



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on, January 6, 2025, 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/89753555435?pwd=QzdFVjA1b0lKa1lSUFIKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

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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: lasmith@cityofglenpool.com **PRIOR TO 6:00 PM JANUARY 6, 2025.**

AGENDA

Page

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of Quorum – Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation –Sean Farver, Kirk Crossing, Jenks**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Swearing-In Ceremony – Jeremy Plane, Police Chief; George Miles, Municipal Judge-to swear in new officers and recognition of recent CLEET graduates.**
- F) **Presentation of Certificate and Pin from the Oklahoma Municipal League (OML) to honor city employees with 25 years of municipal service. - Joyce G. Calvert, Mayor**
- G) **Management Report**

1)	CM Report.01062025	5 - 46
H)	Mayor Report – Joyce G. Calvert, Mayor	
I)	Council Comments	
J)	Public Comments	
K)	Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)	
1)	Minutes from December 2, 2024, and special meeting December 19, 2024. City Council Regular Meeting - 02 Dec 2024 - Minutes - Pdf Special City Council Meeting - 19 Dec 2024 - Minutes - Pdf	47 - 106
2)	Approval of the updated Engagement Letter from Hinkle & Company, PC, adding federally required single audit services to the scope of the FYE June 30, 2024, audit. FY 2023-2024 Audit Engagement Letter Staff Report 01-06-25 Audit Engagement Letter (including Single Audit)	107 - 118
3)	Resolution No.2025003, a Resolution giving notice of a municipal election. Resolution 2025003 Staff Report 2025 ELECTION RESOLUTION - final	119 - 122
4)	Approval of a grant award from the Oklahoma Office of Homeland Security in the amount of \$14,056.53 with no required match for the replacement of a server at the police department. Staff Report Cybersecurity Grant Cybersecurity Grant Packet	123 - 131
5)	Appoint Mayor Joyce Calvert as the representative and David Tillotson as the alternate for the City of Glenpool to the INCOG Board of Directors and INCOG General Assembly for a two-year period beginning January 2025. (David Tillotson, City Manager) Staff Report - INCOG Board Appointment	132 - 133
L)	Consideration and appropriate action relating to items removed from the Consent Agenda	
M)	Scheduled Business	
1)	Discussion and possible action to ratify or deny the mayor's appointment of Marilyn Nichols to the Glenpool Planning Commission and Board of Adjustment through May 8, 2026, which is the remainder of the term vacated by Shayne Buchanan's resignation. (Mayor Calvert) Marilyn's BOA application 2024	134 - 135
2)	Discussion and possible action to approve, modify, or deny a grant application and Resolution No.2025002, a Resolution declaring the eligibility of City of Glenpool to submit an application to the Indian Nations Council of Governments for use of transportation alternative program funds up to \$1.6 million with City match of 20% and funding gap of \$276,217.02 for the City of	136 - 149

Glenpool sidewalk and beautification project in the City of Glenpool, and authorizing the Mayor of Glenpool to sign this resolution.
(Elizabeth Miller, Grants & Special Projects Coordinator)

[Staff Report Transportation Alternatives & Carbon reduction Program Resolution 2025002](#)

- 3) **Calvert Residence** – A proposed Comprehensive Plan Amendment (CPA-02-2024) and proposed Zone Amendment (GZA-310). The subject site is approximately 0.32 acres in overall size and is located at 62 West 147th Street South. The proposed Comprehensive Plan Amendment (CPA-02-2024) will change the land use designation for the subject site from Special District 1 to Neighborhood. The Zone Amendment (GZA-310) will change the zoning of the site from OL (Office Low Intensity) to RS-3 (Single Family High Density).
Applicant: Larry Calvert
(Duy Nguyen, City Planner)
- 150 - 197

A. Public Hearing on the proposed Comprehensive Plan (CPA-02-2024) and Zone Amendment (GZA-310).

B. Discussion and possible action to approve, approve with conditions, deny, or amend proposed Resolution No. 2025001, a resolution of the City of Glenpool, Oklahoma, amending the Comprehensive Plan Map in accordance with the 2017 Interim Update of the City of Glenpool Comprehensive Plan, by redesignating certain property described therein from the Special District 1 land use designation to Neighborhood Conservation land use designation as recommended by the Planning Commission under Application CPA-02-2024; and repealing all resolutions or parts of resolutions in conflict therewith.

C. Discussion and possible action to approve, approve with conditions, deny, or amend proposed Ordinance No. 824, an ordinance amending Ordinance No. 128, Title 11 of the City Code of the City of Glenpool (Zoning Regulations), by rezoning certain property described therein from OL (Office Low Intensity) to RS-3 (Single Family High Density), as recommended by the Planning Commission under Application GZA-310; and repealing all ordinances or parts of ordinances in conflict herewith.

[Staff Report and Packet for Ordinance 824 and Resolution 2025001](#)

- 4) **PUD 44 – (Elm Pointe)** – A proposed Planned Unit Development (PUD 44) for the Elm Pointe shopping center. The subject site is generally located at the northeast corner of East 141st Street South and South Peoria Avenue. PUD 44 proposes additional commercial uses within the Elm Pointe Shopping Center.
Applicant: Steven Frazee
Applicant Representative: Ryan McCarty, Select Design
(Duy Nguyen, City Planner)
- 198 - 231

A. Public Hearing on the proposed Planned Unit Development (PUD 44) - Ordinance No. 825.

B. Discussion and possible action to approve, approve with conditions, deny, or

amend the proposed Planned Unit Development (PUD 44) - Ordinance No. 825.

[Staff Report and Packet for Ordinance 825](#)

- 5) Discussion and possible action to approve, modify or deny a CDBG grant contract in the amount of \$120,143.00 in federal funds for a stormwater project at 145th Place and Kendalwood Blvd. in the Glenn Village II Addition, with no required local match. 232 - 243
(Elizabeth Miller, Grants and Special Projects Coordinator)
[Staff Report CDBG Contract \(revised\)](#)
[Attachments for Agenda CDBG Program](#)
- 6) Discussion and possible action to enter into Executive Session for the purpose of discussing the purchase or appraisal of certain real property located in the City of Glenpool, pursuant to 25 O.S. § 307.B.3 of the Open Meeting Act.
(David Tillotson, City Manager)
- 7) Reconvene into regular session.
(Mayor Calvert)
- 8) Discussion and possible action to approve the purchase of certain real property, consisting of approximately 2.99 acres situated in the West Half (W/2) of the Southwest Quarter (SW/4) of Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, in the City of Glenpool, Tulsa County, Oklahoma, from Guimei Qu or GMQ 88, LLC (the “Seller”), for the sum of \$325,000 and the conveyance of a mutually agreeable access easement from the City to the Seller, subject to lot split approval and legal review and approval of the form of the contract documents by the City Attorney; and authorize the Mayor, City Manager or their designee(s) to take all actions necessary to complete the purchase of such property.
(David Tillotson, City Manager)

N) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on January 3, 2025, at 11:30 am.

Signed: Lesli Smith

City Clerk

City Manager's Report

January 6, 2025



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Executive Summary

Mayor and Council,

Now that the Christmas Season has come and gone, we are excited for what 2025 will mean for our future. Our Leadership and Executive Teams are already looking forward to what projects are still on the table and in the budget that need to be closed out by June 30th and what projects we need to begin targeting for inclusion in the July 1st budget. I believe the next two years will be very important in the life of this City as we begin to implement several grant projects that are currently in various stages of progress, as ODOT finishes up the 141st and Hwy 75 project, and as we finalize the Wastewater Facility project in late 2026. Not only are we actively pursuing additional improvement projects across the city, but we continue to explore options to improve our communication with the public and increase our efficiency. As you review the following departmental reports, I hope you take notice of the number of different projects that have been completed, are in progress, and are almost completed. Allow me to take a moment and highlight a few that are in the report and add a few others that I believe are informative.

- Pictured on the cover this month is Captain Sam Shanks with the Fire Department who was selected as the 2024 Employee of the Year for the City of Glenpool. Congratulations Sam!
- The Hwy 75 Project continues to progress at a steady pace. We will continue to see traffic delays and construction-related heartburn throughout the project, but thankfully ODOT and the contractor have been responsive to our needs and requests. The anticipated closure of the center median at 146th has not occurred yet, but we do expect to see the crossover close in the future as construction on the bridge progresses. We continue to work with ODOT to see what temporary solutions can be found for the increased traffic and crashes that have occurred at 151st. Whatever the outcome our team will continue to post traffic updates to the public as we become aware of them.
- We have a groundbreaking for the wastewater treatment facility project on January 10th at 10:00 AM. Additionally, we will be holding a pre-construction meeting with the contractor on the 9th and will have a better understanding of their construction schedule after the meeting.
- We received 10 responses to our RFQ for the Elwood Widening Project and will begin interviewing 5 firms shortly. Once staff has selected a firm, the information will be sent to ODOT so they can begin contract negotiations under the grant.
- The police department certified officer vacancies are finally getting close to being filled with several officers returning from their CLEET training. We still have several openings in our dispatch center.
- We have included the Move Glenpool Forward quarterly progress update in this month's report. Additionally, staff are working to update the project timelines for the remaining project to ensure we can get everything completed that was approved by the voters.
- Our residential permits for new construction continue to trend up slightly (9.5%) this year over the same period last year (69 in 2024 compared to 63 in 2023). We will not likely see a significant increase in housing permits until we have additional residential developments under construction.
- The disc golf course clearing and preparation is underway for an opening later this year.
- Lea Ann Reed, Joe Wuest and I will be attending the City Manager's Association Winter Conference in Edmond on January 22-24.

- Joe Wuest and I will be attending ICSC Red River in Dallas on January 29-31.
- The next Council meeting will be on Tuesday, January 21st due to the Martin Luther King Holiday on Monday the 20th.
- Upcoming Community Events/City Holidays:
 - Martin Luther King Day: January 20th
 - President's Day: February 17th

As you can see from this report and a few key items I have highlighted in this summary, our team is busy across all our departments. We believe that our role in "creating a culture of trust" is about doing the best we can each day to make this City a beautiful and vibrant place to live and raise families. We also know that we cannot accomplish this goal by ourselves, but only through partnerships with the Council, other organizations and the public at large. Our desire is to "create WOW moments" that inspire others to get involved in this amazing community.

"I alone cannot change the world, but I can cast a stone across the water to create many ripples."

- [Mother Teresa](#)

David

Human Resources

Open Positions

We currently have 13 open positions. These vacancies include those new positions approved in the FY2024-2025 budget.

- Finance: 1 Position
 - Payroll/AR Clerk
- General Government: 1 Position
 - Deputy City Clerk/Administrative Assistant
- Police Department: 4 Positions
 - Police Officer (1)
 - Dispatch: (3)
- Public Works: 6 Positions
 - Distribution Crew Manager (1)
 - Streets and Parks Laborer (1)
 - Landscape Maintenance (1)
 - Seasonal Streets and Parks Laborers (3)
- Utility Billing: 1 position
 - Pt Utility Billing Clerk

Attached is the 2025 City Holiday Schedule.

City Of
Glenpool
Creating Opportunity

Date: November 19, 2024

To: City of Glenpool Employees

From: David Tillotson, City Manager 

Subj: 2025 Holiday Schedule

New Year's Day (01/01/2025)	Wednesday, January 1, 2025
Martin Luther King Day	Monday, January 20th
President's Day	Monday, February 17 th
Good Friday	Friday, April 18 th
Memorial Day	Monday, May 26 th
Independence Day (July 4 th)	Friday, July 4 th
Labor Day	Monday, September 1 st
Veteran's Day	Tuesday, November 11 th
Thanksgiving Day	Thursday, November 27 th
Friday after Thanksgiving	Friday, November 28 th
Christmas Eve (December 24 th)	Wednesday, December 24 th
Christmas Day (December 25 th)	Thursday, December 25 th

- When an authorized holiday falls on Sunday, the following Monday shall be observed as the official holiday.
- When an authorized holiday falls on Saturday, the previous Friday shall be observed as the official holiday.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4
Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large
David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Leslie Smith City Clerk
www.glenpoolonline.com

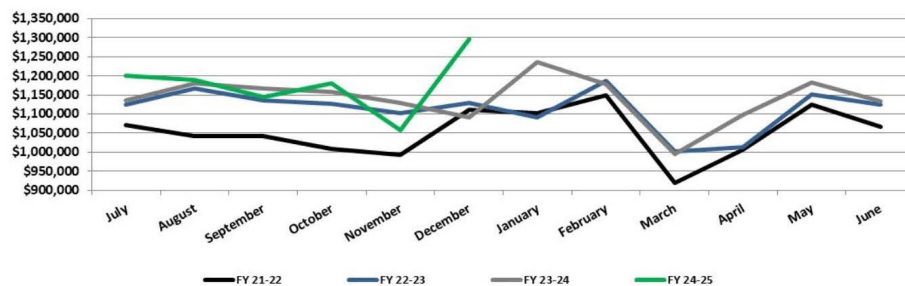
Finance

SALES TAX

FY 24-25 Combined Sales Tax for all funds in December totaled \$1,295,899, 18.7% higher than FY 23-24 revenues for the same period. Further details on December financial results will be reported next month after the accounting period is closed.



Sales Tax Revenue by Month
FY 24-25 Actual Compared to Previous 3 Fiscal Years Actual



GENERAL FUND REVENUES

FY 24-25 General Fund revenues through November totaled \$6,876,992 which is \$8,638, or -0.1%, lower than FY 23-24 revenues for the same period. Year-to-date revenues are \$134,574 above budget.



GENERAL FUND EXPENDITURES

FY 24-25 General Fund expenditures through November totaled \$6,328,925, or \$491,988 (8.4%) higher than FY 23-24 expenditures through the same period. These expenditures were 11.0% under budget year-to-date.

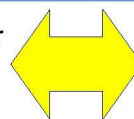


REPORT LEGEND

Better Than
Expected



Expected, or
Minor
Variance



Monitor and
Consider
Taking
Action



SALES TAX REVENUES—ALL FUNDS



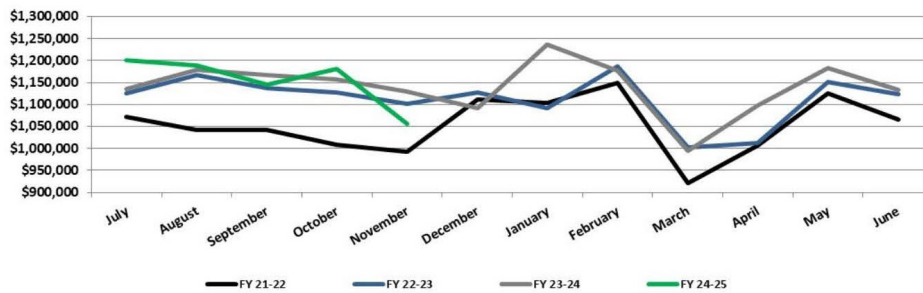
FY24-25 Sales Tax collections year-to-date through November were -0.9% below budget, but 0.1% higher than FY23-24 collections for the same period.

MONTH	COMPARISON TO BUDGET			COMPARISON TO PRIOR YEAR			PERCENTAGE	
	BUDGET	FY 24-25 ACTUAL	AMT INC/(DEC)	FY 24-25 ACTUAL	FY 23-24 ACTUAL	AMT INC/(DEC)	INC(DEC) BUDGET	INC(DEC) PRIOR YR
July	\$ 1,146,098	\$ 1,200,807	\$ 54,709	\$ 1,200,807	\$ 1,134,751	\$ 66,057	4.8%	5.8%
August	\$ 1,191,491	1,189,253	(2,238)	1,189,253	1,179,694	9,559	-0.2%	0.8%
September	\$ 1,179,101	1,145,631	(33,470)	1,145,631	1,167,426	(21,796)	-2.8%	-1.9%
October	\$ 1,168,926	1,181,483	12,557	1,181,483	1,157,352	24,130	1.1%	2.1%
November	\$ 1,140,169	1,056,590	(83,579)	1,056,590	1,128,880	(72,290)	-7.3%	-6.4%
December			-			-		
January			-			-		
February			-			-		
March			-			-		
April			-			-		
May			-			-		
June			-			-		
TOTAL	\$ 5,825,785	\$ 5,773,763	\$ (52,022)	\$ 5,773,763	\$ 5,768,103	\$ 5,660	-0.9%	0.1%

Y-T-D Budget \$ 5,825,785
Y-T-D Actual 5,773,763
Y-T-D Variance (52,022)
Y-T-D % Var -0.9%

Prior Year \$ 5,768,103
Y-T-D Actual 5,773,763
Y-T-D Variance 5,660
Y-T-D % Var 0.1%

Sales Tax Revenue by Month
FY 24-25 Actual Compared to Previous 3 Fiscal Years Actual

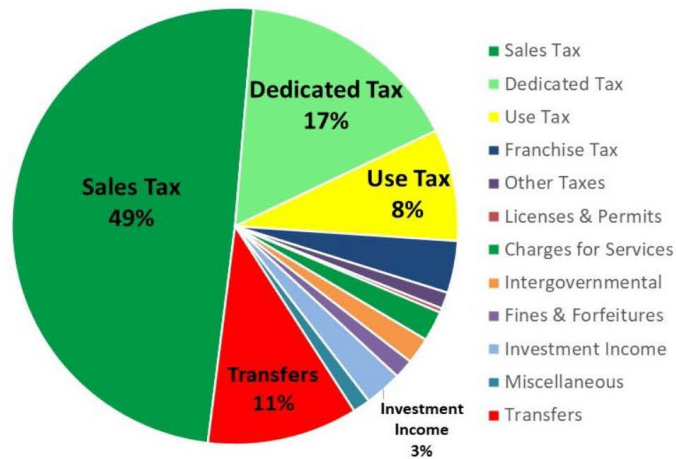


GENERAL FUND REVENUES

	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Sales Tax	\$ 3,426,872	\$ 3,396,128	\$ (30,744)	\$ 3,392,942
Dedicated Tax	1,142,291	\$ 1,132,235	(10,055)	1,130,981
Use Tax	584,302	\$ 569,865	(14,437)	541,023
Franchise Tax	264,583	\$ 264,990	407	296,942
Other Taxes	57,083	\$ 83,849	26,765	54,522
Licenses & Permits	32,750	\$ 22,097	(10,653)	24,052
Charges for Services	140,737	\$ 152,698	11,961	82,257
Intergovernmental	120,685	\$ 133,828	13,143	175,619
Fines & Forfeitures	83,542	\$ 97,340	13,799	81,900
Investment Income	120,999	\$ 186,911	65,912	269,929
Miscellaneous	18,575	\$ 87,052	68,477	85,462
Transfers	750,000	750,000	-	750,000
Totals	\$ 6,742,418	\$ 6,876,992	\$ 134,574	\$ 6,885,630

Over (Under) Budget year to date: 2.0%

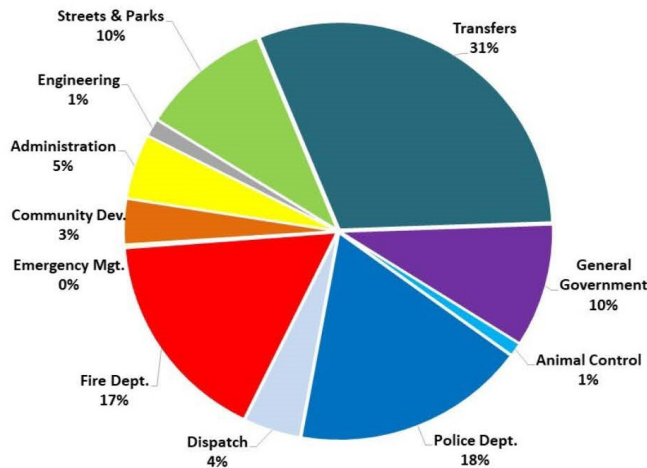
Increase (Decrease) over prior year: -0.1%



GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Under/(Over)	YTD FY23-24 Actual
General Government	\$ 744,204	\$ 606,819	\$ 137,384	\$ 583,104
Animal Control	71,870	65,100	6,769	63,809
Police Dept.	1,147,646	1,126,046	21,600	1,023,744
Dispatch	296,985	274,635	22,350	236,677
Fire Dept.	1,198,572	1,049,581	148,991	1,016,595
Emergency Mgt.	47,292	12,704	34,588	49,966
Community Dev.	249,985	222,652	27,333	297,791
Administration	439,725	320,286	119,439	244,395
Engineering	162,878	86,575	76,303	5,530
Streets & Parks	786,536	628,225	158,311	434,200
Transfers	1,962,760	1,936,302	26,457	1,881,125
Totals	\$ 7,108,450	\$ 6,328,925	\$ 779,526	\$ 5,836,937
Under (Over) Budget year to date:		11.0%		
Increase over prior year:		8.4%		

General Fund YTD Percent Expenditures by Department



GLENPOOL UTILITY SERVICES AUTHORITY REVENUES YEAR-TO-DATE

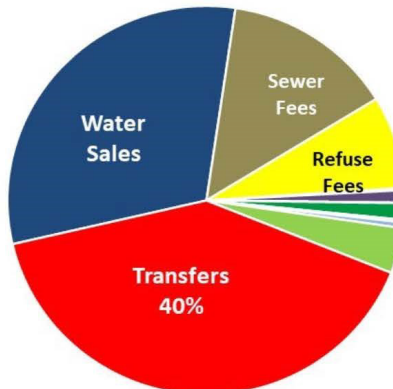
	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Water Sales	\$ 1,287,643	\$ 1,444,821	\$ 157,179	\$ 1,324,720
Sewer Fees	605,770	650,437	44,668	606,718
Refuse Fees	359,185	359,262	78	351,408
Solid Waste Mgt Fee	9,167	8,480	(687)	8,355
Storm Water Mgt Fee	49,167	48,584	(583)	47,884
Water/Wastewater Fee	2,083	1,594	(489)	2,191
Misc Fees/Other	62,083	64,593	2,510	73,447
Taps	23,750	10,000	(13,750)	22,200
CCRWD 2	13,958	22,127	8,168	14,610
Investment Income	37,590	176,517	138,927	164,578
Transfers	1,879,426	1,882,235	2,809	1,881,125
Totals	\$ 4,329,821	\$ 4,668,651	\$ 338,829	\$ 4,497,236

Over (Under) Budget year to date: 7.8%

Increase over prior year: 3.8%

GUSA YTD Revenues by Type

- Water Sales
- Sewer Fees
- Refuse Fees
- Solid Waste Mgt Fee
- Storm Water Mgt Fee
- Water/Wastewater Fee
- Misc Fees/Other
- Taps
- CCRWD 2
- Investment Income
- Transfers

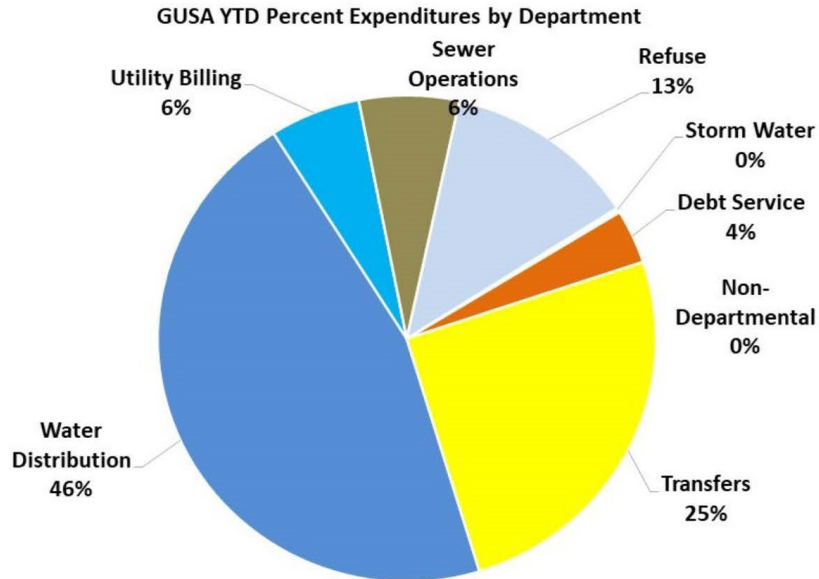


GLENPOOL UTILITY SERVICES AUTHORITY EXPENSES YEAR-TO-DATE

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget (Over)/Under	YTD FY23-24 Actual
Water Distribution	\$ 1,600,955	\$ 1,351,332	\$ 249,623	\$ 1,621,787
Utility Billing	178,098	174,219	3,880	169,480
Sewer Operations	304,768	191,829	112,940	346,574
Refuse	345,417	372,323	(26,907)	345,759
Storm Water	77,917	4,598	73,319	-
Non-Departmental	3,858	4,345	(487)	3,637
Debt Service	106,266	106,266	0	109,391
Transfers	750,000	750,000	-	750,000
Totals	\$ 3,367,280	\$ 2,954,912	\$ 412,368	\$ 3,346,627

Under (Over) Budget year to date: 12.2%

Increase over prior year: -11.7%



FUND DASHBOARD

FUND	REVENUES	EXPENDITURES	CHANGE IN FUND BALANCE
GENERAL FUND	\$6,876,992	\$6,328,925	\$548,067
GLENPOOL UTILITY SERVICES AUTHORITY FUND	\$4,668,651	\$2,954,912	\$1,713,739
GLENPOOL INDUSTRIAL AUTHORITY FUND	\$351,720	\$287,506	\$64,214
STREETS & INFRASTRUCTURE FUND	\$420,770	\$252,224	\$168,546
PUBLIC SAFETY CAPITAL FUND	\$342,143	\$427,202	<\$85,059>
PUBLIC SAFETY PERSONNEL FUND	\$723,076	\$706,174	\$16,902
CAPITAL FUND	\$49,972	\$122,676	<\$72,704>
ARPA FUND	\$1,332,302	\$937,304	\$394,998
PARKS AND RECREATION FUND	\$10,208	\$303	\$9,905
HOTEL FUND	\$125,386	\$113,234	\$12,152

Move Glenpool Forward Quarterly Report

Move Glenpool Forward

FY 2024-2025 2nd Qtr (Oct-Dec) Project Updates

Project	Status
Proposition 1 (0.29%) (effective 1/1/2017) - Streets & Infrastructure Fund	
Automatic Meter Reading Conversion Kendalwood Park Rehab Lane Improvements - Warrior Road Snow Plow Turf Maintenance Equipment - Parks	 Complete
Lift Station Rehab - Oak Street Signalization & Infrastructure 151st St Stormwater Improvement - Rolling Meadows Stormwater Improvement - Vancouver Ave Lane Improvements - Elwood (141st St to 151st St) Signalization of 141st St & Elwood Lane Improvements - 121st St (Elwood to Hwy 75) Signalization of 121st St & Elwood Stormwater Improvement - Fern Ave Stormwater Improvement - Hickory Place Wastewater Treatment Plant Design/Permitting	 Active
Economic Development Projects Lift Station Rehab - Eden South South County Soccer Complex Field Lighting Stormwater Improvement - 141st St @ Hwy 75 Stormwater Improvement - Eden South Stormwater Improvement - Main/146th St @ Hwy 75	 Future
Proposition 2 (0.26%) (effective 1/1/2017) - Public Safety Capital Fund	
Firefighter Air Packs Police Mobile Computing System Public Safety Radio System	 Complete
Fire Apparatuses & Equipment Police Vehicles	 Active
Firing Range/Training Center Police Capital Improvements	 Future
Proposition 3 (0.55%) (effective 7/1/2016) - Public Safety Personnel Fund	
Hire 7 additional Firefighters Hire 5 additional Police Officers	 Complete / Ongoing*

*Additional hires continue to exceed initial goal

FY 2024-2025 2nd Qtr (Oct-Dec) Highlights

- » Design (30% complete) underway for the Rolling Meadows Stormwater Improvement project
- » City in qualification based selection phase for the Elwood Lane Improvements & Signalization projects

Move Glenpool Forward

Project Details

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Proposition 1 (0.29%) (effective 1/1/2017) Streets & Infrastructure Fund 					
Automatic Meter Reading Conversion	 Complete	\$ 850,000	\$ 24,894	\$ 874,894	\$874,894
Project Description: This project converts or replaces each of the 4,300 existing water meters in the city to an automatic radio read meter, increasing efficiency and accuracy in the City's utility billing. Completion Date: September 2017					
Kendalwood Park (North) Rehab	 Complete	\$ 200,000	\$ -	\$ 200,000	\$ 200,000
Project Description: This project would help to alleviate surface water flooding across the park property caused by improper grading and drainage control and would replace the existing play equipment to better serve the residents of the area. Completion Date: June 2024 Comments: New playground equipment has been installed and re-grading completed.					
Lane Improvements - Warrior Road	 Complete	\$ 750,000	\$ 974,787	\$ 1,724,787	\$ 1,724,787
Project Description: This project will add one additional lane of travel to Warrior Road between 146th Street and 151st Street to better facilitate school activities at the Glenpool Public Schools central campus. Additional improvements will include the reconfiguration of the intersection of Warrior Road with 151st Street to increase safety and reduce stacking. Completion Date: August 2021 Comments: Project partners: Glenpool Public Schools and Tulsa County					
Snow Plow	 Complete	\$ 150,000	\$ (46,532)	\$ 103,468	\$ 103,468
Project Description: This project replaces the existing snow plow/dump truck used by the City to maintain arterial roadways in extreme winter conditions and for other purposes throughout the year. Completion Date: November 2017					
Turf Maintenance Equipment - Parks	 Complete	\$ 30,000	\$ (6,333)	\$ 23,667	\$ 23,667
Project Description: The project provides funding to acquire turf maintenance equipment to be used at the South County Soccer Complex and other city parks and recreation areas Completion Date: August 2018					
Lift Station Rehab - Oak St	 Active	\$ 132,500	\$ -	\$ 132,500	\$ 113,120
Project Description: This project will result in upgrades to the Oak Street lift station by replacing pumps and equipment, adding SCADA and a backup generator to better facilitate efficient operations of the lift station. Comments: The pumps and equipment have been replaced. Staff is obtaining quotes for a portable generator.					
Signalization & Infrastructure 151st St	 Active	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 571,285
Project Description: This project is anticipated to include signalizations and other public utility, drainage, and transportation infrastructure improvements along the Highway 75/151st Street commercial corridor to facilitate economic development. Comments: ODOT is currently working to finalize its Corridor Study of 151st St from Glenpool to Bixby. To date, the City has paid \$547,482 of the \$952,142 total public improvements reimbursement agreement with Saint Francis Hospital South.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Stormwater Improvement - Rolling Meadows  Active \$ 300,000 \$ - \$ 300,000 \$ - Project Description: This project is intended to alleviate surface water runoff issues affecting residents of Rolling Meadows that abut the Taylor's Pond subdivision to the west. The project includes the installation of additional stormwater collection infrastructure in the existing utility easement between the subdivisions with the use of storm inlets used to collect surface water as it moves from west to east. Comments: Staff has conducted Qualifications-Based Selection (QBS) of design consultant and anticipates presenting design contract to Council in October					
Stormwater Improvement - Vancouver Ave  Active \$ 50,000 \$ - \$ 50,000 \$ - Project Description: This project will help alleviate the pooling of nuisance stormwaters along S. Vancouver Avenue in the Rolling Meadows subdivision. The project includes the addition of stormwater inlets on the east side of the roadway to move the collected water off of the roadway and pipe it to the ODOT right-of-way. Comments: See above, as project is being done in coordination with Rolling Meadows Stormwater Improvement project					
Lane Improvements - Elwood (141st to 151st St)  Active \$ 2,350,000 \$ - \$ 2,350,000 \$ 225,720 Project Description: This project will add two additional lanes of travel and stormwater collection infrastructure to the rapidly growing area of south 141st Street. This project will be coordinated with the signalization project at 141st Street and Elwood Avenue. Comments: The City was awarded a \$667,160 ODOT Surface Transportation Program grant, with a City match of \$225,720. Qualifications-Based Selection of design consultant is forthcoming.					
Signalization of 141st St & Elwood  Active \$ 410,000 \$ - \$ 410,000 \$ - Project Description: This project will provide full signalization of the intersection of 141st Street and Elwood Avenue and will be done to accommodate the widening of Elwood between 141st and 151st Streets that is included in another project. Comments: See above, as project is being done in coordination with Elwood Lane Improvements project.					
Lane Improvements - 121st St (Elwood to Hwy 75)  Active \$ 635,000 \$ - \$ 635,000 \$ - Project Description: This project will be coordinated with the signalization project at 121st Street and Elwood and is intended to add capacity to 121st Street caused by increasing residential growth in Glenpool and Jenks north of 141st Street. The one mile stretch of arterial roadway will be increased to 4 lanes of directional traffic, with flood control and stormwater conveyance added in areas where historical flooding is problematic. Comments: Project partners: Tulsa County and the City of Jenks. The County is currently conducting design, ROW acquisition, and utility relocation.					
Signalization of 121st St & Elwood  Active \$ 150,000 \$ - \$ 150,000 \$ - Project Description: This project will facilitate better traffic flow along the growing 121st Street corridor by better controlling the traffic coming off of and going to Highway 75 from the surrounding neighborhoods. This project will be coordinated with the widening project of 121st from Projected Start Date: FY 2025-2026 Comments: See above, as project is being done in coordination with 121st St Improvements project.					
Stormwater Improvement - Fern Ave  Active \$ 600,000 \$ - \$ 600,000 \$ - Project Description: This project will improve stormwater drainage along Warrior Road/Fern Avenue from 146th Street north to the western turn in the channel to alleviate issues with stormwater over-topping the channel during significant storm events. The project will provide additional capacity in the culvert running underneath 146th Street, widening and deepening the channel to the north. Comments: Staff is preparing a Request for Qualifications (RFQ), and the design for this project is budgeted in FY 2024-2025. This project will be completed in coordination with sidewalk projects in the area beginning in February 2025.					
Stormwater Improvement - Hickory Place  Active \$ 350,000 \$ - \$ 350,000 \$ - Project Description: This project will help alleviate stormwater flowing onto properties along Hickory Place and other parts of the Cinnamon Tree subdivision by installing an underground collection and piping system along the eastern boundary of the property. Comments: Staff is preparing a Request for Qualifications (RFQ), and the design for this project is budgeted in FY 2024-2025.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Wastewater Treatment Plant Design/Permitting 	Active	\$ 550,000	\$ -	\$ 550,000	\$ -
Project Description: The project provides funding for the research, engineering design, permitting, and necessary land acquisition/expansion to the wastewater treatment plant					
Comments: The City is utilizing ARPA funds to complete design & permitting. Staff recommends Council consider re-allocating these funds for the construction phase of the WWTP project, or to other MGF projects as needed.					
Economic Development Projects 	Future	\$ 1,035,337	\$ -	\$ 1,035,337	\$ -
Project Description: This project is anticipated to provide economic assistance to the 141st Street commercial corridor to facilitate growth and business vitality. Types of projects include: small business construction/remodel assistance grants, infrastructure improvements, and utility upgrades.					
Lift Station Rehab - Eden South 	Future	\$ 280,000	\$ -	\$ 280,000	\$ -
Project Description: This project will upgrade the sanitary sewer lift station located at the Eden South subdivision by replacing existing pumping equipment, adding SCADA, and installing a backup generator. This lift station serves most of the city that is south of 161st Street.					
South County Soccer Complex Field Lighting 	Future	\$ 150,000	\$ -	\$ 150,000	\$ -
Project Description: This project provides overhead sports lighting of the soccer fields at the South County Soccer Complex. The initial phase of the project is being completed with Tulsa County Vision 2025 funding and Glenpool Utility Service Authority bond proceeds which will provide the underground conduits for the future installation of electric service to the lights.					
Projected Start Date: FY 2024-2025					
Stormwater Improvement - 141st St @ Hwy 75 	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
Project Description: This project will continue improvements to the areas surrounding the Coal Creek waterway by decreasing the amount and velocity of the stormwater over topping the channel north of 141st Street.					
Projected Start Date: FY 2026-2027					
Stormwater Improvement - Eden South 	Future	\$ 500,000	\$ -	\$ 500,000	\$ -
Project Description: The project is intended to alleviate stormwater flooding along Union Avenue and in the Eden South subdivision by increasing the carrying capacity within the existing stormwater channel on the north side of the subdivision and reducing other restrictions that channel along Union Avenue.					
Stormwater Improvement - Main St @ Hwy 75 	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
Project Description: This project will help alleviate stormwater flooding along the Coal Creek waterway as it approaches Main Street and to the areas north of 146th Street by removing impediments to the free flow of stormwater south of Main Street.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
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Proposition 2 (0.26%) (effective 1/1/2017)

Public Safety Capital Fund



Firefighter Air Packs	Complete	\$ 250,000	\$ (8,582)	\$ 241,418	\$ 241,418
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Project Description: This project will replace existing firefighting equipment that provides supplemental oxygen supply (self-contained breathing apparatus) for firefighters while operating in compromised air spaces.

Completion Date: November 2017

Police Mobile Computer System	Complete	\$ 208,000	\$ (1,359)	\$ 206,641	\$ 206,641
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Project Description: This project will place a computer terminal in each of the patrol units and acquire the necessary software and hardware to facilitate operation of the new computers. Mobile computing will increase the efficiency and effectiveness of police officers by allowing direct access to information generally provided by dispatch, and allow dispatch to focus more on coordinating the activities of the officers in the field.

Completion Date: December 2020

Public Safety Radio System	Complete	\$ 1,250,000	\$ 35,079	\$ 1,285,079	\$ 1,284,600
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Project Description: This project will allow the City's public safety agencies to move to the P25 radio system currently utilized by most of the City's mutual aid partners, allowing for better emergency response coordination. This system will replace the existing radio system with new hand held, car-mounted radios, as well as new dispatch terminals.

Completion Date: July 2017

Fire Apparatuses & Equipment	Active	\$ 4,640,000	\$ -	\$ 4,640,000	\$ 2,361,042
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Project Description: This project will replace the existing fire apparatuses, command vehicles, and fire fighting equipment over the 20-year life of the tax.

Start Date: May 2017

Projected Completion Date: December 2037

Comments: 2 Pumps, 1 100' Aerial Platform, 1 Fire Marshal Tahoe, and bunker gear have been acquired to date. The refurbishment of 2 other trucks is ongoing.

Police Vehicles	Active	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 1,644,850
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Project Description: This project will allow the Police Department to replace up to 5 fleet vehicles each year over the life of the tax.

Start Date: June 2017

Projected Completion Date: December 2037

Comments: 32 Police Interceptors and 2 ACO trucks have been acquired to date

Firing Range/Training Center	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
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Project Description: This project will result in an outdoor firing range and training center for use by the Glenpool Police Department.

Police Capital Improvements	Future	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
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Project Description: This project will result in a stand alone courtroom/community meeting room to be constructed adjacent to the existing Utility Billing building, clearing room on the 2nd floor of the Public Safety building for additional offices and storage.

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
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Proposition 3 (0.55%) (effective 7/1/2016)

Public Safety Personnel Fund



Financials Since Inception (FY 2017 - FY 2025)

Total Revenues	\$11,538,845
Total Expenditures	\$10,235,979

Fund Balance (as of 12/31/24) \$1,302,865

Hire 7 Additional Firefighters



Complete / Ongoing

Project Description: This project will enhance public safety by adding a minimum of 7 additional Firefighters during the effective duration of Proposition 3.

Start Date: October 2016

Comments: The FY 2024-2025 Budget added 1 Firefighter position, bringing the total to 10 Fire positions within this fund.

Hire 5 Additional Police Officers



Complete / Ongoing

Project Description: This project will enhance public safety by adding a minimum of 5 additional Police Officers during the effective duration of Proposition 3.

Start Date: October 2016

Comments: The FY 2024-2025 Budget added 2 Police positions, bringing the total to 7 Police positions within this fund.

Development Services

Listed below are current development related activities within the City of Glenpool **through the month of December 2024**. These activities listed include Projects Under Construction, Planning Applications Under Review, Approved Projects Not Under Construction, Building Permits and Inspections, and Code Enforcement Activity. The most recent activities are highlighted in **red**.

Commercial/Industrial Projects Under Construction:

1. **C & C Office Complex** – A proposed 2,672 sf office building located 459 E 151st S. The existing single-family residence will be converted into an office building.

Commercial/Industrial Occupancy Permits Issued in December 2024:

1. **Big Brand Tire (formerly Robertsons)** – 12590 S. Waco Ave
2. **J & J Appliance (Appliance Sales)** – 13809 S. Casper St. Ste# D-F

Earth Change Permits Issued:

1. **Eagle I Investments (The Lakes at Twin Mounds Commercial)** – Southwest corner of W. 161st Street and US 75. The owner is clearing, grading and preparing the 11-acre site for future commercial uses.
2. **South 75 Business Park** – 2.5-acre site near northwest and northeast corner of 166th Street South and South Broadway Street. The owner is clearing, grading and installing drainage improvements to serve the area.
3. **Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.
4. **146th and Vancouver Commercial:** An earth change permit for future commercial uses.
5. **146th and Vancouver:** ODT staging and storage area for the US75 improvement project.

Residential Projects Under Construction:

Subdivision Name		Lots Approved	Under Construction	Completed	Lots Available
1	Glen Hills I (Phase 1-6)	84	1	82	1
2	Glen Hills II (Phase 7-11)	78	1	72	5
3	Scissortail	88	2	61	25
4	Redbud Glen	74	8	28	38
5	Twin Ponds	25	1	1	23
Totals		349	13	244	92

Planning Applications Under Review:

1. **Annexation(s): No New Applications**
2. **Comprehensive Plan Amendment(s): Calvert Residence Comprehensive Plan Amendment** – A proposed Comprehensive Plan Amendment (CPA-02-2024) to change the land use designation from Special District 1 to Neighborhood Conservation. and Zone Amendment (GZA-310). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.
3. **Zone Amendment(s): Calvert Residence Zoning Amendment** – A proposed Zone Amendment (GZA-310) to change the zoning classification of the site from OL (Office Low Intensity) to RS-3 (Single-Family High Density). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.
4. **Planned Unit Development (PUD): Elm Pointe PUD 44** – A PUD application to allow additional uses within the Elm Pointe Business Park located at the northwest corner of E 141st Street South and South Peoria Ave. El Pointe Business Park is zoned CS (Commercial Shopping).
5. **Subdivision Plat(s): The Lakes at Twin Ponds** – A Preliminary Plat to subdivide a 94.0918-acre site into two-hundred and fifty-one (251) lots in nine (9) blocks and seven (7) reserve areas. The subject site is generally located on the south side of W 161st S and west of US75.
6. **Lot Split Application(s):**
 1. **Glenpool WWTP Access Road: Lot Split Application (GLS 269)** – A proposed Lot Split Application (GLS 269) to subdivide 7.536-acre site into two (2) lots; Lot 1 -- 2.99 acres and Lot 2 - 4.546 acres. The subject site is located at 11 E. 136th Place South.
7. **Site Plan Applications:**
 1. **State Farm Office – Marvin Manns** – A Site Plan review of a proposed office building located at 201 E 141st St.

8. Specific Use Permits: No New Applications

9. Variance(s):

- 1. Davis Variance** – A Variance Application (BOA 490) to waive the hard-surface paving requirement for a parking area. The subject site is located at 550 W 137th St.

Approved Projects Not Under Construction

- 1. McGraw Winfield Realtors** – A proposed 4,434sf office building located at 12189 South Yukon Avenue.
- 2. Carson Trails** – A 497-lot residential Planned Unit Development (PUD) located north and east of the northeast corner of West 181st Street and South Union Avenue directly adjacent to Eden South neighborhood. A subdivision plat for Phase I of Carson Trails PUD-43. The plat consists of 82 residential lots and four (4) reserve areas.
- 3. Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.
- 4. Redbud Glen II** – A Preliminary Plat to subdivide a 25.729-acre site into sixty-seven (67) lots in eight (8) blocks and four (4) reserve areas. The subject site is generally located north of E. 149th Street S. and West of S. Elwood Ave.
- 5. Twin Ponds Phase II** – Preliminary Plat of a 12.29-acre site. The plat proposes to subdivide the site into ten (10) lots and four (4) reserve areas. The subject site is generally located north of West 181st Street South – ½ mile west of Highway 75.
- 6. Brown Veterinary Clinic – S75 Business Park** – A Site Plan application for a proposed Veterinary Clinic located at the southeast corner of W 161st St. S and S Broadway St.

