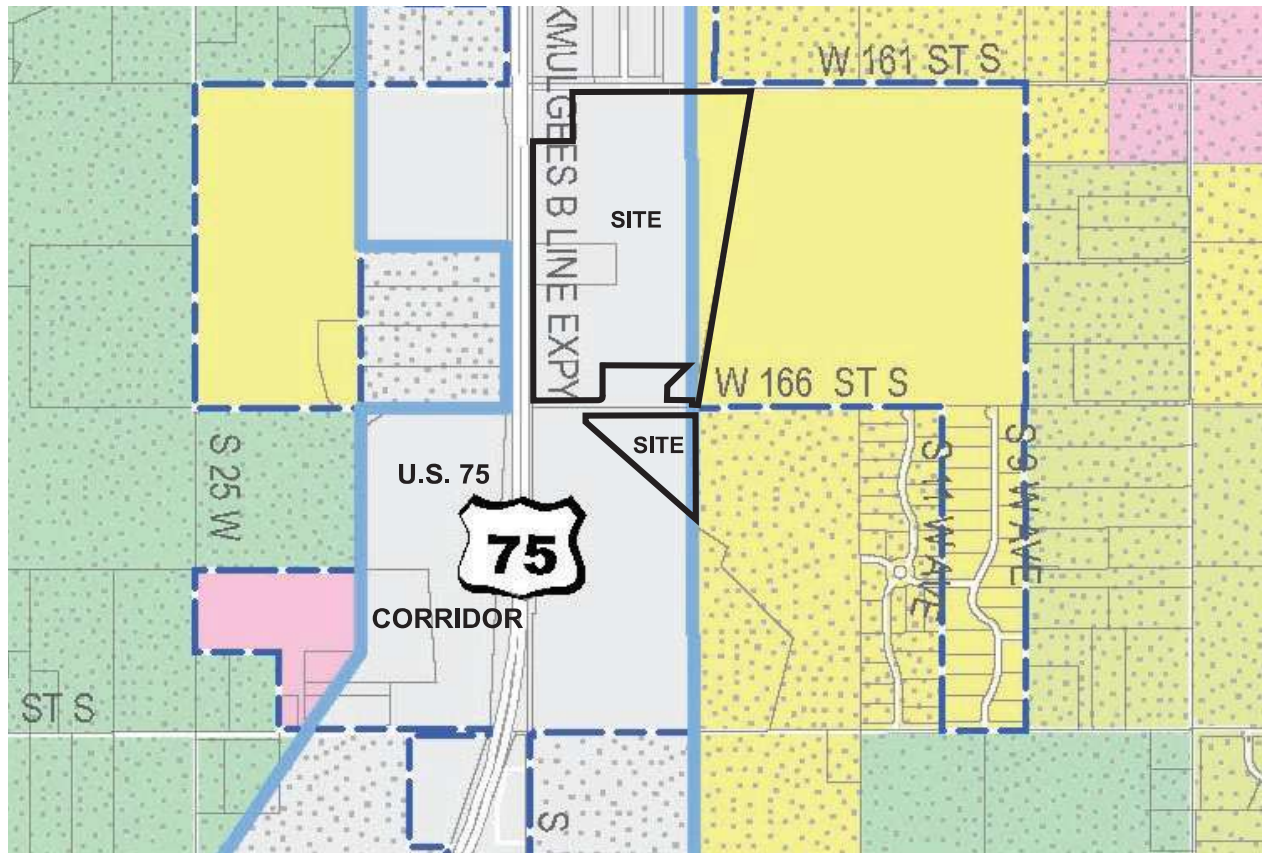
NOT TO SCALE



South 75 Business Park

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary



PUD Development Standards Crosswalk

for

PUD 42-A

16075 South 75 Business Park

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Uses Permitted Table 11-3-9 for CG	CG uses plus addl.	See PUD Sec. III. Devpmt. Stds., Permit. Uses

Development Standards (Compared to CG)

2.	Maximum Floor Area Ratio (FAR) 0.50	0.75	
3.	Maximum Building Height None	None	
4.	Minimum Lot Width with Arterial Street Frontage 150 FT	100 FT	
5.	Minimum Lot Width with Non-Arterial Street Frontage 50 FT	50 FT *	* Lots may have no frontage with access Esmt.
6.	Minimum Building Setbacks from Streets Per CG	Per CG *	* Local Str. S/B may be reduced to 10 FT w/S.P.
7.	Minimum Building Setbacks from Easterly PUD Boundary 15 FT + 2 FT /1 FT Bldg. Ht. over 15 FT	75 FT *	* PC may increase upon S.P. approval
8.	Minimum Building Setbacks from All Other Boundaries 0 FT	0 FT *	* PC may increase upon S.P. approval
9.	Minimum Parking Ratio Multitenant Commercial Buildings Depends on tenant occupancy sched.	1/225 SF Floor Area *	* PC may modify upon S.P. approval
10.	Minimum Parking Ratio "Office/Warehouse" Buildings Depends on tenant occupancy sched.	1/400 SF Floor Area *	* PC may modify upon S.P. approval
11.	Minimum Parking Ratio All Other Uses Per Section 11-6-3	Per Sec. 11-6-3 *	* PC may modify upon S.P. approval
12.	Minimum Accessible Parking Stall Width 12 FT	8 FT; + 5 FT acc. aisle	PUD dimensions are per ADA standards
13.	Minimum Parking Setback from R District or Lot Containing Residential Use 0 FT; however, see notes	20 FT	Section 11-6-4.B.2 bufferyard req. interpretation
14.	Required Loading Berths Per Section 11-6-3.5	None *	* PC may modify dimensions upon S.P. approval
15.	Minimum Loading Berth Setback Section 11-6-4.B.1.	Per Section 11-6-4.B.1.	
16.	Other Bulk and Area Requirements Per CG	Per CG	

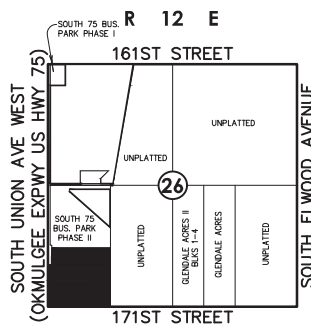
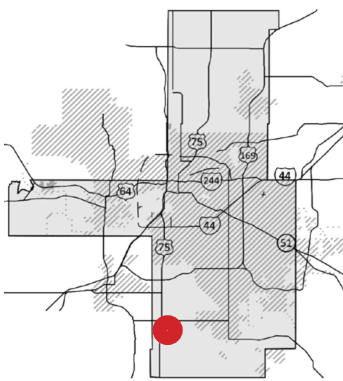
Miscellaneous Development Standards

17.	Planning Commission Site Plan Approval Required? No	Yes	All uses
18.	Maximum Number of Ground Signs Compare to CG	CG + ID + combined development entrance signs	
19.	Earth Change Permits May Be Issued Before Site Plan Approval? No	Yes, while in process	
20.	Buffering Required Along Easterly PUD Boundary Depends on zoning and site design	Incr. Setbacks, Fencing, Landscaping, Lighting restrictions; see PUD	
21.	Parking Screening Along Frontage Streets 3' tall hedge per Section 11-6-4.B.2.	3' tall hedge or similar	Screening alternatives match private CCRs
22.	Maximum Wall Sign Height Cannot exceed wall height	Roof/Parapet HT. + 2'	Additional height matches private CCRs
23.	Minimum Parking Setbacks from Streets 0 FT *	7.5 FT : 20 FT	* However, some space needed for 3' hedge
24.	Paving Required for Unenclosed, Off-Street Parking Yes	Yes, except temp. *	* Upon PC DSP approval, w/timeline & security

PUD 42-B MINOR AMENDMENT # 1

South 75 Business Park

A PLANNED UNIT DEVELOPMENT (PUD) MINOR AMENDMENT
39.323 ACRES LOCATED ALONG THE EAST SIDE OF SOUTH U.S. HIGHWAY 75 BETWEEN
161ST STREET AND 171ST STREET IN THE CITY OF GLENPOOL, OKLAHOMA



Location Map
Scale: 1"= 2000'



DECEMBER 2020

OWNER/DEVELOPER:

SOUTH 75, LLC/
SOUTH 75 BUSINESS PARK, LLC
c/o REX ROBERTSON
16400 DALLAS PARKWAY, SUITE 140
DALLAS, TEXAS 75248-1389

APPLICANT/CONSULTANT:

TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

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I. PROPERTY DESCRIPTION

South 75 Business Park is a Planned Unit Development (PUD), consists of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

ALL OF "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), LESS AND EXCEPT:

PER GENERAL WARRANTY DEED DATED JANUARY 31, 2020 AND FILED OF RECORD FEBRUARY 10, 2020 AS DOCUMENT # 2020012509 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 1 FOR THE FOLLOWING THREE (3) COURSES; SOUTH 88°46'43" WEST FOR A DISTANCE OF 410.97 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°13'17" WEST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET; THENCE NORTH 1°13'17" WEST FOR A DISTANCE OF 256.04 FEET; THENCE NORTH 88°46'43" EAST FOR A DISTANCE OF 613.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 43°49'37" WEST AND ALONG SAID EASTERLY LINE FOR A DISTANCE OF 244.00 FEET; THENCE SOUTH 1°13'17" EAST AND CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 113.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 140,823 SQUARE FEET OR 3.233 ACRES.

EXCLUDING SAID TRACT, THE ABOVE-DESCRIBED REMAINDER OF "SOUTH 75 BUSINESS PARK PHASE III" CONTAINS 3,684,236 SQUARE FEET OR 84.578 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

(2) FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'59" EAST.