Items Scheduled for BOA Meeting – January 13, 2025

- 1. Davis Variance** – A Variance Application (BOA 490) to waive the hard-surface paving requirement for a parking area. The subject site is located at 550 W 137th St.

Items Scheduled for Planning Commission Meeting – January 13, 2025

- 1. Glenpool WWTP Access Road: Lot Split Application (GLS 269)** – A proposed Lot Split Application (GLS 269) to subdivide a acre site into two (2) lots. The subject site is located at 11 E. 136th Place South.

Current Residential and Commercial Building Permit Statistics

New Residential Permits Issued December 2024	2
New Commercial Permits Issued December 2024	1
Current Active Residential Permits	25
Current Active Commercial Permits	3
Residential Permits thru December 2023	63
Residential Permits thru December 2024	69
Commercial Permits thru December 2023	0
Commercial Permits thru December 2024	3
Assessment Letters Issued in December 2024	0
Total Assessment Letters Issued in 2024	5

Code Enforcement Activity for **December 2024**

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated Year to Date	1040			
Open public nuisance cases through December 2024	11			
CODE ENFORCEMENT CASES	Sept 2024	Oct 2024	Nov 2024	Dec 2024
	101	47	82	82
High grass:	15	5	2	-0-
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	4	1	3	2
Nuisance abatements (contractor):	2	-0-	-0-	-0-
Notices issued for residents with no water service:	-0-	-0-	-0-	-0-
Tulsa County Health Department citations:	-0-	-0-	-0-	-0-
Illegally placed signs:	70	33	64	46
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	4	5	7	3
Dilapidated structures/property notices:	-0-	-0-	-0-	-0-
Trash can/receptacle placement notices:	-0-	-0-	-0-	-0-
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	3	2	3	3
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	2	-0-	2	-0-
Stagnant water causing mosquito issues:	-0-	-0-	-0-	-0-
Pest issue:	-0-	-0-	1	-0-
Dilapidated fencing:	-0-	1	-0-	-0-
Noxious odor:	-0-	-0-	-0-	-0-

Public Works

The following details of all work completed between November 21 – December 26, 2024

Streets

- Crack sealed – NA
- Filled potholes
 - 611 E 146th
 - Misc around town
- Fixed downed streets signs – 1327 E 146th NO Parking
- Cleaned storm drains – NA
- Picked up trash around town.
- Weeded – NA
- Installed Holiday lights along 141st.
- Cleared grates and trees from Walmart storm water inlet. (2nd round)
- Installed sander and plow on International for winter road prep.
- Began leaf removal in Kendalwood North
- Placed rip rap at 126th wood-decked bridge

Parks

- Black Gold
 - Vacuumed leaves
 - Contractor installed Holiday lights
- Kendalwood North
- Kendalwood South
- Lambert
- Morris
 - Brush hogged open spaces on the disc golf course
 - Chipped trees left by disc golf volunteers
- Rolling Meadows
 - Removed graffiti from basketball court.
- South County Soccer
 - Winterized irrigation system
- Picked up trash and emptied trash cans daily at all city parks.
- Added back Landscaping at Utility Billing

Facilities Maintenance

- Cut down dead tree at EMS

- Light Check at City Hall – Over 10 lights replaced
- Helped with Utility Billing flower beds
- General Maintenance at City Hall.
- Cleaned Grease pits at FD, PD, and City Hall
- Cleaned and tested 1122A pool weekly
- Outstanding Projects:
 - An RFQ for AC Maintenance program throughout the city has been issued. Three responses have been received.

Wastewater Treatment Plant:

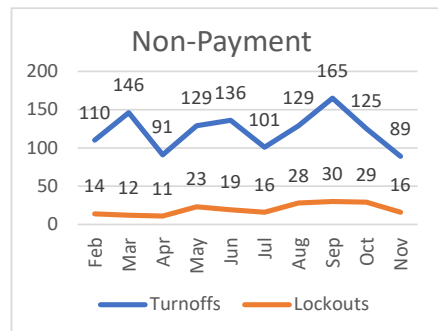
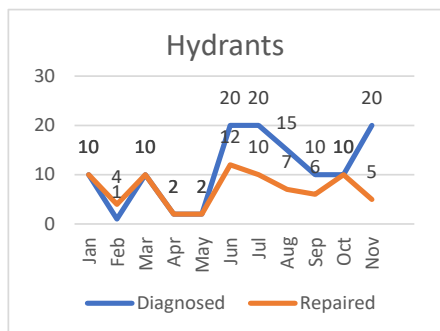
- Daily calibration and testing performed (CL, DO, pH)
- Daily readings performed.
- Daily flow monitoring performed.
- Daily addition of chemicals to lagoon
- Weekly Biological Oxygen Demand and Total Suspended Solids samples to Green Co. Testing
- WET test performed and failed due to high ammonia. DEQ sent notice.
- Mowed, weeded, and sprayed (where needed)
- Vehicle and equipment maintenance performed.
- Using Hydrogen Peroxide at 10 gpd to reduce odor and raise DO
- Running two 4" Venturi pumps as needed to raise DO in lagoon
- Effluent meter is non-operational, parts ordered
- Blower status:
 - Blower 1: non-operational... needs motor & blower and will remain offline
 - Blower 2: Blower has been taken in for repairs
 - Blower 3,4: functional

Lift Stations:

- Inspected all lift stations
 - Cleaned floats
 - Repaired fencing and prepped for latch replacement on many stations.
 - Mowed, weeded, and sprayed all stations
- Assisted WWTF operator with daily tasks
- Pumps #1, and #2 at Hickory went down in subsequent weeks. New pumps are in with a backup readily available.
- Bypass pump is setting at Newman LS until 2nd pump is repaired.

Distribution:

- 200 Utility locates
- 144 service orders completed for the utility office
- 89 turn offs for non-payment – December 3 (one week late due to Thanksgiving)
- 16 lock outs for non-payment – December 5 (one week late due to Thanksgiving)
- Performed monthly meter reads with 30 bad registers
- 3 leaks repaired (0 major, 3 minor, 0 pending)
- 0 meter(s) set (0 residential, 0 commercial)
- 7 pending meter sets (5 residential, 2 commercial)
- Bi-weekly water samples taken and PASSED
- Mowed, weeded, and sprayed (where needed) at water towers and booster stations
- Cleaned and serviced vehicles and equipment
- Jetrodded 3 possible sewer backup(s) (2 on city side, 1 on customer side)
- Diagnosed 17 hydrants, put 5 back in service and ordered parts for all others.
- Repaired 0 Sewer Manholes
- Booster Pump station on US75 at 131st has had its pin hole leak temporarily repaired. The station is now mostly isolated from distribution. Awaiting further instruction from city engineer on path forward.
- Meter pilot program began Sept 20th. 2 vendors supplied 10 meters each to provide us a pilot on what meters we will move forward with to replace our aging and failing meters.



Community:

- Set trash cans out for Black Gold Christmas at Black Gold park
- Set out and picked up barricades for Chamber's Christmas parade

Disc Golf Course

Progress has been made by a team of volunteers at Morris Park. All fairways have been cut and are “playable.” It will be some time before the course is able to be open to the public, but it is shaping up very nicely. Hole one, shown with the hotel in the background is a steep start to an otherwise very challenging course. Hole 16, shown in the smaller picture, has two fairways split by a grove of trees.



New Chevy 4500HD with Switch N Go Dump Bed

This cab and chassis has been with the city since July, but the bed had a long lead time. Arrowhead Truck Equipment out of Bixby installed the bed assembly and now the truck is awaiting emergency lighting. It should be in service by mid January 2025.



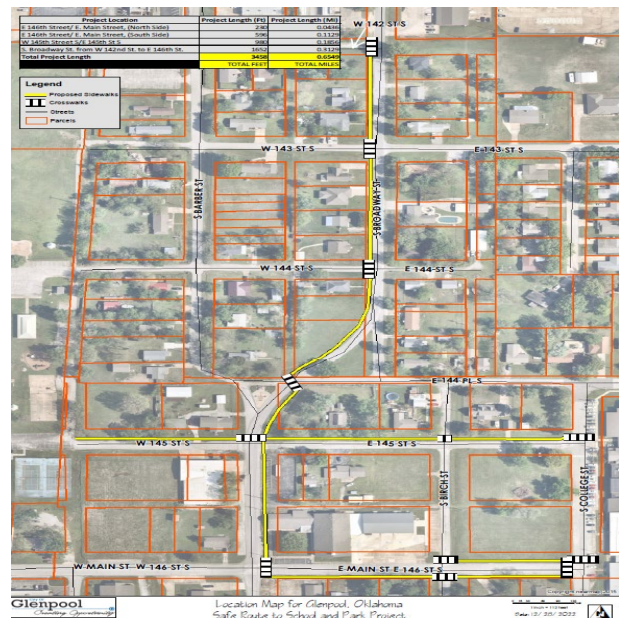
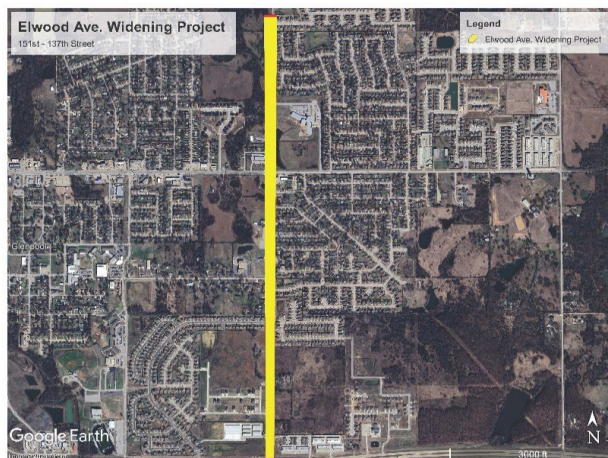
Engineering

Introduction

This report summarizes the activities of the engineering department and infrastructure projects in the City of Glenpool during the stated period.

Glenpool Safe Route To School Project JP#3810404

The project establishes an ADA-compliant sidewalk network linking Glenpool Public School to Black Gold Park. The total project cost is \$1,202,760.00, with a matching fund of \$240,552.00. *(This project is pending approval from FHWA)*



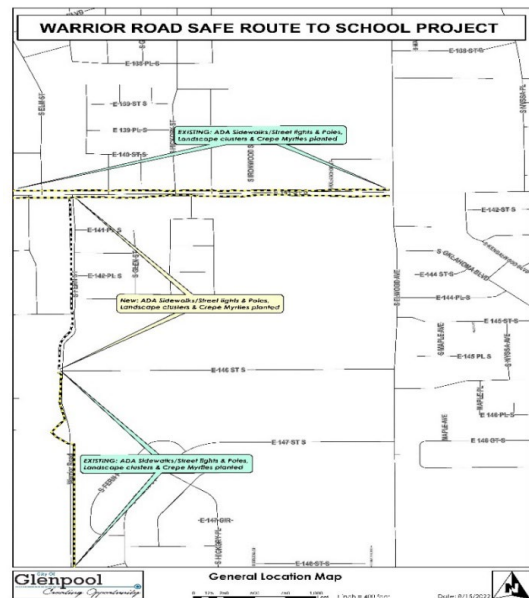
Elwood Ave. Widening from 151st – 137th Street, State JP#36939(05)

The City of Glenpool has been awarded a Surface Transportation Program (STP) grant totaling \$902,880, which requires a 25% matching contribution of \$225,720. This grant will fund the

planning, engineering, and preconstruction phases of the Elwood Avenue Improvement Project. A Request for Qualifications (RFQ) was issued on November 19, 2024, and responses were due by 3:00 PM on December 17, 2024. We received 10 respondents to the RFQ, and Staff is currently in currently conducting a qualification-based selection.

TAP Grant Sidewalk Improvement Project on Warrior Road. JP#3802804

The City has received the Urban Funding Agreement from Oklahoma Department of Transportation. Staff have selected Kimley Horn to provide the services. ODOT is coordinating the contracts with the consultant. Staff have paid the match fund of \$119,920.00. *(This project is pending approval from FHWA)*



Sidewalk & Beautification Phase II Project JP#28845(05)

The project final plans, specifications and estimates have been received. The engineering department is currently coordinating the final review process. Staff would be collaborating with the consultant and ODOT on the next phases of this project.

The estimate for this project is summarized below:

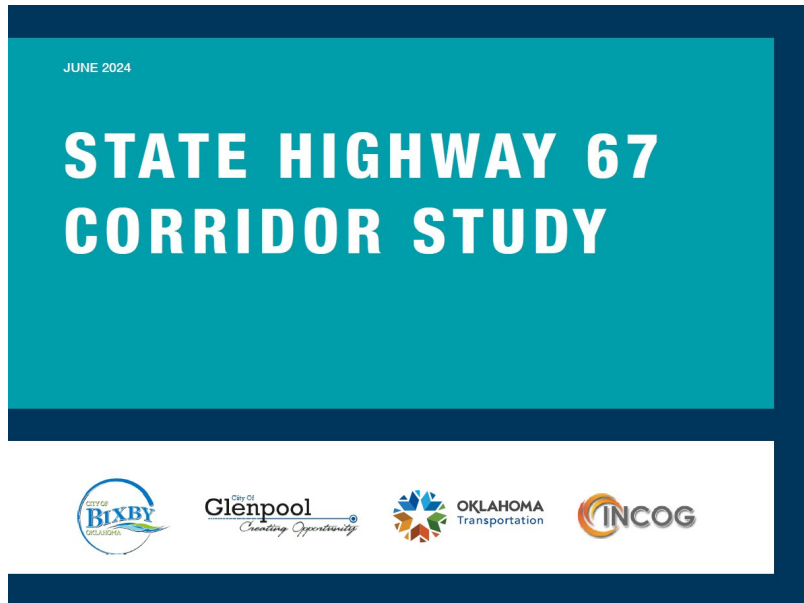
Project	Description	Estimate
Base Bid	E 141 st Street North Side: Between Elwood Ave and Peoria Ave. S Peoria Ave: Between E 141 st St & Recreation Center	\$624,323.82
Add Alternate 1	E 141 st Street South Side: Between S Elwood Ave & S Peoria Ave	\$812,962.56
Add Alternate 2	S. Peoria Ave: In Front of Recreation Center to 137 th Pl	\$108,849.24
Add Alternate 3	E 146 th St: Between Warrior Road & S Elwood Ave. S. Elwood Ave: Between E 146 th St & E. 141 st St	\$998,925.36

The initial project estimate was \$688,500. The awarded transportation enhancement program grant being 80% of the estimate is \$550,800, with a city match of \$137,700.

The awarded grant would be insufficient to cover the base bid of this project. There is a need for additional funding to fund this project. Staff is currently researching grant options for this project.

SH67/151st Corridor Study

The City of Glenpool has received the final report of the SH 67/ 151st Corridor Study. The State highway corridor study has been adopted by City Council at the September 2024 Council meeting. We are currently waiting on ODOT to accept and finalize the report.



US 75/141st Bridge Project

The project duration is estimated at 315 days. The project cost is estimated to be approximately \$27.5 Million. The lowest bid on the project was Sherwood Construction Co at \$31.4Million. Project is under construction and on schedule.

Rolling Meadows Stormwater

This project aims to address surface water runoff issues affecting residents of Rolling Meadows near the Taylor's Pond Subdivision. Staff selected Crafton, Tull & Associates to provide professional engineering services. Design is currently underway and staff have received 30% design plans from the engineer and are reviewing those plans.

Community Development Block Grant

The City of Glenpool is eligible for a \$120,143 FY2024 Community Development Block Grant (CDBG) to support low- and moderate-income (LMI) areas. Staff propose using the funds for a Street and Stormwater Improvement Project in Glen Village Addition II, addressing a sinkhole, stormwater, and street repairs. The grant agreement is ready for council approval.



Bicycle/ Pedestrian Masterplan Update

This is an update to the City of Glenpool's Bicycle and Pedestrian plan, which would become part of the INCOG Regional Go Masterplan. The City entered into agreement with INCOG on February 21st, 2024, to update the City bicycle/pedestrian plan. The selected consultant is RDG-Garver LLC. The City of Glenpool hosted a stakeholder meeting at the City Hall on October 30, 2024. Design is underway.

GIS Project

The Engineering Department is in the process of obtaining GIS Services to facilitate GIS Data collection in the field. The City has selected Garver to provide the GIS service according to Work Order #2 to the Master Service Agreement for Professional Services.

The interactive map for all City of Glenpool parks is 98% complete and is expected to go live in January. The next project will be to develop an interactive map for Council Districts and Zoning Maps.

Stormwater Management

Prepared and submitted the City of Glenpool Annual Report for the OKR04 Phase II Municipal Separate Storm Sewer System (MS4).

Conducted an inspection of Longhorn Stormwater project. Project is approaching final completion.

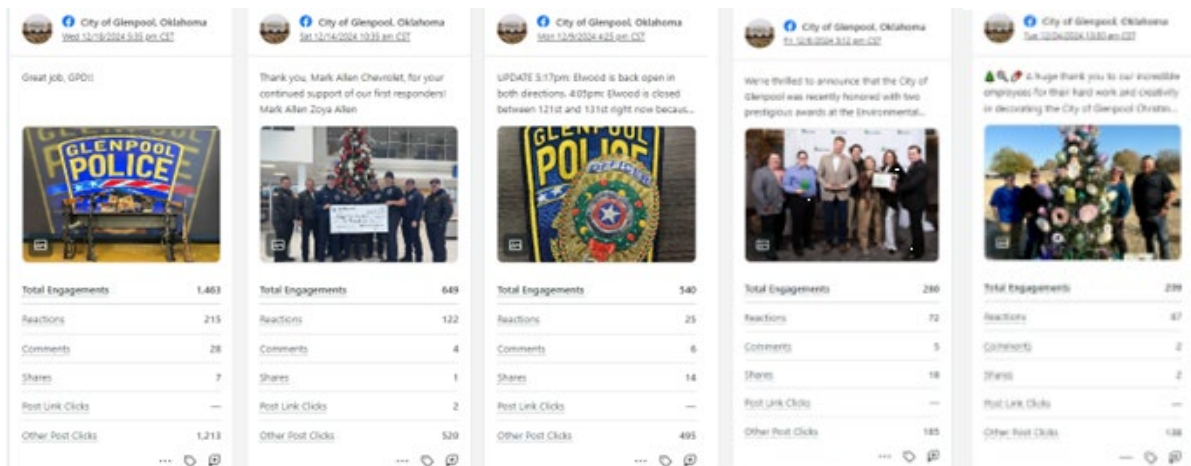
Conference Center/Community Relations

This report highlights the activities of the Community Relations department, community events in the City of Glenpool for December and the Conference Center.

Community Relations

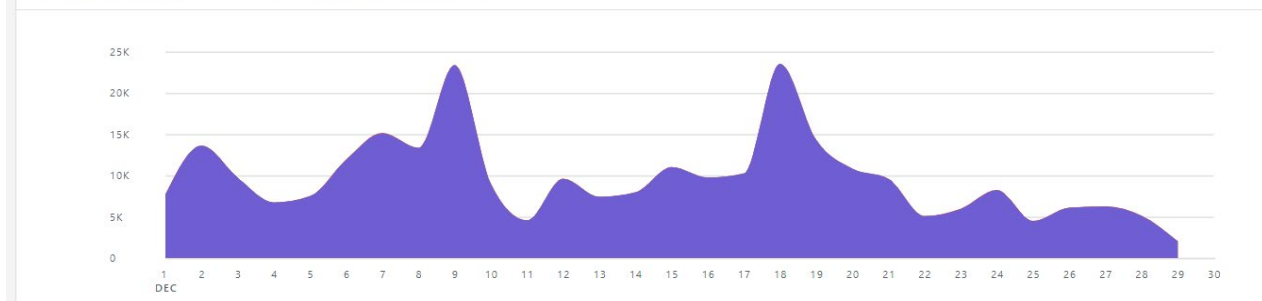
- Filmed and edited December Glenpool at a Glance.
- Participated in the Glenpool Chamber's BlackGold Christmas festivities.
- Attended the Glenpool Chamber Morning Brew networking opportunity.

Top Social Media Posts for December:



Impressions

Review how your content was seen across networks during the selected time period.



Social Media Monthly Stats:

Date	11/24-11/30	12/1 – 12/7	12/8 -12/14	12/15 -12/21
Impressions	78,852	72,209	75,119	89,154
Engagements	5,276	4,786	7,869	13,527
Page Likes	44	22	57	44
Post Link Clicks	2	5	4	18
Received Messages	121	80	109	322

Conference Center

In the month of December, the Conference Center hosted a total of 24 events. Of those, 11 were Christmas parties. The remaining events were a wide mix, including birthday parties, anniversary celebrations, several training sessions, and one memorable wedding.

EVENTS TO HIGHLIGHT

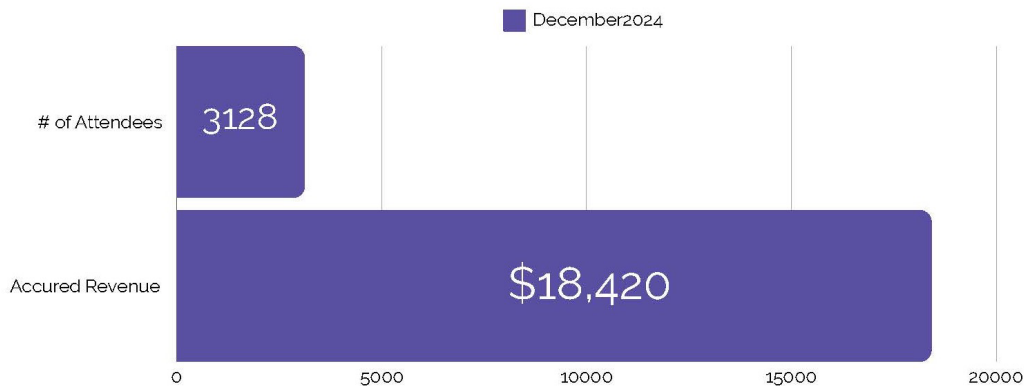
Native American Christmas Market

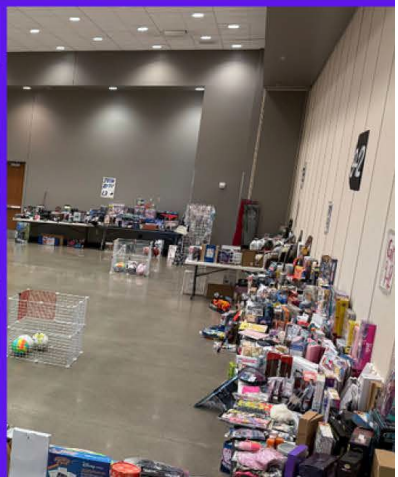
- This year marked the fourth year that the Native American Christmas Market was held at our venue. The event continues to grow in popularity and success, showcasing an array of unique artisan crafts and cultural experiences. It has become a staple of the season and a favorite for both vendors and attendees.

Glenpool Community Christmas Shoppe

- This annual event was a heartwarming success, providing Christmas gifts and holiday cheer to approximately 700 children and around 200 families in need. This event is designed to help our very own Glenpool community, and we are proud to have hosted and sponsored such an impactful community event.

The diversity and success of these events reflect the versatility and appeal of the Conference Center. We look forward to continuing to support our community and providing exceptional service to our clients in the coming year.





Economic Development/Grants

Economic Development

- *Business, Retention, & Expansion (BR&E)*
 - Morning BREW: The Glenpool Chamber of Commerce along with the Economic Development Department and Keller Williams, have partnered together for monthly gatherings for businesses around coffee and resources. The last event for 2024 was held on Thursday, December 19. Beginning in January, the Chamber will sponsor the third Monday of each month for the Morning Brew.
 - Oklahoma Innovation Expansion & Other Commerce Incentives
The Economic Development Team is preparing for visits to Glenpool businesses to share the incentives available for specific businesses across the state in 2025. The goal is to increase the number of businesses awarded this year.
 - Over the past two years, the Economic Development Team has helped local businesses earn \$650k for expansion efforts.
 - Assisted the Chamber in preparing for the Black Gold Christmas Tree event.
- *New Business/Sites*
 - Oklahoma Department of Commerce (ODOC) SITES (Supporting Industrial Transformation and Economic Success) Program
 - On November 13, we hosted the InSite presentation and site visit, fulfilling the final requirement of our selection as one of 15 communities chosen. The event was attended by representatives from the Oklahoma Commerce Department, the property owner and engineer, InSite consultants, utility partners, and our Workforce Development representative.
 - On December 19, we met with a representative from the Oklahoma Commerce Department to review the evaluation and feedback report from the InSite visit. The report highlighted several key areas for consideration for future site attraction for the South 75 Business Park. Some key takeaways include:
 - Manufacturing sites must have adequate electric capacity. If a site lacks this capacity, we need to assess the cost of mitigating the issue.
 - Zoning approval processes should be reasonable and efficient to streamline development.
 - Restrictive use covenants can be beneficial in promoting a site, making it more attractive to potential developers.
 - The asking price for land differs depending on whether it's being considered for a manufacturing site or a commercial site.
 - The Contiguous Developable Area (CDA) must be large enough to accommodate the needs of a potential manufacturing site.

- The Economic Development Team is collaborating with the Commerce Department and utility providers to evaluate the feasibility of three sites for future business attraction.
- Business Inquiries: Economic Development has had continued conversations with potential businesses and developers regarding relocating aspects of their operation to Glenpool.
 - The Economic Development Team recently met with business owners who have a contract for the Blue Compass Site, which is intended to consolidate several of their existing business locations. Currently, we are researching some zoning-related questions that have arisen during the process.
 - A Request for Proposal (RFP) was submitted to Tulsa's Future regarding a potential business looking into locating into the state of Oklahoma. The team submitted sites at the South 75 Business Park for a light industrial manufacturing project.
- Travel/Training/Misc:
 - Participated in a training of LocateOK.com with a representative from the Commerce Department. LocateOK.com is an online map and data tool provided by the Oklahoma Department of Commerce. It is designed to promote Oklahoma's available buildings and sites to businesses looking for expansion locations.
 - Participated in the monthly Tulsa's Future meeting hosted by Jenks on December 4th.
 - Participated in Tulsa's Future Annual Meeting: State of the Economy on December 5th.
 - Prior to the State of the Economy, we participated in a private meeting with regional economic developers, where we had the opportunity to engage in a Q&A session with Courtney Dunbar, a leading site consultant with Burns & McDonald.
 - Participated in the Select Oklahoma Membership meeting in Oklahoma City on December 10.

Grants:

- STBG street widening grant (for Elwood) awarded last year from ODOT. RFQ underway.
- INCOG CDBG Grant submitted 4/12 for the repair of sinkhole/storm drains at 145th Pl and Kendalwood BLVD. Approved on 12/2/2024. Contract on agenda for signatures 1/6/25.
- INCOG restarting the Federal Application for energy conservation. This will be for 3 E/V charging stations throughout the city: City Hall, Black Gold Park, and the South County Rec Center. The contract letter was signed at council on 8/2 and submitted to INCOG on 8/5. This is at no cost to the City.  This grant was due November 22nd and may not be announced until 2025.
- OK Homeland Security State and Local Cybersecurity Grant Program. Application submitted on 11/14/2024. Grant was approved  12/20/24. Able to replace the server at the PD by March or April 2025.
- \$500 Community grant - Cimarron Link applied for on 9/26 for a park bench at Morris Park. (once a year grant) Awaiting approval/decline. Sent email received in December 2024.
- OMAG Grant for Sanitary Sewer Root Control approved to apply by council on 10/7. Applied 10/8 and grant was approved on October 9th. Work to be completed by January 7th. Check was sent to OMAG for reimbursement 12/2024.

- ODEQ - Equipment Grant (for woodchipper) grant and contract approved to sign on 10/7 council meeting. Sent to ODEQ and the contract was returned to sign 10/25 with wrong amount. Contract corrected and invoice sent back on 11/12. Invoice sent for reimbursement on 12/3/2024. Monthly reporting required for one year.
- FFY 2025-2026 Transportation Alternatives & FFY 2022-2026 CRP. up to \$1,600,000 (20% matching), Preparing application in collaboration with David A. Application deadline is January 17th, 2025, for completing sidewalk projects on Elwood and 146th street to the school. Next step: prepare staff report, signature page, and resolution by Dec 31 to get on agenda for 1/6/25.
- Recreational Trails Program Grant 2025: 80% reimbursed up to \$300,000, with a total amount of \$375,000. We are preparing the application, and the grant deadline is January 31, 2025. Next step: prepare the staff report by January 15th to get on the agenda for January 20th, 2025.
- Opioid Grant 2025: Amount not specified. A meeting is set for December 18 at 1:30 pm. Applications open in March 2025, and projects are currently under discussion.
- DEQ - Collection Event Grant FY26: Application deadline is February 28, 2025. This will be on the agenda in February 2025.
- SAFE Oklahoma Grant: Amount not specified. We are working with GPD for equipment. Applications open in March 2025, and we are identifying the equipment needed.

Special Projects:

- Employee Christmas Party 12/20, was able to acquire over 70 gifts to gift to our valued employees from various businesses in Glenpool and surrounding areas.
- Next Events Committee Meeting not scheduled.
- Farmers Market
 - Local AG Summit January 29-31 (for farmers market managers and producers)
 - Need to update rules/regulations and vendor applications for the 2025 season
- Historical Projects – no new updates

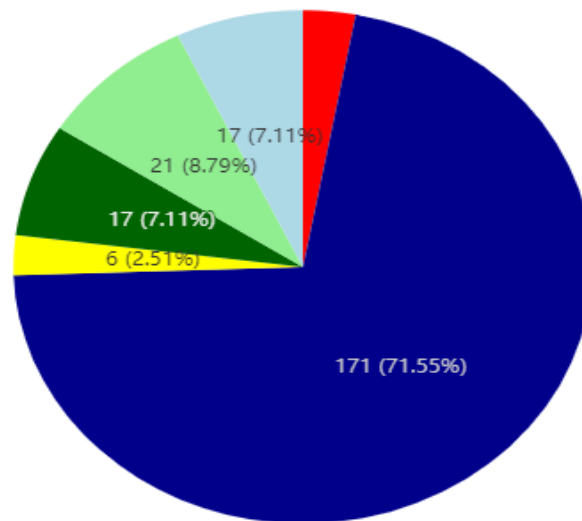
Fire Department

Glenpool Fire Department Operations December 2024

CM Report 11/20/24-12/26/24

Run Type	# of Calls	Totals Calls
EMS Runs	171	239
Fire Runs	68	
Overlapping	50	

Total (239)



Incident Type Series

7	1 - Fire
171	3 - Rescue & Emergency Medical Service Incident
6	4 - Hazardous Condition (No Fire)
17	5 - Service Call
21	6 - Good Intent Call
17	7 - False Alarm & False Call
239	

Police Department

STAFFING

The department has extended a job offer to Jarett Huggard for police officer and he has accepted the position, he is scheduled to start on December 30th. The department will be one officer short and will conduct testing after the holidays.

Audrey Collins has started her training or the communications division. The communications division has begun interviews for the remaining three vacant positions.

The department is short two patrol sergeants. We have begun the testing process and should have the two positions filled in January.

TRAINING

Detective Duque attended Basic Network Investigation training through the Secret Service. This is a three-part class, and he has been accepted to phase two and three later in 2025.

The ABLE commission held training for the department that will assist officers in investigations related to alcohol outside of DUI's.

The new Street Crimes Unit is in the beginning stages, Sgt. Ossman has been selected to lead the unit. He has started attended training to prepare for his new role.

PROJECTS

The Oklahoma Highway Patrol and the Glenpool Police Department partnered in a sobriety checkpoint to kick off the Drive Sober get Pulled Over campaign. Officers arrested five people for suspicion of DUI in two and a half hours before switching to directed patrol. We look forward to doing a second checkpoint in the spring.

EQUIPMENT

The patrol cars ordered for this budget year are at Dana Safety and will begin outfitting.

A Lidar was purchased in conjunction with the OHSO grant. All officers who have not been previously trained will go through a class and the Lidar will be issued for use.

HEADLINES

Each year officers remove up to ten Angels from various angel trees in the community. Several officers participated in the shopping for the angels and were able to deliver those items. I appreciate each of these officers for their participation.

Officers Wells and Heather both graduated CLEET. Congratulations to them and we are excited to have them back on patrol.





Calls for Service	1501
Arrest	36
DUI	6
Collisions	32
Alarm Calls	42
Burglary	5
Disturbance	10
Domestic	15
Fraud	7
Harassment	1
Larceny	20
Loud Noise	5
Motorist Assist	37
Stolen Property	2
Suspicious Activity	26
Trespassing	5
Traffic Stops	581



Always be **truthful** & **transparent**.

OUR CORE VALUES

Show that you **care**.

Create **WOW** moments.

Savor
the journey.

Make learning a **habit**.

**OUR MISSION: DEVELOPING A CULTURE OF TRUST
TO BETTER SERVE OUR COMMUNITY**





MINUTES
City Council Regular Meeting
Monday, December 2, 2024 Council Chambers 6:00 PM

COUNCIL PRESENT: Jacqueline Triplett-Lund
 Joyce Calvert
 Chris Brobst
 Shayne Buchanan

COUNCIL ABSENT: Tim Fox

STAFF PRESENT: David Tillotson
 Lea Ann Reed
 Joe Wuest
 Lesli Smith

STAFF ABSENT:

Page

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
Lesli Smith called the roll; Councilman Tim Fox was absent. Mayor Calvert declared a quorum present.
Jana Burk Attorney, of Rosenstein, Fist & Ringold, were also in attendance.
- C) Invocation –**
David Gray, Glenpool Church of Christ gave the invocation.
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Management Report**
Mr. Tillotson, opened with an announcement that A Special City Council and GUSA meeting will be held on Thursday, December 19, 2025, at 6:00 PM to discuss Sewer Plant Bids. Following this announcement, he proceeded with giving his manger report where he commended Public Works Director Jesse Hale and his team for receiving the 2024 Keep Oklahoma Beautiful Award.

[CM Report.12022024](#)

4 - 44

F) Mayor Report – Joyce G. Calvert, Mayor

Mayor Calvert also expressed her congratulations to the PW Team for receiving the 2024 Keep Oklahoma Beautiful Award and hoped all City staff and citizens had a great Thanksgiving holiday.

G) Council Comments

Vice Mayor Lund reported that the recent GHS Blue/Gray Wrestling Duel had a great turnout, and she thanked everyone who attended for their support of our students.

H) Public Comments

There were no public comments.

I) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Approval of the minutes from the November 4, 2024, meeting.

45 - 48

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

	For	Against	Abstained	Absent
Tim Fox				x
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	4	0	0	1

To approve the consent agenda.

CARRIED.

[City Council Regular Meeting - 04 Nov 2024 - Minutes - Pdf](#)

J) Consideration and appropriate action relating to items removed from the Consent Agenda

There were no items removed from the consent agenda.

K) Scheduled Business

- 1) Discussion and possible action to ratify or deny the mayor's appointment of Stephanie Schnebly to the Glenpool Planning Commission and Board of Adjustment through May 8, 2026, which is the remainder of the term vacated by Shayne Buchanan's resignation.
(Mayor Calvert)

Moved by Chris Brobst, seconded by Shayne Buchanan

	For	Against	Abstained	Absent
Tim Fox				x
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	4	0	0	1

To ratify the mayor's appointment of Stephanie Schnebly to the Glenpool Planning Commission and Board of Adjustment through May 8, 2026, which is the remainder of the term vacated by Shayne Buchanan's resignation.

CARRIED.

- 2) Discussion and possible action to support or deny the 2025 Tulsa Regional Chamber's Legislative One Voice Agenda. 49 - 58
(David Tillotson, City Manager)

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

	For	Against	Abstained	Absent
Tim Fox				x
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	4	0	0	1

To support the 2025 Tulsa Regional Chamber's Legislative One Voice Agenda.

CARRIED.

[Staff Report - OneVoice Agenda](#)

L) Adjournment

Mayor Calvert declared the meeting adjourned at 6:14 p.m.

City Manager's Report

December 2, 2024



City Of
Glenpool
Creating Opportunity

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Executive Summary

Mayor and Council,

***"Christmas time is here
Happiness and cheer
Fun for all that children call
Their favorite time of year"***

**~ Vince Guaraldi and Lee Mendelson
A Charlie Brown Christmas**

I truly enjoy the Christmas Season. I think most of all, I like giving gifts and watching my friends and family open them. The anticipation of their reaction, their joy, their excitement, as they tear into the wrapping paper in anticipation of what they received. While the stress of finding the perfect gift can be difficult, the satisfaction I receive when I hit the mark is hard to beat. I feel a little like that right now. The staff and I are doing our best to find the perfect gifts to give this community and we are excited by the magnitude and breadth of the projects we have underway.

As you review the following departmental reports, I hope you take notice of the number of different projects that have been completed, are in progress, and are almost completed. There has been a lot of activity over the past 11 months and we have even more things planned for 2025 and beyond. Allow me to take a moment and highlight a few that are in the report and add a few others that I believe are informative.

- The Hwy 75 Project continues to progress at a steady pace. WE will continue to see traffic delays and construction-related heartburn throughout the project, but thankfully ODOT and the contractor have been responsive to our needs and requests. As the traffic now moves to the frontage road, we will see work on the bridge begin. We have been notified by the contractor that they will be required to shut down the center median at 146th in the coming weeks for safety purposes. We are working with ODOT to see what temporary solutions can be found for the increased traffic this will bring to the 151st interchange. Whatever the outcome our team will continue to post traffic updates to the public as we become aware of them.
- The wastewater treatment plant bids have been opened and we were pleased with the total cost. Once the Oklahoma Water Resources Board approves the final funding package, which includes both ARPA funds as well as low-interest loans, we will call a special Council/GUSA meeting to ask for the bid to be awarded. We anticipate that construction will begin in January or early February on this much-needed project.
- A Request for Qualification (RFQ) on the Elwood Widening Project, which is part of our Move Glenpool Forward initiative, has been issued. This is the first step in the larger journey needed to widen this important arterial street within the City. This RFQ calls for an engineering firm to study the corridor and then design a new, expanded roadway from 151st through 138th. This will include some type of signalization and/or intersection improvements at 141st and potentially 151st.

City Council Regular Meeting - 02 Dec 2024 Minutes Attachment

- The Engineering Department also has engineering design underway for the Rolling Hills Stormwater Project, another Move Glenpool Forward project. Additionally, the Longhorn Stormwater Project is underway and should be completed in the next several weeks.
- We continue to make progress in filling our vacancies. Over the past month we filled three positions and have another three or four in the process that will likely start this month or early next year.
- Chad Coomer and Joe Wuest hosted an extremely successful site visit with a national search firm in partnership with the Oklahoma Department of Commerce. We have already seen conversations that began at the site visit bloom into workable ideas and concepts that we are researching and implementing as appropriate.
- Take a moment and look through the Finance Department report.
 - This year's revenues for the General Fund are holding steady at last year's levels and are up slightly over what was budgeted for the year. We will be watching the budget closely over the remainder of this fiscal year.
 - GUSA revenues are up for the year and are better than what we budgeted. This will be important as the need for additional personnel and operations funding will be needed over the next couple of years as the new wastewater treatment facility is constructed and opened.
- Our residential permits for new construction continue to trend up slightly this year over the same period last year. We will not likely see a significant increase in housing permits until we have additional residential developments under construction.
- Upcoming Community Events/City Holidays:
 - Christmas Holiday: Tuesday, Dec 24th and Wednesday, Dec 25th
 - New Years Day Holiday: Jan 1st

Human Resources

Open Positions

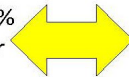
We currently have 15 open positions. These vacancies include those new positions approved in the FY2024-2025 budget.

- Administration: 1 Positions
 - HR Generalist – Internal Offer Extended
- General Government: 1 Position
 - Deputy City Clerk/Administrative Assistant
- Police Department: 5 Positions
 - Police Officer (3)
 - 1 Position set to start Dec 2nd
 - 1 position set to start Jan 2nd
 - 1 position to be advertised
 - Dispatch: (2) – To be advertised 12/01/2024 on new applicant tracking software.
- Public Works: 7 Positions
 - Water & Sewer Laborer (2)
 - Streets and Parks Laborer (1)
 - Seasonal Streets and Parks Laborers (3)
- Utility Billing: 1 Position
 - Pt Utility Billing Clerk – To be advertised 12/01/2024 on new applicant tracking software.

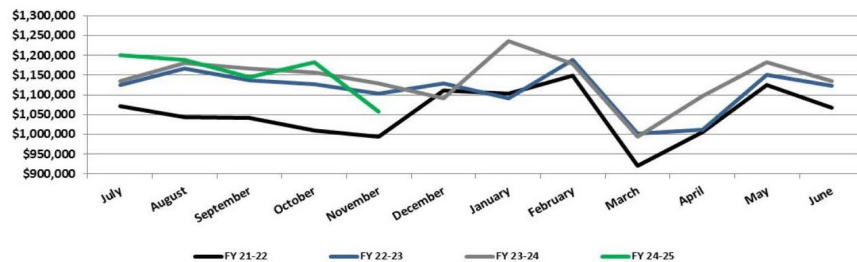
Finance

SALES TAX

FY 24-25 Combined Sales Tax for all funds in November totaled \$1,056,590, 6.4% lower than FY 23-24 revenues for the same period. Further details on November financial results will be reported next month after the accounting period is closed.



Sales Tax Revenue by Month
FY 24-25 Actual Compared to Previous 3 Fiscal Years Actual



GENERAL FUND REVENUES

FY 24-25 General Fund revenues through October totaled \$5,571,507 which is \$14,313, or 0.3%, higher than FY 23-24 revenues for the same period. Year-to-date revenues are \$148,427 above budget.



GENERAL FUND EXPENDITURES

FY 24-25 General Fund expenditures through October totaled \$5,028,113, or \$177,768 (3.7%) higher than FY 23-24 expenditures through the same period.

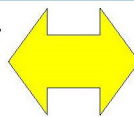


REPORT LEGEND

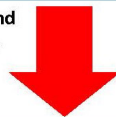
Better Than
Expected



Expected, or
Minor
Variance



Monitor and
Consider
Taking
Action



SALES TAX REVENUES—ALL FUNDS



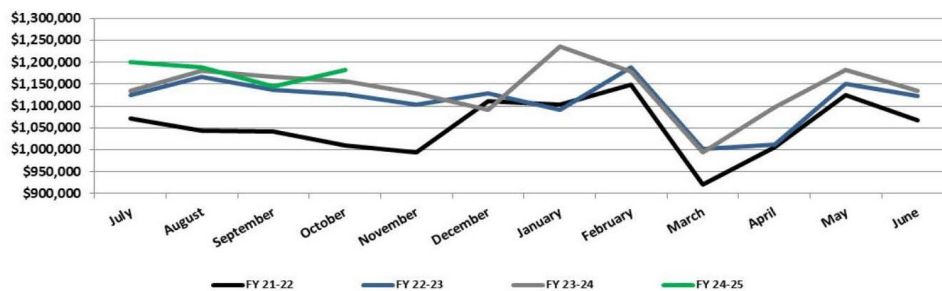
FY24-25 Sales Tax collections year-to-date through October were 0.7% above budget, and also 1.7% higher than FY23-24 collections for the same period.