AND

"TRACT A":

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664, OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION 26; THENCE NORTH 88°46'43" EAST AND ALONG THE NORTH LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 1322.94 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4 SW/4; THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°06'43" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 842.47 FEET TO A DEFLECTION POINT IN THE EASTERLY LINE OF LOT 1, BLOCK 1, "SOUTH 75 BUSINESS PARK PHASE II", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6749; THENCE NORTH 48°59'53" WEST AND ALONG THE EASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 1172.61 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF RESERVE "A", SAID "SOUTH 75 BUSINESS PARK" PHASE II; THENCE NORTH 1°13'17" WEST AND ALONG THE EAST LINE OF SAID RESERVE "A" FOR A DISTANCE OF 54.45 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 166TH STREET SOUTH AS PRESENTLY LOCATED; THENCE NORTH 88°46'43" EAST AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 869.96 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 390,099 SQUARE FEET OR 8.955 ACRES.

AND

"TRACTS C AND D":

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664,

OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 26; THENCE NORTH 1°06'05" WEST AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 561.76 FEET; THENCE ALONG A 5829.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°00'39" EAST, A CENTRAL ANGLE OF 3°55'28", A CHORD BEARING AND DISTANCE OF NORTH 4°02'55" EAST FOR 399.22 FEET, FOR AN ARC DISTANCE OF 399.30 FEET; THENCE NORTH 88°45'55" EAST FOR A DISTANCE OF 35.00 FEET; THENCE ALONG A 5864.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°47'22" EAST, A CENTRAL ANGLE OF 2°53'27", A CHORD BEARING AND DISTANCE OF NORTH 0°20'38" EAST FOR 295.87 FEET, FOR AN ARC DISTANCE OF 295.90 FEET; THENCE NORTH 1°06'05" WEST FOR A DISTANCE OF 66.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88°46'22" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1244.88 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1321.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°46'02" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1323.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,712,894 SQUARE FEET OR 39.323 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) 1 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'05" EAST.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Because the site is not contiguous, PUD 42 has been split into two (2) PUDs for separate review and approval. PUD 42-A is comprised by part of the platted "South 75 Business Park Phase III" and "Tract A," the latter which has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase IV." PUD 42-B consists of "Tracts C and D," and has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase V." The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans and both Preliminary Plats on October 12 and 19, 2020, respectively. This is now being processed as a Minor Amendment to both PUDs. While both PUDs will share common PUD Text, the PUD title page and exhibits will illustrate the separate areas of concern.

II. DEVELOPMENT CONCEPT

South 75 Business Park (sometimes, "South 75") is a multiple use Planned Unit Development (PUD) of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma. South 75 is the newest premier location for business development, due to its size, excellent access and visibility, and location within one of the fastest-growing highway corridors in the region.

The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans on October 12 and 19, 2020, respectively. In order to better align land uses with the Tax Increment Finance (TIF) Project Plan, this December, 2020 Minor Amendment # 1 to PUDs 42-A and 42-B removes quasi-residential and residential uses (assisted living and senior housing) and certain nonresidential uses, allowed by the originally-approved PUDs 42-A and 42-B, and makes other necessary, related adjustments to the text of the PUDs. No changes have been made to PUD exhibits.

The site enjoys exceptional visibility from U.S. Highway 75, with the interplay of rolling hills and valleys inviting views from the motoring public and prospective business park customers. To further invite attention, substantial entry features and signage are planned at the main entrance at 166th Street and U.S. Highway 75.

By its design, as outlined in the Glenpool Zoning Code, the originally-approved PUDs 42-A and 42-B were intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The originally-approved PUDs 42-A and 42-B were submitted and were found to satisfy the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, informed and allowed the Planning Commission and City Council to determine that the PUDs were consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

PUDs 42-A and 42-B are unique as they largely pertain to a recently-built, multi-use business park development but which does not yet have any buildings constructed. The plat of "South 75 Business Park Phase III" was filed of record December 30, 2019. Since the plat was filed, a new commercial development was split from the southern end of Lot 1, Block 2 (reference Lot-Split application GLS-244) and has been issued a Building Permit. It has been sold and is not a part of this PUD. At the time PUDs 42-A and 42-B were originally approved, at least one (1) other new prospective commercial development was contemplated at the northeast corner of Lot 1, Block 2 (reference Lot-Split application GLS-247). It was approved for Lot-Split and Change of Access July 13 and July 20, 2020, and was sold July 21, 2020. It remains a part of this PUD. South of 166th Street, the land remains unplatted, and will be developed as future phases of the business park, likely in large tracts, identified as "Tracts" "A," "C," and "D." PUD 42-A includes all of the land except Tracts "C" and "D," which are in PUD 42-B since they are not contiguous with the rest of the land.

Future uses, and the ultimate locations, sizes, and configurations of individual development tracts will be dictated by market demand. Therefore, it is the intent of this PUD to outline allowable and excluded uses, and appropriate development standards for each allowable development type.

In addition to PUD development standards, private covenants, conditions, and restrictions (CCRs) have been developed and were filed of record for "South 75 Business Park Phase III." South of 166th Street, similar CCRs will be filed upon platting the balance of the land within this PUD. These private deed restrictions address a number of the informational items outlined in the Glenpool Zoning Code, such as architectural compatibility, overall design style, colors, materials, and sign program. Therefore, this PUD does not include site plans showing parking areas, conceptual building design elevations or renderings, parks and recreation schematic plans, amenity plans, or other such details which cannot be known until specific developments are proposed (cf. Zoning Code Section 11-3-13.C.).

Development of the site in accordance with this PUD and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs.

Prior to the approval of PUDs 42-A and 42-B, the subject property was zoned CG Commercial General. The originally-approved PUDs 42-A and 42-B utilize some of the land uses and development intensities that would be allowed by CG zoning, plus additional uses that are appropriate and reasonably anticipated for the site, but will restrict uses, intensities, and specific use elements which do not serve the best interests of the City of Glenpool, the owner, or the development.

The originally-approved PUDs 42-A and 42-B and the private CCRs will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." The originally-approved PUDs 42-A and 42-B shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the CG Commercial General zoning district for nonresidential uses.

PURPOSE (Glenpool Zoning Code Section 11-3-13.A.):

The originally-approved PUDs 42-A and 42-B and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

GOALS (Glenpool Zoning Code Section 11-3-13.B.):

The originally-approved PUDs 42-A and 42-B will result in a development outcome superior to that possible through general zoning districts, address the needs of the development market for greater flexibility and certainty, and support the desire of the City to achieve the goals and objectives of the Comprehensive Plan.

As encouraged by the Zoning Code, the originally-approved PUDs 42-A and 42-B allow an appropriate mixture of uses, exclude other uses that may not be desirable, and provide development standards to ensure the compatibility and design integration of all uses.

The originally-approved PUDs 42-A and 42-B created a development framework that provides both the owner/developer and the City of Glenpool flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight.

CONTEXTUAL PLAN (Glenpool Zoning Code Section 11-3-14.A.):

The originally-approved PUDs 42-A and 42-B support a unique development project and provide appropriate development standards that are site and context sensitive.

The "Contextual Plan" / "Concept Plan" is represented on Exhibit B "Conceptual Masterplan."

Additional contextual descriptions are provided in the appropriate sections of this text, such as "Utilities and Drainage," "Access and Circulation," and "Environmental Analysis and Topography."

During the planning and civil engineering design for the South 75 Business Park Phase III subdivision, anticipated impacts on community facilities (primarily utilities and streets) were considered and the necessary measures have been taken to address those impacts. Similarly, anticipated impacts are being considered and used to inform the design of the balance of the development site to 171st Street.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] "Covenants" for the purpose of "review as to form" for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the approved, recorded plat of "South 75 Business Park Phase III", including Restrictive Covenants, was submitted along with the originally-approved PUDs 42-A and 42-B, together with a copy of the private CCRs previously mentioned. The Restrictive Covenants provide for Property Owners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Similar plat covenants and CCRs will be developed and filed during the platting of the additional areas subject to this PUD.

Through the originally-approved PUDs 42-A and 42-B and the private CCRs, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
2. Continuity of the roadway system, via the extension of South Broadway Street from 161st Street to 166th Street, and a future public and/or private frontage road from 166th Street to 171st Street, which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via sidewalks that improve pedestrian circulation;
4. Enhanced buffering of land uses between the more intense nonresidential uses within the site and the single-family housing which may ultimately be anticipated on the adjacent land to the east zoned RE with PUD 24 and zoned AG (with residential zoning and development potential);
5. Improved development quality via planned landscaping and other decorative treatments at development entrances.

It is anticipated that the two (2) large, platted lots will continue to be subdivided by Lot-Split or replat as each development site is sold for development. Provided, however, the number of lots which may cumulatively be created by Lot-Split will not exceed the maximum imposed hereby, and further land divisions will require replatting. Due to the scale of the property, the mix of land uses proposed, and the

anticipated time horizon to ultimate build-out, this the originally-approved PUDs 42-A and 42-B established allowable and excluded uses, intensity of nonresidential uses, and specific development standards and conditions for each use type. Now that the PUDs have been approved, more specific land division and Detailed Site Plans will follow for each sub-development.

PUD 42-B

South 75 Business Park

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



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PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

PUD 42-B

South 75 Business Park

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020



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PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

III. DEVELOPMENT STANDARDS

Permitted Uses: All uses permitted by right, by Limited Use, and by Specific Use Permit within the CG Commercial General zoning district, as per Glenpool Zoning Code Uses Permitted Table 11-3-9, plus the following additional uses:

- Farm, Agricultural (indoor and/or outdoor, excluding marijuana)
- Industrial, Light, Flex Commercial (specifically including “office/warehouse”)
- ~~Industrial, Heavy (subject to the approval of a Specific Use Permit) (hereby removed)~~
- Small trade shops such as woodworking, metal fabrication, and pottery
- Lumberyard
- Outdoor Advertising Signs (Billboards)
- Outdoor Recreation, Public
- Public or Private School
- Research, Testing Lab, Product Development
- Uses customarily accessory to uses permitted by this PUD

Certain uses shall be restricted as follows:

- Pawnshop, Short Term Financing, and bail bonding are not permitted
- Extraction uses shall be restricted to oil and gas drilling, production, and storage and shall be subject to the approval of a Specific Use Permit
- Marijuana growing, processing, and/or sales are not permitted
- Storage of hazardous or toxic waste shall not be permitted
- Recreational vehicle campgrounds are permitted only as an ancillary use to a recreational vehicle sales and service use and individual RVs are limited to three (3) consecutive nights
- All Temporary and Accessory uses within the CG zoning district shall require satisfaction of procedures for same under Glenpool Zoning Code Uses Permitted Table 11-3-9.