MONTH	COMPARISON TO BUDGET			COMPARISON TO PRIOR YEAR			PERCENTAGE	
	BUDGET	FY 24-25 ACTUAL	AMT INC/(DEC)	FY 24-25 ACTUAL	FY 23-24 ACTUAL	AMT INC/(DEC)	INC(DEC) BUDGET	INC(DEC) PRIOR YR
July	\$ 1,146,098	\$ 1,200,807	\$ 54,709	\$ 1,200,807	\$ 1,134,751	\$ 66,057	4.8%	5.8%
August	\$ 1,191,491	1,189,253	(2,238)	1,189,253	1,179,694	9,559	-0.2%	0.8%
September	\$ 1,179,101	1,145,631	(33,470)	1,145,631	1,167,426	(21,796)	-2.8%	-1.9%
October	\$ 1,168,926	1,181,483	12,557	1,181,483	1,157,352	24,130	1.1%	2.1%
November			-			-		
December			-			-		
January			-			-		
February			-			-		
March			-			-		
April			-			-		
May			-			-		
June			-			-		
TOTAL	\$ 4,685,616	\$ 4,717,173	\$ 31,557	\$ 4,717,173	\$ 4,639,223	\$ 77,950	0.7%	1.7%

Y-T-D Budget \$ 4,685,616
Y-T-D Actual 4,717,173
Y-T-D Variance 31,557
Y-T-D % Var 0.7%

Prior Year \$ 4,639,223
Y-T-D Actual 4,717,173
Y-T-D Variance 77,950
Y-T-D % Var 1.7%

Sales Tax Revenue by Month
FY 24-25 Actual Compared to Previous 3 Fiscal Years Actual

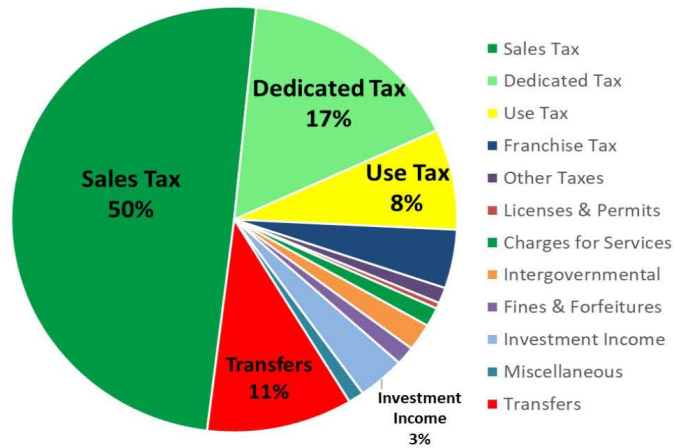


GENERAL FUND REVENUES

	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Sales Tax	\$ 2,756,196	\$ 2,774,641	\$ 18,445	\$ 2,728,907
Dedicated Tax	918,732	925,038	6,306	909,636
Use Tax	476,989	448,891	(28,098)	441,659
Franchise Tax	211,667	225,088	13,421	236,943
Other Taxes	45,667	67,527	21,861	43,700
Licenses & Permits	26,200	18,711	(7,489)	21,447
Charges for Services	112,590	113,568	978	65,310
Intergovernmental	96,548	111,413	14,865	154,407
Fines & Forfeitures	66,833	76,731	9,898	70,619
Investment Income	96,799	159,835	63,036	223,132
Miscellaneous	14,860	50,063	35,203	61,436
Transfers	600,000	600,000	-	600,000
Totals	\$ 5,423,080	\$ 5,571,507	\$ 148,427	\$ 5,557,195

Over (Under) Budget year to date: 2.7%

Increase (Decrease) over prior year: 0.3%



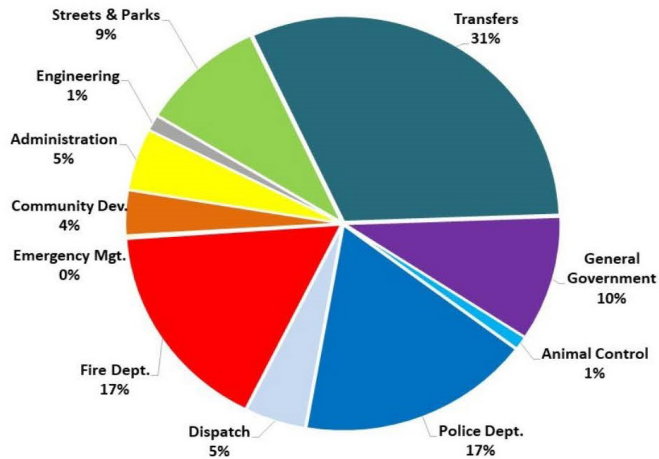
GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Under/(Over)	YTD FY23-24 Actual
General Government	\$ 595,363	\$ 492,725	\$ 102,638	\$ 470,352
Animal Control	57,496	52,059	5,437	51,275
Police Dept.	918,116	879,590	38,527	830,858
Dispatch	237,588	229,133	8,455	189,664
Fire Dept.	958,858	832,558	126,300	821,376
Emergency Mgt.	37,833	9,593	28,241	47,791
Community Dev.	199,988	176,320	23,668	231,303
Administration	362,147	244,666	117,481	178,989
Engineering	130,302	61,698	68,605	5,480
Streets & Parks	629,229	470,667	158,562	358,644
Transfers	1,570,208	1,579,105	(8,897)	1,664,614
Totals	\$ 5,697,127	\$ 5,028,113	\$ 669,014	\$ 4,850,345

Under (Over) Budget year to date: 11.7%

Increase over prior year: 3.7%

General Fund YTD Percent Expenditures by Department



GLENPOOL UTILITY SERVICES AUTHORITY REVENUES YEAR-TO-DATE

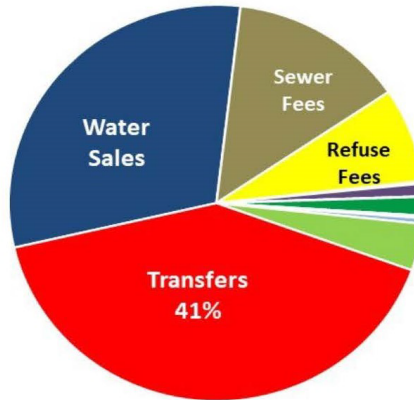
	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Water Sales	\$ 1,030,114	\$ 1,136,471	\$ 106,357	\$ 1,085,229
Sewer Fees	484,616	510,315	25,700	494,735
Refuse Fees	287,348	286,915	(433)	280,982
Solid Waste Mgt Fee	7,333	6,773	(560)	6,680
Storm Water Mgt Fee	39,333	38,804	(529)	38,284
Water/Wastewater Fee	1,667	1,105	(562)	1,950
Misc Fees/Other	49,667	57,240	7,573	61,285
Taps	19,000	7,400	(11,600)	19,200
CCRWD 2	11,167	16,949	5,783	11,336
Investment Income	30,072	142,640	112,568	129,877
Transfers	1,503,541	1,525,038	21,497	1,509,752
Totals	\$ 3,463,857	\$ 3,729,649	\$ 265,792	\$ 3,639,309

Over (Under) Budget year to date: 7.7%

Increase over prior year: 2.5%

GUSA YTD Revenues by Type

- Water Sales
- Sewer Fees
- Refuse Fees
- Solid Waste Mgt Fee
- Storm Water Mgt Fee
- Water/Wastewater Fee
- Misc Fees/Other
- Taps
- CCRWD 2
- Investment Income
- Transfers

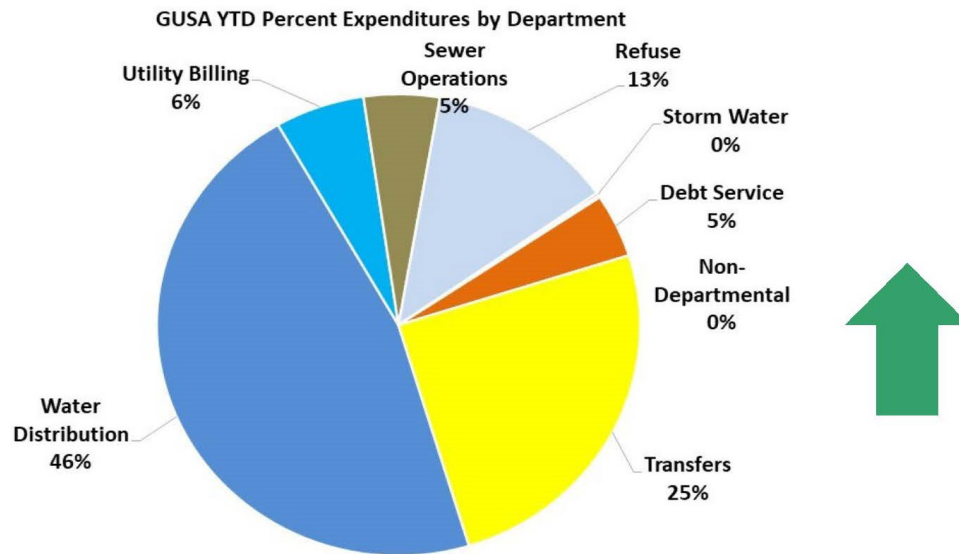


GLENPOOL UTILITY SERVICES AUTHORITY EXPENSES YEAR-TO-DATE

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget (Over)/Under	YTD FY23-24 Actual
Water Distribution	\$ 1,280,764	\$ 1,107,034	\$ 173,731	\$ 1,364,353
Utility Billing	142,479	142,605	(126)	134,575
Sewer Operations	243,815	121,047	122,767	158,083
Refuse	276,333	299,819	(23,486)	278,653
Storm Water	62,333	4,598	57,736	-
Non-Departmental	3,086	3,469	(383)	2,922
Debt Service	106,266	106,266	0	107,766
Transfers	600,000	600,000	-	600,000
Totals	\$ 2,715,077	\$ 2,384,838	\$ 330,239	\$ 2,646,352

Under (Over) Budget year to date: **12.2%**

Increase over prior year: **-9.9%**



FUND DASHBOARD

FUND	REVENUES	EXPENDITURES	CHANGE IN FUND BALANCE
GENERAL FUND	\$5,571,507	\$5,028,113	\$543,394
GLENPOOL UTILITY SERVICES AUTHORITY FUND	\$3,729,649	\$2,384,838	\$1,344,811
GLENPOOL INDUSTRIAL AUTHORITY FUND	\$294,683	\$241,972	\$52,711
STREETS & INFRASTRUCTURE FUND	\$342,931	\$251,685	\$91,246
PUBLIC SAFETY CAPITAL FUND	\$278,542	\$375,297	<\$96,755>
PUBLIC SAFETY PERSONNEL FUND	\$588,624	\$569,709	\$18,915
CAPITAL FUND	\$35,318	\$121,793	<\$86,475>
ARPA FUND	\$13,132	\$918,661	<\$905,529>
PARKS AND RECREATION FUND	\$7,713	\$242	\$7,471
HOTEL FUND	\$98,790	\$85,477	\$13,313

Development Services

Listed below are current development related activities within the City of Glenpool **through the month of November 2024**. These activities listed include Projects Under Construction, Planning Applications Under Review, Approved Projects Not Under Construction, Building Permits and Inspections, and Code Enforcement Activity. The most recent activities are highlighted in **red**.

Commercial/Industrial Projects Under Construction:

1. **C & C Office Complex** – A proposed 2,672 sf office building located 459 E 151st S. The existing single-family residence will be converted into an office building.

Commercial/Industrial Occupancy Permits Issued in November 2024:

1. **City of Glenpool (Office/Warehouse)** – 1122 W 156th St. S Bldg. B
2. **Saint Francis Glenpool (Portable Imaging Building)** – 140 W 151st St.

Earth Change Permits Issued:

1. **Eagle I Investments (The Lakes at Twin Mounds Commercial)** – Southwest corner of W. 161st Street and US 75. The owner is clearing, grading and preparing the 11-acre site for future commercial uses.
2. **South 75 Business Park** – 2.5-acre site near northwest and northeast corner of 166th Street South and South Broadway Street. The owner is clearing, grading and installing drainage improvements to serve the area.
3. **Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.
4. **146th and Vancouver Commercial:** An earth change permit for future commercial uses.
5. **146th and Vancouver:** ODT staging and storage area for the US75 improvement project.

Residential Projects Under Construction:

	Subdivision Name	Lots Approved	Under Construction	Completed	Lots Available
1	Glen Hills I (Phase 1-6)	84	1	82	1
2	Glen Hills II (Phase 7-11)	78	4	69	5
3	Scissortail	88	3	60	25
4	Redbud Glen	74	8	26	40
5	Twin Ponds	25	1	1	23
	Totals	349	17	238	94

Planning Applications Under Review:

1. **Annexation(s): No New Applications**
2. **Comprehensive Plan Amendment(s): Calvert Residence Comprehensive Plan Amendment** – A proposed Comprehensive Plan Amendment (CPA-02-2024) to change the land use designation from Special District 1 to Neighborhood Conservation. and Zone Amendment (GZA-310). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.
3. **Zone Amendment(s): Calvert Residence Zoning Amendment** – A proposed Zone Amendment (GZA-310) to change the zoning classification of the site from OL (Office Low Intensity) to RS-3 (Single-Family High Density). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.
4. **Planned Unit Development (PUD): Elm Pointe PUD 44** – A PUD application to allow additional uses within the Elm Pointe Business Park located at the northwest corner of E 141st Street South and South Peoria Ave. El Pointe Business Park is zoned CS (Commercial Shopping).
5. **Subdivision Plat(s): The Lakes at Twin Ponds** – A Preliminary Plat to subdivide a 94.0918-acre site into two-hundred and fifty-one (251) lots in nine (9) blocks and seven (7) reserve areas. The subject site is generally located on the south side of W 161st S and west of US75.
6. **Lot Split Application(s): No New Applications**
7. **Site Plan Applications:**
 1. **State Farm Office – Marvin Manns** – A Site Plan review of a proposed office building located at 201 E 141st St.
8. **Specific Use Permits: No New Applications**

9. Variance(s):

- 1. Davis Variance** – A Variance Application (BOA 490) to waive the hard-surface paving requirement for a parking area. The subject site is located at 550 W 137th St.

Approved Projects Not Under Construction

- 1. McGraw Winfield Realtors** – A proposed 4,434sf office building located at 12189 South Yukon Avenue.
- 2. Carson Trails** – A 497-lot residential Planned Unit Development (PUD) located north and east of the northeast corner of West 181st Street and South Union Avenue directly adjacent to Eden South neighborhood. A subdivision plat for Phase I of Carson Trails PUD-43. The plat consists of 82 residential lots and four (4) reserve areas.
- 3. Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.
- 4. Redbud Glen II** – A Preliminary Plat to subdivide a 25.729-acre site into sixty-seven (67) lots in eight (8) blocks and four (4) reserve areas. The subject site is generally located north of E. 149th Street S. and West of S. Elwood Ave.
- 5. Twin Ponds Phase II** – Preliminary Plat of a 12.29-acre site. The plat proposes to subdivide the site into ten (10) lots and four (4) reserve areas. The subject site is generally located north of West 181st Street South – ½ mile west of Highway 75.
- 6. Brown Veterinary Clinic – S75 Business Park** – A Site Plan application for a proposed Veterinary Clinic located at the southeast corner of W 161st St. S and S Broadway St.

Items Scheduled for BOA Meeting – December 9, 2024

- 1. Davis Variance** – A Variance Application (BOA 490) to waive the hard-surface paving requirement for a parking area. The subject site is located at 550 W 137th St.

Items Scheduled for Planning Commission Meeting – December 9, 2024

- 1. Comprehensive Plan Amendment(s): Calvert Residence Comprehensive Plan Amendment** – A proposed Comprehensive Plan Amendment (CPA-02-2024) to change the land use designation from Special District 1 to Neighborhood Conservation. and Zone Amendment (GZA-310). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.

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2. **Zone Amendment(s): Calvert Residence Zoning Amendment** – A proposed Zone Amendment (GZA-310) to change the zoning classification of the site from OL (Office Low Intensity) to RS-3 (Single-Family High Density). The subject site is approximately 14,000 sf in overall size and is located at 62 West 147th Street South.
3. **Planned Unit Development (PUD): Elm Pointe PUD 44** – A PUD application to allow additional uses within the Elm Pointe Business Park located at the northwest corner of E 141st Street South and South Peoria Ave. El Pointe Business Park is zoned CS (Commercial Shopping).

Current Residential and Commercial Building Permit Statistics

New Residential Permits Issued November 2024	2
New Commercial Permits Issued November 2024	0
Current Active Residential Permits	31
Current Active Commercial Permits	2
Residential Permits thru November 2023	54
Residential Permits thru November 2024	66
Commercial Permits thru November 2023	0
Commercial Permits thru November 2024	2
Assessment Letters Issued in November 2024	0
Total Assessment Letters Issued in 2024	4

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Code Enforcement Activity for November 2024

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated Year to Date	1023			
Open public nuisance cases through November 2024	40			
CODE ENFORCEMENT CASES	Aug 2024	Sept 2024	Oct 2024	Nov 2024
	95	101	47	82
High grass:	16	15	5	2
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	10	4	1	3
Nuisance abatements (contractor):	-0-	2	-0-	-0-
Notices issued for residents with no water service:	-0-	-0-	-0-	-0-
Tulsa County Health Department citations:	-0-	-0-	-0-	-0-
Illegally placed signs:	41	70	33	64
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	18	4	5	7
Dilapidated structures/property notices:	-0-	-0-	-0-	-0-
Trash can/receptacle placement notices:	-0-	-0-	-0-	-0-
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	5	3	2	3
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	4	2	-0-	2
Stagnant water causing mosquito issues:	-0-	-0-	-0-	-0-
Pest issue:	-0-	-0-	-0-	1
Dilapidated fencing:	1	-0-	1	-0-
Noxious odor:	-0-	-0-	-0-	-0-

Public Works

The following details of all work completed between October 26 – November 21, 2024

Streets

- Crack sealed – Windsong Meadows (finished), public safety
- Filled potholes
 - 141 & Elwood
 - 1217 E 126th St
 - 141st & Nyssa
 - 145th & Ironwood
 - Misc around town
- Fixed downed streets signs – 1327 E 146th NO Parking
- Cleaned storm drains – 161st to 165th along Broadway, 156th & US-75
- Picked up trash around town.
- Weeded – various RoW ditches
- Cut trees and cleaned storm drain outlet at north pond near Walmart
- Beaver dams removed by contractor at 140th and Barber (4 beavers caught)

Parks

- Black Gold
 - Replaced flag
 - Added tethers to trash can lids.
- Kendalwood North
- Kendalwood South
- Lambert
- Morris – Picked up tree limbs from wind storm
- Rolling Meadows
- South County Soccer
- Picked up trash and emptied trash cans daily at all city parks.
- Planted two trees, misc grasses, and boxwoods at north Glenpool gateway sign
- Removed all landscaping at Utility Billing in preparation for a refresh

Facilities Maintenance

- Winterized South County Concession and Bathrooms
- Winterized Morris Park Concession & Bathrooms
- Affixed decals to new and repurposed city trucks

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- Repaired roof at Old City Hall (This roof needs to be replaced next FY)
- Checked all outlets at Black Gold in preparation for Black Gold Christmas
- Dug holes light poles at Kendalwood North Park (2), USPS(1)
 - USPS light was taken down during a sewer line repair.
- Dug holes security cameras at Black Gold (1), 1122 E 156th St (1)
- Prepared rebar jigs and concrete forms for light and camera pole installs
- Cleaned and tested 1122A pool weekly
- Outstanding Projects:
 - An RFQ for AC Maintenance program throughout the city has been issued. Three responses have been received.

Wastewater Treatment Plant:

- Daily calibration and testing performed (CL, DO, pH)
- Daily readings performed.
- Daily flow monitoring performed.
- Daily addition of chemicals to lagoon
- Weekly Biological Oxygen Demand and Total Suspended Solids samples to Green Co. Testing
- Mowed, weeded, and sprayed (where needed)
- Vehicle and equipment maintenance performed.
- Using Hydrogen Peroxide at 10 gpd to reduce odor and raise DO
- Running two 4" Venturi pumps as needed to raise DO in lagoon
- Effluent meter is non-operational, parts ordered
- Blower status:
 - Blower 1: non-operational... needs motor & blower and will remain offline
 - Blower 2: Blower has been taken in for repairs
 - Blower 3,4: functional
- Storage barn on site has been torn down and concrete broken up in preparation for new WWTF construction
- 5 pine trees and bollards near entrance have been removed in preparation for new WWTF construction

Lift Stations:

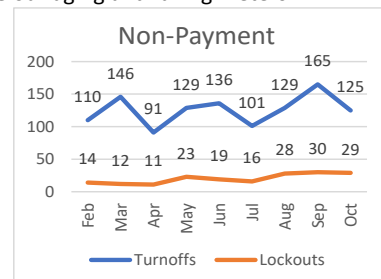
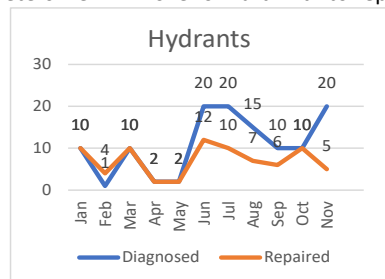
- Inspected all lift stations
 - Cleaned floats
 - Repaired fencing and prepped for latch replacement on many stations.
 - Mowed, weeded, and sprayed all stations
- Assisted WWTF operator with daily tasks
- PW Director conducted bi-annual inspection and found deficiencies. The following have been addressed:
 - Rolling Meadows LS fence is completed
 - Repaired fence at Scissor Tail LS
 - Changed Low and Call float at Hickory LS
 - Replaced Motor Saver relay at Elwood
 - Received repaired pump for Coal Creek LS, install pending

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- Bypass pump is setting at Newman LS until 2nd pump is repaired.

Distribution:

- 321 Utility locates
- 131 service orders completed for the utility office
- 125 turn offs for non-payment – October 29
- ___ turn offs for non-payment – December 3 (future)
- 29 lock out for non-payment – October 31
- ___ lock outs for non-payment – December 5 (future)
- Performed monthly meter reads with N/A bad registers
- 3 leaks repaired (0 major, 3 minor, 0 pending)
- 0 meter(s) set (0 residential, 0 commercial)
- 7 pending meter sets (5 residential, 2 commercial)
- Bi-weekly water samples taken and PASSED
- Mowed, weeded, and sprayed (where needed) at water towers and booster stations
- Cleaned and serviced vehicles and equipment
- Jetrodded 3 possible sewer backup(s) (2 on city side, 1 on customer side)
- Diagnosed 20 hydrants, put 5 back in service and ordered parts for all others.
- Repaired 0 Sewer Manholes
- Booster Pump station on US75 at 131st has had its pin hole leak temporarily repaired. The station is now mostly isolated from distribution. Awaiting further instruction from city engineer on path forward.
- Meter pilot program began Sept 20th. 2 vendors supplied 10 meters each to provide us a pilot on what meters we will move forward with to replace our aging and failing meters.



Community:

- Set trash cans out for Spooktacular at Black Gold park
- Washed Senior Citizen van for InSite visit
- Delivered and returned trash cans to Faith Church for Black Gold Car Show
- Several staff participated in the Spooktacular event, displaying City trucks and equipment for the kids to "touch-a-truck"

Spooktacular

Part of the Spooktacular event was a touch-a-truck where various entities provided trucks and other equipment for kids to check out.

This lucky kid got to sit in the mini excavator and beep the horn...a few too many times.



Chalk paint was used to decorate the old Ford Explorer.

Rehabilitation of the north Glenpool gateway sign

The city's new Landscape Manager, Chad, with the assistance of Sarah Griffin and Jesse Hale, cleared, tilled, and then planted new landscape at the north welcome sign. Lights were added to throw in some holiday spirit.



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Keep Oklahoma Beautiful

At Keep Oklahoma Beautiful's annual Environmental Excellence Celebration, Glenpool was nominated, and won, two separate awards.

The nomination from resident Cheryl Cheadle was for KOB's excellence in Government Programs. Within the nomination was:

- the City's collaboration with Blue Thumb and their monitoring of Coal Creek
- the City's change in mowing habits along Coal Creek to rebuild the Riparian Zone
- the City's Arbor Day celebration that involved 6th grade students planting trees in several parks, a nature hike, pollution prevention demonstrations, storm water runoff changes based on soil health, stream life in Coal Creek at Morris Park
- the City's addition of wild flowers and acceptance in the Park by Park program
- the City's collaboration with Glenpool public schools and surrounding home schools to allow students to volunteer in the city parks.

Other cities in the category included: Midwest City, Norman, Owasso, Stroud, and Okeene

As icing on the cake, of all the projects submitted in all categories for the celebration, Glenpool's above nomination was selected as one of the top three Environmental Excellence Projects of the Year. The two other projects were Murray State College's President's Scholars Program, and City of Newcastle's Too Toxic To Trash.

Glenpool won the Project of the Year!!!!



Hanging of the Greens

Glenpool's Streets & Parks crew began hanging the greens and banners down 141st.



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Waste Water Plant Demolition

Jeremy McCool was tasked with taking the old storage barn down at the waste water plant. The barn has been sorted into three piles: metal, concrete, and trash.



Longhorn Storm Sewer Repair

LAM, LLC was tasked with repairing the storm water culvert under Longhorn Ct in the Longhorn subdivision. Before a pending storm they were able to dig out the old culvert and replace the pipe after compacting the aggregate. The rains came and the culverts had a slight leak that will be repaired before the pavement is laid down.



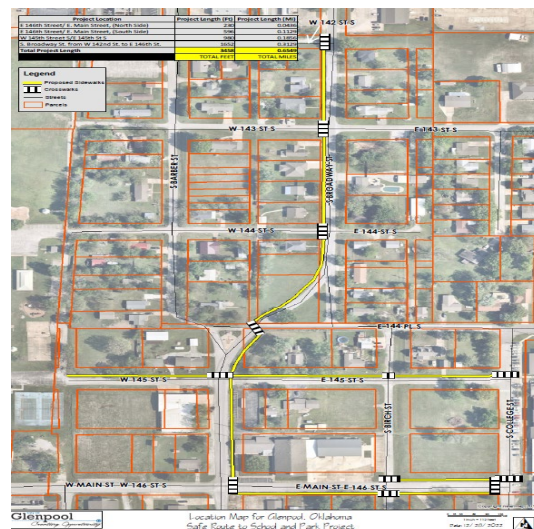
Engineering

Introduction

This report summarizes the activities of the engineering department and infrastructure projects in the City of Glenpool during the stated period.

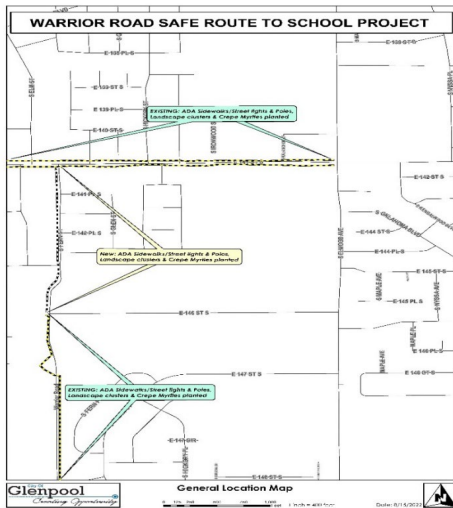
Glenpool Safe Route To School Project JP#3810404

The project establishes an ADA-compliant sidewalk network linking Glenpool Public School to Black Gold Park. The total project cost is \$1,202,760.00, with a matching fund of \$240,552.00. *(This project is pending approval from FHWA)*



Elwood Ave. Widening from 151st – 137th Street, State JP#36939(05)

The City of Glenpool has been awarded a Surface Transportation Program (STP) grant totaling \$902,880, which requires a 25% matching contribution of \$225,720. This grant will fund the planning, engineering, and preconstruction phases of the Elwood Avenue Improvement Project. A Request for Qualifications (RFQ) was issued on November 19, 2024, with responses due by 3:00 PM on December 17, 2024.



TAP Grant Sidewalk Improvement Project on Warrior Road. JP#3802804

The City has received the Urban Funding Agreement from Oklahoma Department of Transportation. Staff have selected Kimley Horn to provide the services. ODOT is coordinating the contracts with the consultant. Staff have paid the match fund of \$ \$119,920.00. *(This project is pending approval from FHWA)*

Sidewalk & Beautification Phase II Project JP#28845(05)

The project final plans, specifications and estimates have been received. The engineering department is currently coordinating the final review process. Staff would be collaborating with the consultant and ODOT on the next phases of this project.

The estimate for this project is summarized below:

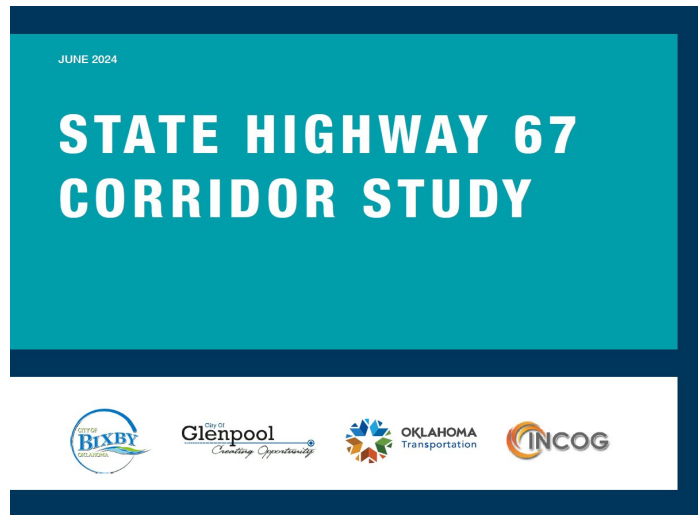
Project	Description	Estimate
Base Bid	E 141 st Street North Side: Between Elwood Ave and Peoria Ave. S Peoria Ave: Between E 141 st St & Recreation Center	\$624,323.82
Add Alternate 1	E 141 st Street South Side: Between S Elwood Ave & S Peoria Ave	\$812,962.56
Add Alternate 2	S. Peoria Ave: In Front of Recreation Center to 137 th Pl	\$108,849.24
Add Alternate 3	E 146 th St: Between Warrior Road & S Elwood Ave. S. Elwood Ave: Between E 146 th St & E. 141 st St	\$998,925.36

The initial project estimate was \$688,500. The awarded transportation enhancement program grant being 80% of the estimate is \$550,800, with a city match of \$137,700.

The awarded grant would be insufficient to cover the base bid of this project. There is a need for additional funding to fund this project.

SH67/151st Corridor Study

The City of Glenpool has received the final report of the SH 67/ 151st Corridor Study. The State highway corridor study has been adopted by City Council at the September 2023 Council meeting. We are waiting on final approval from ODOT.



US 75/141st Bridge Project

The project duration is estimated at 315 days. The project cost is estimated to be approximately \$27.5 Million. The lowest bid on the project was Sherwood Construction Co at \$31.4Million. Project is under construction.

Rolling Meadows Stormwater

This project aims to address surface water runoff issues affecting residents of Rolling Meadows near the Taylor's Pond Subdivision. Staff selected Crafton, Tull & Associates to provide professional engineering services. Design is currently underway.



Community Development Block Grant

The City of Glenpool is eligible to apply for the Community Development Block Grant (CDBG) this FY2024. The proposed allocated amount is \$120,143.00. The CDBG program is to provide decent housing and suitable living environment, particularly for persons of Low and Moderate Incomes (LMI). City Staff have evaluated projects within the LMI areas in Glenpool and is proposing a Street and Stormwater Improvement Project in Glen Village Addition II. This project involves repairing a sink hole, stormwater improvements and street repair.

Bicycle/ Pedestrian Masterplan Update

This is an update to the City of Glenpool's Bicycle and Pedestrian plan, which would become part of the INCOG Regional Go Masterplan. The City entered into agreement with INCOG on February 21st, 2024, to update the City bicycle/pedestrian plan. The selected consultant is RDG-Garver LLC. The City of Glenpool hosted a stakeholder meeting at the City Hall on October 30, 2024.

GIS Project

The Engineering Department is in the process of obtaining GIS Services to facilitate GIS Data collection in the field. The City has selected Garver to provide the GIS service according to Work Order #2 to the Master Service Agreement for Professional Services.

Pending Tasks

- Rock Cloud Correction Service: This service will be implemented to ensure the imagery reflects the ground surface accurately and without distortions.
- On-Site Training: Garver will visit the week after Thanksgiving to provide on-site training on using ArcGIS Field Maps and GPS tools for field data collection.

Conference Center/Community Relations

Conference Center

During November, the conference center hosted a total of 27 events, encompassing a variety of celebrations and gatherings. While the majority were training sessions, we also held two weddings, several birthday parties, a few banquets, and the Black Friday Coin Show for the 13th year.

EVENT TO HIGHLIGHT

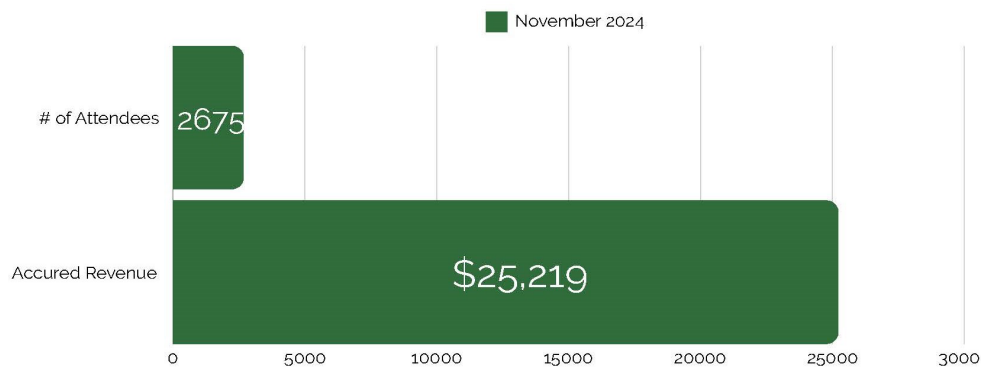
City Elders

- For the first time, City Elders hosted their annual banquet with us. City Elders is a reformation movement focused on spiritual governance at city, state, and national levels, rooted in the Biblical model of City Elders guarding and governing at city gates.

Keller Williams BOLD

- Keller Williams has utilized our facility weekly over the past seven weeks for their BOLD training. This in-person coaching program combines teachings and community support to help real estate agents and leaders grow their businesses and achieve their goals.

The conference center remains committed to delivering exceptional service and hosting a diverse array of events in the coming months.



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This report highlights the activities of the community relations department and community events in the City of Glenpool for November.

- Filmed and edited November Glenpool at a Glance.
- Participated in the OML Leadership Class in Chickasha on November 6th & 7th.
- Took part in the InSite Consulting presentation covering economic development best practices.
- Attended the Glenpool Chamber Luncheon.

Top Social Media Posts for November:



Social Media Monthly Stats:

Date	10/27 - 11/2	11/3 - 11/9	11/10 - 11/16	11/17 - 11/23
Impressions	115,371	69,882	40,094	145,625
Engagements	7,442	4,897	1,620	7,506
Page Likes	109	27	20	68
Post Link Clicks	27	31	0	0
Received Messages	159	147	90	101

Economic Development/Grants

Economic Development

- *Economic Development Manager*
 - Chad Coomer is continuing the onboarding process and meeting local and state economic development leaders through Tulsa's Future, Oklahoma Department of Commerce, and Southern Economic Development Council. He is becoming familiar with Glenpool planning and zoning processes and procedures through attending the weekly Pre-Development/Pre-Construction meeting with the City Planning Team and property stakeholders.
- *Business, Retention, & Expansion (BR&E)*
 - Morning BREW: The Glenpool Chamber of Commerce along with the Economic Development Department and Keller Williams, have partnered together for monthly gatherings for businesses around coffee and resources. The last event for 2024 will be on Thursday, December 19. Beginning in January, the Chamber will sponsor the third Monday of each month for the Morning Brew.
 - Oklahoma Innovation Expansion & Other Commerce Incentives
The Economic Development Team is gearing up for more visits to businesses sharing the incentives that exist for specific businesses across the state for 2025. The goal is to increase the number of businesses awarded this year.
 - Over the past two years, the Economic Development Team has helped local businesses earn \$650k for expansion efforts.
- *New Business/Sites*
 - Oklahoma Department of Commerce (ODOC) SITES (Supporting Industrial Transformation and Economic Success) Program: ODOC has ramped up their site selection process and have provided local Economic Development Organizations with the ability to submit sites to be analyzed by professional site selectors through InSite Consulting.
 - On November 13, we hosted the InSite presentation and site visit, fulfilling the final requirement of our selection as one of 15 communities chosen. The event was attended by representatives from the Oklahoma Commerce Department,

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the property owner and engineer, InSite consultants, utility partners, and our Workforce Development representative.

- The presentation material was created according to InSite's requirements and included input from all the parties represented at the table.
- Following the presentation, we boarded the shuttle van and made our way to the South 75 Business Park. Upon arrival, our team had two ATVs prepared to transport our guests around the property, offering them the opportunity to ask questions and provide feedback along the way.



- Upon arriving back to the Conference Center, lunch was catered from Mamadou's, while the Commerce Department and InSite consultants met privately to prepare their feedback for us.

- The InSite team's initial remarks were positive regarding our preparation, presentation, collaboration with partners, and adherence to their guidelines. They also provided constructive feedback for the property owner on how to best prepare the land for future development.

- From 2:00 to 4:00, InSite gave a presentation to economic development leaders, whom we





invited, about best practices and the preparation required for a successful site visit.

▪ The experience with the Oklahoma Department of Commerce (ODOC) SITES (Supporting Industrial Transformation and Economic Success) Program was both intensive and valuable, providing key insights into how to effectively prepare for attracting the right businesses to our community. We are grateful for the collaboration of our partners, whose involvement was essential to the success of

this event.

- In the coming weeks, InSite will provide a comprehensive evaluation and feedback report, which will help us further refine our strategies and approach.
- Business Inquiries: Economic Development has had continued conversations with potential businesses and developers regarding relocating aspects of their operation to Glenpool.
 - Working with a developer on potential retail growth that would add more amenities for the city. Work is ongoing.
 - Continuing conversations with a developer who is looking at establishing a new location in Glenpool which would enhance overall quality of life.
 - Continued discussions have taken place with local developers for potential partnerships in the near future.
 - Discussing potential use for the old Blue Compass site.

- Travel/Training/Misc:

- On November 14, the Economic Development Manager and COO attended the Tulsa Regional Chamber's annual State of the City, featuring Mayor G.T. Bynum's final address to the regional business community.
- Later that afternoon, we participated in Tulsa's Future partner roundtable, discussing community projects, trends, and



City Council Regular Meeting - 02 Dec 2024 Minutes Attachment

regional priorities with other economic developers and the Tulsa Chamber.

- Participated in a segment of Global Entrepreneurship Week, sponsored by 36° North (now called Gradient). The workshops focused on providing resources for entrepreneurs in the Tulsa area to support job growth and professional development.

Grants: In November, Beth Miller (Grants – Special Projects Coordinator) worked with staff and Council to submit applications for various grants:

- STBG street widening grant (for Elwood) that was awarded last year from ODOT. Ready to bid February 2025.
- Grant submitted 4/12 for the repair of sinkhole/storm drains at 145th PI and Kendalwood BLVD. This approval will not happen until November.
- T-Mobile grant \$50k towards disc golf course was presented to council on 9/3. The grant was applied for on 9/27. Declined on 11/15, they stated there were 800 applicants and 25 awardees. We can submit again next quarter.
- INCOG Carbon Reduction Program in the project selection phase (no deadline stated at this point). Email sent to Rachel Hunter of INCOG with response that there is no due date as of yet. Narrowed down to these projects in order of importance:
 - Sidewalk to Glen Pines from 141/75
 - Construction, planning and designs of trails potentially in Lambert Park in conjunction with the RTP grant
 - Construction, planning and designs of trails potentially in Morris
 - Replacement of street lighting to LED
 - EV charging or vehicles.
- INCOG restarting the Federal Application for energy conservation. This will be for 3 E/V charging stations throughout the city: City Hall, Black Gold Park, and the South County Rec Center. The contract letter was signed at council on 8/2 and submitted to INCOG on 8/5. This is at no cost to the City. This grant is due **November 22nd** and may not be announced until 2025.
- OK Homeland Security State and Local Cybersecurity Grant Program. Application submitted on 11/14/2024. Application deadline is 11/15/2024.
- \$500 Community grant - Cimarron Link applied for on 9/26 for a park bench at Morris Park. (once a year grant) Awaiting approval/decline.
- OMAG Grant for Sanitary Sewer Root Control approved to apply by council on 10/7. Applied 10/8 and grant was approved on October 9th. Work to be completed by January 7th.
- ODEQ - Equipment Grant (for woodchipper) contract approved to sign on 10/7 council meeting. Sent to ODEQ and the contract was returned to sign 10/25 with wrong amount. Contract corrected and invoice sent back on 11/12.

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Other Special Projects: Spooktacular/Concert Series/Disc Golf Course

- Next Scheduled Events Committee Meeting is Wednesday December 5th. Planning Thanksgiving luncheon on 11/27 and Employee Appreciation Christmas luncheon 12/20.
- We are looking into adding another city wide clean-up for the Fall in addition to our Spring clean-up.
- Spooktacular event Sunday October 27th was a success and drew in about 3000 people. This was the first time we partnered with the Realty Network in Downtown Glenpool instead of having two separate events. We plan on doing this again for the next year.
- Actively seeking sponsorships for Disc Golf Course

Historical Projects: Ida E. Glenn Oil Well #1 and Glenpool History

- Jesse Hale has been in contact with OK Corporation Commission, and they have found detailed maps on all of the IDA Glenn Wells. Group hike (including OCC) out to the site to explore Ida E. Glenn #1 on 11/13. The location pictured below is suspected to be the casing pipe for the #1 well. This location has been marked (35.9621073, 96.0161183) and still researching to get that clarification.



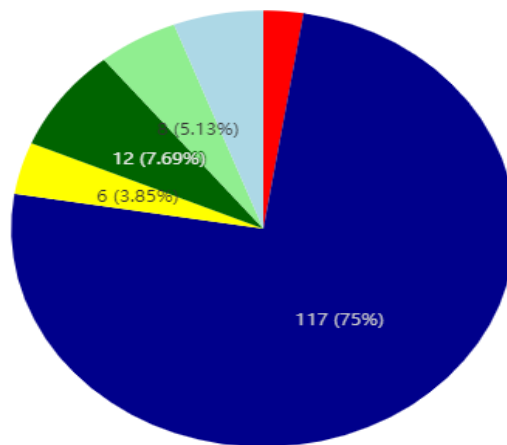
Fire Department

Glenpool Fire Department Operations November 2024

CM Report 10/28/27-11/19/24

Run Type	# of Calls	Totals Calls
EMS Runs	117	156
Fire Runs	39	
Overlapping	16	

Total (156)



Incident Type Series

4	1 - Fire
117	3 - Rescue & Emergency Medical Service Incident
6	4 - Hazardous Condition (No Fire)
12	5 - Service Call
8	6 - Good Intent Call
9	7 - False Alarm & False Call
156	

Police Department

STAFFING

Two police officer candidates have successfully passed their pension physicals. One candidate has been approved by the Pension Board and is set to start on December 2, 2024. The second candidate is scheduled to appear before the Pension Board in December. We currently remain one officer short and plan to begin accepting applications in mid-December.

In the Communications Division, one of the four open positions has been filled. Recruitment efforts are ongoing to fill the remaining vacancies.

PROJECTS

The training room recently underwent a notable upgrade, enhancing both functionality and aesthetics. The LED wall was seamlessly integrated into a built-in recessed area, complemented by a fresh coat of paint for a polished, modern look. Additionally, a new television was installed at the back of the room, providing instructors with an improved and more streamlined teaching experience. These updates are designed to create a more effective and engaging learning environment.

HIGHLIGHTS

The department actively participated in a collaborative effort with surrounding agencies in Tulsa County to ensure the safety of voting sites throughout the city of Glenpool. This initiative was part of a multi-agency request from Homeland Security. We are pleased to report that the event was carried out without any incidents.

In addition, the Animal Control Division took part in several local adoption events, successfully facilitating the adoption of numerous animals. This aligns with the continued dedication and exceptional efforts of our Animal Control Officer.

During the month of December, all officers will be issued special holiday badges to wear as a symbol of holiday spirit. These badges have a positive impact on the community, fostering goodwill and enhancing the department's ongoing efforts to engage with citizens and promote a sense of connection and joy.

TRAINING

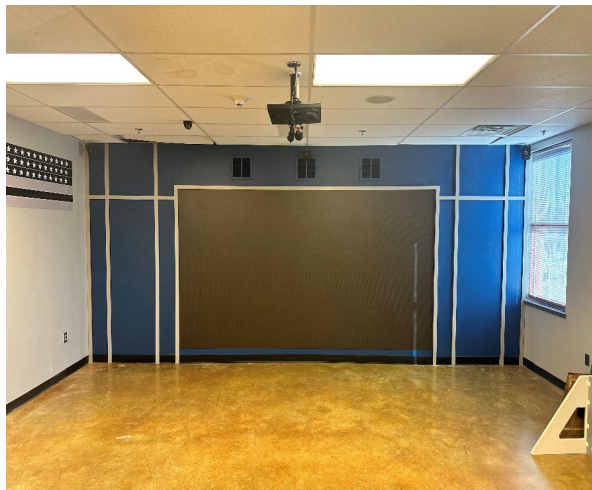
The department is proud to announce the professional advancement of its team through significant achievements and specialized training. Two officers earned certification as Law Enforcement Driver Instructors, and two others became certified Drone Pilots—key roles that are vital to the department's operations and will greatly benefit both the officers and the community. Additionally, our Property Room Technician completed 40 hours of specialized training in crime scene evidence collection and property management, further enhancing the department's capabilities.

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October 30, 2024

Calls for Service	878
Arrest	16
DUI	2
Collisions	40
Alarm Calls	34
Animal Control	12
Burglary	3
Disturbance	8
Domestic	17
Fraud	1
Harassment	0
Larceny	8
Loud Noise	5
Motorist Assist	22
Suspicious Activity	19
Trespassing	2
Traffic Stops	406



Always be *truthful & transparent.*

OUR CORE *Savor*
Show that you *care.* the journey.
Create *WOW* moments. **VALUES**
Make learning a *habit.*

**OUR MISSION: DEVELOPING A CULTURE OF TRUST
TO BETTER SERVE OUR COMMUNITY**

City Of
Glenpool
Creating Opportunity



MINUTES
City Council Regular Meeting
Monday, November 4, 2024 Council Chambers 6:00 PM

COUNCIL PRESENT: Tim Fox
Jacqueline Triplett-Lund
Joyce Calvert
Chris Brobst
Shayne Buchanan

COUNCIL ABSENT:

STAFF PRESENT: David Tillotson
Lea Ann Reed
Lesli Smith
Joe Wuest
David Agbetunsin
Jeremy Plane
Joshua Brannon
Paul Newton
Debbie Pengelly
Duy Nguyen
Jesse Hale

STAFF ABSENT:

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
Lesli Smith called the roll; Mayor Calvert declared a quorum present.
Jana Burk Attorney, of Rosenstein, Fist & Ringold, were also in attendance.
- C) Invocation –**
Brent McClure, Woodlake Church Glenpool gave the invocation.
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Management Report**
City Manager Tillotson formally introduced Debra Wood, IT Director, Chad Coomer,

City Council Regular Meeting - 02 Dec 2024 Minutes Attachment

City Council Regular Meeting
November 4, 2024

Economic Development Manager, and Sara Griffin, Project Manager by name and new title to the Mayor, Council and guests before verbally highlighting his management report.

F) Mayor Report – Joyce G. Calvert, Mayor

Mayor Calvert praised the business and volunteers who participated in the Trunk or Treat 2024 at Black Gold Park. She also, expressed her appreciation for the recent volunteers who painted the main bridge overpass.

G) Council Comments

Councilor Brobst expressed his appreciation to all who helped and participated in the Black Gold Spooktacular event in October. He also reminded all those in attendance to go vote in the upcoming elections.

Councilor Buchanan informed all attendees that he recently toured the city and its facilities. He expressed his appreciation for the staff's efforts, as well as those of former mayors and council members, highlighting the growth and current state of the city.

H) Public Comments

There were no public comments.

I) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Minutes from October 21, 2024, meeting.
- 2) Approval of Resolution No. 2024011, a Resolution of the Governing Body of the City of Glenpool approving a Lease Purchase Agreement for Equipment, including five (5) 2025 Ford Police Interceptor vehicles and related equipment, between the City of Glenpool and RCB Bank, subject to mutual ratification and appropriation of funds by the City each fiscal year during the term of the agreement, with payments for the current fiscal year to be funded from the approved FY 2024-2025 Public Safety Capital Fund Budget.
- 3) Approval to pay employees in the communications division the same foreign language proficiency incentive stipend that is paid to members of the Fraternal Order of Police under Article 29 of the collective bargaining agreement.

Moved by Tim Fox, seconded by Chris Brobst

	For	Against	Abstained	Absent
Tim Fox	x			
Jacqueline Triplett-Lund	x			

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City Council Regular Meeting
November 4, 2024

Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	5	0	0	0

To approve the consent agenda.

CARRIED.

J) Consideration and appropriate action relating to items removed from the Consent Agenda

No items removed from the consent agenda.

K) Scheduled Business

- 1) Discussion and possible action to approve, amend or deny Ordinance No. 823, an Ordinance creating a new section of the city code of the City of Glenpool, Oklahoma to be codified as section 19 of chapter 4 of title 7 of the city code; establishing special speed limitations; providing for a maximum speed on roadways under construction, maintenance or repair; providing for doubling of fines for violation of speed limit on roadways under construction, maintenance or repair; declaring an emergency; and containing other provisions related thereto.
(Jeremy Plane, Chief of Police)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

	For	Against	Abstained	Absent
Tim Fox	x			
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	5	0	0	0

To approve, Ordinance No. 823, an Ordinance creating a new section of the city code of the City of Glenpool, Oklahoma to be codified as section 19 of chapter 4 of title 7 of the city code; establishing special speed limitations; providing for a maximum speed on roadways under construction, maintenance or repair; providing for doubling of fines for violation of speed limit on roadways under construction, maintenance or repair; declaring an emergency; and containing other provisions related thereto.

CARRIED.

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City Council Regular Meeting - 02 Dec 2024 Minutes Attachment

City Council Regular Meeting
November 4, 2024

- 2) Discussion and possible action to approve or deny the emergency clause for Ordinance #823.
(David Tillotson, City Manager)

Moved by Joyce Calvert, seconded by Chris Brobst

	For	Against	Abstained	Absent
Tim Fox	x			
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	5	0	0	0

To approve the emergency clause for Ordinance #823.

CARRIED.

- 3) Discussion and possible action to approve or deny the Memorandum of Understanding between the Muscogee Creek Nation and the City of Glenpool regarding possible future funding and construction on 126th St.
(David Tillotson, City Manager)

Moved by Chris Brobst, seconded by Joyce Calvert

	For	Against	Abstained	Absent
Tim Fox	x			
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Chris Brobst	x			
Shayne Buchanan	x			
	5	0	0	0

To approve the Memorandum of Understanding between the Muscogee Creek Nation and the City of Glenpool regarding possible future funding and construction on 126th St.

CARRIED.

L) Adjournment

Mayor Calvert declared the meeting adjourned at 6:13 p.m.



To: Mayor and Council

From: David Tillotson, City Manager

Date: November 25, 2024

Re: 2025 OneVoice Legislative Agenda Endorsement

Background:

Annually, the Tulsa Regional Chamber works with its members to craft a legislative agenda for the upcoming year. This year the OneVoice Legislative Agenda includes several issues that could potentially be beneficial to Glenpool. The agenda continues to call on the state legislature to modernize the Open Meeting Act, provide additional funding at both the state and federal level for highways and grant funds, and to prioritize funding for off-system bridges. Although there are a number of other programs or initiatives included in the OneVoice Agenda, these provide the most direct impact to us at this time.

Staff Recommendation:

Staff recommends endorsement of the Tulsa Regional Chamber's OneVoice Legislative Agenda.

Attachments:

- OneVoice Legislative Agenda

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4
Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large
David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk
www.glenpoolonline.com

oneVoice
regional business advocacy
2025 Regional Legislative Agenda

STATE PRIORITIES

ENSURING A PROSPEROUS ECONOMY

Modernize, Connect and Broaden the Region's Industrial and Logistics Ecosystem to Drive Economic Growth

Our region's current industrial and logistics ecosystem, consisting of Tulsa International Airport, Tulsa Port of Catoosa (TPOC), Fair Oaks, Tulsa Port of Inola, and MidAmerica Industrial Park, gives the region a unique advantage when competing for economic development opportunities. Continued investment in these assets is required to compete for mid- to large-scale development projects.

- a. At the state level, direct funding for targeted improvements and capabilities studies focused on streamlining connections amongst these industrial and transportation assets to improve our competitive position.
- b. Amend the Local Industrial Development Act (LIDA) in a manner that encourages and incentivizes the development of public-private partnerships or multi-jurisdictional partnerships for the purpose of securing property and constructing infrastructure thereon for developing industry within or near a municipality or county.
- c. Appropriate funds to improve and expand modal connections between all five of our industrial and transportation assets. This should include, but not be limited to, improvements to the E Port Road/SH266 corridor and US-412 that will support freight connections and additional warehousing.
- d. Support targeted investments aligned with strategic planning initiatives that contribute to safe and efficient shipping container movement on trucks, rail and barge, and enhance surface and air freight handling.

Advanced Mobility Cluster

Support the next generation of autonomy and mobility by building on significant investment in Tulsa's Tech Hub (\$38.2 million Build Back Better Regional Challenge grant awarded in 2022 and \$51 million Tech Hub awarded in 2024, both from U.S. Economic Development Administration), which aims to position the region as the best place to develop, test, manufacture, and deploy autonomous systems, such as drones. These investments will attract new business and encourage economic growth through the state of Oklahoma by supporting local entrepreneurs and investing in talent pathways to build a strong and nimble technology workforce. In addition to the \$15 million commitment in 2024 from the State of Oklahoma for Tulsa's Tech Hub, state leaders should consider additional investments in research and technology, workforce development, entrepreneurial and venture support, and regional economic development strategies needed to grow Oklahoma's autonomy and mobility industry.

Increase the Department of Tourism's Promotional Fund

As preparations are underway for the 100th anniversary of Route 66 in 2026, we need to take advantage of increased national and international tourism to Oklahoma and increase the Oklahoma Tourism and Recreation Department's marketing budget. Tourism is the third largest industry in Oklahoma. With our beautiful state parks, longest stretch of historic Route 66, rich



2025 Regional Legislative Agenda

Native American history, and thriving business community, Oklahoma has much to offer visitors to our state. We need to increase funding for the Department of Tourism to compete with our surrounding states, which each spend more to attract tourists than Oklahoma. 2022 was the best year for tourism in Oklahoma state history with \$11.8 billion in economic impact, a sustained 103,300 jobs, and \$1.2 billion in federal, state, and local tax revenue. Increased revenue for the Oklahoma Tourism and Recreation Department will better allow us to create, maintain, and promote the incredible assets that we have in our state.

Support Legislation to Create a Governing Board for the Department of Commerce

As the State of Oklahoma continues to recruit and expand primary job creation at a more competitive rate, consistent leadership of the Oklahoma Department of Commerce is critical. Currently, the Secretary of Commerce and Executive Director of the Department of Commerce are appointed by the governor with confirmation from the State Senate. This results in multiple appointments over the course of an administration and significant changes within the department every 1 to 4 years. The proposed future structure would be for the House of Representatives, Senate, and governor to have multiple appointments to a governing board that would then hire a "CEO" for the Department of Commerce. This would allow for more longevity and stability of leadership at one of our most important state agencies and help support communities across the state in their own economic development efforts.

Support Oklahoma's Film and Music Industries

Continue to support the growth of the booming Oklahoma film industry and its direct and indirect workforce by streamlining the current law and making it more competitive with other states by increasing the cap to \$80M on the incentive rebate. Texas just passed a cap of \$100M a year mainly due to business lost to the surrounding states, namely Oklahoma. This year alone, the Northeastern Oklahoma region has produced more than 45 films, television, and other productions, and the industry has had a direct fiscal impact of over \$200M in the state. We need to capitalize on this momentum and invest in this growing industry. As more productions choose to film in Oklahoma, the demand for qualified personnel continues to grow. Strengthening workforce development initiatives is essential to building a skilled crew and ensuring the state's continued competitiveness in the industry.

To strengthen Oklahoma's music industry, the state must introduce new legislation to support local musicians, small venues, and business development. Previous legislation called for incentive payments to eligible venues that host performances by local artists. These venues can receive rebates of up to 75% of state sales tax or mixed beverage gross receipts tax collected within 12 hours before and after a local show, based on the venue's capacity. This initiative will help grow the nighttime economy, creating jobs, boosting tourism, and enhancing the cultural vibrancy of communities.



2025 Regional Legislative Agenda

BUILDING INFRASTRUCTURE CRITICAL TO BUSINESS

Support Critically Needed Transportation Funding

Return our streets and highways to a state of good repair by fully funding the projects included in the Oklahoma Department of Transportation's Eight Year Plan. Support funding for the studies, plan development, and highway improvements to upgrade the US-412 corridor between Tulsa and Northwest Arkansas to Federal Interstate standards. Increase state appropriations to ODOT for the construction and improvement of all transportation facilities of which it has a responsibility to manage effectively and efficiently to meet the needs of citizens, business, and industry. Discontinue the transferring of funding from the state transportation fund to special cash. Support the proper distribution of state resources and funding to ODOT divisions responsible for ensuring that all state transportation and infrastructure remains in a state of good repair.

Implement Policies to Expedite Deployment of Critical Energy Infrastructure

To effectively protect and promote energy infrastructure in Oklahoma, particularly transmission lines and pipelines, we urge the state to implement policies that expedite the deployment of critical energy infrastructure. This includes ensuring timely permitting processes and deployment of approved projects while supporting robust investments in the construction and maintenance of energy transmission systems. Until new projects can be built, encourage reliable and cost-effective deployment of interim solutions, like grid-enhancing technologies, that allow for more electricity to flow to consumers and reduces the cost of avoidable congestion. By prioritizing these actions, Oklahoma can enhance its energy security, facilitate the efficient delivery of electricity and energy resources to market, and strengthen its position as a leader in energy production and distribution. Such measures are crucial for sustaining economic growth and meeting the increasing energy demands of both businesses and residents in the state.

Support Dedicated Funding for Addressing High Priority Structurally Deficient (SD) Off-system Bridges

Oklahoma has made tremendous strides in addressing structurally deficient bridges on the state highway system over the last decade, going from one of the states with the most SD bridges to one of the states with the fewest. Unfortunately, the same cannot be said for addressing off-system city and county bridges where Oklahoma rates among the worst 10 states. Many of these structurally deficient bridges carry thousands of vehicles a day and are on local school bus routes. Dedicated state funding is needed to partner with cities and counties to address the worst structurally deficient (off-system) bridges in Oklahoma in a timely manner.

Modernize Oklahoma's Housing Laws

Lawmakers should continue to modernize Oklahoma's Residential Landlord and Tenant Act to maintain safe housing for Oklahoma renters. Oklahoma is one of only six states that doesn't have basic anti-retaliation laws. Without this protection, renters can be evicted simply for requesting repairs to protect their health and safety. Neighboring states that Oklahoma is in direct competition for jobs and economic development already have common sense anti-retaliation provisions included in their state law. Preventing housing instability is crucial for a healthy workforce - workers who have been forced from their homes are substantially more likely to miss work or lose their jobs.

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Keeping families in healthy homes also preserves safe and secure affordable housing for Oklahoma workers and their children.

Modernize the Oklahoma Open Meeting Act to Authorize Remote Participation of Voting Members Without Requiring Every Member to be in a Location Physically Accessible to the Public

The recent legislative changes have underscored the importance of evolving the Open Meetings Act to better serve both public bodies and the citizens of Oklahoma. While the integrity and transparency of public meetings must remain paramount, there is an opportunity to continue to modernize the Act to enhance participation and operational flexibility. The legislature should consider amendments to the Open Meetings Act that allow public bodies to authorize remote participation of voting members via tele/video conference, provided a quorum is physically present at published, open, physical location(s). Members participating above quorum may do so at non-published locations if their virtual attendance is indicated on the advanced published meeting agenda and indicated in meeting minutes. This adjustment would eliminate the requirement for each remote location to be open and accessible to the public, which can be a barrier to broader participation. Such flexibility is crucial not only for enhancing the resilience of public body operations during emergencies but also for increasing the involvement of citizens across the state, particularly in regions like Northeast Oklahoma. To maintain the Act's core values of transparency and accountability, the legislature should ensure that meetings remain open to the public, with online streaming as an optional component, that public notices of meetings are upheld, and that meeting materials are accessible to the public.

EDUCATED AND HEALTHY WORKFORCE

Create a Sustainable Future for Workforce Development and Higher education in Oklahoma

Now is the time for the Legislature to look more strategically at the education and workforce training landscape in Oklahoma, including expanding our career pathways and embracing skills-based training. We encourage the Legislature to review the State Regents new systemwide strategic plan, Blueprint 2030, as well as the remaining recommendations spelled out by the State Regents Task Force on the future of Oklahoma higher education, to implement policies needed to increase efficiency, innovation, and modernization. This includes better integrating workforce training and credentialing programs, upskilling and reskilling programs, engaging employers through internship and apprenticeship on-ramps, and empowering higher education to create a comprehensive vision for developing Oklahoma's 21st century workforce. We need to sufficiently provide resources for our higher education institutions, career tech and industry-recognized training programs that meet the demands of Oklahoma's diversifying economy to ensure persistence and success for all students and adult learners.

Expand Support for Working Families

Too often parents and caregivers leave or stay out of the workforce because the necessary supports are not available to them. The state should pass policies that support working families by removing barriers and investing in the future workforce, their children. This includes expanding access to

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2025 Regional Legislative Agenda

affordable dependent care to make it financially feasible and safe for parents to return to work, expanding access to no-cost meals to remove the financial disincentive for parents to work if they earn above the maximum income for benefits, and expanding access to afterschool enrichment to engage older youth while their parents work.

Health Care Workforce Expansion

Address the continuum of health care workforce shortages to meet the need of a growing, aging and diverse population by: utilizing state and federal resources to expand residency opportunities and positions around the state; prioritizing funding for the Health Care Workforce Training Commission; provide opportunities to expand health care loan repayment programs as an incentive for all health care workers; monitor and support full funding and implementation of the behavioral health workforce development fund, which increases psychiatric residencies, loan repayment and increases licensure cohorts and training. These efforts are crucial to securing the pipeline of the state's health care workforce, the future of our health care system, and ensuring our community's overall health and well-being.

Oklahoma's K-12 Funding and Governance

We appreciate past action of the Oklahoma legislature to increase appropriations for K-12 education and raise teacher pay. However, there is still more to do to improve student outcomes, post-secondary preparedness, and attract and retain talented teachers and paraprofessionals. We support efforts to improve reading sufficiency outcomes, math skills development and the inclusion of career ready skills while making annual increases in per pupil funding and teacher pay, until we bring Oklahoma in line with the regional averages on our way to becoming a top ten state. We also support preserving the governing authority of local school boards to ensure proper accountability, oversight, and decision-making for districts across the state. Providing needed resources and preserving local governance will give schools and teachers the support they need to give our students a quality education and prepare them to be productive Oklahomans.

Address Children's Mental Health

Support and invest in mental health and addiction treatment services by increasing Medicaid reimbursements for both outpatient and inpatient services. Improved reimbursements will sustain existing mental health and substance use treatment providers, help to improve community access to services, and help providers remain competitive with surrounding states. As Oklahoma's children experience mental health crises such as suicide and overdose at record rates, the future success of our workforce and the health of our families are at risk. The solutions should include adding appropriate inpatient bed capacity, creating adolescent detox beds similar to Tulsa's Sobering Center, bolstering the behavioral health workforce, ensuring appropriate school supports staffed by mental health professionals, enforcing mental health parity and network adequacy requirements, directing ODMHSAS to actively seek public-private partnerships with community providers, and ensuring that managed care organizations focus on social determinants of health to strengthen the overall well-being of families in Oklahoma as most of Oklahoma's Medicaid population moves to a managed care model. By addressing these urgent needs, we will build a stronger workforce and healthier communities for the future of our state.

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2025 Regional Legislative Agenda

FEDERAL PRIORITIES

ENSURING A PROSPEROUS ECONOMY

Support Reauthorization of the Economic Development Administration (EDA) and Program Funding

The Economic Development Administration (EDA) has consistently fostered significant economic growth across the Tulsa Region and communities of all sizes. Recognizing its invaluable contributions, we strongly encourage the expedited reauthorization of the EDA, which is currently operating under annual budget authorization. We also encourage strengthening EDA's Economic Development Integration program, which works to coordinate programs and funding across multiple federal agencies. EDA reauthorization should also be paired with sustained, or even increased, funding for its proven programs.

Support Businesses Under New Federal Cybersecurity Provisions

As the federal government implements and considers additional legislation to protect the nation's infrastructure against cybersecurity breaches, ensure that solutions support the business community as a partner rather than penalizing them. Provisions should be crafted to avoid burdensome regulation, financial penalties, or efforts to single out specific industries. Protecting against cyberattacks is in the best interest of all, and legislation should provide tools and direction to the business community rather than mandates.

Support and Expand Federal Place-Based Initiatives

Tulsa has been a beneficiary of \$90 million in federal place-based investments through programs like the Build Back Better Regional Challenge (BBBRC), Regional Technology and Innovation Hubs ("Tech Hubs"), and the CHIPS and Science Act. Layering federal investments across agencies and initiatives has a proven track record of generating positive outcomes and is critical to transforming and revitalizing communities across the nation by way of regional economic development, job creation, infrastructure enhancement, inclusive prosperity, innovation, and entrepreneurship. Congress should continue to fund and expand programs such as Tech Hubs to drive Tulsa's economic growth and secure American global competitiveness in the years to come.

Designating Route 66 as a National Historic Trail

Support the designation of Route 66 as a National Historic Trail in honor of the "Mother Road's" 100th birthday in 2026. With Tulsa's recent federal approval and recognition as the Capital of Route 66, there is an opportunity to take advantage of that momentum and push for the Historic Trail designation. From neon signs and vintage diners to quirky landmarks and classic cars, Historic Route 66 is an enduring and an endearing aspect of America's identity.

Federal Historic Tax Credits

Support initiatives like the Historic Tax Credit Growth and Opportunity Act to expand the Federal Historic Tax Credits for the restoration of historic buildings. For three decades, these credits have been an important catalyst for incentivizing private investment to preserve our nation's historically

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2025 Regional Legislative Agenda

significant buildings and revitalize the historic cores of American cities. Increase the rehabilitation tax credit and modify certain requirements including:

- a. Expand the types of buildings eligible for rehabilitation by decreasing the rehabilitation threshold from 100% to 50% of project expenses.
- b. Eliminate the basis adjustment requirement for the credit and modify rules relating to the eligibility of tax-exempt use property for the credit. Increase the rate of the credit to 30% for certain small projects.
- c. Additionally, support the School Infrastructure Modernization Act, which expands the tax credit to include historic school buildings that still operate as an educational institution.

American Indian Lands Tax Credits

Encourage the renewal of the Federal American Indian Lands Tax Credit that applies retroactively and is renewed for a multi-year period into the future. The American Indian Lands Tax Credit is a key economic development tool for Oklahoma, allowing employment tax credits when employing tribal members or their spouses, and the accelerated depreciation of investments made on former reservation land. Oklahoma has the largest percentage of American Indian population in the country, and more than two-thirds of the state qualifies for this incentive. Extending the credit, and ensuring its benefits are retroactive to its expiration, is critical in fostering continued business expansion of employment and investment in Oklahoma.

BUILDING INFRASTRUCTURE CRITICAL TO BUSINESS

McClellan-Kerr Arkansas River Navigation System

Continue efforts to increase Congressional appropriations to address the approximately \$160 million in the backlog of critical maintenance on the McClellan-Kerr Arkansas River Navigation System, \$119 million of that on the Oklahoma segment. Failure to do so continues to put the system at risk of a long-term navigation shutdown due to failure of waterway infrastructure such as locks and dams. Support and fund the completion of the Three Rivers Project. This project seeks to address ongoing erosion of the land between the Arkansas and White Rivers near their confluence with the Mississippi River. Should an uncontrolled connection occur, low navigation pool between Norrell Dam (Dam 1) and Montgomery Point would be lost, impacting the entire MKARNS system. Because \$90M has been reallocated from Phase II of this project to complete Phase I, there is now a shortfall of funding for Phase II. Finally, continue to support efforts to deepen the MKARNS to its 12-foot authorized depth, thereby increasing barge productivity by up to 40 percent.

Support Timely Implementation of Improvements to US-412 to Bring the Corridor Up to Interstate Standards

The future Interstate which will be designated I-42 will extend from I-35 in Oklahoma to I-49 in northwest Arkansas. Funding initiatives and opportunities should be pursued by ODOT and our congressional delegation to bring US-412 corridor up to interstate standards in the most an expeditious manner. Upgrading the multi-state highway corridor that connects the Tulsa Metropolitan Area with northwest Arkansas and implementing Congress's designation of the route as a future interstate highway will improve safety, enhance travel time reliability, and elevate the

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2025 Regional Legislative Agenda

visibility and marketability of the Tulsa Metropolitan Area and increase our economic development potential at the national level.

Pursue All Funding to Address Infrastructure Needs and Support Federal Reauthorization of Surface Transportation

Pursue all available opportunities for major federal discretionary grants such as INFRA, RAISE, MEGA, and the Bridge Investment Program and Congressional directed funding to implement critically needed regional transportation projects in partnership with the Oklahoma Department of Transportation and local and tribal governments. Major projects may include expressway to expressway interchanges with I-44, US-169 and SH-51; grade separated interchanges and bridges on US-412 to meet Interstate highway standards and secure I-42 signage as an Interstate highway; a south Tulsa bridge over the Arkansas River or other high priority regional projects. Support timely reauthorization of federal surface transportation programs including increased utilization of formula grant programs as a vehicle to provide more flexibility, and less discretionary grants that are costly, and have time consuming and cumbersome application processes, in an effort to provide more predictable levels of funding.

Accelerate Permitting of Energy & Infrastructure Projects

Strongly support efforts to accelerate federal permitting for projects necessary to achieve domestic energy independence and complete infrastructure projects. Legislative and Administrative efforts should focus on ensuring concurrent and timely permitting for all federally required approvals and encourage coordination and communication with state permitting. These projects would create a boom in the U.S. domestic economy, support job creation, strengthen our trade balance, and increase product security and price stability on a global scale.

EDUCATED AND HEALTHY WORKFORCE

Reform Federal Financial Aid

Support the reform of federal financial aid and eligibility. Simplify student loans by eliminating interest and replacing it with a one-time, non-compounding origination fee that borrowers will pay over the life of the loan, and place borrowers in an income-based repayment plan. Allow short-term, industry-driven training programs to qualify for financial aid, and expand student loan forgiveness programs for graduates in high-demand occupations with workforce shortages. These strategies will enhance career readiness and meet the demands of the workplace.

Federal Immigration Reform

Support comprehensive immigration reform that enables the U.S. to attract the best and brightest talent from around the world. Steps should be taken to ensure reasonable, affordable, and efficient visa policies that empower American businesses to hire workers and remove barriers for top talent to work in the United States. This includes doubling the annual quota on the issuance of H-1B visas for high-tech workers, doubling the annual quota and instituting a permanent returning worker exemption for H-2B seasonal employment visas, expanding Premium Processing and other measures to increase processing efficiency and eliminate the significant backlogs for various

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2025 Regional Legislative Agenda

immigration benefits, and digitizing the U.S. Citizen and Immigration Services (USCIS). In addition, Congress should support the Dream Act, which would provide undocumented high-school graduates and GED recipients a pathway to U.S. citizenship through college, work, or the armed services. Enabling immigrant students to access and/or continue higher education will help boost the number of high skilled, American-raised workers. As these taxpaying workers strengthen the available workforce in our nation, they will simultaneously contribute to public revenue at the local, state, and federal level.

Protect and Strengthen Health Care Workforce

Health care across the country is facing historic workforce shortages. As we expand our own education and training programs, enhance violence prevention efforts, and address other clinician concerns, we urge Congress to support policies that replenish and strengthen the health care workforce, including increasing the number of Graduate Medical Education slots, expanding and improving loan repayment programs for nursing students, and helping nursing schools recruit and retain qualified faculty and preceptors. Congress should also pass the SAVE Act, which aims to protect health care workers from violence by enhancing penalties for people who assault them and providing hospitals with additional security and training resources.

Expand Availability of Quality, Affordable Childcare

For many Americans, lack of available quality childcare is a barrier to employment, especially in low-income communities. We ask that the Federal government work to support state programs such as “Scholars for Excellence in Child Care” to aid in the state’s expansion of childcare for workforce families.

Encourage More Affordable Housing

Oklahoma, like many states, has reached a crisis-level deficit of affordable housing. National research indicates that Oklahoma needs over 81,000 additional affordable rental units to meet the needs of extremely low-income renters. An Oklahoman working for minimum wage would have to work 88 hours/week to comfortably afford a modest one-bedroom rental unit at current Fair Market Rent value, while 40% of Oklahoma workers don’t earn enough to afford a typical two-bedroom apartment working one fulltime job. Adding more affordable housing will support new jobs in several industries, allow new companies to move operations to our state and significantly reduce the risk of homelessness (and homelessness itself). Without focused action that supports additional resources for affordable housing developers, Oklahoma will continue to fall woefully short in meeting existing and future demand. There is great opportunity at the federal level to support the development of affordable housing by combatting developers’ greatest challenges. Specifically, we must move quickly to provide solutions to mitigate astronomical property insurance rate increases and increase funding for proven federal housing programs including the Low-Income Housing Tax Credit (LIHTC), HOME/CBDG and the Section 8 Housing Choice Voucher programs.



MINUTES
Special City Council Meeting
Thursday, December 19, 2024 Council Chambers 6:00 PM

COUNCIL PRESENT: Tim Fox
Jacqueline Triplett-Lund
Joyce Calvert
Shayne Buchanan
Chris Brobst

COUNCIL ABSENT:

STAFF PRESENT: David Tillotson
Lesli Smith
Lea Ann Reed
Joe Wuest

STAFF ABSENT:

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the special meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
Lesli Smith called the roll; Mayor Calvert declared a quorum present. Jana Burk Attorney, of Rosenstein, Fist & Ringold, were also in attendance.
- C) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- D) Public Comments**
There were no public comments.
- E) Scheduled Business**
- 1) Discussion and possible action to award or not award the contract for the Wastewater Treatment Plant Project to Crossland Heavy Contractors, Inc., the lowest responsible bidder, in the amount of \$58,809,985.00, contingent on Glenpool Utility Services Authority's closing of a State Revolving Fund (SRF) loan in the amount of \$35,000,000.00, and authorize the City Manager to sign on behalf of the City all contract documents related to the project, upon review and acceptance of the contract documents by City legal, to issue all notices required under the project, and to sign all valid pay requests submitted by Crossland Heavy Contractors Inc. on the project.

(David Agbetunsin, City Engineer)

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To award the contract for the Wastewater Treatment Plant Project to Crossland Heavy Contractors, Inc., the lowest responsible bidder, in the amount of \$58,809,985.00, contingent on Glenpool Utility Services Authority's closing of a State Revolving Fund (SRF) loan in the amount of \$35,000,000.00, and authorize the City Manager to sign on behalf of the City all contract documents related to the project, upon review and acceptance of the contract documents by City legal, to issue all notices required under the project, and to sign all valid pay requests submitted by Crossland Heavy Contractors Inc. on the project.

	For	Against	Abstained	Absent
Tim Fox	x			
Jacqueline Triplett-Lund	x			
Joyce Calvert	x			
Shayne Buchanan	x			
Chris Brobst	x			
	5	0	0	0

CARRIED.

F) Adjournment

Mayor Calvert declared the special meeting adjourned at 6:14 p.m.



To: Honorable Mayor and City Council / Chair and Trustees

From: Joshua M. Brannon, Finance Director

Date: January 6, 2025

Re: Audit Engagement for Single Audit of FYE June 30, 2024 with Hinkle & Company, PC

Background:

The City has engaged Hinkle & Company, PC for the past three years to conduct the Financial and Compliance audit. Staff is pleased with the quality of their work and professionalism. The original Audit Engagement Letter for the purpose of providing audit services for the fiscal year ending June 30, 2024, at an estimated cost of \$28,500, was approved by Council / the Board on June 3, 2024.

The Single Audit Act of 1984 requires non-federal entities which expend \$750,000 or more in federal awards in a fiscal year to undergo a single audit to ensure accountability of federal awards. The City of Glenpool and its trust authorities surpassed the single audit threshold for the fiscal year ending June 30, 2024. As a result, the updated engagement letter with Hinkle & Company, PC includes single audit services at an additional cost of \$8,500 for the single audit based on one major program, and an additional \$4,500 per any additional major program if required to be tested.

Staff Recommendation:

Staff recommends Council approval of the updated Hinkle & Company, PC engagement letter.

Attachments:

Hinkle & Company, PC Engagement Letter

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com



May 23, 2024

City of Glenpool
Josh Brannon, Finance Director
12205 South Yukon Avenue
Glenpool, Oklahoma 74033

You have requested that we audit the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Glenpool (the City), as of June 30, 2024 and for the year then ended and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended June 30, 2024. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs.

Accounting principles generally accepted in the United States of America require that supplementary information (RSI), such as management's discussion and analysis (MD&A), budgetary comparison schedule for the General Fund, schedules of the City's proportionate share of the net pension liability and the City's contributions, be presented to supplement the City of Glenpool basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI.

5028 E. 101st Street
Tulsa, OK 74137
TEL: 918.492.3388
FAX: 918.492.4443
www.hinklecpas.com

The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussions and Analysis
- Schedule of the City's proportionate share of the net pension liability and Other Post-employment Benefits
- Schedule of the City's contributions
- Budgetary Comparison Schedule
- Notes to the Budgetary Comparison Schedule

Supplementary information other than RSI will accompany the City of Glenpool basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following information in relation to the financial statements as a whole:

- Schedule of expenditures of federal awards

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.



The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and, if applicable, in accordance with any state or regulatory audit requirements. As part of an audit of financial statements in accordance with GAAS and, in accordance with *Government Auditing Standards*, and/or any state or regulatory audit requirements, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.



Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America and, if applicable, in accordance with any state or regulatory audit requirements. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the board of directors of the City. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the City's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.



The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS *and*, if applicable, in accordance with *Government Auditing Standards*, and/or any state or regulatory audit requirements, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.



Management Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
6. For designing, implementing, and maintaining effective internal control over federal awards that provides reasonable assurance that the entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
7. For identifying and ensuring that the entity complies with federal laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal award programs, and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
15. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including the disclosures, and relevant to federal award programs, such as records, documentation, and other matters;



- b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;
16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
 17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
 18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
 19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
 20. For the accuracy and completeness of all information provided;
 21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
 22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.



Fees and Timing

Kirk Vanderslice is the engagement partner for the audit services specified in this letter. His responsibilities include supervising the auditing services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report. *We will work with your staff to schedule the audit to meet the City's needs.*

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices will be rendered every two weeks and are payable upon presentation. We estimate that our fee for the audit will be \$28,500 for the financial audit and an additional \$8,500 for the single audit based on one major program. An additional \$4,500 per any additional major program if required to be tested. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the City's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The audit documentation for this engagement is the property of Hinkle & Company, PC and constitutes confidential information. However, we may be requested to make certain audit documentation available to state and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Hinkle & Company, PC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

With respect to any nonattest services we perform, the City's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.



We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the Mayor and Audit Committee, the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statement's compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Hill & Company, PC

This letter correctly sets forth our understanding of the City of Glenpool.

Mayor Joyce Calvert
City of Glenpool

Date





Finley & Cook, PLLC
405-878-7300
Finley-Cook.com
1421 East 45th Street
Shawnee, OK 74804

Report on the Firm's System of Quality Control

To the Partners of Hinkle & Company, PC and
the Peer Review Committee of the Oklahoma Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Hinkle & Company, PC (the "firm") in effect for the year ended September 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants ("Standards").

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

To the Partners of Hinkle & Company, PC and
the Peer Review Committee of the Oklahoma Society of CPAs
Page -2-

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Hinkle & Company, PC in effect for the year ended September 30, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Hinkle & Company, PC has received a peer review rating of *pass*.

A handwritten signature in cursive script that reads "Finley & Cook, PLLC".

Shawnee, Oklahoma
August 30, 2023



December 30, 2024

To: Honorable Mayor and City Council

From: Lesli Smith, City Clerk

Re: 2025 Municipal Election

Background:

Wards I, II and Councilor At Large City Council terms will expire in April 2025 (unexpired At Large April 2027). 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. 2025003

Attached:

Resolution No. 2025003

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com

RESOLUTION NO. 2025003

**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 1, 2025.
- 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 3, 2025, and no later than 5:00 p.m. on Wednesday, February 7, 2025.
- III. **BE IT FURTHER RESOLVED** That a candidate for the at large position must be a resident and registered voter at an address within the City, and a candidate for any ward must be a resident and 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 their 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 2029
Ward II Councilor	- Expiration of term 2029
- IX. **BE IT FURTHER RESOLVED** that the following officer will be elected for the balance of an unexpired term:

Councilor At Large	- Expiration of term 2027
--------------------	---------------------------

ADOPTED this _____ day of _____ 2025.

Joyce G. Calvert, Mayor

ATTEST:

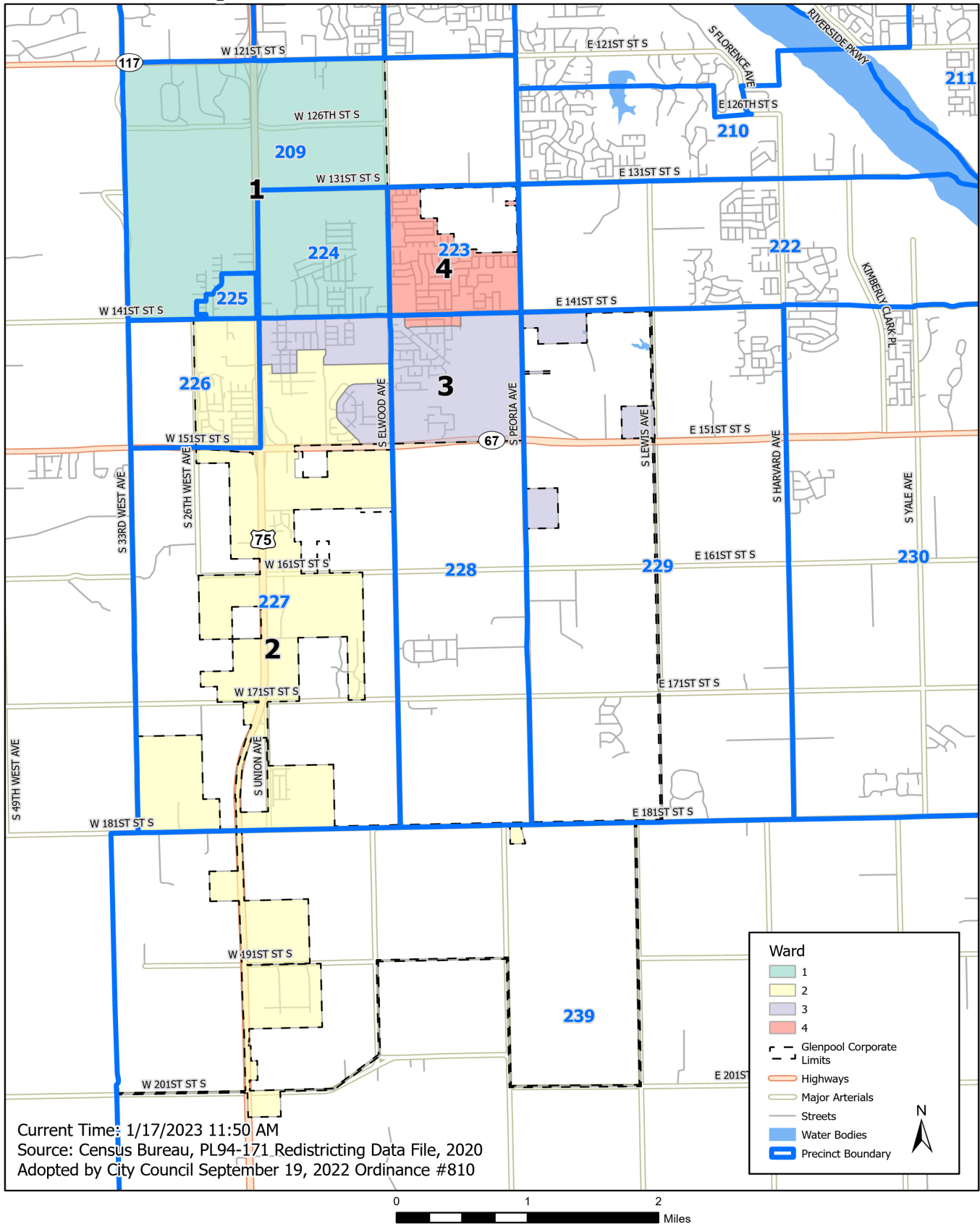
Lesli Smith, City Clerk

[SEAL]

Approved as to form:

City Attorney

Glenpool Council District Boundaries





To: Mayor and City Council

From: Beth Miller, Grants – Special Projects Coordinator

Date: January 6th, 2025

Re: Approval to accept the State of Oklahoma Office of Homeland Security State and Local Cybersecurity Grant

Background:

Staff is proposing to accept the Homeland Security State and Local Cybersecurity Grant Program. This grant is NO-cost share grant. This grant was awarded on December 20, 2024 in the amount of \$14,056.53.

The grant will be for the installation of updated servers in the Police Department. Upgrading the servers will boost performance, enhance security, increase reliability, allows for scalability, saves costs in the long run, and ensures better integration with new technologies. Please find attached the application information sheet, grant application, equipment estimates, as well as an email confirmation of the grant award

Staff Recommendations:

Staff recommends accepting the Oklahoma Office of Homeland Security State and Local Cybersecurity Grant.

Attachments:

- Application Information
- Grant Application
- Equipment Price Quote
- Email confirmation of grant award

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

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OKLAHOMA OFFICE OF HOMELAND SECURITY

**CYBERSECURITY GRANT PROGRAMS INVESTMENT JUSTIFICATION
(IJ) TEMPLATE INTRODUCTION AND INSTRUCTIONS**

PRIVACY ACT STATEMENT

AUTHORITY: Act of 2007, 6 U.S.C. §§ 605 and 606 The Homeland Security Act of 2002, as amended by Title I of the Implementing Recommendations of the 9/11 Commission), and Infrastructure Investments and Jobs Appropriations Act (Pub. L. No. 117, Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g-58).

PRINCIPAL PURPOSE(S): This information is being collected for the primary purpose of facilitating correspondence between the grant applicant and the Oklahoma Office of Homeland Security and the State of Oklahoma Cybersecurity Planning Committee and for determining eligibility and administration of FEMA Preparedness Grant Programs, specifically, the State and Local Cybersecurity Grant Program.

DISCLOSURE: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent the organization from receiving grant funding.

CYBERSECURITY GRANT PROGRAMS INVESTMENT JUSTIFICATION (IJ) INSTRUCTIONS

Each sub-applicant can submit one application/investment justification per State Cybersecurity Plan objective.

The IJ Template is useful for the **Program Narrative** portion of the application.

Requirements:

- **Application level:** Each application must include between one (1) IJ. The IJ must be associated with one of the four objectives outlined in the NOFO and State Cybersecurity Plan. No more than four (4) IJ's can be submitted.
- **Projects:** Project-level information will vary based on the associated SLCGP objectives and sub-objectives as outlined in the NOFO and State Cybersecurity Plan.
- **The State of Oklahoma Cybersecurity Planning Committee requires a quote to be attached for each request.**
- Once each IJ is complete it must be submitted, along with required attachments to hsgrants@okohs.ok.gov

ELIGIBILITY

Eligible Subrecipient Entities

"Local government" is defined in 6 U.S.C. § 101(13) as:

1. A county, municipality, city, town, township, local public authority, school district, special district, intrastate district, council of governments (regardless of whether the council of governments is incorporated as a nonprofit corporation under state law), regional or interstate government entity, or agency or instrumentality of a local government;
2. *An Indian tribe or authorized tribal organization, or in Alaska a Native village or Alaska Regional Native Corporation; and
3. A rural community, unincorporated town or village, or other public entity.

*Although tribes are not eligible to apply directly for SLCGP funding, they may be eligible subrecipients, and can receive SLCGP funding as a local government.

Each individual SAA may determine whether and how much SLCGP funding to pass through to tribal entities. Additionally, funding will be directly available to eligible tribal entities under the Tribal Cybersecurity Grant Program.