Maximum Floor Area Ratio:	0.75
Maximum Building Height:	None
Minimum Lot Width with Arterial Street Frontage:	100 FT
Minimum Lot Width with Non-Arterial Street Frontage:	50 FT *
Minimum Building Setbacks:	
From U.S. Highway 75 Right-of-Way:	50 FT
From Arterial Street Right-of-Way:	50 FT
From Collector Street Rights-of-Way:	25 FT
From All Other Street Rights-of-Way:	25 FT (may be reduced to 10 FT upon site plan approval)
From Easterly PUD Boundary:	75 FT
From All Other Boundaries:	0 FT

Minimum Parking Ratio Multitenant Commercial Buildings:	1 per 225 SF building floor area **
Minimum Parking Ratio "Office/Warehouse" Buildings:	1 per 450 SF building floor area **
Minimum Parking Ratio All Other Uses:	As per Glenpool Zoning Code Section 11-6-3 **
Minimum Accessible Parking Stall Dimensions:	8 FT by 18 FT with 5 FT X 18 FT Access Aisle ***
Minimum Parking Setback from R District or Lot Containing Residential Use:	20 FT
Minimum Required Loading Berths:	None ****
Minimum Loading Berth Setback:	As per Glenpool Zoning Code Section 11-6-4.B.1.
Other Bulk and Area Requirements:	As required within CG District

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Glenpool during site plan review.

** The Planning Commission, upon review and approval of a site plan review as required herein, shall have the authority to modify parking requirements.

*** Supersedes additional width requirement of Glenpool Zoning Code Section 11-6-4.C.5.; must meet ADA guidelines if greater than provided herein.

**** Off-street loading shall not be required. If constructed, off-street loading geometries may be modified from Zoning Code restrictions by the City of Glenpool pursuant to its review and approval of a commercial building permit, provided the modified design meets Building Code requirements. The owner or individual tenants may allow off-street parking within loading berth areas when not in use for loading purposes.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned PUD 42-A and PUD 42-B and consists of a vacant, platted business park development and additional unplatted development tracts between 166th Street and 171st Street. Existing land uses on surrounding properties are reflected on Exhibit A. A previous, related development, the new Mark Allen Chevrolet adjoins the site at the southeast corner of 166th Street and Highway 75 in "South 75 Business Park Phase II" and is zoned CG. West of U.S. Highway 75 is the Premier Steel Services plant zoned IM, the Faith Church zoned CG, and additional vacant land zoned CG and RS-3. The Tractor Supply Co. business adjoins the site's northwest corner, and is zoned CS in "South 75 Business Park Phase I." Various commercial and industrial uses and vacant lots zoned CG, IL, and AG are located across 161st Street to the north and northwest; these include Champagne Metals, Sundown Marine, Wade's RV, and Eurocraft.

The northern portion of the site's eastern boundary is shared with a 144-acre agricultural tract, which contains a dwelling, and is zoned RE with PUD 24. South of 166th Street, the adjacent land to the east is composed of two (2) large agricultural tracts zoned AG, one (1) of which contains a dwelling. Enhanced screening and buffering are required by this PUD along this east side as residential development may ultimately be expected per the approved residential zoning and likely future residential rezoning.

South of 171st Street are vacant and agricultural tracts zoned CG and AG. The vacant land at the southwest corner of 171st Street and Union Avenue (a former mobile home park) is zoned CG and is expected to develop with uses similar to those within this PUD.

IV.B. ACCESS AND CIRCULATION: North of 166th Street, the subject property has 2,144.36 feet of frontage on South U.S. Highway 75. South of 166th Street, the subject property has 1,358.33 feet of frontage on South U.S. Highway 75. The subject property has over ¼ mile of frontage on 161st Street, ¼ mile of frontage on 171st Street, and additional frontage on 166th Street and South Broadway Street.

Access and circulation can be inferred from the street patterns shown on Exhibit B. The South Broadway Street and 166th Street collector streets developed as a part of South 75 Business Park facilitate connectivity for the site and surrounding properties. The frontage road built in front of Mark Allen Chevrolet will be extended south to 171st Street as either a public and/or private road. Other, internal streets may be public or private, built to City of Glenpool standards. Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks.

Whether by Lot-Split or replat, individual site developments may construct additional public or private streets, or private drives constructed to appropriate design standards and secured by Mutual Access Easements. Whether public or private, streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

Limits of No Access (LNA) were imposed by the recorded plat of "South 75 Business Park Phase III", except at approved street intersections. LNA will be further determined and imposed by future plats for the balance of the development site. Construction of any future street and/or driveway connections to U.S. Highway 75 will be coordinated with the Oklahoma Department of Transportation (ODOT) and the City of Glenpool.

Where mutually beneficial, mutual access easements, cross-parking privileges, or other such agreements may be created by separate instrument.

IV.C. SIGNS: Signs shall comply with the applicable provisions of the Glenpool Zoning Code for the CG district except as modified herein, and shall be submitted to and approved by the City of Glenpool for sign permit. In addition to all other signage allowed within the CG district, the following signage shall be permitted within the PUD:

1. One (1) project identification sign may be located at the northeast corner of 166th Street and U.S. Highway 75, and project identification signs may be located at the southwest and southeast corners of the intersection of 161st Street and South Broadway Street and each corner of the intersection of the frontage road with 171st Street. Project identification signs may identify only the like-branded development name (e.g. "South 75 Business Park") and shall not exceed 50 feet in height or 300 square feet of display surface area. A three-dimensional project identification sign shall be permitted the same 300 square feet of display surface area per each two-dimensional plane.
2. One (1) combined commercial development entrance sign shall be permitted per each street or drive intersection with U.S. Highway 75 and 161st Street, identifying businesses and uses located anywhere within the PUD, but shall not exceed 50 feet in height or 300 square feet of display surface area per sign. If the combined commercial development entrance sign shares the same support structure as a project identification sign, the maximum display surface area shall be reduced in proportion to the display surface area of the project identification sign.
3. Roof and parapet signs shall be permitted to exceed wall height by two (2) feet.
4. Each lot shall be permitted one (1) flagpole displaying the official flag of the United States of America, not to exceed 100 feet in height.

IV.D. UTILITIES AND DRAINAGE: Waterlines have recently been extended throughout "South 75 Business Park Phase III" and provide water service and fire protection, and include fire hydrants located during the engineering design and permitting phase. South of 166th Street, water service and fire protection will similarly be designed and constructed during the engineering and permitting phase. Water taps and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Sanitary sewer has also been recently extended through and provides service to all lots within "South 75 Business Park Phase III". South of 166th Street, sanitary sewer service will be extended at the time of design, permitting, and development. Service tees and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Within "South 75 Business Park Phase III", an internal stormwater collection and detention system was designed and constructed during the engineering design and permitting phase. Stormwater drainage and detention facilities have been constructed within Reserves 'A', 'B', and 'C', which facilities and Reserve Areas will be maintained by the property owners' association to be established pursuant to the plat. Stormwater collection and detention for areas south of 166th Street will be designed, permitted, and constructed when developed. Some stormwater detention has been provided for "Tract A" via a detention facility located within the tract and secured by a separate instrument Detention Easement, and additional detention is provided within Reserve C of "South 75 Business Park Phase III." However, adequacy of

existing stormwater detention for "Tract A" remains to be validated in consideration of its development intensity.

Since the "South 75 Business Park Phase III" site is already developed, Exhibit C of this PUD reflects existing, rather than conceptual, utility and stormwater drainage and detention facilities. South of 166th Street, utilities are still in design. Conceptual utility design was included in the Conceptual Utility Plans submitted with the Preliminary Plats of "South 75 Business Park Phase IV" and "South 75 Business Park Phase V." Those plats and CUPs were submitted, reviewed, and approved concurrently with the PUDs 42-A and 42-B Final Development Plans in October, 2020.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. Toward the middle of the site, a couple hilltops create a "saddleback," shedding water to the northeast (Coal Creek drainage basin) and southeast (North Duck Creek drainage basin).

As represented on Exhibit E FEMA Floodplain Map, no portion of the subject property is located within a Special Flood Hazard Area or the Regulatory Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Bates-Coweta Complex, 3-5% slopes, Dennis-Pharoah Complex, 1-3% slopes, Okema-Parsons-Pharoah Complex, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Okemah Silt Loam, 0-1% slopes. During engineering design and permitting phase of "South 75 Business Park Phase III," a geotechnical report was performed to recommend paving sections and subgrade design, development constraints associated with these soils types were assessed, and construction proceeded accordingly. For future development south of 166th Street, a geotechnical report will similarly be performed and utilized to inform design and construction. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: The subdivision plat of "South 75 Business Park Phase III" has been recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. It is anticipated that individual development sites will be created by Lot-Split or replat, as the case may be. As required by this PUD, the maximum number of lots which may be created from any originally platted lot within "South 75 Business Park Phase III" shall be four (4). Any further divisions of land, as required by this PUD, shall require replatting. South of 166th Street, no building permit shall be issued for any building within the PUD until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat and any replat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. See also the Preliminary Plats of "South 75 Business Park Phase IV" and "South 75 Business Park Phase V."

No building permit shall be issued for any building within the PUD until a Detailed Site Plan of the proposed improvements has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, and approved by the Glenpool Planning Commission and by the City of Glenpool. Certain more intense uses may require sanitary sewer industrial pretreatment and/or other special accommodations if required by the City of Glenpool.

All parking areas, including access drives, shall be paved with a dust-free, all-weather asphalt or concrete surface or other surface meeting the requirements of the City of Glenpool for paving. Provided, however, a temporary suspension of this paving requirement may be permitted by the Planning Commission upon its review and approval of a Detailed Site Plan as required herein. The schedule for paving shall be made a condition of site plan approval and shall be guaranteed by performance security, as found acceptable by the City of Glenpool and with the City of Glenpool named as beneficiary.

Earth Change Permits may be issued upon satisfaction of specific requirements for same while the site plan review is in process.

IV.G. LANDSCAPING AND BUFFERING: Along the easterly PUD boundary, provided the adjoining land is developed residentially, in addition to the building, parking, and loading berth setbacks provided herein, buffering shall include a minimum of an eight (8) foot high opaque screening fence or wall and large trees and/or evergreen trees planted not less than 25 feet on center. Along the easterly PUD boundary, provided the adjoining land is developed residentially, the Detailed Site Plan required by this PUD shall include a photometric plan demonstrating that all lighting proposed will produce not more than 0.0 footcandles at the easterly PUD boundary.

The Glenpool Planning Commission, upon its review of a Detailed Site Plan as required herein, shall have the authority to require landscaping, screening, and buffering design modifications between uses which would otherwise be required if developed outside of the PUD (e.g. between manufacturing and school campuses). Such design modifications shall apply only to the proposed use which creates the need for buffering, such as a school campus constructed next to and after a manufacturing facility. Further, upon its review of a Detailed Site Plan as required herein, the Planning Commission shall also have the authority to increase minimum landscaping and buffering requirements along the easterly PUD boundary, to include additional building and parking and loading setbacks.

Unenclosed off-street parking and loading areas shall be screened from all street rights-of-way; provided, however, that this requirement is waived if the parking or loading area meets the other minimum landscaping requirements of the Glenpool Zoning Code and is set back from rights-of-way as follows: 20 feet from U. S. Highway 75, 10 feet from a collector street, or 7.5 feet from any other public or private street. Where the parking and loading setbacks herein required are not met, screening shall consist of either (A) installation of a three (3) foot tall opaque hedge or (B) earthen berms, shrubs, trees, decorative wall, or some combination thereof achieving a minimum height of three (3) feet at the time of installation. All such landscaping shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of the parking or loading area and be of a plant type that will provide full screening within three (3) years from time of planting.

Except as expressly provided herein, all landscaping, screening, and buffering requirements of the Zoning Code shall apply.

IV.H. SCHEDULE OF DEVELOPMENT: "South 75 Business Park Phase III" has been developed and platted and, within it, individual development tracts will be created by Lot-Split or replat, as the case may be, as market conditions permit. South of 166th Street, the land will be developed as market conditions permit.

PUD 42-B

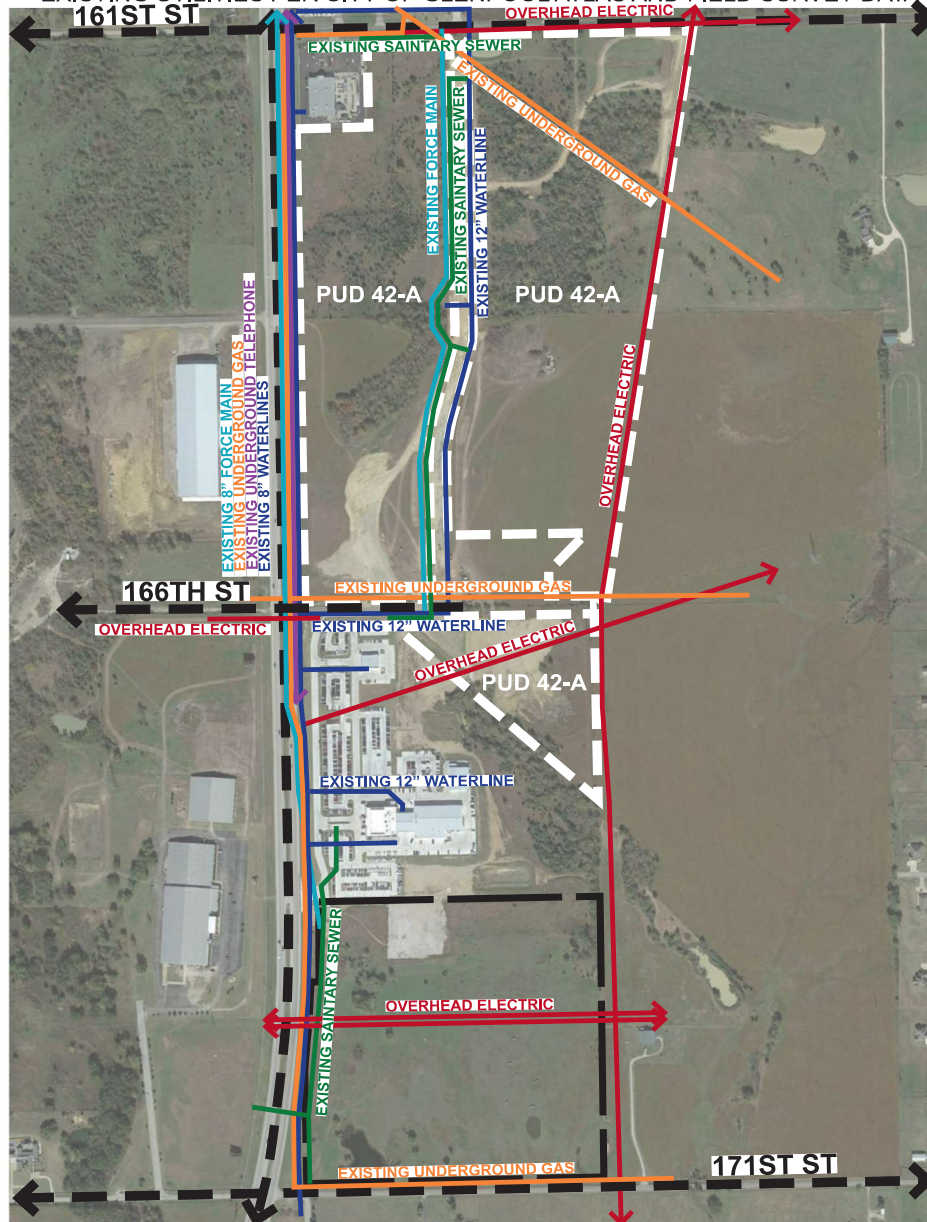
South 75 Business Park

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020

EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA



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PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