Ineligible subrecipient entities include:

1. Nonprofit organizations; and
2. Private corporations.

SUB-APPLICANT POINT OF CONTACT (POC) INFORMATION	
STATE, LOCAL, TRIBAL AGENCY: City of Glenpool	SLT UEI Number: JPRQJKV9ZKC1
SLT POC Name: Elizabeth Miller	SLT POC Title: Grants - Special Projects Coordinator
SLT Address: 12205 S Yukon Ave Glenpool, OK 74033	
SLT POC Phone Number: 918-209-4646	SLT POC Email Address: emiller@cityofglenpool.com
PART I. BACKGROUND FOR PROJECT NARRATIVE	
1. A. Provide a baseline understanding of the existing cybersecurity gaps, risks, and threats that the applicant entity faces which have influenced the development of this Investment Justification (IJ). Also, please include a summary of the current capabilities within the applicant jurisdiction to address these threats and risks. Glenpool Police Department currently has a Dell PowerEdge R730xd server, which has reached the end of its support as of July 3, 2022, and is approximately seven years old. This server is responsible for hosting virtual machines (VMs), backing up data, and storing critical information for dispatch and officers. It is equipped with an Intel Xeon E5 CPU and 128 GB of RAM, running Windows Server 2016 Standard OS. However, it has started to experience latency issues due to its age. This server is crucial for public safety performance and is in urgent need of replacement.	
1. B. Describe how this IJ and the associated project(s) addresses gaps and/or sustainment in the approved Cybersecurity Plan. Network servers and hosts are regularly updated to incorporate the latest security updates. Access control is limited to the IT Director, along with a designated network administrator from within the Police Department. This server will be backed up and replicated off-site for redundancy. Ninja is utilized to monitor security threats and is remotely overseen by a third-party service.	

PART II. SPECIFIC INVESTMENT INFORMATION

2. A. Investment Name: Provide the Investment Name:

N/A

2. B. Investment Type: Please identify the corresponding SLCGP Objective Number for this IJ (Objective 1, 2, 3 or 4). Each objective must have at least one project. Objective

2. C. Funding Year: Please identify the corresponding SLCGP funding year. You may select more than one.

2022 – Cost Share Waived ☐ 2024 – 30% Cost Share ☐

2023 – Cost Share Waived ☒ 2025 – 40% Cost Share ☐

2. D. Funding Year: If funding is no longer available in the year you selected are you okay with us moving your funding to the next available grant year which may have a higher cost share. No

2. F. Cost Share Type: Choose an

2. E. Describe how your agency plans to meet the cost share requirements for this grant:

N/A

PART III. PROJECT INFORMATION

3. A. Project Name: Provide the name(s) of the project(s).

Replace the Server Host for the Glenpool Police Department

3. B. Project(s) Alignment to the 16 Required Cybersecurity Elements as detailed in the Statewide Cybersecurity Plan: Please describe how this project(s) aligns to the cybersecurity elements in the Statewide Cybersecurity Plan on pages 13 and 14.

This project is in alignment with the Cybersecurity Elements described in:

#2 Asset Management: Maintaining an inventory of critical assets and ensuring their protection.

#3 Access Control: Implementing measures to control access to information and systems.

#7 Maintenance: Ensuring systems are regularly updated and maintained.

#8 Protective Technology: Utilizing technology to protect systems and data.

PART IV. PROJECT IMPLEMENTATION SCHEDULE

3. C. Please describe project implementation and estimated timeline:

If the grant is awarded, the funds would be used to replace this server, which is essential for running VMs and handling critical data.

A team will be formed to engage in discussions and assignments as resources are required. The team leader will be responsible for supporting team members and ensuring that the project is completed on time. Additionally, the team leader is expected to address any unforeseen issues that may arise to keep the project on track. I would anticipate this project to take 40 hours after equipment has been received.

3. D. In this section, list all proposed equipment, projects, or activities, the vulnerability any of those items will address, and the estimated funding requested (round up to the nearest dollar) for each. AEL – Authorized Equipment List

AEL Number	Equipment, Project, or Activity	Vulnerability Addressed	Estimated Cost	Estimated Cost Share
002	Replace Host COG-PSP-HV-01	hosting VMs, backing up data, storing critical info	\$14057	\$0
Total Funding Requested			14057	0

4. Please describe how your entity plans to sustain this project once the grant funds are gone:

With City General Funds



COG - PD - Replace Host COG-PSP-HV-01 (Quote #2727)
EXPIRES 11.18.2024

Quote #: 002

Prepared For

City of Glenpool
David Tillotson
12205 S Yukon Ave
Glenpool, OK 74033

This quote has not been approved.
Please review and sign below.

Prepared By

Robert Eickleberry
reickleberry@hummingbird.tech

1. Your Proposal

Download and review your PDF document here:



2. Review Your Options

Your Available Options

Replace host COG-PSP-HV-01

Quote Summary	One-Time
Replace host COG-PSP-HV-01 Subtotal	\$14,056.53
Subtotal	\$14,056.53
Total Amount	\$14,056.53

Comments or question

If you have any comments or question this quote, please enter them here a submit. Your feedback will be logged emailed to reickleberry@hummingbird.tech

3. Approval

****Installation of a 4-post rack is not included in this quote but is a requirement. Hummingbird can recommend a third-party vendor to complete this.**

Prices good for 7 days from receipt of quote. Hummingbird reserves the right to require 50% of the balance to be paid before work begins. Product quotes exceeding \$5k must be paid before product will be ordered. Cancelled orders will incur return shipping and restocking fees. Invoice balances more than 60 days past due may incur late fees.

[Submit Question / Comment](#)

☐ I accept the above conditions

E-Signature

Your Initials:

①

Your Email Address:

①

Purchase Order Number:

Please fill out the required fields above and check "I accept the above conditions"

[Accept Order](#)



Applications to the SLCGP

From Hannah Kopisch <Hannah.Kopisch@okohs.ok.gov>
Date Fri 12/20/2024 8:06 AM
To Elizabeth Miller <emiller@cityofglenpool.com>
Cc Ty Bremerman <Ty.Bremerman@okohs.ok.gov>

Good morning,

I just wanted to reach out and let you know that at the December 12th State Cybersecurity Committee meeting the committee voted to approve your applications to the State and Local Cybersecurity Grant Program (SLCGP). Congratulations!

The next step is for our office to submit a request to FEMA to release the funds for your applications. This could take up to 12 weeks. Once the funds are released, we will reach back out with award documents and terms and conditions that will need to be signed. Please do not make any purchases until given written permission to do so by my office.

I will also need a few quick pieces of information to add you into our system and to create the award documents when the time comes.

1) State Vendor Number - This is the vehicle that allows us to send you reimbursement payments. If you don't have one, please contact supplier.registration@omes.ok.gov

2) Fiscal Year Start Date

3) UEI Number from Sam.gov

4) Physical Address

5) Primary contact for Grant Name (Head of agency i.e., Mayor, City Manager, etc.)-

Title-

Mailing Address-

Phone-

Cell-

Email-

6) Secondary Contact for Grant Name (Normally who will be managing the grant)-

Title-

Phone-

Cell-

Email-

Please feel free to reach out if you have any questions.



Hannah Kopisch
Grants Specialist
Oklahoma Office of Homeland Security (OKOHS)
Office: (405) 425-7455
Mobile: (405) 291-0573
Email: hannah.kopisch@okohts.ok.gov
Web: www.homelandsecurity.ok.gov



To: Mayor and Council

From: David Tillotson, City Manager

Date: December 9, 2024

Re: INCOG Board Appointment

Background:

The INCOG bylaws require that members of the Board of Directors be appointed in each odd-numbered year to serve a two-year term. The representative must be an elected official. Glenpool has been represented on the INCOG Board by Mayor Calvert. I currently serve as her alternate

Additionally, the INCOG bylaws request that the Council appoint an elected official as a representative to the General Assembly, which typically meets once per year. Mayor Calvert is the current appointed representative to the General Assembly, and I serve as the alternate.

Staff Recommendation:

Staff recommends re-appointing Mayor Joyce Calvert to represent Glenpool on the INCOG Board of Directors and General Assembly, with David Tillotson as her alternate.

Attachments:

- INCOG Letter dated November 27, 2024

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com



Regional Partners — Regional Solutions

2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.INCOG.org

November 27, 2024

Honorable Joyce Calvert
Mayor of Glenpool
12205 S. Yukon Avenue
Glenpool OK 74033

Re: Appointments to INCOG Board of Directors and General Assembly

Dear Mayor Calvert: *Joyce*

According to the INCOG Bylaws, "the officers and members of the Board of Directors shall hold office for a term of two (2) years, said term commencing on the first day of January on each odd-numbered year, following their selection." The representative must be an elected official.

We are requesting that the City of Glenpool designate its representative, and an alternate if desired, to the INCOG Board of Directors for the upcoming two-year term. Currently, you are the Glenpool representative on the INCOG Board of Directors, and David Tillotson is the alternate.

Also, the INCOG By-laws provide for the appointment of a representative to the INCOG General Assembly. Each participating member may appoint one elected official as a representative to the General Assembly. The General Assembly typically meets once a year. Currently, you are the Glenpool representative to the General Assembly and David Tillotson is the alternate.

Please notify us of your INCOG Board and General Assembly appointments in writing or by email to lbrewer@incog.org by January 3, 2025, if possible. If you have any questions, please do not hesitate to contact me or LaDonna Brewer at (918) 584-7526. We look forward to continuing to work with you in the coming year.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Brierre".

Rich Brierre
Executive Director

RB/lb

cc: David Tillotson



Please return to the City of Glenpool – City Clerk's Office – 12205 S. Yukon Ave., Glenpool, OK 74033
Telephone: (918) 209-4647 – Fax: (918) 209-4641

Application for City of Glenpool Authorities, Boards, Commissions, Committees and Council

By submitting this application, the applicant authorizes any background check which may be helpful in the selection process, including, but not limited to, criminal background checks. All questions must be completed in order for this application to be considered. Your completed application will constitute a public record. Please submit your resume with this application along with any additional information you believe the Council may find useful. **Please print.**

Marilyn Faye Nichols

FULL NAME:

918-704-2037

PHONE:

mnichols41@gmail.com

EMAIL:

13902 S. Nyssa Place

ADDRESS: STREET

Glenpool

CITY

Oklahoma

STATE

74033

ZIP

DO YOU RESIDE WITHIN THE CITY LIMITS OF GLENPOOL AND IF YES, HOW LONG? (REQUIRED FOR SERVING ON BOARDS/COMMISSIONS/COUNCIL)

Yes

ARE YOU A FULL TIME GLENPOOL RESIDENT?

Yes

COUNCIL WARD IN WHICH YOU LIVE (see attached map):

1 ☐ 2 ☐ 3 ☐ 4 ☐

ARE YOU A REGISTERED VOTER? ☒ YES ☐ NO

DO YOU CURRENTLY HOLD ANY OFFICES UNDER THE LAWS OF THE STATE OF OKLAHOMA? SUCH OFFICES WOULD INCLUDE BUT NOT BE LIMITED TO WORKING FOR A MUNICIPALITY, COUNTY, OR STATE.

☒ YES ☐ NO

PLEASE SPECIFY IF YOUR HOME ADDRESS DIFFERS FROM YOUR VOTER REGISTRATION, PLEASE INDICATE VOTER ADDRESS

Department of Human Services State of Oklahoma

EMPLOYER

4848 S. 129th E. Ave Tulsa, OK 74314

BUSINESS ADDRESS

Admin II for Region 5 Rural Foster Care & Adoptions

OCCUPATION

Have you had previous experience working for or with a Municipality, its Boards, Commissions, Council or Trusts?

No

On what Authority, Board, Commission, Committee, or Council are you most interested in serving?

Your open Board Seat for Commission/Board of Adjustment

Describe any skills, training, expertise or experience that would qualify you for service on an Authority, Board, Commission, Committee, or Council:

20 years of Human Resources Administration, Benefit Administration, Legal

Please discuss your educational background.

Graduate from Abilene Christian university 1991 Associates for Criminal Law and Accounting

Do you anticipate any conflicts of interest on issues which may be decided by the Authority, Board, Commission, Committee, or Council on which you are interested in serving?

No

Personal References (at least one must be a professional reference)

Conkling	Abbie	aconkling@galaxyhomerecreation.com	
NAME: LAST	FIRST	E-MAIL:	
ADDRESS: STREET	CITY	STATE	ZIP
		9189787407	
HOME TELEPHONE	WORK TELEPHONE	MOBILE TELEPHONE	

Conkling	Abbie	aconkling@galaxyhomerecreation.com	
NAME: LAST	FIRST	E-MAIL:	
ADDRESS: STREET	CITY	STATE	ZIP
		9189787407	
HOME TELEPHONE	WORK TELEPHONE	MOBILE TELEPHONE	

Conkling	Abbie	aconkling@galaxyhomerecreation.com	
NAME: LAST	FIRST	E-MAIL:	
Conkling			
ADDRESS: STREET	CITY	STATE	ZIP
		9189787407	
HOME TELEPHONE	WORK TELEPHONE	MOBILE TELEPHONE	

I attest that all information herein is true and accurate Marilyn Nichols 10/24/2024

SIGN AND DATE

Updated 8-22-2024



To: Mayor and Council

From: Beth Miller, Grants – Special Projects Coordinator

Date: January 6th, 2025

Re: INCOG FFY 2025-2026 Transportation Alternatives & Carbon reduction Program

Background:

Staff is requesting Council's approval to submit a grant application and resolution #2025004 to the: INCOG FFY 2025-2026 Transportation Alternatives & Carbon reduction Program. The proposed project involves the addition and construction of sidewalks on Elwood Avenue and on Peoria Avenue near the South County Recreational Center. This grant will fund the construction of two add alternates on the Sidewalk and Beautification Phase II Project JP #28845(05) and is due on January 17, 2025.

This grant is a matching grant with a 20% match required with an award of up to \$1.6 million. The total amount of the project is \$1,876,217.02 and City matching requirement of \$320,000 and a funding gap of \$262,217.02 to be funded with City of Glenpool General Funds.

Staff Recommendations:

Staff recommends the Council approve pursuing these grant funds and allow staff to submit the grant application and resolution #2025002.

Attachments:

- Resolution #2025002
- Cover Page for Sidewalk and Beautification Phase II Project JP #28845(05)
- Project Location Map
- Application
- Project Budget Sheet
- Program Link: [FFY25-27 INCOG TAP Instructions.pdf](#)

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

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David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com

Resolution 2025002

City of Glenpool

**Resolution to Request Programming of Tulsa Urbanized Area Transportation
Alternatives Program and/or Carbon Reduction Program Funds**

WHEREAS, Transportation Alternatives Program and Carbon Reduction Program funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: The proposed project involves the addition and construction of sidewalks on Elwood Avenue and on Peoria Avenue near the South County Recreational Center. This grant will fund the construction of two add alternates on the Sidewalk and Beautification Phase II Project JP #28845(05); and

WHEREAS, the selected project is consistent with the local comprehensive plan, including applicable Major Street and Highway Plan Element or the Regional GO Plan, as applicable, and the Regional Transportation Plan; and

WHEREAS, the engineer's preliminary estimate of cost is \$1,600,000, and Federal participation under the terms of the federal law, IJIA Act, relating to Transportation Alternatives Program and/or Carbon Reduction Program funds are hereby requested for funding of 80 percent of the project cost; and

WHEREAS, the City of Glenpool proposes to use City General funds for the balance of the project costs; and

WHEREAS, the City of Glenpool agrees to provide for satisfactory maintenance after completion, and to furnish the necessary right-of-way clear and unobstructed; and

WHEREAS, the City of Glenpool has required matching funds available and further agrees to deposit with the Oklahoma Department of Transportation (ODOT) said matching funds within thirty (30) days after authorization by the Federal Highway Administration, prior to project letting by ODOT.

NOW, THEREFORE, BE IT RESOLVED: That the Indian Nations Council of Governments is hereby requested to program this project into the Transportation Improvement Program for the Tulsa Transportation Management Area if this project is selected for funding; and BE IT

FURTHER RESOLVED: That upon inclusion in the Transportation Improvement Program, the Oklahoma Transportation Commission is hereby requested to concur in the programming and selection of this project and to submit the same to the Federal Highway Administration for its approval.

Mayor Joyce G. Calvert

Attest:

Lesli Smith, City Clerk

	0001-0007	0008-0009	0010-0011	0012-0013	0014-0015	0016-0017	0018-0019	0020-0021	0022-0023	0024-0025	0026-0027	0028-0029	0030-0031	0032-0033	0034-0035	0036-0037	0038-0039	0040-0041	0042-0043	0044-0045	0046-0047	0048-0049	0050-0051	0052-0053	0054-0055	0056-0057	0058-0059	0060-0061	0062-0063	0064-0065	0066-0067	0068-0069	0070-0071	0072-0073	0074-0075	0076-0077	0078-0079	0080-0081	0082-0083	0084-0085	0086-0087	0088-0089	0090-0091	0092-0093	0094-0095	0096-0097	0098-0099	0100-0101	0102-0103	0104-0105	0106-0107	0108-0109	0110-0111	0112-0113	0114-0115	0116-0117	0118-0119	0120-0121	0122-0123	0124-0125	0126-0127	0128-0129	0130-0131	0132-0133	0134-0135	0136-0137	0138-0139	0140-0141	0142-0143	0144-0145	0146-0147	0148-0149	0150-0151	0152-0153	0154-0155	0156-0157	0158-0159	0160-0161	0162-0163	0164-0165	0166-0167	0168-0169	0170-0171	0172-0173	0174-0175	0176-0177	0178-0179	0180-0181	0182-0183	0184-0185	0186-0187	0188-0189	0190-0191	0192-0193	0194-0195	0196-0197	0198-0199	0200-0201	0202-0203	0204-0205	0206-0207	0208-0209	0210-0211	0212-0213	0214-0215	0216-0217	0218-0219	0220-0221	0222-0223	0224-0225	0226-0227	0228-0229	0230-0231	0232-0233	0234-0235	0236-0237	0238-0239	0240-0241	0242-0243	0244-0245	0246-0247	0248-0249	0250-0251	0252-0253	0254-0255	0256-0257	0258-0259	0260-0261	0262-0263	0264-0265	0266-0267	0268-0269	0270-0271	0272-0273	0274-0275	0276-0277	0278-0279	0280-0281	0282-0283	0284-0285	0286-0287	0288-0289	0290-0291	0292-0293	0294-0295	0296-0297	0298-0299	0300-0301	0302-0303	0304-0305	0306-0307	0308-0309	0310-0311	0312-0313	0314-0315	0316-0317	0318-0319	0320-0321	0322-0323	0324-0325	0326-0327	0328-0329	0330-0331	0332-0333	0334-0335	0336-0337	0338-0339	0340-0341	0342-0343	0344-0345	0346-0347	0348-0349	0350-0351	0352-0353	0354-0355	0356-0357	0358-0359	0360-0361	0362-0363	0364-0365	0366-0367	0368-0369	0370-0371	0372-0373	0374-0375	0376-0377	0378-0379	0380-0381	0382-0383	0384-0385	0386-0387	0388-0389	0390-0391	0392-0393	0394-0395	0396-0397	0398-0399	0400-0401	0402-0403	0404-0405	0406-0407	0408-0409	0410-0411	0412-0413	0414-0415	0416-0417	0418-0419	0420-0421	0422-0423	0424-0425	0426-0427	0428-0429	0430-0431	0432-0433	0434-0435	0436-0437	0438-0439	0440-0441	0442-0443	0444-0445	0446-0447	0448-0449	0450-0451	0452-0453	0454-0455	0456-0457	0458-0459	0460-0461	0462-0463	0464-0465	0466-0467	0468-0469	0470-0471	0472-0473	0474-0475	0476-0477	0478-0479	0480-0481	0482-0483	0484-0485	0486-0487	0488-0489	0490-0491	0492-0493	0494-0495	0496-0497	0498-0499	0500-0501	0502-0503	0504-0505	0506-0507	0508-0509	0510-0511	0512-0513	0514-0515	0516-0517	0518-0519	0520-0521	0522-0523	0524-0525	0526-0527	0528-0529	0530-0531	0532-0533	0534-0535	0536-0537	0538-0539	0540-0541	0542-0543	0544-0545	0546-0547	0548-0549
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	0001-0007	0008-0009	0010-0011	0012-0013	0014-0015	0016-0017	0018-0019	0020-0021	0022-0023	0024-0025	0026-0027	0028-0029	0030-0031	0032-0033	0034-0035	0036-0037	0038-0039	0040-0041	0042-0043	0044-0045	0046-0047	0048-0049	0050-0051	0052-0053	0054-0055	0056-0057	0058-0059	0060-0061	0062-0063	0064-0065	0066-0067	0068-0069	0070-0071	0072-0073	0074-0075	0076-0077	0078-0079	0080-0081	0082-0083	0084-0085	0086-0087	0088-0089	0090-0091	0092-0093	0094-0095	0096-0097	0098-0099	0100-0101	0102-0103	0104-0105	0106-0107	0108-0109	0110-0111	0112-0113	0114-0115	0116-0117	0118-0119	0120-0121	0122-0123	0124-0125	0126-0127	0128-0129	0130-0131	0132-0133	0134-0135	0136-0137	0138-0139	0140-0141	0142-0143	0144-0145	0146-0147	0148-0149	0150-0151	0152-0153	0154-0155	0156-0157	0158-0159	0160-0161	0162-0163	0164-0165	0166-0167	0168-0169	0170-0171	0172-0173	0174-0175	0176-0177	0178-0179	0180-0181	0182-0183	0184-0185	0186-0187	0188-0189	0190-0191	0192-0193	0194-0195	0196-0197	0198-0199	0200-0201	0202-0203	0204-0205	0206-0207	0208-0209	0210-0211	0212-0213	0214-0215	0216-0217	0218-0219	0220-0221	0222-0223	0224-0225	0226-0227	0228-0229	0230-0231	0232-0233	0234-0235	0236-0237	0238-0239	0240-0241	0242-0243	0244-0245	0246-0247	0248-0249	0250-0251	0252-0253	0254-0255	0256-0257	0258-0259	0260-0261	0262-0263	0264-0265	0266-0267	0268-0269	0270-0271	0272-0273	0274-0275	0276-0277	0278-0279	0280-0281	0282-0283	0284-0285	0286-0287	0288-0289	0290-0291	0292-0293	0294-0295	0296-0297	0298-0299	0300-0301	0302-0303	0304-0305	0306-0307	0308-0309	0310-0311	0312-0313	0314-0315	0316-0317	0318-0319	0320-0321	0322-0323	0324-0325	0326-0327	0328-0329	0330-0331	0332-0333	0334-0335	0336-0337	0338-0339	0340-0341	0342-0343	0344-0345	0346-0347	0348-0349	0350-0351	0352-0353	0354-0355	0356-0357	0358-0359	0360-0361	0362-0363	0364-0365	0366-0367	0368-0369	0370-0371	0372-0373	0374-0375	0376-0377	0378-0379	0380-0381	0382-0383	0384-0385	0386-0387	0388-0389	0390-0391	0392-0393	0394-0395	0396-0397	0398-0399	0400-0401	0402-0403	0404-0405	0406-0407	0408-0409	0410-0411	0412-0413	0414-0415	0416-0417	0418-0419	0420-0421	0422-0423	0424-0425	0426-0427	0428-0429	0430-0431	0432-0433	0434-0435	0436-0437	0438-0439	0440-0441	0442-0443	0444-0445	0446-0447	0448-0449	0450-0451	0452-0453	0454-0455	0456-0457	0458-0459	0460-0461	0462-0463	0464-0465	0466-0467	0468-0469	0470-0471	0472-0473	0474-0475	0476-0477	0478-0479	0480-0481	0482-0483	0484-0485	0486-0487	0488-0489	0490-0491	0492-0493	0494-0495	0496-0497	0498-0499	0500-0501	0502-0503	0504-0505	0506-0507	0508-0509	0510-0511	0512-0513	0514-0515	0516-0517	0518-0519	0520-0521	0522-0523	0524-0525	0526-0527	0528-0529	0530-0531	0532-0533	0534-0535	0536-0537	0538-0539	0540-0541	0542-0543	0544-0545	0546-0547	0548-0549
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CITY OF GLENPOOL SIDEWALK & BEAUTIFICATION PHASE II

[illegible]

R.L. SHEARS COMPANY, P.C.
Landscape Architects
1522 SOUTH CARSON AVENUE
TULSA, OKLAHOMA 74119
TEL 918.582.0612 FAX 918.582.0613
EMAIL: rlshears@rlshearsco.com
CA #1759, EXPIRES 06.30.2029

PREPARED BY:

ROBERT L. SHEARS II ASLA, CLARB
REGISTERED L.A. No.233
R.L. SHEARS COMPANY, P.C.

APPROVED BY:

L'YAN BURROW
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF GLENPOOL, OKLAHOMA

SEAL NO. 0003



CITY OF GLENPOOL, SIDEWALK EXPANSION/BEAUTIFICATION PROJECT



FFY 2025-2026 Transportation Alternatives & FFY 2022-2026 Carbon Reduction Program

Application Questions

For projects in the Tulsa Transportation Management Area

A Grant Program of the
U.S. Department of Transportation/ Federal Highway Administration
Authorized by the Infrastructure Investment and Jobs Act (IIJA)



Indian Nations Council of Governments (INCOG)
Transportation Planning Division
2 W. 2nd Street, Suite 800
Tulsa, OK 74103-3116

Project Application Questions

If more space is needed outside of the text boxes provided, you may attach additional pages.

Completed application packets are not to exceed the 8 page limit.

- 1) Describe your project (location, project type, length).

The location and length of the project is 146th to Elwood (.87 miles) and along S. Peoria from 137th to the Recreation Center (.16 mile). A total of 1.03 miles.

The type of project is to establish a close-gap of ADA-compliant sidewalks, signage and a lighting network linking residents to local businesses, shopping, library, and schools. Another section of the project is to connect a subdivision to the South County recreation Center.

- 2) Describe how the project fits into existing plans and how the public has been engaged in the project planning. What project planning has taken place prior to this application?

This project fits into existing plans with the 2022 Safe Routes to School Program.

The public has been engaged in the project planning by involving the School, the Library, and the South County Recreation Center who have all been informed of the project and support the project (letters of support will be attached). Also, the public is invited to all council meetings on the subject.

The project planning that has taken place prior to this application are the completion of the planning and design phase. The project is shovel ready.

- 3) Describe safety benefits the project will achieve. Is there evidence of a history of crashes of vulnerable road users?

The safety benefits the project will achieve:

Reduced Pedestrian Accidents: Keeps children safe from traffic.

Improved Visibility: Makes pedestrians more visible to drivers.

Encourages Walking and Biking: Promotes physical activity and reduces traffic.

Enhanced Community Safety: Provides a safe route for everyone.

Better Traffic Flow: Helps maintain smoother traffic.

These benefits create a safer environment for students and the community.

There is evidence of a history of crashes of vulnerable road users provided by the Glenpool Police Department. For a period of 5 years from today, there have been _ crashes reported along the 146th street and Elwood Blvd intersection.

- 4) How does the project benefit your community? How are destinations within the community connected by the project? How might people use the project as a transportation alternative to get to work, school, or to make personal trips?

The project benefits our community by:

Safety: Reduces accidents and keeps pedestrians safe.

Health: Encourages walking and physical activity.

Connectivity: Links different parts of the community.

Economy: Boosts local businesses and property values.

Social Interaction: Promotes community bonding.

Environment: Reduces traffic and pollution.

These benefits enhance the overall quality of life in your community.

The new sidewalks will connect Glenpool High School, Glenpool Middle School, Glenpool Upper Elementary School, Glenpool Library, South County Recreation Center, a gas station, and a convenience store, making all these destinations easily accessible.

Sidewalks provide a safe and convenient way for people to walk or bike to work, school, and local amenities, promoting healthier lifestyles and reducing traffic congestion.

5) How will this project reduce transportation emissions?

Constructing one mile of sidewalks in a community can reduce transportation emissions by encouraging more people to walk or bike instead of driving, which decreases the number of vehicle trips and the associated carbon emissions. This shift to non-motorized transportation helps lower overall traffic congestion and pollution levels. Just one typical gasoline vehicle emits 404 gr of CO2 per mile.

6) Does the sponsor have control of the necessary ROW for the project?

Most of the project is controlled by the City. The rest will be dedicated or aquired by the City for the project.

- 7) Describe the proposed ownership and maintenance responsibilities for the project once it is completed.

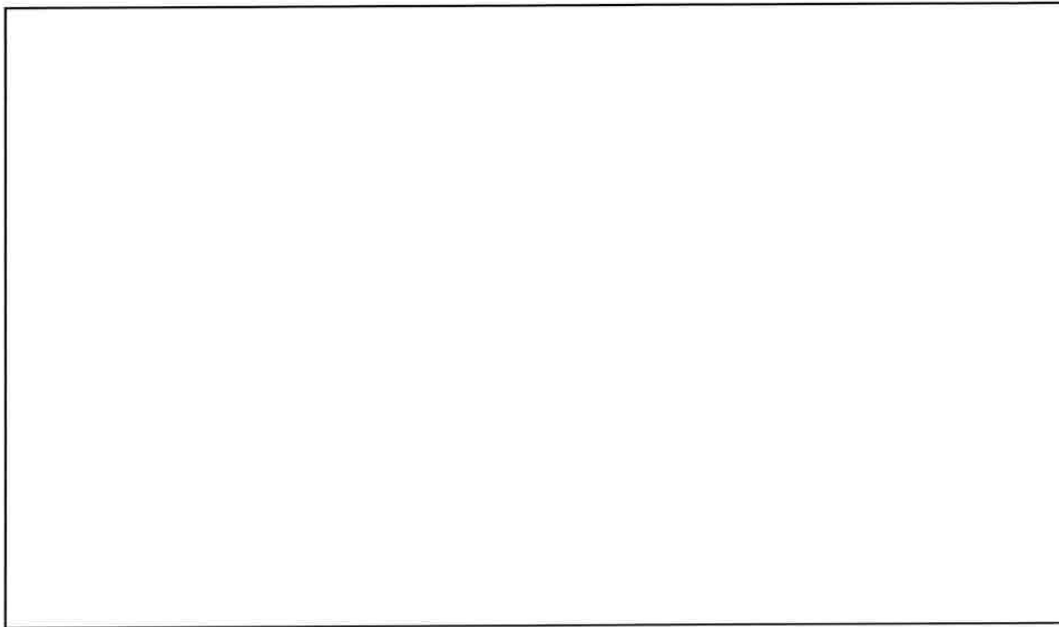
The ownership and maintenance responsibilities will fall to the City of Glenpool.

- 8) Describe any project-based risks that can be identified that would delay the project and how you plan to mitigate those risks.

ROW is a risk, this can be mitigated by acquiring ROW, or having the owners dedicate it to the City.

Budget could be a risk, this can be mitigated by allocating funds and completing a contingency plan that factors in inflation and other unexpected costs.

- 9) Provide any additional details that relate to the rating criteria that were not addressed in the questions above.



Be sure to include the required attachments (Resolution, project budget, project location map, demographic information, letters of support, and any optional elements) in addition to the project application question responses.

City of Glenpool
SIDEWALK & BEAUTIFICATION PHASE II
Final Plans - Estimate of Probable Cost

E 141st ST (NORTH SIDE): BETWEEN S ELWOOD AVE & S PEORIA AVE S PEORIA AVE: BETWEEN E 141st ST & RECREATION CENTER						
BASE BID:						
ITEM #	ITEM	DESCRIPTION	UNIT	QUAN.	UNIT \$	EXTENDED
1	DRAWING	INTERLOCKING BLOCK RETAINING WALL	SF	222	\$60.00	\$13,320.00
2	201	CLEARING AND GRUBBING	LSUM	1	\$2,500.00	\$2,500.00
3	202 (A)	UNCLASSIFIED EXCAVATION	CY	500	\$26.00	\$13,000.00
4	202 (D)	UNCLASSIFIED BORROW	CY	500	\$25.00	\$12,500.00
5	221 (C)	TEMPORARY SILT FENCE	LF	3500	\$3.00	\$10,500.00
6	230 (A)	SOLID SLAB SODDING	SY	4700.0	\$3.00	\$14,100.00
7	303 (A)	AGGREGATE BASE - TYPE A	CY	16.9	\$95.00	\$1,605.50
8	325	SEPARATOR FABRIC	SY	500	\$4.00	\$2,000.00
9	326 (B)	GEOGRID REINFORCEMENT	SY	500	\$7.00	\$3,500.00
10	411 (I)	SUPERPAVE, TYPE S4(PATCH)(PG64-22OK)	TON	3.1	\$300.00	\$930.00
11	414 (F)	PARTIAL DEPTH P.C.C. PATCH (PLACEMENT)(H.E.S.)	SY	27.3	\$120.00	\$3,276.00
12	414 (G)	P.C. CONCRETE FOR PAVEMENT	CY	6.1	\$120.00	\$732.00
13	609 (B)	COMBINED CURB AND GUTTER	LF	102.7	\$28.00	\$2,875.60
14	610 (A)	4" CONCRETE SIDEWALK	SY	1974.6	\$100.00	\$197,460.00
15	610 (B)	6" CONCRETE DRIVEWAY (H.E.S.)	SY	101.1	\$110.00	\$11,121.00
16	610 (I)	TACTILE WARNING DEVICE	SF	130.0	\$40.00	\$5,200.00
17	612 (A)	MANHOLE ADJUST TO GRADE	EA	1	\$1,500.00	\$1,500.00
18	612 (A)	TELEPHONE MANHOLE ADJUST TO GRADE	EA	1	\$1,500.00	\$1,500.00
19	619 (B)	REMOVAL OF ROADWAY PAVEMENT	SY	20.5	\$12.00	\$246.00
20	619 (B)	REMOVAL OF CONCRETE/ASPHALT DRIVEWAY	SY	101.1	\$11.00	\$1,112.10
21	619 (B)	REMOVAL OF CONCRETE SIDEWALK	SY	54.0	\$10.00	\$540.00
22	619 (B)	REMOVAL OF CURB AND GUTTER	LF	68.9	\$8.00	\$551.20
23	619 (B)	REMOVE & RELOCATE EXISTING SIGNS	EA	2	\$50.00	\$100.00
24	622 (A)	PIPE RAILING	LF	75	\$90.00	\$6,750.00
25	642	STAKING	LSUM	1	\$8,500.00	\$8,500.00
26	855 (A)	TRAFFIC STRIPE (PLASTIC)(24" WIDE)(WHITE)	LF	407.8	\$6.00	\$2,446.80
27	855 (A)	TRAFFIC STRIPE (PLASTIC)(4" WIDE)(WHITE)	LF	1.5	\$2.00	\$3.00
28	855 (A)	TRAFFIC STRIPE (PLASTIC)(WORDS)	EA	2	\$500.00	\$1,000.00
29	855 (A)	TRAFFIC STRIPE (PLASTIC)(SYMBOLS)	EA	3	\$500.00	\$1,500.00
30	855 (A)	TRAFFIC STRIPE (PLASTIC)(4" WIDE)(YELLOW)	LF	3	\$2.00	\$6.00
31	857 (F)	PAVEMENT MARKING REMOVAL (TRAFFIC STRIPE)	LF	87	\$1.00	\$87.00
32	880	CONSTRUCTION TRAFFIC CONTROL	LSUM	1	\$7,000.00	\$7,000.00
33	641	MOBILIZATION	LSUM	1	\$192,807.65	\$192,807.65
BASE BID SUBTOTAL					\$520,269.85	\$520,269.85
20% CONTINGENCY					\$104,053.97	\$104,053.97
BASE BID TOTAL					\$624,323.82	\$624,323.82

E 141st ST (SOUTH SIDE): BETWEEN S ELWOOD AVE & S PEORIA AVE						
ADD-ALTERNATE #1 BID:						
ITEM #	ITEM	DESCRIPTION	UNIT	QUAN.	UNIT \$	EXTENDED
34	DRAWING	INTERLOCKING BLOCK RETAINING WALL	SF	1427	\$40.00	\$57,080.00
35	202 (A)	UNCLASSIFIED EXCAVATION	CY	500	\$26.00	\$13,000.00
36	202 (D)	UNCLASSIFIED BORROW	CY	500	\$25.00	\$12,500.00
37	221 (C)	TEMPORARY SILT FENCE	LF	4800	\$3.00	\$14,400.00
38	230 (A)	SOLID SLAB SODDING	SY	4615.0	\$3.00	\$13,845.00
39	303 (A)	AGGREGATE BASE - TYPE A	CY	81.3	\$95.00	\$7,723.50
40	325	SEPARATOR FABRIC	SY	500	\$4.00	\$2,000.00
41	326 (B)	GEOGRID REINFORCEMENT	SY	500	\$7.00	\$3,500.00
42	411 (I)	SUPERPAVE, TYPE S4(PATCH)(PG64-22OK)	TON	0.9	\$100.00	\$90.00
43	414 (F)	PARTIAL DEPTH P.C.C. PATCH (PLACEMENT)(H.E.S.)	SY	8.1	\$120.00	\$972.00
44	414 (G)	P.C. CONCRETE FOR PAVEMENT	CY	1.8	\$120.00	\$216.00
45	509 (B)	CLASS A CONCRETE	CY	128	\$700.00	\$89,600.00
46	509 (C)	CLASS A CONCRETE, SMALL STRUCTURES	CY	4.2	\$600.00	\$2,520.00
47	509 (D)	CLASS C CONCRETE (CONCRETE DITCH LINER)	CY	12.7	\$500.00	\$6,350.00
49	511 (A)	REINFORCING STEEL	LB	4400	\$0.95	\$4,180.00
50	609 (B)	COMBINED CURB AND GUTTER	LF	256.3	\$28.00	\$7,176.40
51	610 (A)	4" CONCRETE SIDEWALK	SY	2630.0	\$100.00	\$263,000.00
52	610 (B)	6" CONCRETE DRIVEWAY (H.E.S.)	SY	488.0	\$110.00	\$53,680.00
53	610 (I)	TACTILE WARNING DEVICE	SF	203.7	\$40.00	\$8,148.00
54	612 (E)	WATER VALVE ADJUST TO GRADE (BY OWNER)	EA	3		
55	612 (G)	FIRE HYDRANT REMOVE & RELOCATE (BY OWNER)	EA	1		
56	612 (I)	WATER METER ADJUST TO GRADE (BY OWNER)	EA	3		
57	613 (A)	18" R.C. PIPE CLASS III	LF	24	\$140.00	\$3,360.00
58	613 (A)	24" R.C. PIPE CLASS III	LF	135	\$150.00	\$20,250.00
59	613 (A)	24" X 38" R.C. PIPE ELL. CLASS HE-III	LF	140	\$165.00	\$23,100.00
60	613 (L)	18" PREFAB CULVERT END SECTION, ROUND	EA	1	\$500.00	\$500.00
61	613 (L)	36" PREFAB CULVERT END SECTION, ROUND	EA	2	\$500.00	\$1,000.00
62	619 (B)	REMOVAL OF ROADWAY PAVEMENT	SY	18.1	\$10.00	\$181.00
63	619 (B)	REMOVAL OF CONCRETE/ASPHALT DRIVEWAY	SY	567.2	\$9.00	\$5,104.80
64	619 (B)	REMOVAL OF CONCRETE SIDEWALK	SY	58.3	\$10.00	\$583.00
65	619 (B)	REMOVAL OF CURB AND GUTTER	LF	90.7	\$5.00	\$453.50

66	619 (B)	REMOVAL OF TREES	EA	6	\$500.00	\$3,000.00
67	619 (B)	REMOVE & RELOCATE EXISTING SIGNS	EA	3	\$50.00	\$150.00
68	619 (B)	REMOVAL OF CONCRETE FLUME	SY	46.7	\$10.00	\$467.00
69	619 (B)	REMOVE 24" SPECIAL END SECTION	EA	8	\$400.00	\$3,200.00
70	619 (B)	REMOVE 36" SPECIAL END SECTION	EA	4	\$650.00	\$2,600.00
71	619 (B)	REMOVAL OF ENTRY COLUMNS/WALL	LSUM	1	\$1,000.00	\$1,000.00
72	619 (B)	REMOVE AND RELOCATE TELEPHONE PEDESTAL	EA	3	\$1,250.00	\$3,750.00
73	622 (A)	PIPE RAILING	LF	432	\$80.00	\$34,560.00
74	642	STAKING	LSUM	1	\$6,000.00	\$6,000.00
75	855 (A)	TRAFFIC STRIPE (PLASTIC)(24" WIDE)(WHITE)	LF	508.9	\$6.00	\$3,053.40
76	855 (A)	TRAFFIC STRIPE (PLASTIC)(4" WIDE)(WHITE)	LF	16.7	\$2.00	\$33.40
77	855 (A)	TRAFFIC STRIPE (PLASTIC)(4" WIDE)(YELLOW)	LF	33.4	\$2.00	\$66.80
78	857 (F)	PAVEMENT MARKING REMOVAL (TRAFFIC STRIPE)	LF	75	\$1.00	\$75.00
79	880	CONSTRUCTION TRAFFIC CONTROL	LSUM	1	\$5,000.00	\$5,000.00

(BY OWNER)

ADD-ALTERNATE SUBTOTAL \$677,468.80
20% CONTINGENCY \$135,493.76
ADD-ALTERNATE TOTAL \$812,962.56

S PEORIA AVE: IN FRONT OF RECREATION CENTER TO E 137th PL

ADD-ALTERNATE #2 BID:

ITEM #	ITEM	DESCRIPTION	UNIT	QUAN.	UNIT \$	EXTENDED
80	202 (A)	UNCLASSIFIED EXCAVATION	CY	500	\$28.00	\$14,000.00
81	202 (D)	UNCLASSIFIED BORROW	CY	500	\$26.00	\$13,000.00
82	221 (C)	TEMPORARY SILT FENCE	LF	734.3	\$3.00	\$2,202.90
83	230 (A)	SOLID SLAB SODDING	SY	761.0	\$3.00	\$2,283.00
84	303 (A)	AGGREGATE BASE - TYPE A	CY	10.1	\$95.00	\$959.50
85	325	SEPARATOR FABRIC	SY	500	\$4.00	\$2,000.00
86	326 (B)	GEOGRID REINFORCEMENT	SY	500	\$7.00	\$3,500.00
87	411 (I)	SUPERPAVE, TYPE S4(PATCH)(PG64-22OK)	TON	0.6	\$100.00	\$60.00
88	414 (F)	PARTIAL DEPTH P.C.C. PATCH (PLACEMENT)(H.E.S.)	SY	5.5	\$120.00	\$660.00
89	414 (G)	P.C. CONCRETE FOR PAVEMENT	CY	1.2	\$120.00	\$144.00
90	609 (B)	COMBINED CURB AND GUTTER	LF	22.1	\$28.00	\$618.80
91	610 (A)	4" CONCRETE SIDEWALK	SY	391.5	\$100.00	\$39,150.00
92	610 (B)	6" CONCRETE DRIVEWAY (H.E.S.)	SY	60.3	\$110.00	\$6,633.00
93	610 (I)	TACTILE WARNING DEVICE	SF	40.0	\$40.00	\$1,600.00
94	619 (B)	REMOVAL OF ROADWAY PAVEMENT	SY	9.3	\$10.00	\$93.00
95	619 (B)	REMOVAL OF CURB AND GUTTER	LF	5.5	\$5.00	\$27.50
96	642	STAKING	LSUM	1	\$2,200.00	\$2,200.00
97	855 (A)	TRAFFIC STRIPE (PLASTIC)(24" WIDE)(WHITE)	LF	96	\$6.00	\$576.00
98	880	CONSTRUCTION TRAFFIC CONTROL	LSUM	1	\$1,000.00	\$1,000.00

ADD-ALTERNATE #2 BID SUBTOTAL \$90,707.70
20% CONTINGENCY \$18,141.54
ADD-ALTERNATE #2 BID TOTAL \$108,849.24

E 146th ST: BETWEEN WARRIOR ROAD & S ELWOOD AVE S ELWOOD AVE: BETWEEN E 146th ST & E 141st ST

ADD-ALTERNATE #3 BID:

ITEM #	ITEM	DESCRIPTION	UNIT	QUAN.	UNIT \$	EXTENDED
99	SPECIAL	CITY OF TULSA DROP INLET DESIGN 2	EA	10	\$4,000.00	\$40,000.00
100	SPECIAL	CITY OF TULSA DROP INLET DESIGN 1	EA	1	\$4,500.00	\$4,500.00
101	DRAWING	INTERLOCKING BLOCK RETAINING WALL	SF	159	\$60.00	\$9,540.00
102	201	CLEARING AND GRUBBING	LSUM	1	\$2,500.00	\$2,500.00
103	202 (A)	UNCLASSIFIED EXCAVATION	CY	500	\$28.00	\$14,000.00
104	202 (D)	UNCLASSIFIED BORROW	CY	500	\$26.00	\$13,000.00
105	221 (C)	TEMPORARY SILT FENCE	LF	4000	\$3.00	\$12,000.00
106	230 (A)	SOLID SLAB SODDING	SY	3909.7	\$3.00	\$11,729.10
107	303 (A)	AGGREGATE BASE - TYPE A	CY	158.9	\$95.00	\$15,095.50
108	325	SEPARATOR FABRIC	SY	500	\$4.00	\$2,000.00
109	326 (B)	GEOGRID REINFORCEMENT	SY	500	\$7.00	\$3,500.00
110	411 (I)	SUPERPAVE, TYPE S4(PATCH)(PG64-22OK)	TON	2.1	\$100.00	\$210.00
111	414 (F)	PARTIAL DEPTH P.C.C. PATCH (PLACEMENT)(H.E.S.)	SY	18.5	\$120.00	\$2,220.00
112	414 (G)	P.C. CONCRETE FOR PAVEMENT	CY	4.1	\$120.00	\$492.00
113	509 (C)	CLASS A CONCRETE, SMALL STRUCTURES	CY	1.4	\$600.00	\$840.00
114	609 (B)	COMBINED CURB AND GUTTER	LF	2221.4	\$25.00	\$55,535.00
115	610 (A)	4" CONCRETE SIDEWALK	SY	2324.3	\$100.00	\$232,430.00
116	610 (B)	6" CONCRETE DRIVEWAY (H.E.S.)	SY	953.0	\$85.00	\$81,005.00
117	610 (I)	TACTILE WARNING DEVICE	SF	138.7	\$40.00	\$5,548.00
118	611 (H)	ADDITIONAL DEPTH IN INLET	VF	11	\$100.00	\$1,100.00
119	612 (E)	WATER VALVE ADJUST TO GRADE (BY OWNER)	EA	1		\$0.00
120	612 (I)	WATER METER ADJUST TO GRADE (BY OWNER)	EA	7		\$0.00
121	613 (A)	15" R.C. PIPE CLASS III	LF	1737	\$130.00	\$225,810.00
122	613 (A)	18" R.C. PIPE CLASS III	LF	105	\$140.00	\$14,700.00
123	613 (L)	18" PREFAB CULVERT END SECTION, ROUND	EA	5	\$500.00	\$2,500.00
124	619 (A)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LSUM	1	\$500.00	\$500.00
125	619 (B)	REMOVAL OF ROADWAY PAVEMENT	SY	591.8	\$10.00	\$5,918.00
126	619 (B)	REMOVAL OF CONCRETE/ASPHALT DRIVEWAY	SY	672.8	\$9.00	\$6,055.20
127	619 (B)	REMOVAL OF CONCRETE SIDEWALK	SY	75.1	\$10.00	\$751.00
128	619 (B)	REMOVAL OF CURB AND GUTTER	LF	136.0	\$5.00	\$680.00
129	619 (B)	REMOVAL OF TREES	EA	1	\$500.00	\$500.00
130	619 (B)	REMOVE AND RELOCATE EXISTING SIGNS	EA	5	\$50.00	\$250.00
131	619 (B)	REMOVAL OF HEADWALL	EA	3	\$500.00	\$1,500.00

132	619 (B)	REMOVAL OF STORM PIPE	LF	397	\$30.00	\$11,910.00
133	619 (B)	REMOVAL OF 18" SPECIAL END SECTION OF REINFORCED CONCR	EA	1	\$500.00	\$500.00
134	619 (B)	REMOVE AND RELOCATE TELEPHONE PEDESTAL	EA	1	\$1,250.00	\$1,250.00
135	619 (B)	REMOVE AND RESET BARBED WIRE FENCE	LF	400	\$10.00	\$4,000.00
136	619 (B)	REMOVAL OF GUARDRAIL	LF	43	\$20.00	\$860.00
137	624 (E)	FENCE, STYLE 4' CLF	LF	21	\$20.00	\$420.00
138	629 (E)	REMOVE AND RESET MAILBOX	EA	12	\$350.00	\$4,200.00
139	632	(PL) SITESCAPING	LSUM	1	\$30,000.00	\$30,000.00
140	642	STAKING	LSUM	1	\$4,000.00	\$4,000.00
141	850 (A)	SHEET ALUMINUM SIGNS	SF	5	\$20.00	\$100.00
142	851 (C)	SQUARE TUBE POST	LF	12	\$15.00	\$180.00
143	855 (A)	TRAFFIC STRIPE (PLASTIC)(24" WIDE)(WHITE)	LF	261	\$6.00	\$1,566.00
144	857 (F)	PAVEMENT MARKING REMOVAL (TRAFFIC STRIPE)	LF	43	\$1.00	\$43.00
145	880	CONSTRUCTION TRAFFIC CONTROL	LSUM	1	\$7,000.00	\$7,000.00

(BY OWNER)

ADD-ALTERNATE #3 SUBTOTAL **\$832,437.80**
20% CONTINGENCY **\$166,487.56**
ADD-ALTERNATE #3 BID TOTAL **\$998,925.36**

PROJECT BUDGET: CITY OF GLENPOOL SIDEWALK AND BEAUTIFICATION PROJECT					
		Percent	Federal Funds	Sponsor Funds (20% Minimum)	Total (\$)
Pre-Construction Cost:					
Planning/Design	PS&E - Plans Available		\$ -	\$ -	\$ -
ROW			\$ 12,000.00	\$ 3,000.00	\$ 15,000.00
Utility Relocation			\$ 16,000.00	\$ 4,000.00	\$ 20,000.00
Sub-total			\$ 28,000.00	\$ 7,000.00	\$ 35,000.00
Construction Cost	Base Bid + Add Alt 1& 2		\$ 1,236,908.50	\$ 309,227.12	\$ 1,546,135.62
Contingency Cost (%)		8%	\$ 98,952.68	\$ 24,738.17	\$ 123,690.85
Sub-total			\$ 1,335,861.18	\$ 333,965.29	\$ 1,669,826.47
Escalation	#of yrs 2 3% per yr	6%	\$ 80,151.67	\$ 20,037.92	\$ 100,189.59
Sub-total			\$ 1,416,012.85	\$ 354,003.21	\$ 1,770,016.06
Construction Management & Inspection (%)		6%	\$ 84,960.77	\$ 21,240.19	\$ 106,200.96
Total			\$ 1,500,973.62	\$ 375,243.40	\$ 1,876,217.02

Funding Responsibility		
(A) Total Project Estimate	\$	1,876,217.02
(B) Maximum Grant Available	\$	1,600,000.00
(C) = 20 % x B City Match	\$	320,000.00
(D) = (A)-(B) Funding gap to be covered by the City	\$	276,217.02



TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DUY NGUYEN, CITY PLANNER

DATE: JANUARY 6, 2025

ITEM: CPA-02-2024 & GZA 310

REQUEST: A PROPOSED COMPREHENSIVE PLAN AMENDMENT (CPA-02-2024) TO CHANGE THE LAND USE DESIGNATION FOR THE SUBJECT SITE FROM SPECIAL DISTRICT 1 TO NEIGHBORHOOD CONSERVATION. THE ZONE AMENDMENT (GZA-310) WILL CHANGE THE ZONING OF THE SITE FROM OL (OFFICE LOW INTENSITY) TO RS-3 (SINGLE-FAMILY HIGH DENSITY)

APPLICANT: LARRY CALVERT

LOCATION: THE SUBJECT SITE IS LOCATED AT 62 WEST 147TH STREET SOUTH

ZONING: OL (OFFICE LOW INTENSITY)

COMP PLAN: SPECIAL DISTRICT 1

APPLICANT REP: LARRY CALVERT

BACKGROUND

The subject site is approximately 0.32 acres in overall size (See attached exhibits). The site has been previously platted as Lots Two (2) and Three (3), Block Four (4) of the Glenpool Townsite subdivision (Recorded Plat No. 63).

The site is currently designated Special District 1 in the City of Glenpool (COG) Comprehensive Plan (Comp Plan), and the current Zoning is OL (Office Low Intensity). The applicant requests to change the Comprehensive Plan designation from Special District 1 to Neighborhood Conservation and change the Zoning from OL (Office Low Intensity) to RS-3 (Single Family High Density).

The applicant has requested these changes for future residential development. The current Comp Plan designation, Special District 1, prohibits new residential land use, requiring the applicant to amend the Comp Plan designation to Neighborhood Conservation. Additionally, because the OL zone prohibits

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David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

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residential development, the applicant must rezone to RS-3 to permit residential development and maintain consistency between the zoning and the Comp Plan.

The table below illustrates the Comp Plan Designations, Zoning, and land use of properties adjacent to the subject site:

SURROUNDING COMP PLAN DESIGNATION / ZONING / LAND USES

	Comp Plan Designation	Zoning	Land Use
North	Special District 1	RS-3 (Single-Family High Density)	Single-Family Residence
South	Special District 1	RS-3 (Single-Family High Density)	Single-Family Residence
East	Special District 1	RS-3 (Single-Family High Density)	Single-Family Residence
West	Special District 1	RS-3 (Single-Family High Density)	Single-Family Residence

PROJECT DESCRIPTION

Comprehensive Plan & Zoning Amendments:

The applicant requests to change the Comprehensive Plan designation from Special District 1 to Neighborhood Conservation and change the Zoning from OL (Office Low Intensity) to RS-3 (Single Family High Density) for a 0.32-acre site.

Zoning Map Amendments must comply with all the requirements of Title 11, Zoning Regulations, and specifically Section 11-9-8: Zoning Map Amendment (Rezoning).

Comprehensive Plan Amendments must comply with all the requirements of Title 11, Zoning Regulations, and specifically Section 11-9-15: Comprehensive Plan Amendment.

Comprehensive Plan:

As mentioned, the site is designated Special District 1 in the COG's Comprehensive Plan. Please see the attachments for the description of Special District 1: Old Towne - The Main Street Office District.

Allowed Land Uses (Based Upon Special District 1 Text):

- Office
- Commercial
- Municipal Uses
- Public Uses
- Church (Place of Worship)
- Existing Residential Uses

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Zoning:

To implement the Comprehensive Plan, the city is divided into zoning districts established in Table 11-3-2 of the COG Zoning Ordinance. The current OL zone prohibits residential development, requiring the applicant to rezone to RS-3. Additionally, because Special District 1 prohibits new residential zones, the applicant must amend the Comp Plan designation to Neighborhood Conservation to permit residential uses and maintain consistency between the zoning and the Comp Plan.

Physical Features of the Property:

There are no FIRM Flood Hazard Areas within the subject site.

Services:

The property is served by the City of Glenpool water and sewer. Utilities within the immediate area are adequate to serve the project area.

ANALYSIS

Comprehensive Plan:

A major goal of the Glenpool 2030 Plan is to ensure that "The nature and character of existing developed areas shall be stable, protected and enhanced and any development or redevelopment shall proceed only in an orderly manner."

Special District 1 is designed to transition existing residential land uses into office and commercial uses, allowing current residences to remain but discouraging future residential development. To permit the applicant's request for future residential development, a Comprehensive Plan amendment to the Neighborhood Conservation designation is required. The Neighborhood Conservation designation is designed to protect established neighborhoods, such as the Glenpool Townsite where the site is located. The surrounding area includes existing residential uses, making the applicant's request compatible with adjacent land uses and consistent with the intent of the Neighborhood Conservation designation.

The Neighborhood Conservation land use designation is described below:

This designation is applied to established neighborhoods that are largely built-out and stable and where no significant change in development type or pattern is expected or desired. To implement a conservation strategy, the current zoning districts for these areas may warrant repurposing, and their uses and standards may require recalibration, to maintain the desired neighborhood character. This zoning approach is designed to "lock in" standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character. In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.

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Development Types

- Detached residential dwellings and some attached housing types in particular neighborhoods.
- Public/institutional uses.
- Parks and public spaces.

Characteristics

- Integrity of older, intact neighborhoods protected through customized Neighborhood Conservation zoning with standards that ensure no significant change in the development type or pattern and reinforce existing physical conditions (e.g., prevailing lot sizes, building setbacks, architectural elements such as front porches, etc.).
- Designed to preserve existing housing stock (and avoid excessive nonconformities and variance requests), and also to govern periodic infill and/or redevelopment activity within a neighborhood to ensure compatibility.
- Depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations.

Land Use Compatibility:

COG Zoning Code, Section 11-9-15: Comprehensive Plan Amendment outlines the Comprehensive Plan Amendment procedures as well as the criteria for approval. Specifically, Section 11-9-15 (E) sets forth the criteria that the Planning Commission and City Council shall consider in determining if proposed amendments to the Comprehensive Plan should be approved. For amendments to the Plan Map, sufficient evidence must be provided to demonstrate that the Plan Map amendment meets the following criteria:

- a. The amendment is compatible with existing or planned land uses on adjacent properties.
- b. Adequate public utilities, facilities, and services are available, or proposed to be extended, to warrant an amendment.
- c. An amendment is warranted by changing conditions in the area or corrects an error when the map was originally adopted.
- d. Addresses a currently unaddressed need of the City.

Staff believes the proposed Neighborhood Conservation designation is an appropriate land use designation for the site and meets the criteria listed in the Plan Map amendment criteria for approval.

- a. *The amendment is compatible with existing or planned land uses on adjacent properties.*

As shown in the table above, SURROUNDING COMP PLAN DESIGNATION / ZONING / LAND USES, the surrounding areas consist of existing single-family residential uses. The proposed Neighborhood Conservation designation is compatible with these adjacent uses since it is designed to preserve the integrity of older, established neighborhoods such as the Glenpool Townsite. Additionally, there are established neighborhoods nearby that are designated as

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Neighborhood Conservation, including South Glenpool Subdivision, Maple Leaf 2, Glenpool Park Addition, Glenpool Park Townhouses, Pepper Tree, and The Cinnamon Tree.

- b. *Adequate public utilities, facilities, and services are available, or proposed to be extended, to warrant an amendment.*

There are currently public utilities and services available within the immediate area to adequately serve the proposed amendment change.

- c. *An amendment is warranted by changing conditions in the area or corrects an error when the map was originally adopted.*

A major goal of the Comprehensive Plan is to ensure that developed areas remain stable, protected, and enhanced, with orderly development or redevelopment. The site and surrounding properties, part of the historic Glenpool Townsite, are characterized by residential use. The Neighborhood Conservation designation is specifically intended to preserve the integrity of older neighborhoods. The Neighborhood Conservation designation will maintain neighborhood cohesion. Additionally, the applicant's request for residential uses is consistent with the existing residential character and supports the goals of Neighborhood Conservation.

- d. *Addresses a currently unaddressed need of the City.*

The City must ensure consistency between the Comprehensive Plan and zoning districts. The Neighborhood Conservation designation aligns the existing residential zoning of the Glenpool Townsite with the Comprehensive Plan while preserving the neighborhood's stability and cohesion.

The applicant seeks to amend the Comprehensive Plan Map to change the subject site from Special District 1 to Neighborhood Conservation to allow for future residential development. While Special District 1 encourages transitioning residential land to office and commercial uses, the Neighborhood Conservation designation focuses on protecting established neighborhoods like the Glenpool Townsite, where the site is located. The proposed amendment aligns with the Glenpool 2030 Plan's goal to maintain the stability and character of developed areas while ensuring compatible land uses with the existing residential surroundings. The Neighborhood Conservation designation is designed to preserve neighborhood integrity and maintain a cohesive residential character.

Zoning Compatibility:

The applicant requests a zoning change from OL (Office Low Intensity) to RS-3 (Single-Family High Density). As shown in the table above, SURROUNDING COMP PLAN DESIGNATION / ZONING / LAND USES, the surrounding areas are zoned RS-3, making the proposed amendment consistent with existing zoning districts. RS-3 zoning is intended to "allow conventional subdivisions of single-family detached dwellings" and is compatible with the Glenpool Townsite, where the subject site is located.

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The RS-3 zoning district also aligns with the Neighborhood Conservation designation. There are established neighborhoods within the city with the combination of RS-3 zoning and the Neighborhood Conservation designation. These include the Cottages at Taylor's Pond, Rolling Meadows, Crossing at Glenpool, and Kendalwood. The proposed amendment is consistent with adjacent zoning, the Glenpool Townsite subdivision, and the Neighborhood Conservation Comp Plan designation.

TAC

The Technical Advisory Committee (TAC) reviewed the proposed Comprehensive Plan Amendment (CPA-02-2024) application and the Zoning Amendment (GZA 310) application on December 6, 2024. There are no additional comments.

PLANNING COMMISSION ACTION:

The Planning Commission public hearing on the proposed Comprehensive Plan Amendment (CPA-02-2024) application and the Zoning Amendment (GZA 310) application was held on Monday, December 9, 2024. After deliberating, the Planning Commission on a 4-0 vote recommended that the City Council approve the Comprehensive Plan Amendment (CPA-02-2024) application and the Zoning Amendment (GZA 310) application.

STAFF RECOMMENDATION:

The Comprehensive Plan Amendment (CPA-02-2024) application and the Zoning Amendment (GZA 310) application meet the COG Code of Ordinances requirements. As such, staff recommends the City Council take the following actions:

1. Approve the Comprehensive Plan Amendment (CPA-02-2024) application as presented.
2. Approve the Zoning Amendment (GZA 310) application as presented.

ATTACHMENTS:

1. Aerial Photo
2. Existing Zoning Map
3. Proposed Zoning Map
4. Existing Comprehensive Plan Map
5. Proposed Comprehensive Plan Map
6. CPA-02-2024 Application
7. GZA 310 Application
8. Ordinance No. 824
9. Resolution No. 2025001
10. Description of Special District 1: Old Towne - The Main Street Office District

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ORDINANCE NO. 824

AN ORDINANCE AMENDING ORDINANCE NO. 746, TITLE 11 OF THE CITY CODE OF THE CITY OF GLENPOOL (ZONING REGULATIONS), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM OL (OFFICE LOW INTENSITY) TO RS-3 (SINGLE FAMILY HIGH DENSITY), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZA-310; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

WHEREAS, an application was submitted to rezone certain real property located at 62 West 147th Street South from OL (Office Low Intensity) to RS-3 (Single Family High Density), for the purpose of allowing single-family residential development; specifically, on the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

LEGAL DESCRIPTION

Lots Two (2) and Three (3), Block Four (4), GLENPOOL TOWNSITE, in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 63.

WHEREAS, the subject site is approximately 0.32 acres in overall size as legally described herein; and

WHEREAS, Title 11, Oklahoma State Statutes, Section 43-101 et. seq. empowers the City to engage in City planning, building and zoning, and to enact suitable ordinances carrying out the purposes of said laws; and

WHEREAS, the City Council of the City of Glenpool, Oklahoma, deems it necessary for carrying out the purpose of said laws and promoting health, safety and/or general welfare of the community to make certain amendments to the ordinance regulating the zoning of certain land within the City of Glenpool; and

WHEREAS, the City Council of the City of Glenpool, Oklahoma, has appointed a Planning Commission which reviews all proposed zoning amendments; and

WHEREAS, the City of Glenpool, Oklahoma, has given public notice of a public hearing relating to this proposed rezoning GZA-310 by publication in the November 14th, 2024, edition of the *Tulsa World* and, the Planning Commission held such public hearing on the 9th day of December 2024; and

WHEREAS, the City of Glenpool Planning Commission recommended approval of the proposed zoning amendment set forth herein; and

WHEREAS, the City of Glenpool, Oklahoma, has given public notice of a public hearing relating to this proposed rezoning GZA-310 by publication in the November 14th, 2024, edition of the *Tulsa World* and, the City Council held such public hearing on the 6th day of January 2025; and

WHEREAS, the City Council has reviewed Application GZA-310 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan as amended by Resolution No. 2025001, and considered the comments of staff and has concluded that the Council agrees with the recommendation of the Planning Commission; and

WHEREAS, Zoning Code, § 11-9-7 outlines the Zoning Text Amendment procedures as well as the criteria for approval. Specifically, § 11-9-7 (E) sets forth the criteria for considering a proposed zone amendment; and

WHEREAS, the City Council has considered the criteria set forth in Zoning Code, § 11-9-7 when making their decision on the proposed zone amendment; and

WHEREAS, all applicable requirements of Oklahoma State Statutes with regard to adoption of this ordinance have been met.

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

SECTION 1: The zoning classification of the above-described property shall be changed from OL (Office Low Intensity) to RS-3 (Single Family High Density).

SECTION 2: The zoning map of the City of Glenpool is hereby directed to be changed to reflect said change.

SECTION 3: That all Ordinances in conflict herewith or apparently in conflict, if any, herewith be and the same are hereby specifically repealed. However, nothing in this ordinance shall be construed to prevent the enforcement of other ordinances, laws, or regulations which prescribe more restrictive limitations. If any one or more of the sections, sentences, clauses, or parts of this ordinance shall for any reason be held invalid, the invalidity of such section, sentence, clause, or part shall not affect or prejudice in any way the applicability and validity of any other section, sentence, clause, or provision of this ordinance.

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of January, 2025.

Joyce G. Calvert, Mayor

ATTEST:

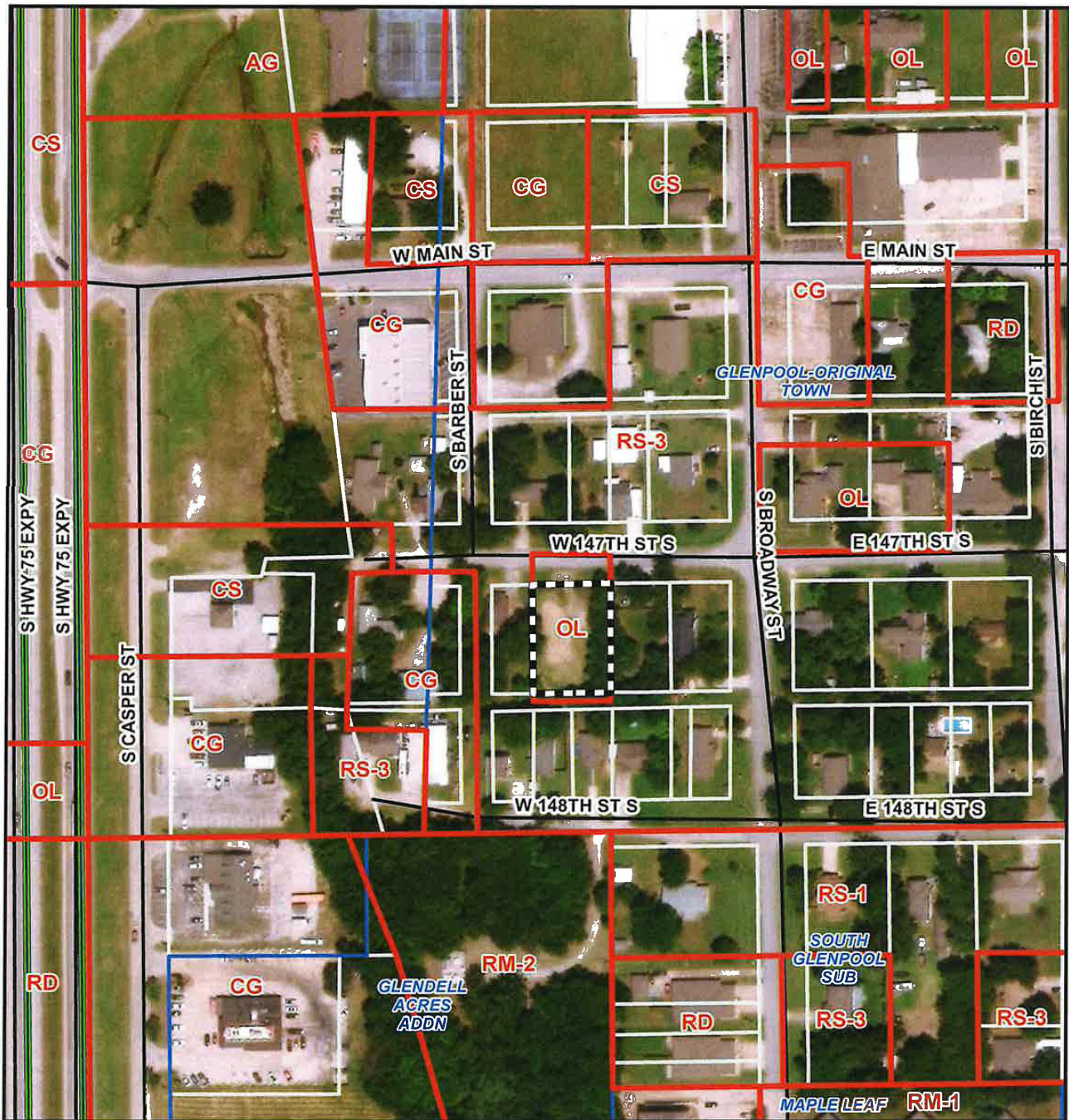
[MUNICIPAL SEAL]

Lesli Smith, City Clerk

APPROVED AS TO FORM:

City Attorney

Aerial Photo



CPA-02-2024 & GZA-310 - Larry Calvert

A request to amend the Comprehensive Plan designation from Special District 1 to Neighborhood Conservation and the zoning from OL (Office Low Intensity) to RS-3 (Single Family High Density)

Subject Property: The subject site is located at 62 W. 147th St. S.

Legend

- Zoning
- Highways
- Streets
- Subdivisions
- Subject Site
- Parcels

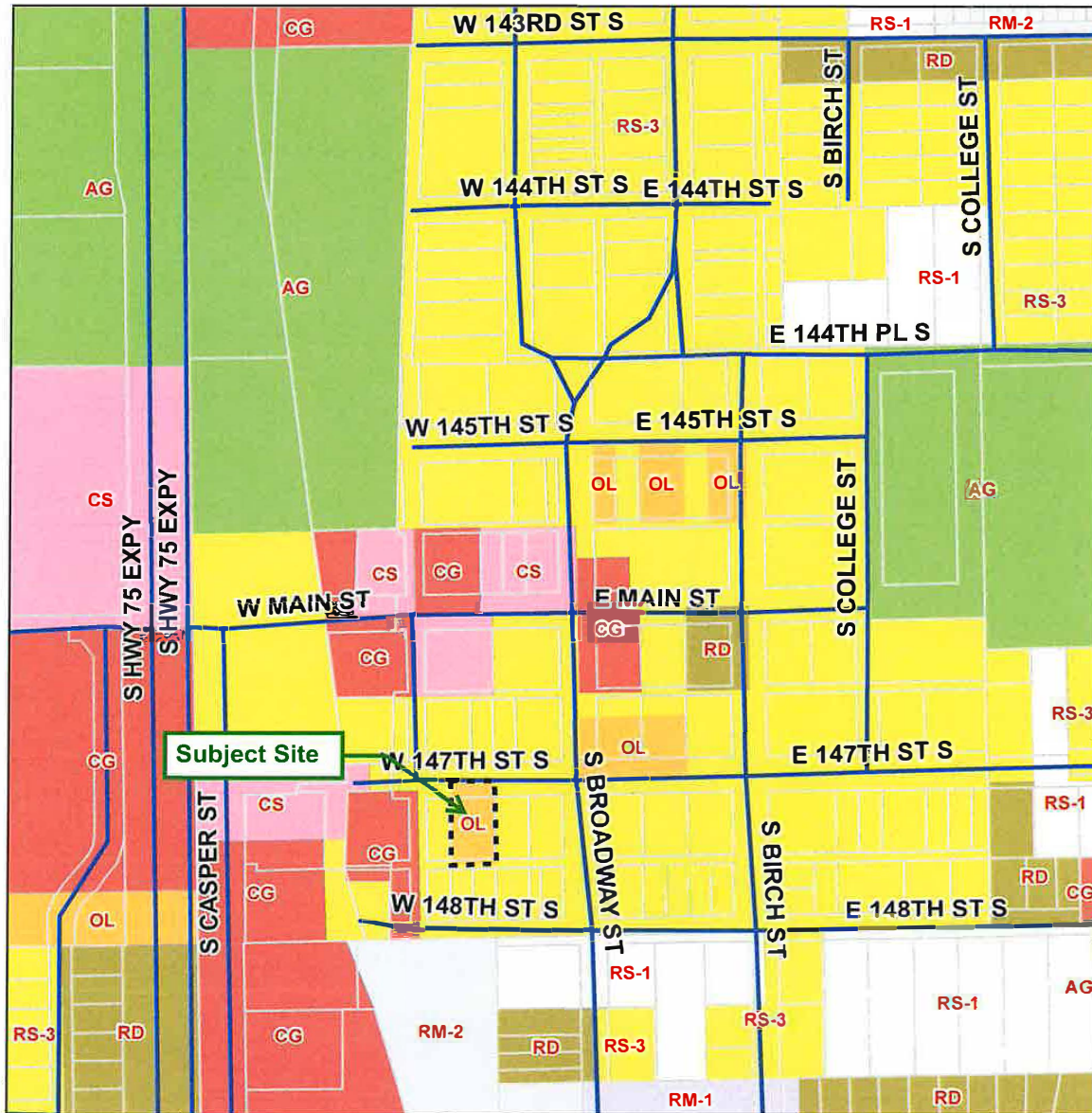
Feet 0 170 340



Date: 11/8/2024

Existing Zoning Map

Existing Zoning Map



Legend

Zoning

AG	RS-1	RM-2
CS	RS-2	RMH
CG	RS-3	PUD 30C
OL	RD	Streets
IL	RE	Parcels
IM	RM-1	

GZA 310 - Larry Calvert

A request to amend the zoning from OL (Office Low Intensity) to RS-3 (Single Family High Density)

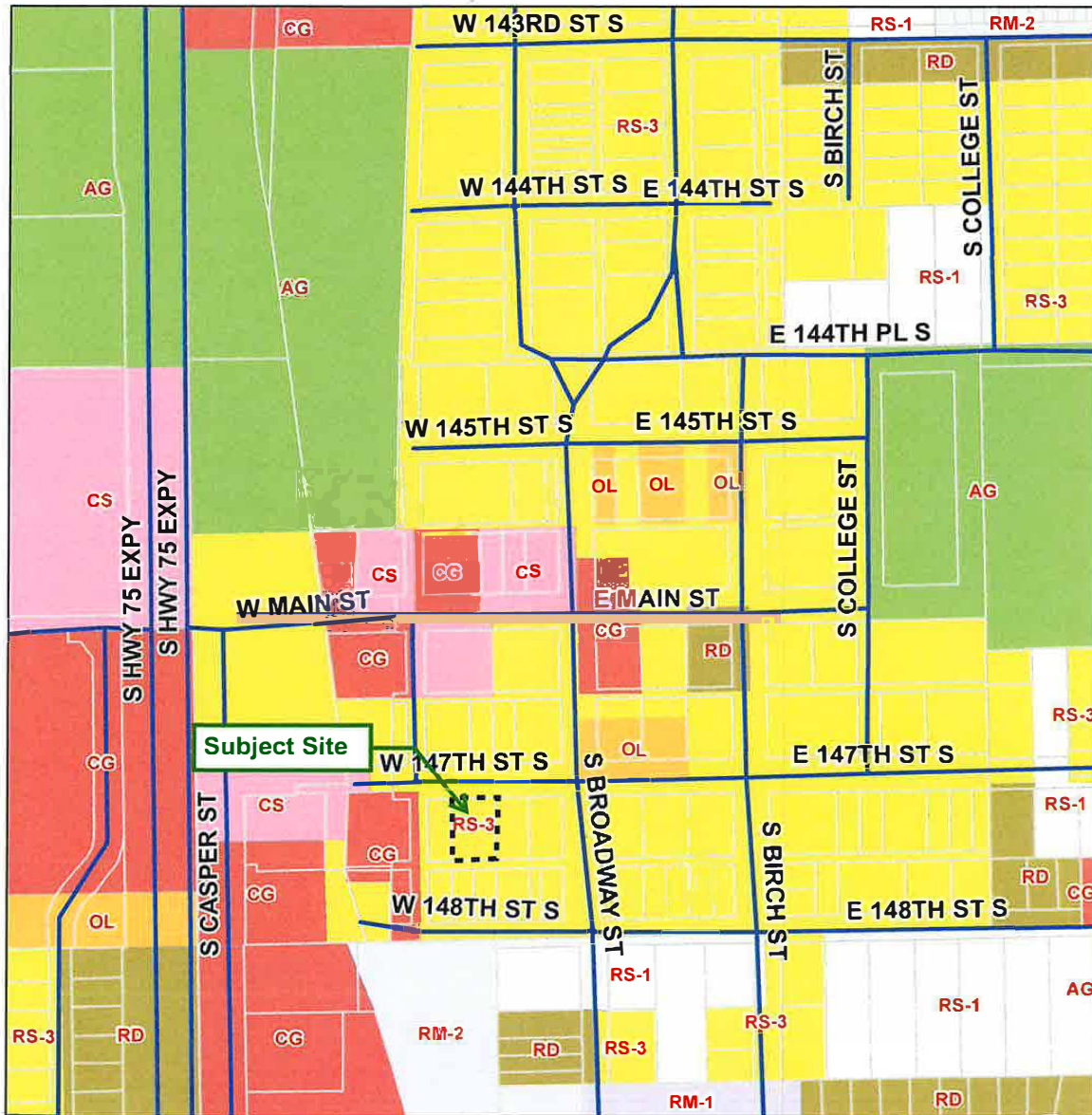
Subject Property: The subject site is located at 62 W. 147th St. S.



Date: 12/5/2024

Proposed Zoning Map

Proposed Zoning Map



Legend

Zoning

AG	RS-1	RM-2
CS	RS-2	RMH
CG	RS-3	PUD 30C
OL	RD	Streets
IL	RE	Parcels
IM	RM-1	

GZA 310 - Larry Calvert

A request to amend the zoning from OL (Office Low Intensity) to RS-3 (Single Family High Density)

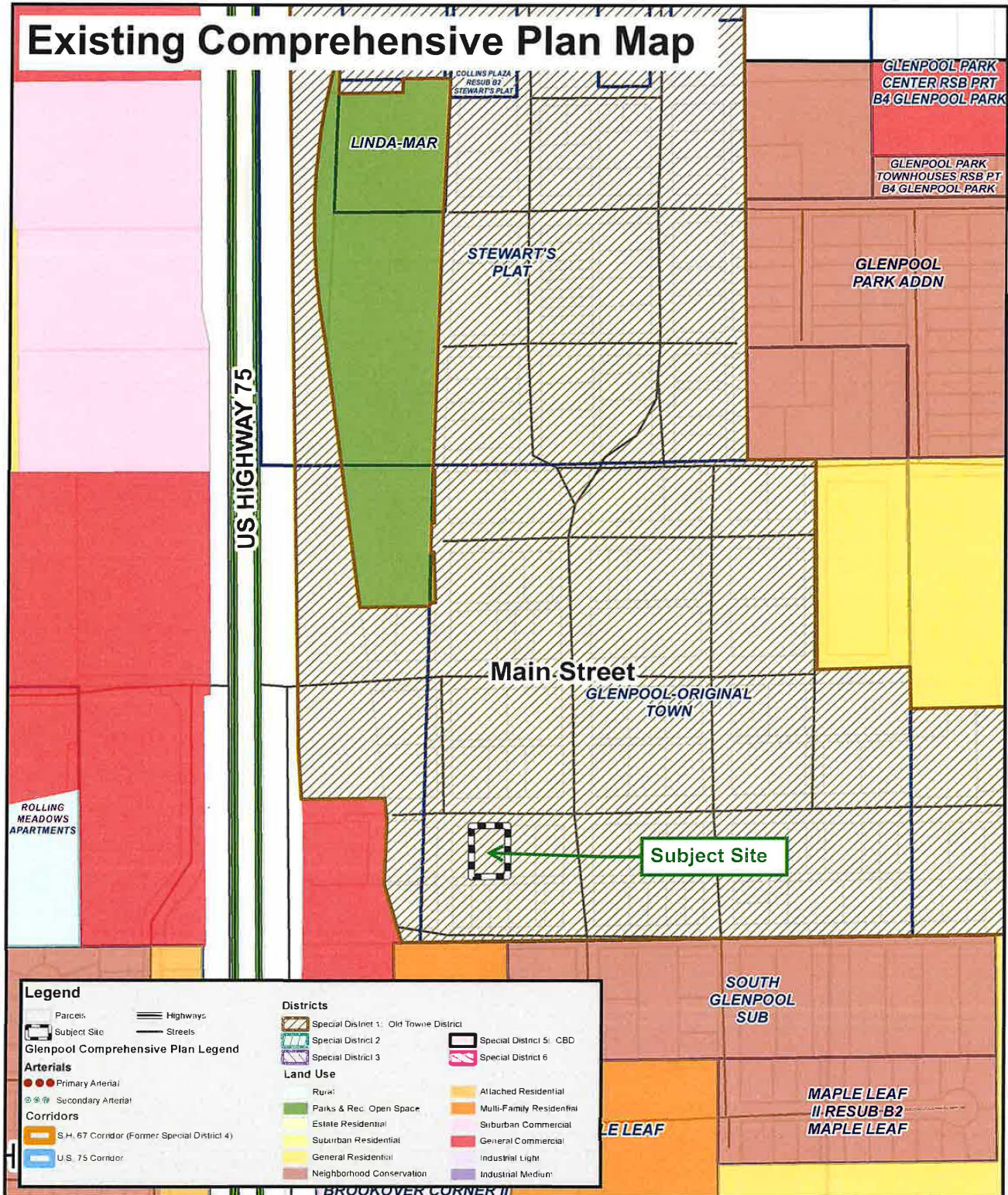
Subject Property: The subject site is located at 62 W. 147th St. S.



Date: 12/5/2024

**Existing Comprehensive
Plan Map**

Existing Comprehensive Plan Map



Comprehensive Plan Map Amendment (CPA-02-2024) - Larry Calvert

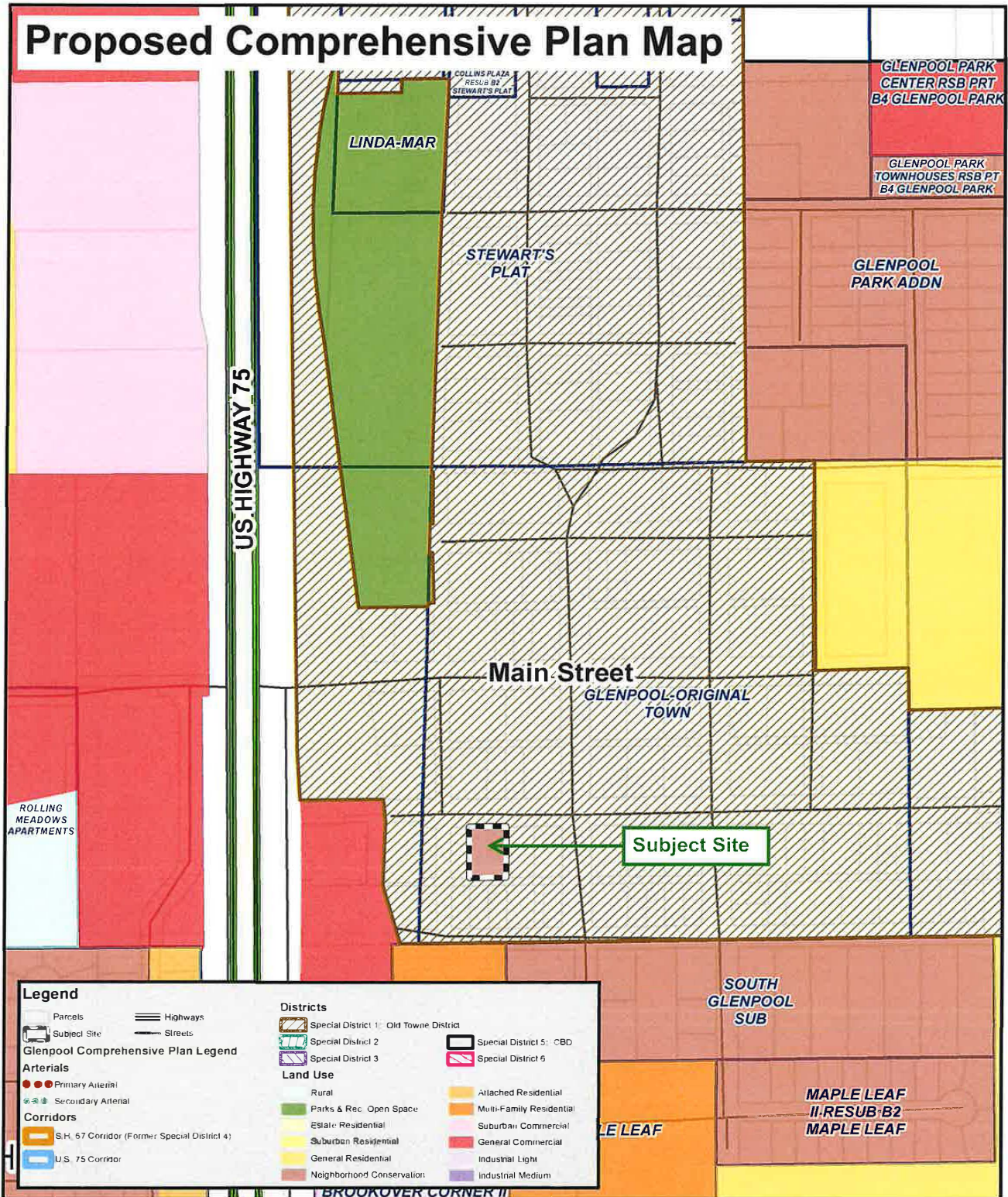
A request to amend the Comprehensive Plan designation from Special District 1 to Neighborhood Conservation.
Subject Property: The subject site is located at 62 W. 147th St. S.



Date: 12/4/2024

**Proposed Comprehensive
Plan Map**

Proposed Comprehensive Plan Map



Legend	
Parcels	Highways
Subject Site	Streets
Glenpool Comprehensive Plan Legend	
Arterials	
Primary Arterial	
Secondary Arterial	
Corridors	
S.H. 57 Corridor (Former Special District 4)	
U.S. 75 Corridor	
Districts	
Special District 1: Old Towne District	Special District 5: CBD
Special District 2	Special District 5
Special District 3	
Land Use	
Rural	Attached Residential
Parks & Rec. Open Space	Multi-Family Residential
Estate Residential	Suburban Commercial
Suburban Residential	General Commercial
General Residential	Industrial Light
Neighborhood Conservation	Industrial Medium



Comprehensive Plan Map Amendment (CPA-02-2024) - Larry Calvert

A request to amend the Comprehensive Plan designation from Special District 1 to Neighborhood Conservation.
Subject Property: The subject site is located at 62 W. 147th St. S.



Date: 12/2/2024

**CPA-02-2024
Application**



RECEIVED: _____
TAC CONFERENCE: _____
PC HEARING: _____
FILE #: _____
STAFF USE ONLY

Comprehensive Plan Map Amendment Application

PART I - PROPERTY OWNER INFORMATION:

Name: Larry Calvert Phone: 918-381-3645
Address: 349 E 148th St Glenpool OK 74033
Email Address: Larry Calvert 48@gmail.com

PROJECT APPLICANT INFORMATION:

Name: Larry Calvert Phone: _____
Address: 349 E 148th St Glenpool OK 74033
Email Address: Larry Calvert 48@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION:

Company Name: _____ Phone: _____
Address: _____
Contact Name: _____ Phone: _____
Email Address: _____

PART II - PROPERTY DESCRIPTION:

Legal Description: *(Please submit a digital copy as a Word document with application.)*

Property Site Address: 62 W 147th S

County: Tulsa Acreage: _____

Parcel No.: 84700-72-14-00320

Current Zoning: OL Present Use: Recent Lot

* Comprehensive Land Use Plan Designation: OL

* Proposed Comprehensive Land Use Plan Designation: OL to Residential

PART III - PUBLICATION NOTICE:

Who is the person that shall be billed for publication?

☒ Present Owner ☐ Agent for Owner ☐ Purchaser
☐ Attorney for Owner ☐ Other: _____

Name: Larry Calvert

Mailing Address: 349 E 148 St Glenpool OK Phone: 918-381-3645

E-Mail Address: Larry Calvert 48 @ G mail - Com

The individual listed above will be billed directly by the local newspaper for the advertising cost of the notice publication.