PUD 42-B

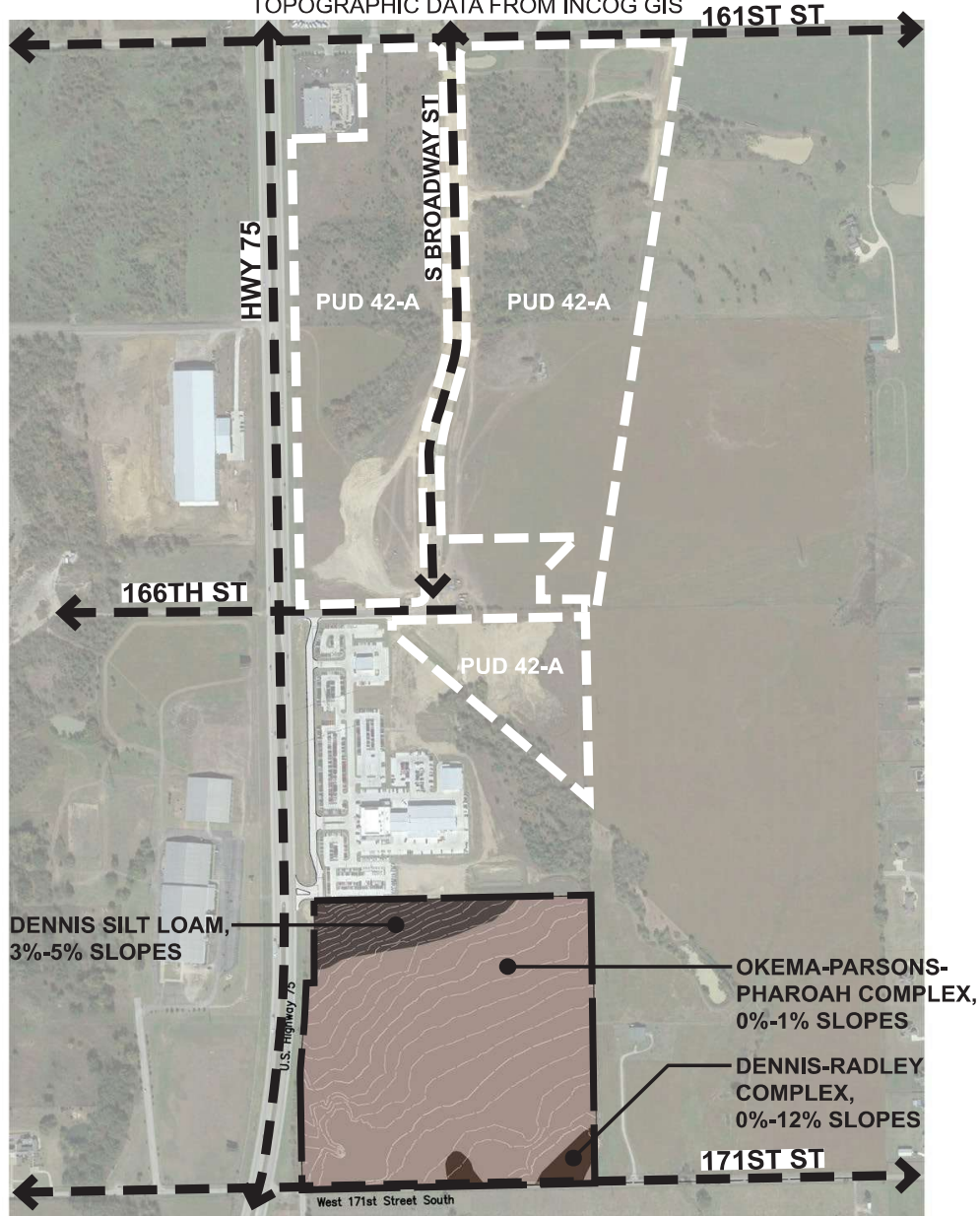
South 75 Business Park

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 04, 2020

TOPOGRAPHIC DATA FROM INCOG GIS



18

PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

PUD 42-B

South 75 Business Park

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0420K, EFFECTIVE 08/03/2009



19

PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

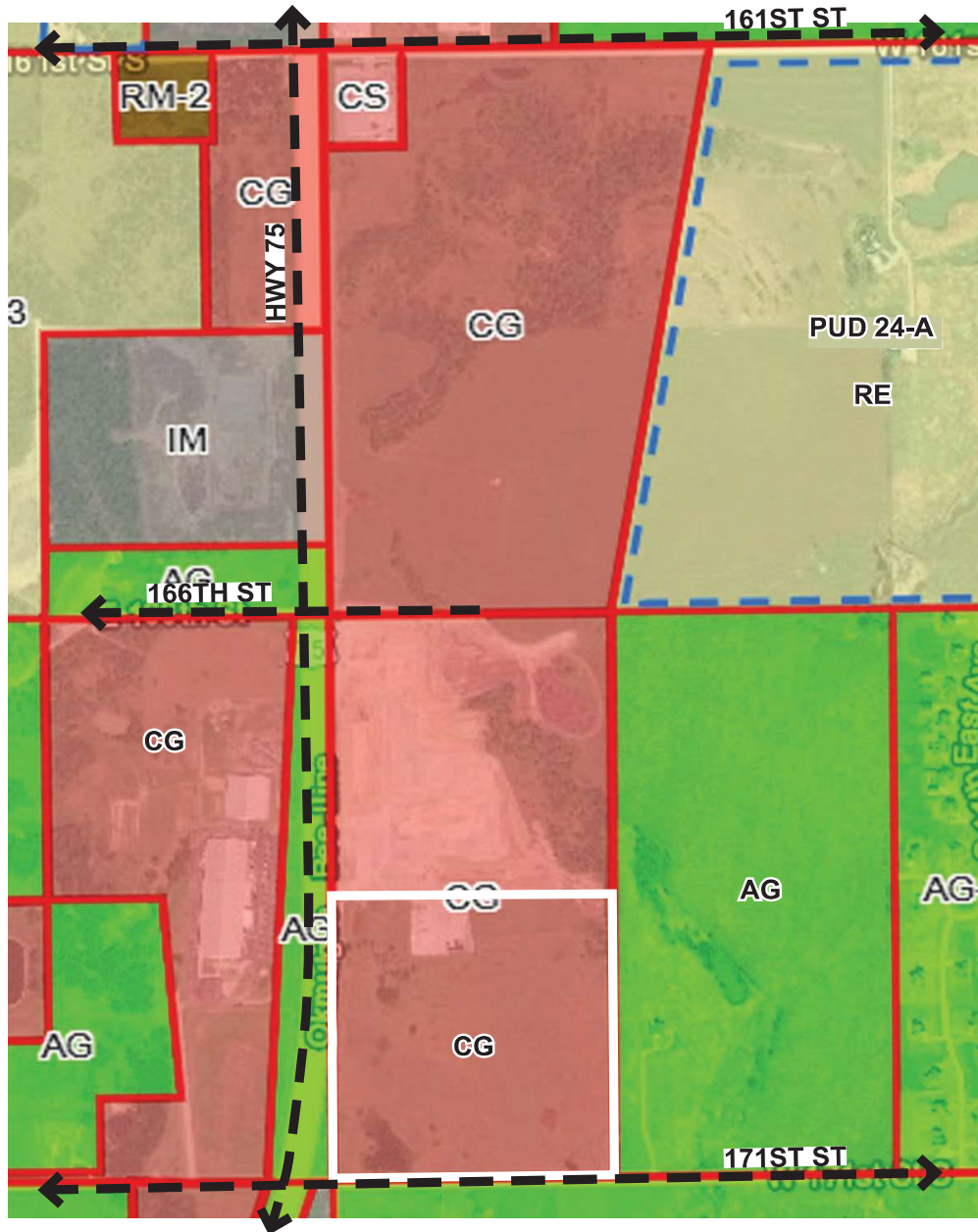


NORTH

PUD 42-B

South 75 Business Park

EXHIBIT F EXISTING ZONING MAP



20

PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

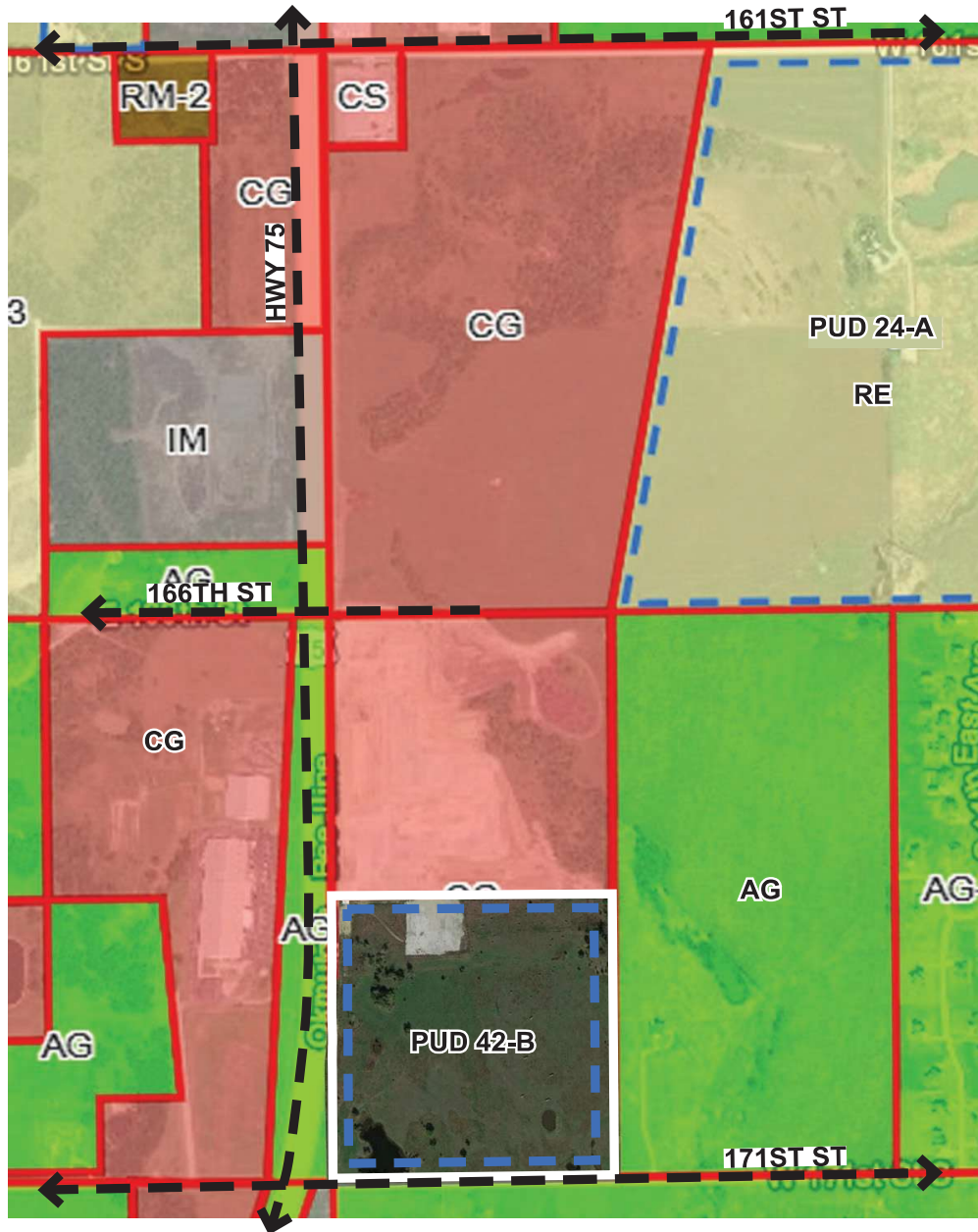


NORTH

PUD 42-B

South 75 Business Park

EXHIBIT G PROPOSED ZONING MAP



21

PUD 42-B
OCTOBER 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

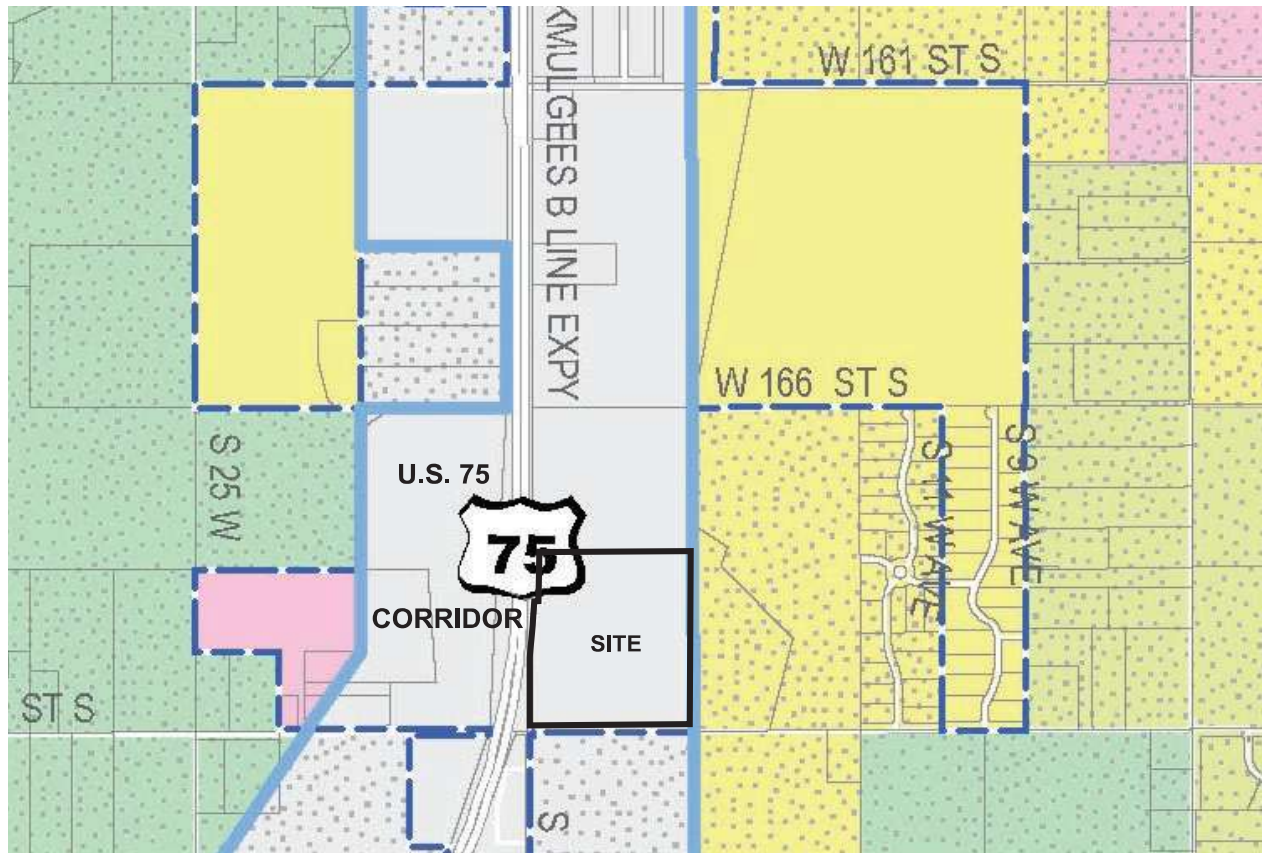


PUD 42-B

South 75 Business Park

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)

- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary

ADOPTED
11/14/2017



PUD Development Standards Crosswalk

for

PUD 42-B

16075 South 75 Business Park

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Uses Permitted Table 11-3-9 for CG	CG uses plus addl.	See PUD Sec. III. Devpmt. Stds., Permit. Uses

Development Standards (Compared to CG)

2.	Maximum Floor Area Ratio (FAR) 0.50	0.75	
3.	Maximum Building Height None	None	
4.	Minimum Lot Width with Arterial Street Frontage 150 FT	100 FT	
5.	Minimum Lot Width with Non-Arterial Street Frontage 50 FT	50 FT *	* Lots may have no frontage with access Esmt.
6.	Minimum Building Setbacks from Streets Per CG	Per CG *	* Local Str. S/B may be reduced to 10 FT w/S.P.
7.	Minimum Building Setbacks from Easterly PUD Boundary 15 FT + 2 FT /1 FT Bldg. Ht. over 15 FT	75 FT *	* PC may increase upon S.P. approval
8.	Minimum Building Setbacks from All Other Boundaries 0 FT	0 FT *	* PC may increase upon S.P. approval
9.	Minimum Parking Ratio Multitenant Commercial Buildings Depends on tenant occupancy sched.	1/225 SF Floor Area *	* PC may modify upon S.P. approval
10.	Minimum Parking Ratio "Office/Warehouse" Buildings Depends on tenant occupancy sched.	1/400 SF Floor Area *	* PC may modify upon S.P. approval
11.	Minimum Parking Ratio All Other Uses Per Section 11-6-3	Per Sec. 11-6-3 *	* PC may modify upon S.P. approval
12.	Minimum Accessible Parking Stall Width 12 FT	8 FT; + 5 FT acc. aisle	PUD dimensions are per ADA standards
13.	Minimum Parking Setback from R District or Lot Containing Residential Use 0 FT; however, see notes	20 FT	Section 11-6-4.B.2 bufferyard req. interpretation
14.	Required Loading Berths Per Section 11-6-3.5	None *	* PC may modify dimensions upon S.P. approval
15.	Minimum Loading Berth Setback Section 11-6-4.B.1.	Per Section 11-6-4.B.1.	
16.	Other Bulk and Area Requirements Per CG	Per CG	

Miscellaneous Development Standards

17.	Planning Commission Site Plan Approval Required? No	Yes	All uses
18.	Maximum Number of Ground Signs Compare to CG	CG + ID + combined development entrance signs	
19.	Earth Change Permits May Be Issued Before Site Plan Approval? No	Yes, while in process	
20.	Buffering Required Along Easterly PUD Boundary Depends on zoning and site design	Incr. Setbacks, Fencing, Landscaping, Lighting restrictions; see PUD	
21.	Parking Screening Along Frontage Streets 3' tall hedge per Section 11-6-4.B.2.	3' tall hedge or similar	Screening alternatives match private CCRs
22.	Maximum Wall Sign Height Cannot exceed wall height	Roof/Parapet HT. + 2'	Additional height matches private CCRs
23.	Minimum Parking Setbacks from Streets 0 FT *	7.5 FT : 20 FT	* However, some space needed for 3' hedge
24.	Paving Required for Unenclosed, Off-Street Parking Yes	Yes, except temp. *	* Upon PC DSP approval, w/timeline & security



glenpoolonline.com

Gerald Gilbert

City Planner

City of Glenpool

12205 S. Yukon Ave.

Glenpool, OK 74033

Tel. (918) 745-9929

ggilbert@cityofglenpool.com

January 4, 2021

Tanner Consulting LLC
ATTN: Erik Enyart, AICP, CFM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105-6539

RE: PUD 42-A and PUD 42-B South 75 Business Park – Minor Amendment # 1

Dear Mr. Enyart,