PART IV - SUBMITTAL ATTACHMENTS:

The following items shall also be attached to or submitted with this application form:

- ☐ Property Survey "Exhibit"
- ☐ 300' certified radius report with property owner mailing labels from a title or abstract company.
- ☒ Legal description of the property (If by metes and bounds, attach plat of survey)
- ☐ A certificate of closure from a licensed surveyor.
- ☐ Application Fee (See Fee Schedule for amounts)

Please submit this completed application with **all required** items to the Glenpool Development Services Department. All applicants must submit a paper copy and an electronic media of all required materials. Incomplete applications **will not be** accepted. The applicant or the applicant's representative must attend the Planning Commission and City Council meetings.

PART V - SIGNATURES:

I, Larry Calvert (applicant name), hereby certify that the attached and completed application contains the information required by the City of Glenpool as specified above. I understand the submission of incomplete and inaccurate information may result in a delay in processing and action on this application.

Project Applicant Name (Print Name): Larry Calvert

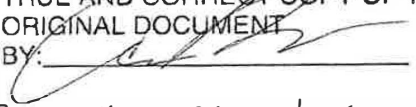
Project Applicant Signature: Larry Calvert Date: 9/24/24

Property Owner Name (Print Name): Larry Calvert

Property Owner Signature: Larry Calvert Date: 9/24/24

The property owner must sign the application, or it will not be processed.

I HEREBY CERTIFY THAT THIS IS A
TRUE AND CORRECT COPY OF THE
ORIGINAL DOCUMENT

BY: 

Doc Stamps: \$75.00

Property Address: Vacant Land, Glenpool, OK 74033

Mail Tax Bill to: ~~Vacant Land, Glenpool, OK 74033~~ 349 E 148th ST., Glenpool, OK 74033

GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this **September 6, 2024** between **Duge Barnhart and Kelli Barnhart, husband and wife**, party of the first part, and **Larry Calvert and Annita Calvert, husband and wife** as joint tenants and not as tenants in common, with the right of survivorship as hereinafter set out, party of the second part.

WITNESSETH: That in consideration of the sum of **Ten dollars and no/100 (\$10.00)**, receipt whereof is hereby acknowledged, and other good and valuable considerations, said party of the first part does by these presents grant, bargain, sell and convey unto said party of the second part, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in **Tulsa County**, State of Oklahoma, to-wit:

Lots Two (2) and Three (3), Block Four (4), **GLENPOOL TOWNSITE**, in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 63.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party of the first part, its heirs, successors, grantees, executors, and administrators, does hereby covenant and agree to and with said party of the second part that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, **EXCEPT:** Easements, building restrictions of record and special assessments not yet due; that party grantor will

WARRANT AND FOREVER DEFEND the same unto said party of the second part, its heirs, successors and assigns against said party of the first part its heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

Return To Title Insurance Producer
Integrity Title & Closing, LLC
9815 E. 81st Street - Tulsa, OK 74133
File# 24-08033
Agent for American Eagle Title Insurance Company



SMITH BROTHERS
ABSTRACT

Invoice

1401 South Boulder Avenue, Tulsa, OK 74119
Phone: 918-582-2148 Fax: 918-582-0029
www.smithbrothersabstract.com

Billed To:

Duge & Kelli Barnhart
PO Box 344
Kiefer, OK 74041-0344

Deliver To:

Duge & Kelli Barnhart
(918)361-1788
Will pick up at Sapulpa Office

Customer File No.:

Invoice No.: 3072414433-5

Invoice Date: 07/31/2024

Owners: Duge Barnhart and Kelli Barnhart

Address:

Empty Lots at S. Barber St & W147th St S, Glenpool, OK
74033

Brief Legal:

Lots 2 & 3, Block 4, O.T. GLENPOOL

DESCRIPTION

300' Radius Report

AMOUNT

\$150.00

Total amount due: \$150.00

Please remit payment to: 1401 S. Boulder Tulsa, OK 74119

THANK YOU FOR YOUR BUSINESS

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072414433

COUNTY OF TULSA

The undersigned a duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current year's Tax Rolls in the Office of the Tulsa County Treasurer shows the names and addresses of the owners of the properties abutting and lying within 300 feet in any direction of the following described real estate, to be as follows:

Lots Two (2) and Three (3), Block Four (4), GLENPOOL - ORIGINAL TOWN, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

--see attached Ownership List--

IN WITNESS WHEREOF, the undersigned have executed this on July 29, 2024.

Smith Brothers Abstract & Title Co., LLC


Abstractor License No. 0775



OWNERSHIP LIST

Order No.: 3072414433

Through:

Page No.: 1

OWNER	LEGAL DESCRIPTION
DUGE BARNHART and KELLI BARNHART PO BOX 344 KIEFER, OK 74041-0344	LTS 2 & 3 BLK 4 GLENPOOL-ORIGINAL TOWN
UNITED PENTECOSTAL CHURCH OF GLENPOOL BILL SHIREL & E G BASS & JOHN WOODS TTEES PO BOX 653 GLENPOOL, OK 74033	LTS 1 THRU 6 BLK 3 GLENPOOL-ORIGINAL TOWN
CARL G FRAZEE and BRENDA G FRAZEE 14630 S BROADWAY ST GLENPOOL, OK 74033-3964	LTS 7 THRU 12 BLK 3 GLENPOOL-ORIGINAL TOWN
OSCAR FREEMAN and BEA FREEMAN 14672 S BROADWAY ST GLENPOOL, OK 74033	LTS 13 & 14 BLK 3 GLENPOOL-ORIGINAL TOWN
JERRY P YOUNG and PATSY YOUNG 31 W 147TH ST GLENPOOL, OK 74033-3969	LTS 15 & 16 BLK 3 GLENPOOL-ORIGINAL TOWN
LOVELLA MAE LIGHTNER REVOCABLE TRUST C/O LOVELLA M & EDWARD D LIGHTNER TTEES PO BOX 83 GLENPOOL, OK 74033-0083	LTS 17 & 18 BLK 3 GLENPOOL-ORIGINAL TOWN
ELI SANCHEZ 13672 S 91ST E AVE BIXBY, OK 74008-3565	LT 1 BK 4 GLENPOOL-ORIGINAL TOWN
JACQUELYN JUANELL SCHAELLING and CHRISTOPHER L SCHAELLING 30 W 147TH ST S GLENPOOL, OK 74033-3965	LTS 4 THRU 6 BLK 4 GLENPOOL-ORIGINAL TOWN
JERRY W MORGAN FAM TR C/O JERRY W MORGAN TTEE 1142 E 142ND ST GLENPOOL, OK 74033-3727	LT 7 & E/2 LT 8 BLK 4 GLENPOOL-ORIGINAL TOWN
JIMMIE L MARTIN and VERONICA JANE MARTIN 11707 S ASH ST JENKS, OK 74037-3639	W/2 LT 8 & ALL LT 9 BLK 4 GLENPOOL-ORIGINAL TOWN
PETER LAWRENCE and DONNA CAROL LAWRENCE PO BOX 1390 GLENPOOL, OK 74033-1390	LT 10 BLK 4 GLENPOOL-ORIGINAL TOWN
DIANA D MOODY 6492 N 134TH E AVE OWASSO, OK 74055-7142	LT 11 BLK 4 GLENPOOL-ORIGINAL TOWN
LARRY CALVERT and ANITTA CALVERT 349 E 148TH ST S GLENPOOL, OK 74033-4408	LT 12 BLK 4 GLENPOOL-ORIGINAL TOWN
IVAN BELL & RUTH BELL REV TR PO BOX 198 GLENPOOL, OK 74033	LTS 1 & 2 BLK 5 GLENPOOL-ORIGINAL TOWN
LEE ANN RIDDELL 35 E 148TH ST GLENPOOL, OK 74033	LTS 11 & 12 BLK 5 GLENPOOL-ORIGINAL TOWN

Order No.: 3072414433

Through:

Page No.: 2

VICTOR A ZARCO ROJO and BERNICE PEREZ GOMEZ 33 E 147TH ST S GLENPOOL, OK 74033-3909	LTS 17 & 18 BLK 6 GLENPOOL-ORIGINAL TOWN
HERBERT H EASTHAM PO BOX 102 GLENPOOL, OK 74033-0102	ALL BLK E, GLENPOOL-ORIGINAL TOWN
KENNETH A SHANKS and ANGELA K SHANKS PO BOX 115 GLENPOOL, OK 74033-0115	ALL BLK G, GLENPOOL-ORIGINAL TOWN & 0.33AC TRACT IN NW, 14-17-12
DUGE BARNHART and KELLI BARNHART PO BOX 344 KIEFER, OK 74041-0344	ALL BLK F, GLENPOOL-ORIGINAL TOWN & TRACT BEG PT ON EL ABANDONED RR 197.2N SL NW TH N140 W100 S140 E100 POB & ALL LND TO WEST OF SAME TO EL STREAM & BEG EL ABND RR 197.2 SL NW TH W100 S27.2 E100 N27.2 POB 14-17-12
DANIEL FRANK SMITHEE 1202 E 133RD PL GLENPOOL, OK 74033-2311	BEG SWC LT E, GLENPOOL-ORIGINAL TOWN; TH W105 N150.09 E TO WL LT E, S TO POB 14-17-12
LIGHTHOUSE EQUITIES LLC PO BOX 450697 GROVE, OK 74345-0697	ALL BLK D, GLENPOOL-ORIGINAL TOWN & BEG NWC BLK D; TH W154.6 SE150 E130 TH N TO POB 14-17-12
TERESA WHITTINGTON PO BOX 196 PRUE, OK 74060-0196	BEG SWC LT E, GLENPOOL-ORIGINAL TOWN W105 SELY40 W113.8 SW20 E64.5 SLY180.12 E TO EL STREAM NLY ON CRK TO PT E100 TH N62.8 POB 14-17-12
B-LINE MOTORS CO LLC PO BOX 17 GLENPOOL, OK 74033	BEG 180N & 105.35E SWC NW TH E TO WL ABND RR SLY APRX 21 TO PT 159N SL NW TH E150 N181.12 W64.5 S2.9 W114.8 S157.2 POB 14-17-12
MOMODOU CEESAY and ISATOU CEESAY PO BOX 84 GLENPOOL, OK 74033	PRT NW BEG 104.9E SWC NW TH E270.7 EL STREAM NWLY TO PT 160N SL NW TH W TO PT W R/W RR 159N SL NW TH N R/W 21 TH W TO PT 105.4 E WL NW S180 POB 14-17-12.
C & J REAL ESTATE LLC 14765 S CASPER ST GLENPOOL, OK 74033-3940	BEG 104.9E NWC SW TH E250 S150 W250 N150 POB 14-17-12
MARK D CLEVELAND 28 W 148TH ST GLENPOOL, OK 74033-4431	N/2 LT 1 BLK 3 SOUTH GLENPOOL SUB
VOSS FAMILY TRUST PO BOX 249 SAPULPA, OK 74067-0249	LT 3 BLK 1 GLENDELL ACRES ADDN

**GZA 310
Application**

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	LC		COMPLETED APPLICATION
2	LC		NOTES FROM TAC MEETING
3	LC		IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)
4	LC		LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS 2 COPIES OF 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	LC		PROCESSING FEE (VARIES, SEE FEE SCHEDULE) + SIGN FEE (\$50.00) + (\$2.00) 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:

- 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.
- 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: Larry Colbert
COMPANY/INSTITUTION: _____
ADDRESS: 349 E 148 St
CITY: Glenpool STATE: OK ZIP CODE: 74033
PHONE: 918-381-3645 EMAIL: Larry.Colbert43@gmail.com

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☒ NO: ☐
NAME: Larry Colbert
COMPANY/INSTITUTION: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
PHONE: _____ EMAIL: _____

C. SUBJECT PROPERTY

STREET ADDRESS: 62 W 147th St S
X PLAT NAME²: 63 Glenpool Townsite LOT NO. 273 BLOCK NO. 4
X ZONING OR PUD NO.: OL PRESENT USE: Vacant lot no usage
X COMPREHENSIVE PLAN DESIGNATION: Residential
X PARCEL NO. 84700-72-14-00320 PARCEL NO. _____
X PARCEL NO. _____ PARCEL NO. _____
X If the property has not been platted, is a legal address attached? YES ☐

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

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432
www.glenpoolonline.com

Updated: 2024/09/11
Page 2 of 3



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: Larry Calvert DATE: 9/24/24
PROPERTY OWNER SIGNATURE: Larry Calvert DATE: 9/24/24

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
\$2.00 per property owner on Title/Abstract report	<u>(27)</u> X \$2.00 = <u>54</u>		
Posting of public hearing sign	\$50.00		
Publication in <i>Tulsa World</i> Legal Notices fee	<i>Tulsa World</i> to invoice		
TOTAL: <u>254.00</u>	\$ _____		

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/>.

I HEREBY CERTIFY THAT THIS IS A
TRUE AND CORRECT COPY OF THE
ORIGINAL DOCUMENT

BY: _____

Doc Stamps: \$75.00

Property Address: Vacant Land, Glenpool, OK 74033

Mail Tax Bill to: ~~Vacant Land, Glenpool, OK 74033~~ 349 E 148th ST., Glenpool, OK 74033

GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this **September 6, 2024** between **Duge Barnhart and Kelli Barnhart, husband and wife**, party of the first part, and **Larry Calvert and Annita Calvert, husband and wife** as joint tenants and not as tenants in common, with the right of survivorship as hereinafter set out, party of the second part.

WITNESSETH: That in consideration of the sum of **Ten dollars and no/100 (\$10.00)**, receipt whereof is hereby acknowledged, and other good and valuable considerations, said party of the first part does by these presents grant, bargain, sell and convey unto said party of the second part, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in **Tulsa County**, State of Oklahoma, to-wit:

Lots Two (2) and Three (3), Block Four (4), **GLENPOOL TOWNSITE**, in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 63.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party of the first part, its heirs, successors, grantees, executors, and administrators, does hereby covenant and agree to and with said party of the second part that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, **EXCEPT:** Easements, building restrictions of record and special assessments not yet due; that party grantor will

WARRANT AND FOREVER DEFEND the same unto said party of the second part, its heirs, successors and assigns against said party of the first part its heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

Return To Title Insurance Producer
Integrity Title & Closing, LLC
9815 E. 81st Street - Tulsa, OK 74133
File# 24-08033
Agent for American Eagle Title Insurance Company



SMITH BROTHERS
ABSTRACT

Invoice

1401 South Boulder Avenue, Tulsa, OK 74119
Phone: 918-582-2148 Fax: 918-582-0029
www.smithbrothersabstract.com

Billed To:

Duge & Kelli Barnhart
PO Box 344
Kiefer, OK 74041-0344

Deliver To:

Duge & Kelli Barnhart
(918)361-1788
Will pick up at Sapulpa Office

Customer File No.:

Invoice No.: 3072414433-5

Invoice Date: 07/31/2024

Owners: Duge Barnhart and Kelli Barnhart

Address:

Empty Lots at S. Barber St & W147th St S, Glenpool, OK
74033

Brief Legal:

Lots 2 & 3, Block 4, O.T. GLENPOOL

DESCRIPTION

300' Radius Report

AMOUNT

\$150.00

Total amount due: \$150.00

Please remit payment to: 1401 S. Boulder Tulsa, OK 74119

THANK YOU FOR YOUR BUSINESS

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072414433

COUNTY OF TULSA

The undersigned a duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current year's Tax Rolls in the Office of the Tulsa County Treasurer shows the names and addresses of the owners of the properties abutting and lying within 300 feet in any direction of the following described real estate, to be as follows:

Lots Two (2) and Three (3), Block Four (4), GLENPOOL - ORIGINAL TOWN, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

--see attached Ownership List--

IN WITNESS WHEREOF, the undersigned have executed this on July 29, 2024.

Smith Brothers Abstract & Title Co., LLC


Abstractor License No. 0775



OWNERSHIP LIST

Order No.: 3072414433

Through:

Page No.: 1

OWNER	LEGAL DESCRIPTION
DUGE BARNHART and KELLI BARNHART PO BOX 344 KIEFER, OK 74041-0344	LTS 2 & 3 BLK 4 GLENPOOL-ORIGINAL TOWN
UNITED PENTECOSTAL CHURCH OF GLENPOOL BILL SHIREL & E G BASS & JOHN WOODS TTEES PO BOX 653 GLENPOOL, OK 74033	LTS 1 THRU 6 BLK 3 GLENPOOL-ORIGINAL TOWN
CARL G FRAZEE and BRENDA G FRAZEE 14630 S BROADWAY ST GLENPOOL, OK 74033-3964	LTS 7 THRU 12 BLK 3 GLENPOOL-ORIGINAL TOWN
OSCAR FREEMAN and BEA FREEMAN 14672 S BROADWAY ST GLENPOOL, OK 74033	LTS 13 & 14 BLK 3 GLENPOOL-ORIGINAL TOWN
JERRY P YOUNG and PATSY YOUNG 31 W 147TH ST GLENPOOL, OK 74033-3969	LTS 15 & 16 BLK 3 GLENPOOL-ORIGINAL TOWN
LOVELLA MAE LIGHTNER REVOCABLE TRUST C/O LOVELLA M & EDWARD D LIGHTNER TTEES PO BOX 83 GLENPOOL, OK 74033-0083	LTS 17 & 18 BLK 3 GLENPOOL-ORIGINAL TOWN
ELI SANCHEZ 13672 S 91ST E AVE BIXBY, OK 74008-3565	LT 1 BK 4 GLENPOOL-ORIGINAL TOWN
JACQUELYN JUANELL SCHAELLING and CHRISTOPHER L SCHAELLING 30 W 147TH ST S GLENPOOL, OK 74033-3965	LTS 4 THRU 6 BLK 4 GLENPOOL-ORIGINAL TOWN
JERRY W MORGAN FAM TR C/O JERRY W MORGAN TTEE 1142 E 142ND ST GLENPOOL, OK 74033-3727	LT 7 & E/2 LT 8 BLK 4 GLENPOOL-ORIGINAL TOWN
JIMMIE L MARTIN and VERONICA JANE MARTIN 11707 S ASH ST JENKS, OK 74037-3639	W/2 LT 8 & ALL LT 9 BLK 4 GLENPOOL-ORIGINAL TOWN
PETER LAWRENCE and DONNA CAROL LAWRENCE PO BOX 1390 GLENPOOL, OK 74033-1390	LT 10 BLK 4 GLENPOOL-ORIGINAL TOWN
DIANA D MOODY 6492 N 134TH E AVE OWASSO, OK 74055-7142	LT 11 BLK 4 GLENPOOL-ORIGINAL TOWN
LARRY CALVERT and ANITTA CALVERT 349 E 148TH ST S GLENPOOL, OK 74033-4408	LT 12 BLK 4 GLENPOOL-ORIGINAL TOWN
IVAN BELL & RUTH BELL REV TR PO BOX 198 GLENPOOL, OK 74033	LTS 1 & 2 BLK 5 GLENPOOL-ORIGINAL TOWN
LEE ANN RIDDELL 35 E 148TH ST GLENPOOL, OK 74033	LTS 11 & 12 BLK 5 GLENPOOL-ORIGINAL TOWN

Ownership List
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Page 1

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VICTOR A ZARCO ROJO and BERNICE PEREZ GOMEZ 33 E 147TH ST S GLENPOOL, OK 74033-3909	LTS 17 & 18 BLK 6 GLENPOOL-ORIGINAL TOWN
HERBERT H EASTHAM PO BOX 102 GLENPOOL, OK 74033-0102	ALL BLK E, GLENPOOL-ORIGINAL TOWN
KENNETH A SHANKS and ANGELA K SHANKS PO BOX 115 GLENPOOL, OK 74033-0115	ALL BLK G, GLENPOOL-ORIGINAL TOWN & 0.33AC TRACT IN NW, 14-17-12
DUGE BARNHART and KELLI BARNHART PO BOX 344 KIEFER, OK 74041-0344	ALL BLK F, GLENPOOL-ORIGINAL TOWN & TRACT BEG PT ON EL ABANDONED RR 197.2N SL NW TH N140 W100 S140 E100 POB & ALL LND TO WEST OF SAME TO EL STREAM & BEG EL ABND RR 197.2 SL NW TH W100 S27.2 E100 N27.2 POB 14-17-12
DANIEL FRANK SMITHEE 1202 E 133RD PL GLENPOOL, OK 74033-2311	BEG SWC LT E, GLENPOOL-ORIGINAL TOWN; TH W105 N150.09 E TO WL LT E, S TO POB 14-17-12
LIGHTHOUSE EQUITIES LLC PO BOX 450697 GROVE, OK 74345-0697	ALL BLK D, GLENPOOL-ORIGINAL TOWN & BEG NWC BLK D; TH W154.6 SE150 E130 TH N TO POB 14-17-12
TERESA WHITTINGTON PO BOX 196 PRUE, OK 74060-0196	BEG SWC LT E, GLENPOOL-ORIGINAL TOWN W105 SLY40 W113.8 SW20 E64.5 SLY180.12 E TO EL STREAM NLY ON CRK TO PT E100 TH N62.8 POB 14-17-12
B-LINE MOTORS CO LLC PO BOX 17 GLENPOOL, OK 74033	BEG 180N & 105.35E SWC NW TH E TO WL ABND RR SLY APRX 21 TO PT 159N SL NW TH E150 N181.12 W64.5 S2.9 W114.8 S157.2 POB 14-17-12
MOMODOU CEESAY and ISATOU CEESAY PO BOX 84 GLENPOOL, OK 74033	PRT NW BEG 104.9E SWC NW TH E270.7 EL STREAM NWLY TO PT 160N SL NW TH W TO PT W R/W RR 159N SL NW TH N R/W 21 TH W TO PT 105.4 E WL NW S180 POB 14-17-12.
C & J REAL ESTATE LLC 14765 S CASPER ST GLENPOOL, OK 74033-3940	BEG 104.9E NWC SW TH E250 S150 W250 N150 POB 14-17-12
MARK D CLEVELAND 28 W 148TH ST GLENPOOL, OK 74033-4431	N/2 LT 1 BLK 3 SOUTH GLENPOOL SUB
VOSS FAMILY TRUST PO BOX 249 SAPULPA, OK 74067-0249	LT 3 BLK 1 GLENDELL ACRES ADDN

Ordinance No. 824

ORDINANCE NO. 824

AN ORDINANCE AMENDING ORDINANCE NO. 746, TITLE 11 OF THE CITY CODE OF THE CITY OF GLENPOOL (ZONING REGULATIONS), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM OL (OFFICE LOW INTENSITY) TO RS-3 (SINGLE FAMILY HIGH DENSITY), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZA-310; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, an application was submitted to rezone certain real property located at 62 West 147th Street South from OL (Office Low Intensity) to RS-3 (Single Family High Density), for the purpose of allowing single-family residential development; specifically, on the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

LEGAL DESCRIPTION

Lots Two (2) and Three (3), Block Four (4), GLENPOOL TOWNSITE, in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 63.

WHEREAS, the subject site is approximately 0.32 acres in overall size as legally described herein; and

WHEREAS, Title 11, Oklahoma State Statutes, Section 43-101 et. seq. empowers the City to engage in City planning, building and zoning, and to enact suitable ordinances carrying out the purposes of said laws; and

WHEREAS, the City Council of the City of Glenpool, Oklahoma, deems it necessary for carrying out the purpose of said laws and promoting health, safety and/or general welfare of the community to make certain amendments to the ordinance regulating the zoning of certain land within the City of Glenpool; and

WHEREAS, the City Council of the City of Glenpool, Oklahoma, has appointed a Planning Commission which reviews all proposed zoning amendments; and

WHEREAS, the City of Glenpool, Oklahoma, has given public notice of a public hearing relating to this proposed rezoning GZA-310 by publication in the November 14th, 2024, edition of the *Tulsa World* and, the Planning Commission held such public hearing on the 9th day of December 2024; and

WHEREAS, the City of Glenpool Planning Commission recommended approval of the proposed zoning amendment set forth herein; and

WHEREAS, the City of Glenpool, Oklahoma, has given public notice of a public hearing relating to this proposed rezoning GZA-310 by publication in the November 14th, 2024, edition of the *Tulsa World* and, the City Council held such public hearing on the 6th day of January 2025; and

WHEREAS, the City Council has reviewed Application GZA-310 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan as amended by Resolution No. 2025001, and considered the comments of staff and has concluded that the Council agrees with the recommendation of the Planning Commission; and

WHEREAS, Zoning Code, § 11-9-7 outlines the Zoning Text Amendment procedures as well as the criteria for approval. Specifically, § 11-9-7 (E) sets forth the criteria for considering a proposed zone amendment; and

WHEREAS, the City Council has considered the criteria set forth in Zoning Code, § 11-9-7 when making their decision on the proposed zone amendment; and

WHEREAS, all applicable requirements of Oklahoma State Statutes with regard to adoption of this ordinance have been met.

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

SECTION 1: The zoning classification of the above-described property shall be changed from OL (Office Low Intensity) to RS-3 (Single Family High Density).

SECTION 2: The zoning map of the City of Glenpool is hereby directed to be changed to reflect said change.

SECTION 3: That all Ordinances in conflict herewith or apparently in conflict, if any, herewith be and the same are hereby specifically repealed. However, nothing in this ordinance shall be construed to prevent the enforcement of other ordinances, laws, or regulations which prescribe more restrictive limitations. If any one or more of the sections, sentences, clauses, or parts of this ordinance shall for any reason be held invalid, the invalidity of such section, sentence, clause, or part shall not affect or prejudice in any way the applicability and validity of any other section, sentence, clause, or provision of this ordinance.

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of January, 2025.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Lesli Smith, City Clerk

APPROVED AS TO FORM:

City Attorney

Resolution No. 2025001

RESOLUTION NO. 2025001

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SPECIAL DISTRICT 1 LAND USE DESIGNATION TO NEIGHBORHOOD CONSERVATION LAND USE DESIGNATION AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION CPA-02-2024; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

WHEREAS, the City of Glenpool Planning Commission has determined that certain property described herein is more compatible with the Neighborhood Conservation Land Use Designation as described in the 2017 Interim Update of the City of Glenpool Comprehensive Plan adopted by the City Council on November 14, 2017, than it is with the Special District 1 Land Use Designation likewise described therein and by which it is now designated; and

WHEREAS, the Planning Commission has therefore recommended that such property is more suitable for the RS-3 (Single Family High Density) Zoning district than it is for the current OL (Office Low Intensity) zoning district and has accordingly recommended adoption by the City Council of Ordinance No. 824; and

WHEREAS, Zoning Code, § 11-9-15 outlines the Comprehensive Plan Amendment procedures as well as the criteria for approval; and

WHEREAS, to amend the Comprehensive Plan Map, there is sufficient evidence presented to demonstrate that the amendment meets the following criteria:

- a. The amendment is compatible with existing or planned land uses on adjacent properties.
- b. Adequate public utilities, facilities, and services are available, or proposed to be extended, to warrant an amendment.
- c. An amendment is warranted by changing conditions in the area or corrects an error when the map was originally adopted.
- d. Addresses a currently unaddressed need of the City.

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

SECTION 1: That the Land Use Character and Designation of the following described property situated in the City of Glenpool, Tulsa County, State of Oklahoma, *to wit*:

LEGAL DESCRIPTION

Lots Two (2) and Three (3), Block Four (4), GLENPOOL TOWNSITE, in Tulsa County,
State of Oklahoma, according to the Recorded Plat No. 63.

Be, and hereby is, amended from Special District 1 to Neighborhood Conservation.

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

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of January 2025.

Joyce G. Calvert, Mayor

Attest:

Lesli Smith, City Clerk

[MUNICIPAL SEAL]

Approved as to Form:

City Attorney

**Description of
Special District 1: Old Towne -
The Main Street Office District**

Definition of SPECIAL DISTRICT 1: OLD TOWNE - THE MAIN STREET OFFICE DISTRICT.

This area was previously the seat of the City government before the move to the new City Hall and Conference Center near US-75 south of SH 117 (121st Street), with the City leaving the prior City Hall to be taken over by Tulsa Community College. One of Glenpool's largest churches is located at the northeast corner of Main and Broadway. The Glenpool School Campus is located on the east edge of Special District 1 with access from the west provided by Main, with 151st Street on the south. Primary access to the campus is from 141st being along Elm and Fern Street. Fern Street is presently signalized at 141st. The Campus currently includes Grades K-12 and all related administrative and support, sports and parking facilities. However, at the time of the 2016-17 interim update of the 2030 PLAN, the District was planning to construct a new elementary school northeast of the intersection of 141st Street and Elwood Avenue, along with potential relocation of other District functions to this location. 145th Street affords access to the Black Gold Park, one of Glenpool's most used recreational areas on a year-round basis. Black Gold Park lies along the east side of US-75 for one-half mile south of 141st Street. It is also visible from the entrance to Special District 1 from 146th Street and provides an attractive greenbelt impression of the City for commuters and tourists on US-75. A Veterans' Flag and Memorial Plaza has been constructed at the intersection of Broadway and 145th Street, and the US Post Office is located just south of the southeast corner of Broadway and 141st.

Although no major rezoning has occurred in the interior of this area since the adoption of the last Comprehensive Plan, trends in redevelopment have been significant. Development at the entrance to this area at 141st Street from Broadway now comprises the western part of the newly developing CBD (Special District 5) and includes five (5) commercial enterprises and the Glenpool Branch Post Office. The First Baptist Church occupies the hub of the most central part of this eleven (11) block area and is located at the northeast corner of Broadway and Main. The Church has purchased and occupied a commercial/office center to the south of Main and continues to purchase land to the east toward the School Campus along Main Street. The School is expanding its campus toward the eastern boundary of Special District 1 and has purchased several additional parcels, one of which has been converted to a parking lot at the northwest corner of College and Main. Development along the entrance to this District from US-75 along Main Street is presently a mix of commercial and residential uses. The housing stock in this area varies widely in age; however, it is well-maintained overall with several relatively new infill homes having been built.

Based on trends in redevelopment of the CBD and Special District 1 and the adjacent areas, this area is planned to redevelop to more intense uses than the present single-family homes. Office and related non-commercial uses are planned to develop along Broadway in an orderly manner. Commercial uses must be limited to lots fronting 141st and located north of the Post Office. Office and related uses are planned for those areas fronting Broadway, and north and south of Main Street, east of US-75 in Special District 1. The present trend toward commercial development along Main east of US-75 is planned to be restricted to the most restrictive commercial districts and located only west of Broadway.

Redevelopment to school, church and municipal uses on the interior of Special District 1 is encouraged. In those cases where compatibility of new and existing uses is in question, Planned Unit Developments are encouraged to assure compatibility. Redevelopment of single-family areas to office use by remodeling of existing single family may be a viable alternative use versus duplex or townhouse. The office conversion can be developed using the powers of the Board of Adjustment's use exception authority. The board, as a quasi-judicial body, can regulate site design, parking and operation requirements for the individual projects. The existing Veterans' Plaza should be maintained as a focal point of community pride and remembrance. Redevelopment must also provide landscaping and screening as means of adding beauty and needed buffering to dissimilar uses. Special landscape treatment is presently required along Broadway by the

landscape chapter of the Zoning Code. It is recommended that Broadway be improved with curb and gutter and sidewalks, landscaping and lighting to lend character and appeal to the redevelopment of this area. Active enforcement of City codes and ordinances is encouraged to assure that residential housing and values in this area are not allowed to deteriorate. A detailed traffic study is recommended to seek solutions to reducing the impact of automobile and bus traffic to and from the School Campus in Special District 1.

RESOLUTION NO. 2025001

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SPECIAL DISTRICT 1 LAND USE DESIGNATION TO NEIGHBORHOOD CONSERVATION LAND USE DESIGNATION AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION CPA-02-2024; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

WHEREAS, the City of Glenpool Planning Commission has determined that certain property described herein is more compatible with the Neighborhood Conservation Land Use Designation as described in the 2017 Interim Update of the City of Glenpool Comprehensive Plan adopted by the City Council on November 14, 2017, than it is with the Special District 1 Land Use Designation likewise described therein and by which it is now designated; and

WHEREAS, the Planning Commission has therefore recommended that such property is more suitable for the RS-3 (Single Family High Density) Zoning district than it is for the current OL (Office Low Intensity) zoning district and has accordingly recommended adoption by the City Council of Ordinance No. 824; and

WHEREAS, Zoning Code, § 11-9-15 outlines the Comprehensive Plan Amendment procedures as well as the criteria for approval; and

WHEREAS, to amend the Comprehensive Plan Map, there is sufficient evidence presented to demonstrate that the amendment meets the following criteria:

- a. The amendment is compatible with existing or planned land uses on adjacent properties.
- b. Adequate public utilities, facilities, and services are available, or proposed to be extended, to warrant an amendment.
- c. An amendment is warranted by changing conditions in the area or corrects an error when the map was originally adopted.
- d. Addresses a currently unaddressed need of the City.

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

SECTION 1: That the Land Use Character and Designation of the following described property situated in the City of Glenpool, Tulsa County, State of Oklahoma, *to wit*:

LEGAL DESCRIPTION

Lots Two (2) and Three (3), Block Four (4), GLENPOOL TOWNSITE, in Tulsa County,
State of Oklahoma, according to the Recorded Plat No. 63.

Be, and hereby is, amended from Special District 1 to Neighborhood Conservation.

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

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of January 2025.

Joyce G. Calvert, Mayor

Attest:

Lesli Smith, City Clerk

[MUNICIPAL SEAL]

Approved as to Form:

City Attorney



TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DUY NGUYEN, CITY PLANNER

DATE: JANUARY 6, 2025

ITEM: PUD 44 (ELM POINTE)

REQUEST: A PROPOSED PLANNED UNIT DEVELOPMENT (PUD 44) TO ALLOW ADDITIONAL COMMERCIAL USES WITHIN THE ELM POINTE SHOPPING CENTER

APPLICANT: STEVEN FRAZEE

LOCATION: THE SUBJECT SITE IS LOCATED AT THE NORTHWEST CORNER OF SOUTH PEORIA AVENUE AND EAST 141ST STREET SOUTH.

ZONING: CS (COMMERCIAL SHOPPING CENTER)

COMP PLAN: SPECIAL DISTRICT 6

APPLICANT REP: RYAN MCCARTY, SELECT DESIGN

BACKGROUND

The application under consideration is a Planned Unit Development (PUD 44) for the Elm Pointe shopping center, a 9.1-acre commercial site located at the northwest corner of South Peoria Avenue and East 141st Street South. The site is zoned CS (Commercial Shopping Center) and the Comprehensive Plan designation is Special District 6. The property is platted as part of the Elm Pointe Subdivision (Plat No. 6772) and includes Block 1, Lots 1-8. PUD 44 will encompass the entirety of this plat. (See attached exhibits)

The table below illustrates the zoning and land use of properties adjacent to the subject site:

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	PUD-23	Multi-Family Apartments
South	AG (Agricultural)	Single-Family Residence
West	RD (Duplex)	Duplexes
East	PUD 145 (City of Jenks)	Vacant Undeveloped

CS (Commercial Shopping Center) Zoning District - Definition

"Allow a range of neighborhood convenience and regional shopping centers to provide a wide range of retail and personal service uses where all uses generally occur indoors."

Special District 6 Comprehensive Plan Designation – Definition

Special District 6 is a continuation of Special District 5 on 141st Street. The development criteria are the same as those for District 5

SPECIAL DISTRICT 5. THE CENTRAL BUSINESS DISTRICT (CBD)

The CBD, Special District 5, extends east from US-75 along 141st Street to the vicinity of Elwood Avenue. The configuration of Special District 5 is shown on the 2030 PLAN Map. The recent improvements of 141st Street from two (2) to three (3) lanes, with center turn lanes and sidewalks, support commercial/community serving business activity and development along this street. The County finished widening 141st Street to a three-lane facility from Elwood to Peoria since the time of the 2010 Plan update. The existing land use is a mix of office and commercial uses and undeveloped land. This area will continue to be one of the more important shopping and commercial areas in Glenpool during the planning period, along with the Southwest Crossroads area at US-75 and 121st Street and other emerging development elsewhere along US-75. New banks, a regional library, post office and several restaurants have been developed in the CBD in just the last few years. Planned improvements to US-75 will continue to focus attention on this gateway and entrance to Glenpool. Due to the immediate proximity of any such development in this area with abutting residential development to the north and south, screening and setbacks, plus buffering must be included and PUDs are encouraged. It is planned that residential development which fronts 141st Street be redeveloped to convenience commercial or office uses, while properties which rear or side onto 141st Street shall remain residential.

In order to focus and maintain attention on the CBD, the City and other partners should continue with efforts to brand the 141st Street corridor as "Black Gold Boulevard" and the CBD and Old Towne area as the "Black Gold District." Further public and private improvements can build on streetscape enhancements already made along the corridor involving added landscaping, pedestrian-level period lighting, and winding pedestrian paths where room was available within the street right-of-way. Signage and a gateway/entrance from US-75 should also be considered to direct travelers to the retail and other services available in this area. Shared access points for ingress and egress along 141st Street should be required to reduce almost inevitable conflicts that can occur between linear commercial and office development and traffic on the roadway.

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeoAnn Reed CAO, Jae Wuest COO, Lesli Smith City Clerk

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PROJECT DESCRIPTION

The concept of PUD 44 is to allow additional commercial uses within the Elm Pointe shopping center, complementing the existing CS (Commercial Shopping Center) zoning, which primarily permits **just** retail uses. All additional uses will be defined in the PUD document. To mitigate potential nuisances for adjacent residential properties to the north and east, a 6,000-square-foot limit is set for all additional uses allowed by PUD 44. This ensures operations remain small enough to avoid negatively impacting nearby residences. Uses permitted by right within the CS zone are not subject to the 6,000-square-foot limit.

ANALYSIS

In addition to the 6,000-square-foot limit, PUD 44 establishes further regulations to reduce nuisances, prohibit outdoor storage, and ensure compliance with city codes to prevent enforcement issues. The proposed regulations are as follows:

- Lease space floor area for all additional uses allowed by the PUD shall not exceed 6,000 square feet for any single tenant.
- Permitted uses within the CS Zone can exceed 6,000 square feet.
- Outdoor display, staging or storage of equipment and/or materials SHALL NOT be allowed.
- Outdoor storage of vehicles associated with a business SHALL NOT be allowed.
- All uses must comply with the City of Glenpool Codes.
- This PUD must comply with the restrictions of the recorded plat, Elm Pointe, a subdivision in Glenpool, OK, Tulsa County (Plat No. 6772).
- Landscaping per the City of Glenpool City Codes and Zoning Codes.
- Parking per the City of Glenpool City Codes and Zoning Codes.
- Site Drainage must be maintained by the property owner(s).
- Site Plan Amendments – Any improvements, amendments or changes to the site plan must be reviewed and approved by the City of Glenpool.

All additional uses are outlined in the PUD document. Uses already defined in the City of Glenpool (COG) Zoning Code are incorporated into the PUD, while any undefined uses are provided with new definitions. Below are all the additional uses and their corresponding definitions.

Permitted Uses

- *Automobile, Major Service* – Defined in the COG Zoning Code
- *Automobile, Rental or Sale* – Rental or sale must be conducted inside, internet sales

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- *Contractor Services* – Establishments engaged in services, including but not limited to building construction, heating, plumbing, electrical work, roofing, and similar trades. Operations may include indoor storage of materials and supplies. Outdoor storage of materials, supplies, equipment, and vehicles associated with the business is strictly prohibited.
- *Food Processing* – The processing of raw or finished products into food items, subject to the 6,000-square-foot limit established by this PUD.
- *Small-scale manufacturing of finished products* – The manufacturing of raw or prefabricated materials into finished products, subject to the 6,000-square-foot limit established by this PUD.
- *Pawnshop / Short Term Financing* – Defined in the COG Zoning Code

Excluded Uses

- Gas Station
- Hotel, Motel
- Outdoor Recreation, Public
- Any Sexually Oriented Business – Defined in the COG Zoning Code

PUD 44 provides a framework for expanding the commercial uses within the Elm Pointe shopping center while addressing potential impacts on adjacent residential areas. Through clear restrictions, including the 6,000-square-foot limitation, the prohibition of outdoor storage, and compliance with city codes and plat restrictions, this PUD ensures that future developments align with the City of Glenpool's standards and vision. By defining permitted uses, PUD 44 provides clarity and supports the long-term success of the Elm Pointe shopping center and the surrounding community.

TAC

The Technical Advisory Committee (TAC) reviewed the proposed Planned Unit Development (PUD 44) on December 6, 2024. There are no additional comments.

PLANNING COMMISSION ACTION:

The Planning Commission public hearing on the proposed Planned Unit Development (PUD 44) application was held on Monday, December 9, 2024. After deliberating, the Planning Commission on a 3-0 vote recommended that the City Council approve the Planned Unit Development (PUD 44) application. Chairman Keith Robinson abstained from voting.

STAFF RECOMMENDATION:

The Planned Unit Development (PUD 44) application meets the COG Code of Ordinances requirements. As such, staff recommends the City Council take the following actions:

1. Approve the Planned Unit Development (PUD 44) application as presented.

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fax, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

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ATTACHMENTS:

1. Aerial Photo/Zoning Map/Comprehensive Plan Map
2. Final Plat of Elm Pointe
3. Application
4. PUD 44 Document
5. Ordinance No. 825

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ORDINANCE NO. 825

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM CS(COMMERCIAL SHOPPING CENTER) TO PLANNED UNIT DEVELOPMENT (PUD 44), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZA-311), AFTER DULY NOTICED PUBLIC HEARING ON DECEMBER 9TH, 2024; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

FINDINGS OF THE CITY COUNCIL:

WHEREAS, Planned Unit Development ("PUD") 44 is treated under the Zoning Code as a distinct zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and benefits the developer by expanding development options and flexibility, and reducing uncertainty; and

WHEREAS, PUD 44 is an alternative form to standard development that may include a mix of commercial land uses, subject to the requirements of a PUD 44 zoning district approved by ordinance of the City Council; and

WHEREAS, To obtain approval of Application No. GZA-311, the applicant has submitted a Development Plan Text describing the development standards proposed to govern the PUD 44, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield substantial community benefits as required by Sections 11-9-9, 11-9-10, and 11-9-11 of the Zoning Code; and

WHEREAS, The subject property is designated as Special District 6 in the Comprehensive Plan; and

WHEREAS, The developer is proposing a planned commercial development comprised of appropriate commercial uses with development standards to ensure the compatibility and design integration, as encouraged by the Zoning Code; and

WHEREAS, Implementation of this PUD 44 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; and

WHEREAS, Application No. GZA-311 has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on December 9, 2024, and that PUD 44 is the highest and best use of the subject property and is most compatible with the spirit and intent of the 2030 Comprehensive Plan.

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

SECTION 1: That the zoning classification of the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

LOTS ONE (1) THROUGH EIGHT (8), BLOCK ONE (1), ELM POINTE, AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6772.

Shall be amended to Planned Unit Development (PUD 44), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

SECTION 2: That the approved Final Development Plan Text for PUD 44 shall be, and hereby are, incorporated by reference into this Ordinance No. 825 to govern the development of the Planned Unit Development No. PUD 44 and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County.

SECTION 3: 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 this _____.