My office received your application, dated December 28, 2020, for amendment of the PUD 42 submission of plans approved by the Glenpool City Council on October 19, 2020, by adoption of Ordinances No. 777 and No. 778. Your request was for the purpose of clarifying that, notwithstanding what the Glenpool Zoning Code might otherwise allow, uses under the bifurcated PUD 42-A and 42-B will be limited to those authorized by the TIF District #1 Project Plan for South 75 Business Park.

It is the opinion of my office and of the City Attorney that your request qualifies as a “minor” PUD amendment pursuant to the criteria set out in Section 11-9-4 of the Glenpool Zoning Code, and does not require designation as a “major” amendment under Section 11-9-12, the difference being that a minor amendment may be approved administratively by my office without following the public hearing and voting procedures applicable to a major amendment.

Zone Change Application PUD 42 was approved in two parts (42-A and 42-B) by Ordinances No. 777 and 778 for the purpose of distinguishing between properties that abut 166th Street South in Glenpool and those that abut 171st Street South.

Prior to this application, the TIF District #1 Project Plan for South 75 Business Park was approved in January of 2017 and amended in March of 2018, in both cases with CG zoning in the areas designated now as PUD 42-A and 42-B. Under the Local Development Act, Title 62 of the Oklahoma Statutes, the uses designated in the Project Plan may not be changed in “character or purpose” without resubmitting to the TIF Review Committee the full litany of procedures to obtain a “major” amendment. Coincidentally, as in the case of a PUD Amendment, there is a greatly simplified procedure for a “minor” amendment, the condition being that no uses not identified in the Project Plan may be approved in the PUD.

12205 S. Yukon Avenue, Glenpool, OK 74033
OFFICE: 918-322-5409
FAX: 918-209-4641
www.glenpoolonline.com

Mayor Timothy Fox, Vice-Mayor Momodou Ceesay
Councilors: Patricia Agee, Brandon Kearns, Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White
City Clerk, Wendy Knight

The Zoning Code provides for the option of administrative approval of a minor PUD amendment by the City Planner. It is within the judgment of the City Planner to make the initial determination whether any given PUD amendment application is major or minor. If I, as the City Planner, deem the proposed change to qualify as a minor amendment, I have the option of submitting it for Technical Advisory Committee (TAC) review if I believe it necessary. Whether solely upon my discretion, or after TAC review, if I choose to approve, or deny, the amendment, I am required to document such approval or denial in a report for the official project file along with adequate details to explain why the request was approved or denied and the rationale for the decision.

This letter of approval of a minor amendment to PUD 42-A and PUD 42-B, as documented in the amended PUD 42 subdivision application dated December 24, 2020, confirms that I have determined the requested amendment to qualify as a "minor amendment," that I do not consider it necessary to submit the request for review by the TAC, and that I therefore grant the application.

This letter, along with your application letter and the Amended PUD 42-A and PUD 42-B supporting documentation will be placed within the City's project file for the South 75 Business Park development.

Gerald Gilbert

Gerald Gilbert
City Planner

CC: Lowell Peterson, City Attorney
Lynn Burrow, PE, PLS, CFM, City Engineer



Date: January 4, 2021

To: Honorable Mayor and City Council

From: Wendy Knight, City Clerk

Re: 2021 Municipal Election

Background

Wards I and II City Council terms will expire in April 2021. Not fewer than fifteen days before the filing period of any regular municipal election, the governing body shall submit a resolution to the secretary of the county election board conducting the election, [26 O.S. § 13-102](#). Furthermore, the governing body shall give notice of a general municipal election by publishing the resolution calling for the election in a newspaper of general circulation in the municipality at least ten days before the beginning of the filing period, [11 O.S. § 16-101](#).

Recommendation

For the reasons outlined above, staff recommends approval of Resolution No. 2021002.

Attached

Resolution No. 2021002

RESOLUTION NO. 2021002

**NOTICE OF ELECTION
CITY OF GLENPOOL, OKLAHOMA**

- I. **BE IT RESOLVED** By the governing body of the City of Glenpool (the "City Council") that, for the purpose of electing officers of said City ("City Councilors"), a nonpartisan general municipal election shall be held on Tuesday, April 6, 2021.
- II. **BE IT FURTHER RESOLVED** That, to become a candidate, a declaration of candidacy must be filed with the Tulsa County Election Board no earlier than 8:00 a.m. on Monday, February 1, 2021, and no later than 5:00 p.m. on Wednesday, February 3, 2021.
- III. **BE IT FURTHER RESOLVED** That a candidate for the at large position must be a registered voter at an address within the City, and a candidate for any ward must be a registered voter at an address within that ward, for at least six (6) months prior to filing a declaration of candidacy.
- IV. **BE IT FURTHER RESOLVED** That City Councilors, including those representing specific wards as well as those serving at large, shall be elected at large by the registered voters of the entire City of Glenpool.
- V. **BE IT FURTHER RESOLVED** That any candidate who is unopposed for the office the candidate seeks in the election shall be deemed elected and certified; and his name shall not appear on the general election ballot. If there is only one candidate for each of the offices which are to be filled at the election, the general municipal election shall not be held.
- VI. **BE IT FURTHER RESOLVED** That election voting shall be held at the same place and in the same manner prescribed for conduct of state and county elections; all precincts within the Glenpool city limits shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.
- VII. **BE IT FURTHER RESOLVED** that absentee ballots will be provided in accordance with State Law.
- VIII. **BE IT FURTHER RESOLVED** that the following officers will be elected for four-year terms:

Ward I Councilor	- Expiration of term 2025
Ward II Councilor	- Expiration of term 2025

ADOPTED this _____ day of _____ 2021.

Timothy Lee Fox, Mayor

ATTEST:

Wendy Knight, City Clerk

[SEAL]

Approved as to form:

Lowell Peterson, City Attorney



Date: January 4, 2021

To: Honorable Mayor/Chairman and City Council/Trustees

From: Wendy Knight, City Clerk

Re: Amended 2021 Meeting Schedule

Background

On November 2, 2020, while preparing meeting schedules for 2021, staff overlooked that Monday, July 5, 2021 will be a City observed holiday, and City offices will be closed. The attached Amended 2021 Meeting Schedule changes the meeting date for City Council, each Trust Authority and GEMS, to Tuesday, July 6, 2021.

Attached

- Amended 2021 Meeting Calendar

**2021 CALENDAR YEAR
AMENDED SCHEDULE OF REGULAR
MEETINGS GLENPOOL CITY
COUNCIL GLENPOOL, OKLAHOMA**

DATE	TIME	PLACE
JANUARY 4, 2021	6:00 P.M.	GLENPOOL CITY HALL
JANUARY 19, 2021 *	6:00 P.M.	GLENPOOL CITY HALL
FEBRUARY 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
FEBRUARY 16, 2021 *	6:00 P.M.	GLENPOOL CITY HALL
MARCH 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
MARCH 15, 2021	6:00 P.M.	GLENPOOL CITY HALL
APRIL 5, 2021	6:00 P.M.	GLENPOOL CITY HALL
APRIL 19, 2021	6:00 P.M.	GLENPOOL CITY HALL
MAY 3, 2021	6:00 P.M.	GLENPOOL CITY HALL
MAY 17, 2021	6:00 P.M.	GLENPOOL CITY HALL
JUNE 7, 2021	6:00 P.M.	GLENPOOL CITY HALL
JUNE 21, 2021	6:00 P.M.	GLENPOOL CITY HALL
JULY 6, 2021*	6:00 P.M.	GLENPOOL CITY HALL
JULY 19, 2021	6:00 P.M.	GLENPOOL CITY HALL
AUGUST 2, 2021	6:00 P.M.	GLENPOOL CITY HALL
AUGUST 16, 2021	6:00 P.M.	GLENPOOL CITY HALL
SEPTEMBER 7, 2021 *	6:00 P.M.	GLENPOOL CITY HALL
SEPTEMBER 20, 2021	6:00 P.M.	GLENPOOL CITY HALL
OCTOBER 4, 2021	6:00 P.M.	GLENPOOL CITY HALL
OCTOBER 18, 2021	6:00 P.M.	GLENPOOL CITY HALL
NOVEMBER 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
DECEMBER 13, 2021	6:00 P.M.	GLENPOOL CITY HALL

* Denotes Tuesday Meeting

Meetings held at GLENPOOL CITY HALL, City Council Chambers, 12205 S Yukon Ave., Glenpool
Oklahoma

AMENDED SCHEDULE APPROVED BY:

GLENPOOL CITY COUNCIL

12205 S. YUKON

GLENPOOL, OK 74033

918-322-5409

Filed in the office of the City Clerk on the _____ day of January 4, 2021

Signed: _____



To: HONORABLE MAYOR AND CITY COUNCIL
From: Susan White, Assistant City Manager
Date: January 4, 2021
Subject: Accounting Services

Background:

Due to the resignation of Mr. Gonsalves and the subsequent vacancy to the Finance Director position, we have requested professional assistance from Crawford & Associates, P.C. to provide necessary accounting services until the time we hire another Finance Director.

Crawford & Assoc. has earned an excellent reputation among Oklahoma municipalities for their governmental accounting and consulting services. Glenpool has utilized the services of Crawford on several occasions. Most recently they prepared the financial statements for our 2019 audit. In addition to that, Crawford has prepared the Estimate of Needs for GEMS for multiple years and provided interim accounting services during a vacancy to our Finance Director position in 2015.

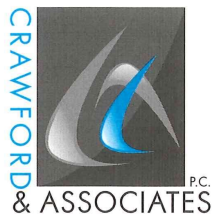
We have requested general accounting, balancing and advisory services on a month to month basis.

Staff Recommendation:

Staff recommends Council consideration and approval to engage Crawford & Assoc. P.C. for accounting and related services monthly, at a cost not to exceed \$10,000 a month.

Attachments:

Engagement Letter



December 16, 2020

Ms. Susan White, Assistant City Manager
City of Glenpool
12205 S. Yukon Ave.
Glenpool, OK 74033

Dear Ms. White:

Crawford & Associates, P.C. is pleased that the City of Glenpool (the City) has continued to express its confidence in our firm and our state and local government expertise. We look forward to a continued successful relationship as an integral financial management resource to the City of Glenpool management and governing body.

We are prepared to provide a full range of accounting and consulting services to the City of Glenpool contingent upon approval of your management and/or governing body. The purpose of this engagement letter is to identify the scope of available services from Crawford & Associates, the specific initial services requested at this time, and to confirm the terms, objectives, and limitations of our engagement services.

Scope of Services

The scope of professional services that are available and can be provided to the City of Glenpool are outlined below under the heading *Scope of Available Services*. While this listing includes a range of services available from Crawford & Associates, the specific initial services requested to be provided at the current time are separately identified under the heading *Initial Services Requested*. Any additional services that are available from Crawford & Associates beyond these initially requested services can be provided upon subsequent specific request and agreement.

Scope of Available Services

- Preparation of Annual Financial Statements
- General Accounting and Advisory Assistance
- Budget Preparation and Amendment Assistance
- Capital Asset Records and Accounting Assistance
- Information Technology System Assistance
- Internal Control Policies and Procedures Assistance
- Labor Relations Consulting
- Laws and Regulations Compliance Assistance
- Investigation of Allegations or Concerns
- Tax and Other Regulatory Report Assistance

Initial Services Requested

General Accounting, Balancing and Advisory Services for internal accounting records, month-to-month, as requested by City Management

T: 405-691-5550
F: 405-691-5646 | W: www.crawfordcpas.com
E: info@crawfordcpas.com | 10308 Greenbriar Place, Oklahoma City, OK 73159

Requested and Available Services

In conjunction with the requested and available services as identified in the Scope of Services section of this letter, Crawford & Associates will be responsible for providing such services upon request in accordance with the applicable professional standards of the AICPA. It is anticipated that all of these services will be performed in accordance with the standards applicable to consulting services as prescribed by the AICPA.

Crawford & Associates, is not obligated to, but will report or otherwise communicate to management any recommendations it determines necessary, resulting from the professional services provided.

Management and the governing body will be responsible for establishing the scope of our other professional services to be provided and for providing the necessary resources allocated to the work; such responsibility includes determining the nature, scope, and extent of the services to be performed, providing sufficient appropriation for the estimated cost of these services, providing overall direction and oversight for each service, and reviewing and accepting the results of the work.

Access to Working Papers and Reports

Any working papers prepared by Crawford & Associates in connection with performing the compilation and other professional services are the property of Crawford & Associates. Upon request, copies of any or all working papers and reports that we consider to be nonproprietary will be provided to management. Management may make such copies available to its external auditors and to certain regulators in the exercise of their statutory oversight responsibilities. Such copies may not be made available to any other third party without the prior written consent from Crawford & Associates.

Fees and Costs

Fees and out-of-pocket expenses for this engagement will be billed as the work progresses and payable upon receipt of our invoices. Out-of-pocket expenses include such costs incurred by Crawford & Associates in providing the services including travel, lodging, telecommunications, printing, document reproduction, and the like. Our fees for these services will be billed at our standard hourly rates, as follows, for the individual performing such services based on the actual number of hours of work, including travel time, performed by that individual.

Standard Hourly Rates:

- Firm President \$250
- Shareholders \$165
- Consulting Senior Managers \$150
- Consulting Managers \$125
- Consulting Staff \$110
- Clerical Staff \$45

Because Crawford & Associates has no direct control over the type and amount of services requested by the management or the governing body during the term of this engagement, nor does Crawford & Associates have direct control over the quality of your accounting system or records, potential turnover of your staff, or your staffing levels, resources, or capabilities, it is impractical for us to provide an accurate amount of hours that will be required for the services requested or a not-to-exceed limit on fees and expenses charged. We will rely on you to provide us with a copy of approved purchase orders, containing estimated fees and expenses, monitor the cumulative fees and expenses charged, and notify us if and when the cumulative amount approaches the total appropriated level estimated. You also agree to provide sufficient appropriation for all services requested prior to the services being performed. For purposes of purchase order preparation, we estimate the fees for the services anticipated at this time, as defined in the Scope of Services section of this letter, will approximate \$10,000 per month.

The term of this engagement is for services to be provided monthly, beginning January 2021 and continuing monthly through June 30, 2021, unless City Management decides at their discretion to cease the monthly assistance with a one week notice prior to the first day of the subsequent month. Otherwise, the monthly contract will renew on the first of each month, up through the month of June 2021. Crawford & Associates may perform additional services upon receipt of a formal request from management or the governing body with terms and conditions that are acceptable to both parties.

The agreements and undertakings contained in this engagement letter, shall survive the completion or termination of this engagement.

Acceptance

Please indicate your acceptance of this agreement by signing in the space provided below and returning this engagement letter to us. A duplicate copy of this engagement letter is provided for your records. We look forward to continuing our professional relationship with the City of Glenpool.

Respectfully submitted and agreed to by,



Frank Crawford
Crawford and Associates, P.C.

Accepted and agreed to for the City of Glenpool:

By: _____

Title: _____

Date: _____



MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

**FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR**

**RE: ACCEPTANCE OF A PROFESSIONAL SERVICES AGREEMENT
AMENDMENT COVERING ENGINEERING SERVICES FOR PHASE III
OF THE WARRIOR ROAD REHABILITATION PROJECT**

DATE: JANUARY 4, 2021

BACKGROUND

This item is for Council consideration and action regarding the approval and acceptance of a Contract Amendment to the existing Professional Services Agreement between the City of Glenpool and Crafton/Tull & Associates, Inc. The attached copy of the Professional Services Agreement in the amount of \$135,000.00 dated August 8, 2018 covers the various tasks involved with the project research, design, permitting, and construction administration regarding the improvements proposed for Warrior Road from 151st Street to 146th Street. While the scope of work outlined in the original agreement covers the development of the overall street and drainage improvements associated with the project as a whole, it was later decided to split the project into three distinct phases. The phased approach allows the overall rehab. to be constructed during the school vacation breaks over the course of three summers to avoid traffic disruption. As the Council is aware the Phase I improvements were completed during the summer of 2019 and Phase II work completed last summer in 2020. The goal is to complete the balance of work (Phase III) this coming summer thus completing the original scope of the project.

The attached Contract Amendment from Crafton/Tull is in the amount of \$25,000.00 and covers the professional services needed to make any modifications to the original construction documents and related specifications necessary to ensure accurate grade transitions in the areas between Phase II and Phase III of the project and to prepare the appropriate contract bid and construction contract documentation. As noted in the Amendment, certain construction contract management services along with the provision of 'As-Built' construction documents at the end of the project are also included.

Staff Recommendation:

Staff has reviewed the requested Professional Service Agreement amendment and recommends Council approval of same to initiate certain work items specified in an amount not to exceed \$25,000.00. Said scope of work listed in the Contract Agreement Amendment is to be funded from the current account balance remaining in the FY 2020/2021 Budget under Item No.50-6-14-6360: Street Improvements.

Attachments:

- A. Professional Services Agreement: Contract Amendment

AMENDMENT NO. 2 TO OWNER-ENGINEER AGREEMENT

Subject of Amendment: Warrior Road Construction Administration Phase III

1. Background Data:

- a. Effective Date of OWNER-ENGINEER Agreement: August 6th, 2018
- b. OWNER: The City of Glenpool
- c. ENGINEER: Crafton, Tull & Associates, Inc.
- d. Project: Warrior Rd Reconstruction

2. Nature of Amendment

- Additional Services to be performed by ENGINEER
- Modifications to Payment to ENGINEER

3. Description of Modifications

See Attachment 1, "Modifications"

OWNER and ENGINEER hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is 12/21/2020.

OWNER:

ENGINEER:

CRAFTON, TULL & ASSOCIATES, INC.

By: Timothy L. Fox

By:  Jerry Kelso, PE

Title: Mayor

Title: VP Infrastructure

Date Signed: _____

Date Signed: 12/21/20

ATTACHMENT 1

MODIFICATIONS

Additional Services to be performed by ENGINEER:

1. Provide new topographic survey of the existing conditions after the construction of Phase II to ensure tie-end elevations and locations. Adjust plans as needed for modifications.
2. Provide phase III plans, quantity takeoffs, and bid documents. Assist the city with the bidding process that will include participation in the pre-bid meeting, advertising, and selection of a contractor. Provide construction administration as needed through the construction process. Provide Record drawings at the completion.

Modifications to Payment to ENGINEER:

The OWNER shall pay ENGINEER for the Additional Services set forth above an amount equal to the cumulative hours charged to the Project by each class of the ENGINEER's employees times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus Reimbursable Expenses charged at cost times a 1.15 multiplier and ENGINEER's consultants charged at cost times a 1.05 multiplier, if any consultants are included. Standard Hourly Rates shall be those shown in the attached Exhibit "B". The compensation for the Additional Services described herein is estimated to be **\$25,000**. Following is the total estimated distribution of compensation:

Basic Services (Original Design, Phase I Construction Admin)	<u>\$133,500</u>
Amendment No. 1 (Phase II Construction Admin)	<u>\$25,000</u>
Amendment No. 2 (Phase III Construction Admin)	<u>\$25,000</u>



Exhibit "B"
Standard Hourly Rate Schedule
Effective January 1, 2020

Category	Hourly Rate	Category	Hourly Rate
CIVIL ENGINEERING		INSPECTION	
ENGINEERING PRINCIPAL	\$ 190	SR. INSPECTOR	\$ 100
SR. ENGINEERING MANAGER	\$ 175	INSPECTOR II	\$ 85
ENGINEERING MANAGER	\$ 155	INSPECTOR I	\$ 60
SR. PROJECT ENGINEER	\$ 125	SURVEYING	
PROJECT ENGINEER	\$ 115	PROFESSIONAL SURVEYOR PRINCIPAL	\$ 190
ENGINEER INTERN III	\$ 115	SR. PROFESSIONAL SURVEYOR	\$ 140
ENGINEER INTERN II	\$ 95	PROFESSIONAL SURVEYOR	\$ 105
ENGINEER INTERN I	\$ 85	SURVEY PROJECT MANAGER	\$ 110
SR. ENVIRONMENTAL SCIENTIST	\$ 145	SURVEY COORDINATOR	\$ 85
ENVIRONMENTAL SCIENTIST	\$ 85	SURVEYOR INTERN	\$ 75
SR. ENGINEERING DESIGNER	\$ 135	SURVEY PARTY CHIEF	\$ 75
ENGINEERING DESIGNER III	\$ 105	SURVEY TECHNICIAN III	\$ 55
ENGINEERING DESIGNER II	\$ 85	SURVEY TECHNICIAN II	\$ 45
ENGINEERING DESIGNER I	\$ 75	SURVEY TECHNICIAN I	\$ 35
ENGINEERING CAD TECHNICIAN III	\$ 70	GEOGRAPHIC INFORMATION SYSTEMS	
ENGINEERING CAD TECHNICIAN II	\$ 60	GIS MANAGER	\$ 110
ENGINEERING CAD TECHNICIAN I	\$ 45	GIS ANALYST	\$ 85
ADMINISTRATIVE		GIS TECHNICIAN II	\$ 55
ADMINISTRATIVE PRINCIPAL	\$ 185	GIS TECHNICIAN I	\$ 40
ADMINISTRATIVE MANAGER	\$ 125	REIMBURSABLE EXPENSES	
ADMINISTRATIVE IV	\$ 85	GPS Equipment.....	\$35/Hour
ADMINISTRATIVE III	\$ 70	Robotic Survey Equipment.....	\$20/Hour
ADMINISTRATIVE II	\$ 50	LiDAR Scanning Equipment	\$35/Hour
ADMINISTRATIVE I	\$ 35	UAV	\$1000/Unit
LANDSCAPE ARCHITECTURE		Job Related Mileage.....	\$0.56/Mile
SR. LANDSCAPE ARCHITECT	\$ 135	Per Diem for Out of Town Crews.....	Per GSA Allowable
PROJECT LANDSCAPE ARCHITECT	\$ 95	Airfare and other travel related expenses.....	At Cost
LANDSCAPE ARCHITECTURE DESIGNER	\$ 80	Black and white 8.5"x11" Copies	\$0.15/sheet
LANDSCAPE ARCHITECT INTERN	\$ 80	Color 8.5"x11" Copies	\$1.50/sheet
PLANNING		Photo Paper Color Plan Sheet Copies	\$0.75/sq. ft.
PLANNING MANAGER	\$ 150	Reproducible Plan Copies (Vellum)	\$1.50/sq. ft.
SR. PLANNER	\$ 140	Reproducible Plan Copies (Bond)	\$0.35/sq. ft.
PLANNER II	\$ 90	All rates are subject to change without notice.	
PLANNER I	\$ 75		