Joyce G. Calvert, Mayor

ATTEST:

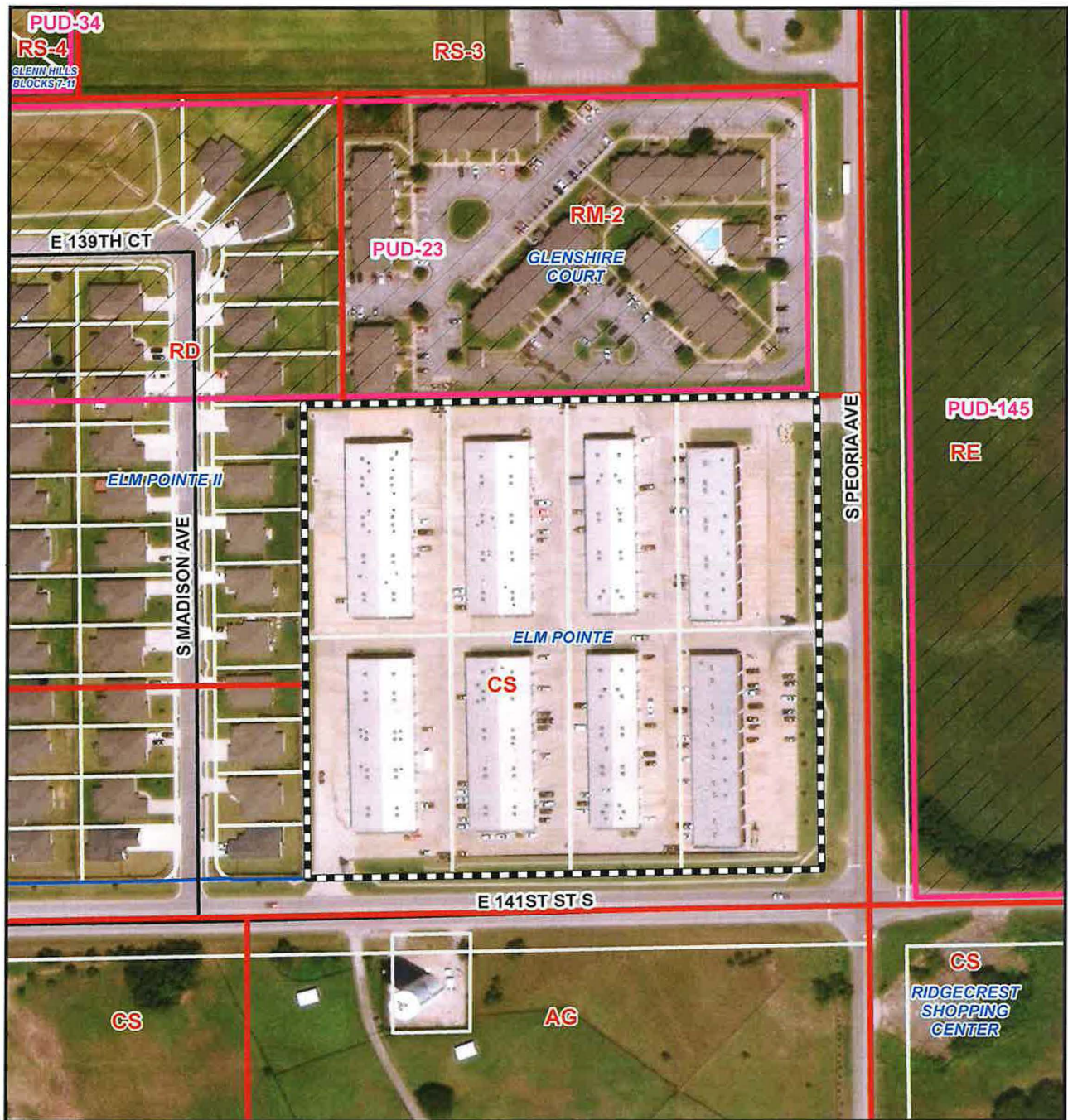
[MUNICIPAL SEAL]

Lesli Smith, City Clerk

APPROVED AS TO FORM:

City Attorney

**Aerial Photo, Zoning Map,
Comprehensive Plan Map**



Planned Unit Development - PUD 44

Applicant: MZ Elm Pointe LLC

Subject Property: The subject site is located at
14010 S Peoria Ave

Zoning: CS (Commercial Shopping Center)

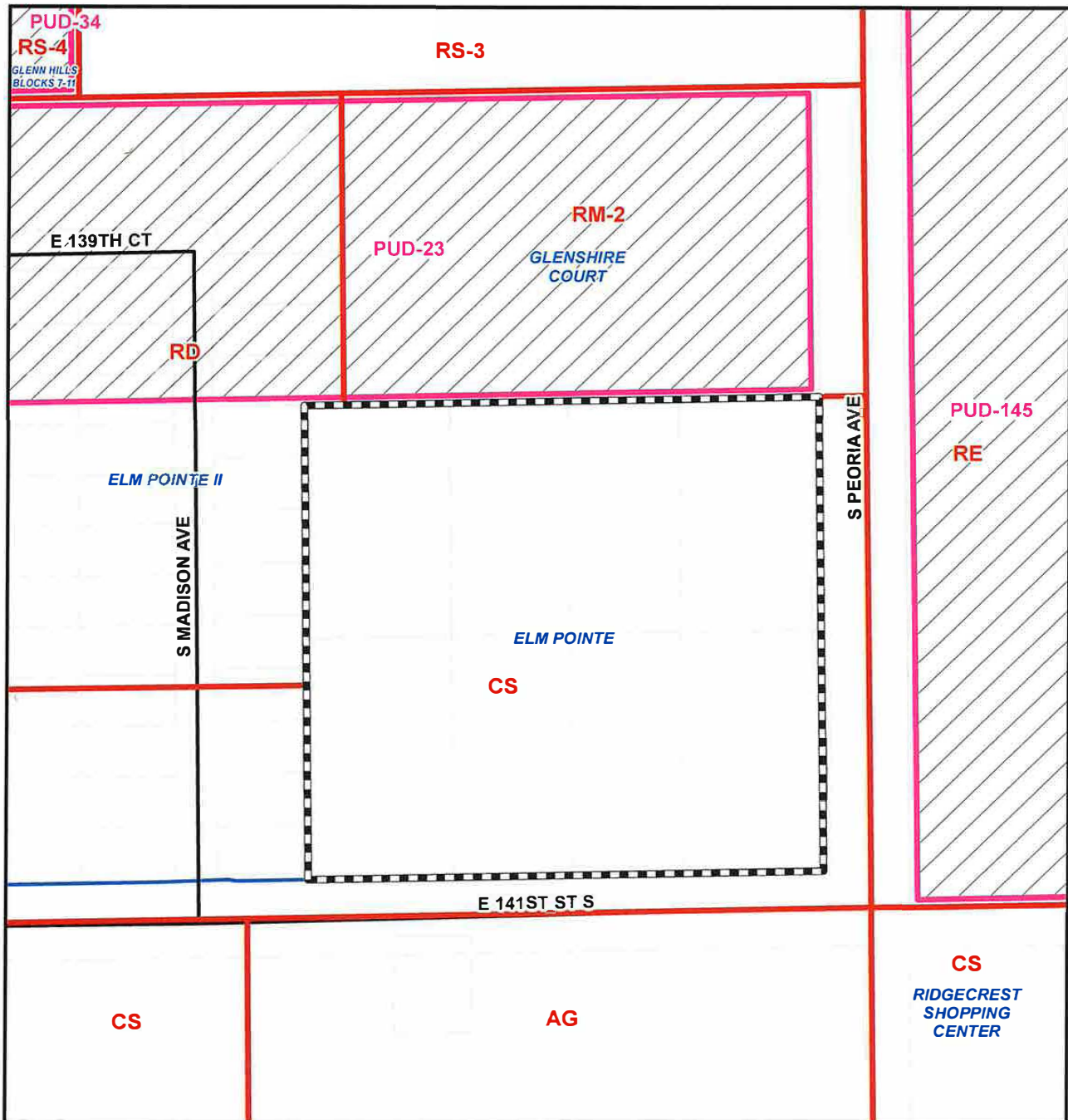
Legend

- Zoning
- Highways
- Streets
- Subdivisions
- Subject Site
- Parcels
- PUD's

Feet 0 170 340



Date: 11/8/2024



Planned Unit Development - PUD 44

Applicant: MZ Elm Pointe LLC

Subject Property: The subject site is located at
14010 S Peoria Ave

Zoning: CS (Commercial Shopping Center)

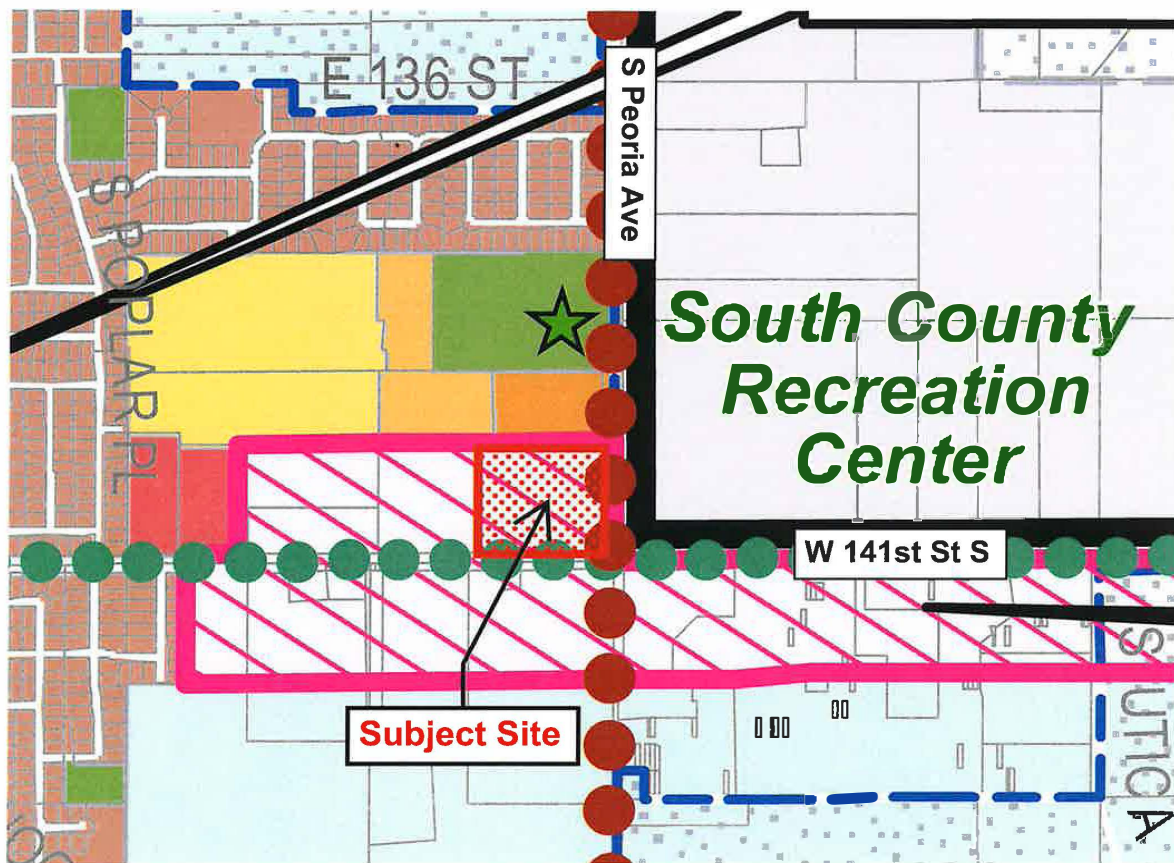
Legend

- Zoning
- Highways
- Streets
- Subdivisions
- Subject Site
- Parcels
- PUD's

Feet 0 170 340



Date: 11/8/2024



Glenpool, Oklahoma Comprehensive Plan Map 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.

- Primary/Secondary Arterial
- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Parcel Boundary
- 100-Year Flood Zone/Floodway

ADOPTED
11/14/2017

**Final Plat of
Elm Pointe**

Application

RECEIVED
JUL 23 2024

BT: [Signature]

APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
- ✓ 6. Any change in use from one use group to another is a major amendment.

ELM POINTE

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:

[Signature]

DATE: 7/16/2024

PROPERTY OWNER SIGNATURE:

[Signature]

DATE: 7/16/2024

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432
www.glenpoolonline.com

Updated: 2020/15/05
Page 1 of 6

ELM POINTE

APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	JRD		COMPLETED APPLICATION
2	HAS BEEN ORDERED		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 OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4			PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	JRD		REVISED ☐ CONCEPT ☒ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN
6	FINAL PLAT ATTACHED		REVISED ☐ SKETCH PLAT ☐ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	PUD ONLY JRD		APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8	Platted		IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

A. APPLICANT

NAME: JRD DONEL SON
 ADDRESS: 6730 SO. BIRMINGHAM AVE
 CITY: TULSA STATE: OK ZIP CODE: 74136
 PHONE: 918.640.2041 EMAIL: JRDON2329C@GMAIL.COM

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
 NAME: MZ ELM POINTE, LLC
 ADDRESS: 5535 S. MEMORIAL DR., # F1123
 CITY: HOUSTON STATE: TX ZIP CODE: 77067
 PHONE: 713.306.5332 EMAIL: STEVEN@MAZOUCHCAPITAL.COM

¹ Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.



C. SITE INFORMATION

ELM POINTE

PUD NO.: _____ PRESENT USE: 'CS'

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. _____ PARCEL NO. _____

PARCEL NO. _____ PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

Parcel No.	
Lot 1 Block 1	84996-72-12-69440
Lot 2 Block 1	84996-72-12-69450
Lot 3 Block 1	84996-72-12-69460
Lot 4 Block 1	84996-72-12-69470
Lot 5 Block 1	84996-72-12-69480
Lot 6 Block 1	84996-72-12-69490
Lot 7 Block 1	84996-72-12-69500
Lot 8 Block 1	84996-72-12-69510

This PUD is to define uses in the 'CS' zoned property, not allowed by right in 'CS' zoned property.

Handwritten notes and signatures on a document, including a large signature at the top left and a date stamp at the top right. The text is in Hebrew and appears to be a formal document or report. The document is divided into several sections, each with a heading and a body of text. The handwriting is in cursive, and the ink is dark. There are several stamps and marks throughout the document, including a large 'X' mark in the center and a date stamp at the bottom right. The document is on a light-colored background, and the text is clearly legible.

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072413975

COUNTY OF TULSA

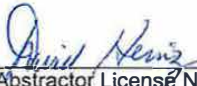
The undersigned a duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current year's Tax Rolls in the Office of the Tulsa County Treasurer shows the names and addresses of the owners of the properties abutting and lying within 300 feet in any direction of the following described real estate, to be as follows:

Lots One (1) through Eight (8), Block One (1), ELM POINTE, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6772.

--see attached Ownership List--

IN WITNESS WHEREOF, the undersigned have executed this document on July 18, 2024.

Smith Brothers Abstract & Title Co., LLC


Abstractor License No. 0775



OWNERSHIP LIST

Order No.: 3072413975

Through:

Page No.: 1

OWNER	LEGAL DESCRIPTION
MZ ELM POINTE LLC 5535 S MEMORIAL DR, #F1123 HOUSTON, TX 77067	LT 1 THRU 8 BLK 1 ELM POINTE
GLENSHIRE COURT APARTMENTS LP 1329 E LARK ST SPRINGFIELD, MO 65804-7351	LT 1 BLK 1 GLENSHIRE COURT
PAU Z SING and NIANG S LUN and LANG S MUNG 14097 S LANSING AVE GLENPOOL, OK 74033	LT 1 BLK 2 ELM POINTE II
PAU KHAN KHUAL and ZEL K CING 14083 S LANSING AVE GLENPOOL, OK 74033-3839	LT 2 BLK 2 ELM POINTE II
ZEN S MAN 14067 S LANSING AVE GLENPOOL, OK 74033-3839	LT 3 BLK 2 ELM POINTE II
GO DEIH PIANG and CIN K LUN 14051 S LANSING AVE GLENPOOL, OK 74033	LT 4 BLK 2 ELM POINTE II
NIANG SAN MANG 14037 S LANSING AVE GLENPOOL, OK 74033-3839	LT 5 BLK 2 ELM POINTE II
NENG KHAN KHUP and DAL SUAN PAU 14021 S LANSING AVE GLENPOOL, OK 74033	LT 6 BLK 2 ELM POINTE II
CING ZAR NIANG 14005 S LANSING AVE GLENPOOL, OK 74033-3839	LT 7 BLK 2 ELM POINTE II
LANG LIAN 13991 S LANSING AVE GLENPOOL, OK 74033	LT 8 BLK 2 ELM POINTE II
HAU SIAN DIM and GOH KHAT PIANG 13975 S LANSING AVE GLENPOOL, OK 74033	LT 9 BLK 2 ELM POINTE II
THANG ZON KIM and NEM KHAN CING 13967 S LANSING AVE GLENPOOL, OK 74033	LT 10 BLK 2 ELM POINTE II
KHUP SANG and NIANG N THAWN 13959 S LANSING AVE GLENPOOL, OK 74033-3838	LT 11 BLK 2 ELM POINTE II
NATHAN MALSAM and AMANDA LYNN PEREZ 13951 S LANSING AVE GLENPOOL, OK 74033-3838	LT 12 BLK 2 ELM POINTE II
JESSIE WRIGHT 13950 S MADISON AVE GLENPOOL, OK 74033	LT 13 BLK 2 ELM POINTE II
SIAN PAU and MAN S CING 13958 S MADISON AVE GLENPOOL, OK 74033	LT 14 BLK 2 ELM POINTE II

Order No.: 3072413975

Through:

Page No.: 2

GO MIN PAU 13968 S MADISON AVE GLENPOOL, OK 74033-3840	LT 15 BLK 2 ELM POINTE II
LIAN MANG and CING P NIANG 13976 S MADISON AVE GLENPOOL, OK 74033	LT 16 BLK 2 ELM POINTE II
THANG SING and CING D LUN 13990 S MADISON AVE GLENPOOL, OK 74033-3840	LT 17 BLK 2 ELM POINTE II
NIANG DEIH LIAN and CIN PI 14006 S MADISON AVE GLENPOOL, OK 74033-3841	LT 18 BLK 2 ELM POINTE II
ZAM KHAIZOMI and VUM S VUNG 14022 S MADISON AVE GLENPOOL, OK 74033	LT 19 BLK 2 ELM POINTE II
DAL SUAN SING and HAU NGAIH NUAM 14038 S MADISON AVE GLENPOOL, OK 74033	LT 20 BLK 2 ELM POINTE II
NATHANIEL VANZANT and KEELY VANZANT 14052 S MADISON AVE GLENPOOL, OK 74033-3841	LT 21 BLK 2 ELM POINTE II
KAM MUANG and NIANG L CING 14068 S MADISON AVE GLENPOOL, OK 74033	LT 22 BLK 2 ELM POINTE II
PEGGY SUE MATTEYER 14082 S MADISON AVE GLENPOOL, OK 74033	LT 23 BLK 2 ELM POINTE II
TONY LAM LE and UYEN NGUYEN 6409 WIND SONG DR MCKINNEY, TX 75071-7639	LT 24 BLK 2 ELM POINTE II
MUNG KHAN LAM and VUNG S IT 14097 S MADISON AVE GLENPOOL, OK 74033	LT 1 BLK 3 ELM POINTE II
NANG KHAN AWM and CING BAWI 14083 S MADISON AVE GLENPOOL, OK 74033-3841	LT 2 BLK 3 ELM POINTE II
LINUS MANG and LUAN KHAN KHIN 14067 S MADISON AVE GLENPOOL, OK 74033-3841	LT 3 BLK 3 ELM POINTE II
JEFFREY DEAN REISDORF and BECKY S REISDORF 4165 ARROYO TRL CARMEL, CA 93923-8805	LT 4 BLK 3 ELM POINTE II
KHALID EL MOUKANE and SAMIRA MAJOR 14037 S MADISON AVE GLENPOOL, OK 74033-3841	LT 5 BLK 3 ELM POINTE II
REBECCA PELE 14021 S MADISON AVE GLENPOOL, OK 74033-3841	LT 6 BLK 3 ELM POINTE II
HECTOR MANUEL MORAN JR 1716 MARIGOLD CT SAN JOSE, CA 95133-2153	LT 7 BLK 3 ELM POINTE II

Order No.: 3072413975

Through:

Page No.: 3

MUGDHA WALAWALKAR and SUMEET SAURABH 2820 NW 66TH ST SEATTLE, WA 98117-6233	LT 8 BLK 3 ELM POINTE II
SANG SIANG MUNG and NING SIAN MANG 13975 S MADISON AVE GLENPOOL, OK 74033-3840	LT 9 BLK 3 ELM POINTE II
DAL SUAN MANG and SIAN NGAIH CING 13967 S MADISON AVE GLENPOOL, OK 74033-3840	LT 10 BLK 3 ELM POINTE II
NANG KHAN KHUP and MAN L NIANG 13957 S MADISON AVE GLENPOOL, OK 74033	LT 11 BLK 3 ELM POINTE II
KHAM C DAI and PAU K VUNG and SAMUEL KHAI 13949 S MADISON AVE GLENPOOL, OK 74033	LT 12 BLK 3 ELM POINTE II
THAWNG PIAN TLUANG and MAN LUN CING 13943 S MADISON AVE GLENPOOL, OK 74033	LT 13 BLK 3 ELM POINTE II
BAILEY JONES and BRANDON STRAESSLE 13937 S MADISON AVE GLENPOOL, OK 74033	LT 14 BLK 3 ELM POINTE II
ELM POINT II HOA INC C/O PMI GREEN COUNTRY 741 W NEW ORLEANS ST BROKEN ARROW, OK 74011-1812	RESERVE A, ELM POINTE II
CITY OF GLENPOOL 12205 S YUKON AVE GLENPOOL, OK 74033-6635	BEG SECR SE TH W2164.23 N50 E2104.17 N610 E60 S660 POB, 12-17-12
TULSA 14100 3701 S ATLANTA PL TULSA, OK 74105-3526	PRT E/2 NE BEG NEC TH S1351.59 W784.60 N1351.59 E784.6 POB LESS N50 THEREOF & LESS BEG 502.6W & 50S NEC NE TH S100 W100 N100 E100 TO POB, 13-17-12
GLENPOOL UTILITY SERVICES AUTHORITY PO BOX 70 GLENPOOL, OK 74033-0070	PRT NE NE BEG 502.6W & 50S NEC NE TH S100 W100 N100 E100 POB, 13-17-12
MIDWEST AGAPE CHAPEL FOUNDATION 1603 E 141ST ST GLENPOOL, OK 74033	E/2 NW NW NE, 13-17-12
CITY OF GLENPOOL 12205 S YUKON AVE GLENPOOL, OK 74033-6635	PT NE BEG 24.75S & 502.6W NEC NE TH S25.25 W100 N25.25 E100 POB, 13-17-12
TULSA COUNTY 218 W 6TH ST, FL 9 TULSA, OK 74119-1004	N50 E1303.57 N/2 NE LESS BEG 24.75S & 502.6W NEC NE TH S25.25 W100 N25.25 E100 POB, 13-17-12
JEFFREY H ELLARD TTEE JEFFREY H ELLARD TRUST PO BOX 55 LEONARD, OK 74043	SW SW LESS W50 THEREOF, 7-17-13
CITY OF JENKS PO BOX 2007 JENKS, OK 74037	W50 GOV LT 3 & W50 GOV LT 4, 7-17-13

RIDGECREST DEVELOPMENT PO BOX 700 GLENPOOL, OK 74033-0700	LT 1 BLK 1 RIDGECREST SHOPPING CENTER

**PUD 44
Document**

PUD 44

ELM POINTE

BUSINESS PARK

Glenpool, Oklahoma

December 2, 2024



I. Development Concept

Elm Pointe Business Park is a 9.1-acre commercial development located at 14018 South Peoria Avenue in Glenpool, OK. The project was completed in 2020 and consists of 8 buildings with 127,500 SF of gross floor area. The entire property is zoned CS – Commercial Shopping Center. The 2 buildings facing South Peoria Avenue (east side) function as retail spaces while the remaining 6 buildings function as office/warehouse with overhead garage doors.

The purpose of this PUD is to request approval of specific uses not allowed by right within the CS – Commercial Shopping Center zoning district while being sensitive to adjacent single-family residential on the western side and multi-family residential along the northern perimeter of the property. Also, this PUD excludes particular uses (currently allowed) that are deemed inappropriate within this development.

Legal Description

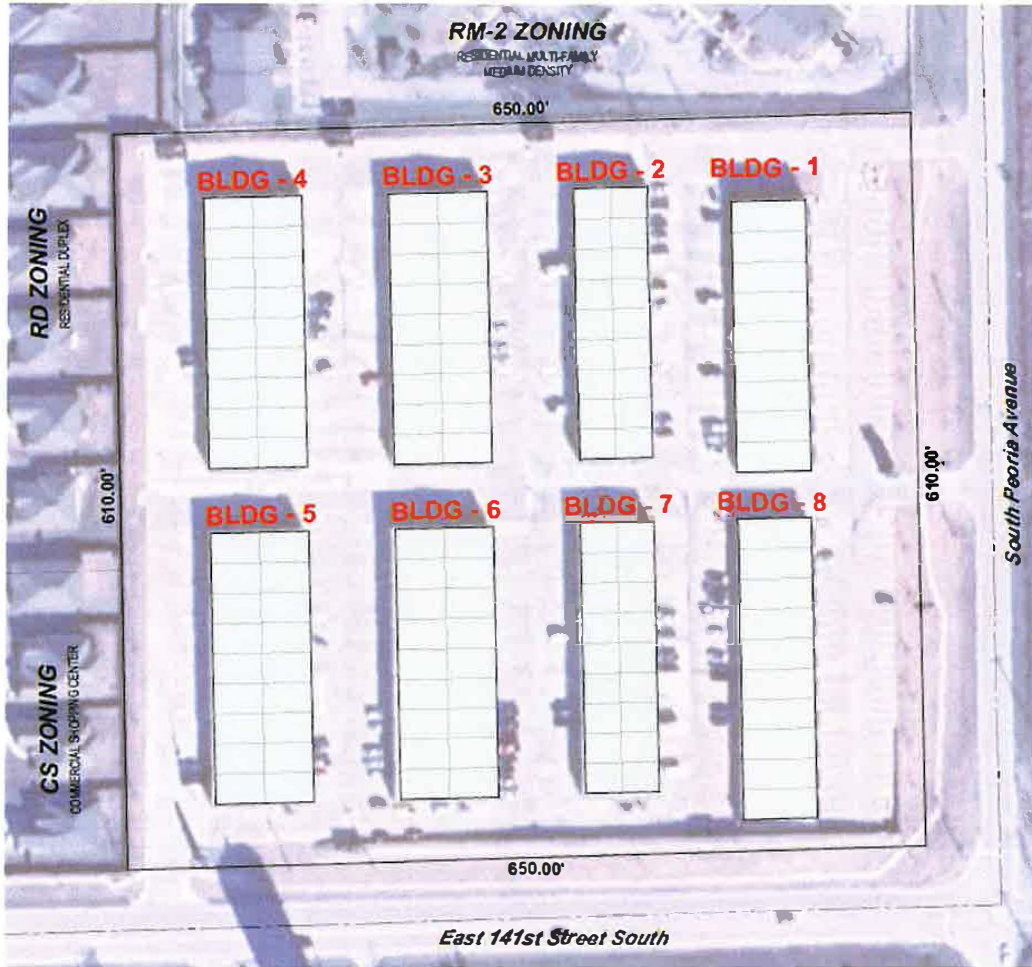
Lots 1 – 8, Block 1 of Elm Pointe, a subdivision in Glenpool, Oklahoma, Tulsa County, according to the recorded plat thereof (Plat No. 6772).

Gross Floor Area per Building

Building 1:	13,500 SF
Building 2:	13,500 SF
Building 3:	18,000 SF
Building 4:	18,000 SF
Building 5:	18,000 SF
Building 6:	18,000 SF
Building 7:	13,500 SF
Building 8:	15,000 SF

II. Development Standards

Gross Floor Area: 127,500 SF



1. Outdoor display, staging or storage of equipment and/or materials shall NOT be allowed. Outdoor storage of vehicles associated with a business shall not be allowed.
2. Lease space floor area for any single tenant shall not exceed 6,000 square feet for any permitted use. Permitted uses within CS zoning can exceed 6,000 square feet.
3. All uses must comply with the City of Glenpool Codes.
4. This PUD must comply with the restrictions of the recorded plat, Elm Pointe, a subdivision in Glenpool, OK, Tulsa County (Plat No. 6772).

Permitted Uses:

- All uses permitted by right within the CS – Commercial Shopping Center zoning district
- Automobile, Major Service
 - A building or place arranged, designed, and used for providing intensive repair and servicing of all types of motor vehicles, recreational vehicles, boats, etc. Such repairs or services may include engine overhauls, transmission overhaul, wrecker service, collision services, including body, frame or fender straightening or repair; painting, undercoating and dust proofing, upholstery, paintless dent repair and similar services.
- Automobile, Rental or Sale
 - Rental or sale must be conducted inside, internet sales
- Contractor Services
 - Establishments engaged in services, including but not limited to building construction, heating, plumbing, electrical work, roofing, fence fabricator, packing/moving company, building, development, and general contracting, and similar trades. Operations may include indoor storage of materials and supplies. Outdoor storage of materials, supplies, equipment, and vehicles associated with the business is strictly prohibited.
- Food Processing
 - The processing of raw or finished products into food items, subject to the 6,000-square-foot limit established by this PUD.
- Pawnshop / Short Term Financing
 - An establishment that regularly engages in the short-term loan of money on deposit of personal property or the possession of personal property on condition of selling the same back again to the pledger, or that loans or advances money on personal property by taking chattel mortgage security thereon. State and federally chartered banks and lending institutions are excluded.
- Small-scale Manufacturing of Finished Products
 - The manufacturing of raw or prefabricated materials into finished products, including but not limited to sign or screen-printing company, furniture repair/refurbish/refinish, wood working shop (hand tools only) and similar trades, subject to the 6,000-square-foot limit established by this PUD.

Excluded Uses: CS zoning district uses excluded by this PUD:

- Gas Station
- Hotel, Motel
- Outdoor Recreation, Public
- Any Sexually Oriented Business (as defined by the City of Glenpool City Code and Zoning Code)

III. General Provisions

A. Landscaping:

Per the City of Glenpool City Codes and Zoning Code.

B. Parking:

Per the City of Glenpool City Codes and Zoning Code.

C. Vehicular Access and Circulation:

Access points along East 141st Street South and South Peoria Avenue shall be subject to the City Engineer and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

D. Site Drainage:

Site drainage must be maintained by property owner(s).

E. Site Plan Amendments:

Any improvements or amendments to the site plan must be reviewed and approved by the City of Glenpool.

**Ordinance
No. 825**

ORDINANCE NO. 825

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM CS(COMMERCIAL SHOPPING CENTER) TO PLANNED UNIT DEVELOPMENT (PUD 44), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZA-311), AFTER DULY NOTICED PUBLIC HEARING ON DECEMBER 9TH, 2024; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

FINDINGS OF THE CITY COUNCIL:

WHEREAS, Planned Unit Development ("PUD") 44 is treated under the Zoning Code as a distinct zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and benefits the developer by expanding development options and flexibility, and reducing uncertainty; and

WHEREAS, PUD 44 is an alternative form to standard development that may include a mix of commercial land uses, subject to the requirements of a PUD 44 zoning district approved by ordinance of the City Council; and

WHEREAS, To obtain approval of Application No. GZA-311, the applicant has submitted a Development Plan Text describing the development standards proposed to govern the PUD 44, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield substantial community benefits as required by Sections 11-9-9, 11-9-10, and 11-9-11 of the Zoning Code; and

WHEREAS, The subject property is designated as Special District 6 in the Comprehensive Plan; and

WHEREAS, The developer is proposing a planned commercial development comprised of appropriate commercial uses with development standards to ensure the compatibility and design integration, as encouraged by the Zoning Code; and

WHEREAS, Implementation of this PUD 44 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; and

WHEREAS, Application No. GZA-311 has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on December 9, 2024, and that PUD 44 is the highest and best use of the subject property and is most compatible with the spirit and intent of the 2030 Comprehensive Plan.

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

SECTION 1: That the zoning classification of the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

LOTS ONE (1) THROUGH EIGHT (8), BLOCK ONE (1), ELM POINTE, AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6772.

Shall be amended to Planned Unit Development (PUD 44), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

SECTION 2: That the approved Final Development Plan Text for PUD 44 shall be, and hereby are, incorporated by reference into this Ordinance No. 825 to govern the development of the Planned Unit Development No. PUD 44 and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County.

SECTION 3: 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 this _____.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Lesli Smith, City Clerk

APPROVED AS TO FORM:

City Attorney



To: Mayor and Council

From: Beth Miller, Grants – Special Projects Coordinator

Date: January 6th, 2025

Re: INCOG Tulsa County Community Development Block Grant (CDBG) Contract

Background:

Staff is requesting Council approval to enter into contract with the Indian Nations Council of Government (INCOG) for the CDBG drainage and pavement repair project. This project involves the repair of a sinkhole on the right of way, replacement of storm-drain inlets, and pavement reconstruction on 145th Pl and Kendalwood Blvd in the Glenn Village II housing addition.

Please recall that resolution #2024004 was approved on April 15th, 2024, to apply for this grant in the reimbursable amount of \$120,143.00 with no required match.

Staff Recommendations:

Staff recommends the Council approve the contract pending legal review.

Attachments:

- Contract for Public Improvements (signatures required)
- Link to agenda item from April 1st, 2024: [Staff Report \(CDBG\).pdf](#).
- Resolution #2024004
- Project Location Map

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Leslie Smith City Clerk

www.glenpoolonline.com

Contract For Public Improvements For Community Development Block Grant Program

This Contract for Community Development Block Grant ("CDBG") funds is made and entered into by and between Tulsa County ("COUNTY"), and the City of Glenpool ("CITY").

This Contract shall be in effect as of the date signed below and shall be in effect through the 30th day of June, 2025. If the funds are not exhausted at the end of the contract period, the Contract period may be extended by mutual agreement of both parties.

WHEREAS, the Housing and Community Development Act of 1974, as amended (24 U.S.C. 93-383 et seq.), (the "Act"), provides that Community Development Block Grant, ("CDBG"), funds may be used for the support of activities that provide decent housing and suitable living environments and expanded economic opportunities principally for persons of low- and moderate-income; and,

WHEREAS, CDBG Regulations 24 CFR 570.307(a) allow counties having a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas to qualify as an urban county; and,

WHEREAS, a Cooperation Agreement between the County and the City has been executed for the purpose of participation in the Tulsa County Urban County Community Development Block Grant Program for Federal Fiscal Years 2023-2025 and,

WHEREAS, the City desires to enter into a Contract with Tulsa County, as lead entity of the Tulsa County Community Development Block Grant Urban County Program (CFDA 14.218) pursuant to Title I of the Housing and Community Development Act of 1974, as amended; to receive an allocation of FY2024 Tulsa County CDBG Urban County funds for the purpose of public improvements (**B-24-UC-40-0001**);

NOW THEREFORE, the parties do mutually agree as follows:

I. Scope of Services

The City shall be responsible for the oversight of projects to meet the objectives of the Community Development Block Grant program in accordance with the terms and conditions as set forth herein.

The City agrees to perform those duties, obligations, and representations contained in its application to Tulsa County and to be bound by the provisions of its application, all amendments thereto and all correspondence relating thereto, which were submitted to and accepted by Tulsa County in contemplation of this contract, said application being incorporated herein and made a part hereof by reference.

Project:

The project consists of the replacement of storm drain inlets and the reconstruction of pavement to address a sinkhole affecting the surrounding roadway. This project is located at the intersection of South Kendalwood Boulevard and East 145th Place. Driveways, sidewalks, and ADA ramps will also be replaced and repaired where necessary. All work will take place within the existing utility and street rights-of-way.

II. Budget

The City shall be allocated \$120,143.00 from Fiscal Year 2024 Tulsa County CDBG Urban County funds for infrastructure improvements.

III. Performance Measurement

The project must be under construction with a Notice To Proceed issued no later than 180 days from the date of approval of this contract by the County. Failure to commence construction within the timeframe may result in withdrawal of CDBG funds by the County for noncompliance of timely expenditure of funds.

IV. Method Of Payment

- a. Payment will be made to the City on a reimbursement of paid invoices basis. The City shall submit a "Request for Funds" form to the program administrator, INCOG for approval and payment by Tulsa County.
- b. City will maintain proper financial records for the project, which the County reserves the right to inspect on a periodic basis.
- c. In no event will the total compensation to be paid hereunder exceed the expressly agreed maximum sum of One Hundred Twenty Thousand One Hundred Forty-three dollars and No Cents (\$120,143.00) for all services required.

V. Reversion of Assets

After reconciliation of the project books and submittal of remaining unpaid claims to the County, the City shall return any unused CDBG funds within 30 days of the date this agreement terminates or expires.

GENERAL TERMS AND CONDITIONS

Subcontract Notification Provision

None of the work and services covered by this contract may be subcontracted without written consent of the County. Any work or services subcontracted hereunder shall be specified by written agreement and shall be subject to each provision of this agreement. In no event will the City incur any obligation on the part of the County.

Modification

This contract is subject to such modification as may be required by federal or state law or regulations. The work and services to be performed and the total contract amount may be modified only upon written agreement of both parties.

Disputes, Interpretation, Remedies

- a. In the event the parties fail to agree on interpretations of this contract, the details of such disagreement shall be forwarded to the legal counsels of both parties for review and recommendation and such recommendations forwarded to HUD, who shall make the final determination.
- b. Neither forbearance nor payment by the County shall be construed to constitute waiver of any remedies for any default or breach by the City that exists then or occurs later.

Severability Clause

If any provision under this contract or its application to any person or circumstance is held invalid by any court of competent jurisdiction, such invalidity does not affect any other provision of this contract or its application that can be given effect without the invalid provision or application.

Hold Harmless Clause

City shall, within limitations placed on such entities by any law, hold harmless the United States government, its agents, officers, and employees and the County, its agents, officers, and employees from all claims and actions, and all expenses defending same, that are brought as a result of any injury or damage sustained by any person or property which injury or damage is legally determined to be caused by any act or omission of City committed within the performance of its duties under this contract. City shall, within limitations placed on such entity by any law, hold harmless the United States government, its agents, officers, and employees and the County, its agents, officers and employees from any claim or amount recovered as a result of infringement of patent trademark, copyright, or from any claim or amounts arising or recovered under Workers' Compensation Laws, to the extent such claims arise out of acts committed in furtherance of this contract. In any agreement with any sub-recipient or any agent for City, City will specify that such sub-recipient or agents shall hold harmless the United States government, its agents, officers, and employees, and the County its agents, officers and employees for all the herein before described expenses, claims, actions, or amounts recovered, which is legally determined to be caused by this sub-recipient or agent in the performance of their duties relating to this contract.

Personnel

- a. The City represents that it will secure all personnel required in performing the services under this contract. Such personnel shall not be employees of or have any contractual relationship with the County.
- b. The City has full responsibility for payment of worker's compensation insurance, unemployment insurance, social security, state and federal income tax and any other deductions required by law for its employees.

- c. All services required hereunder will be performed by the City or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.

Termination of Contract for Cause

If, through any cause, the City shall fail to fulfill in a timely and proper manner its obligations under this contract, or if the City shall violate any of the covenants, agreements, or stipulations of this contract, the County shall thereupon have the right to terminate this contract by giving written notice to the City of such termination and specifying the effective date thereof, at least 15 days before the effective date of such termination. In such event, the City shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the City shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the contract by the City.

Termination of Contract for Convenience

Either the City or the County may terminate this contract at any time by giving at least 15 days notice in writing to the other party. If the contract is terminated as provided herein, the City will be paid for the services provided and all allowable expenses incurred up to the termination date.

Conflict of Interest

No member of the governing body of the City, and no other officer, employee, or agent of the City who exercises any function or responsibility in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this agreement, and the City shall take appropriate steps to assure compliance.

Interest of City and Employees

The City covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the project area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The City further covenants that in the performance of this agreement no person having any such interest shall be employed.

Reports and Information

The City, at such times and in such forms as the County may require, shall furnish the County such periodic reports as it may request pertaining to the work or services undertaken pursuant to the contract, costs and obligations incurred or to be incurred in connection therewith and any other matters covered by this contract.

City shall furnish the County narrative reports and financial reports related to the elements of this contract in the forms and at such times as may be required by the County or federal grantor agencies.

Compliance with Local Laws

The City shall comply with all applicable laws, ordinances, and codes of the state and local governments.

Copyright

No reports, maps, or other documents produced in whole or in part under this contract shall be the subject of an application for copyright by or on behalf of the City.

Records and Audits

City shall retain all books, documents, papers, records, and other materials involving all activities and transactions related to this contract for at least five (5) years from the date of submission of the final expenditure report or until all audit findings have been resolved, whichever is later. City shall, as often as deemed necessary by the County, permit authorized representatives of the County and its Auditors, the U.S. Department of Housing and Urban Development, the federal or state Department of Labor, and the U.S. Comptroller General to have full access to and the right to fully examine all such materials.

The City shall comply with 2 CFR Part 200 requirements, where applicable. The OMB guidance is hereby made a part of this contract. The City shall provide a copy of its annual audit to the County for the periods of these CDBG funds within the earlier of 30 days after the City's receipt of the auditor's report or nine months after the end of the audit period.

Federal Funds in Excess of \$750,000

If the City expends \$750,000 or more in a year in Federal awards from all sources, the City shall comply with 2 CFR 200 Subpart F requirements and have a Single Audit conducted. The OMB guidance is hereby made a part of this contract. The City shall provide a copy of its Single Audit to the County for the periods of these CDBG funds within the earlier of 30 days after the City's receipt of the auditor's report or nine months after the end of the audit period.

Anti-Kickback Regulations

The City shall comply with all applicable anti-kickback regulations covered under the Department of Labor Regulation 29 CFR, Part III.

Equal Employment Opportunity

The City shall comply with the following equal opportunity requirements as part of CDBG assurances:

a. **Civil Rights Act of 1964, Title VI**

City shall comply with Title VI of the Civil Rights Act of 1964, which provides that no person in the United States shall on the grounds of race, religion, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives federal financial assistance.

b. **Housing and Community Development Act of 1974, Section 109**

City shall comply with Section 109 of the Housing and Community Development Act of 1974, which provides that no person in the United States shall on the grounds of race, color, religion, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded under the Act.

c. Housing and Urban Development Act of 1968, Section 3

City shall comply with Section 3, which provides that to the greatest extent feasible, training and employment opportunities shall be made available to lower-income residents of the unit of local government or metropolitan area (or non-metropolitan county) in which the project is located and that contracts be awarded to small businesses located within or owned in substantial part by residents of the same metropolitan area (or non-metropolitan county) as the project.

d. Affirmative Action

City shall take affirmative actions steps to contract with small and minority owned firms and women business enterprises in a part of the requirements of 24 CFR Part 85.36 or 24 CFR Part 570, Sub-part J. Affirmative Actions steps include, but are not limited to, the following:

1. Including qualified small, minority and women business enterprises on solicitation lists.
2. Assuring that small, minority and women business enterprises are solicited whenever they are potential sources.
3. When economically feasible, dividing total requirements into smaller tasks or quantities to permit maximum small, minority and women business enterprises participation.
4. Where the requirement permits, establishing delivery schedules which will encourage participation by small, minority and women business enterprises.
5. Using the services and assistance of the Small Business Administration, the Office of Minority Business Enterprise of the U.S. Department of Commerce and the local minority business development center that assists with management and technical aspects and maintains a directory of minority contractors, suppliers and vendors.

Labor Standards

The City shall comply with the requirements of:

- a. Davis-Bacon Act (40 USC Section 276a-276a-5), which requires payment of the prevailing wage for the locality to workers on construction contracts over \$2,000. Housing rehabilitation projects of fewer than eight units are exempt. Regulations are at 29 CFR, Part 5. The City further certifies that it shall include in its bidders' packages the U.S. Department of Labor Wage Determination List and a statement

that the Contractor and any subcontractors must comply with these wage rates in performance of the work required.

- b. Copeland (Anti-Kickback) Act (18 USC Section 874, 40 USC Section 176c), which applies to all contracts covered by Davis-Bacon and provides that workers must be paid weekly, with only permissible deductions allowed. Regulations are at 29 CFR, Part 3;
- c. Contract Work Hours and Safety Standards Act (40 USC Section 327, et seq.) which requires overtime compensation. Regulations are at 29 CFR, Part 5.
- d. Build America, Buy America Act (BABA), enacted as part of the Infrastructure Investment and Jobs Act (IIJA, P. L. 117-58), signed into law on November 15, 2021. This Act requires that certain products and materials must be produced in the United States for federally assisted infrastructure projects estimated at over \$250,000.

Acquisition and Relocation

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (P.L. 91-646, P.L. 100-17) Section 305 of Title III and Section 210 of Title II require State and local recipients to comply with real property acquisition and relocation requirements set forth in said Act. Regulations are at 49 CFR, Part 24.

Age Discrimination Act of 1975

City shall comply with the provisions of the Age Discrimination Act of 1975, which prohibits discrimination on the basis of age in the delivery of services and benefits supported by federal funds.

Americans With Disabilities Act of 1990

City shall comply to the extent required with the provisions of the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabled status in any publicly funded program and activity.

Rehabilitation Act of 1973, Section 504

City shall comply with the provisions of Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of handicap in any programs or activities receiving federal financial assistance.

IN WITNESS WHEREOF, the City and County have executed this contract as of the date first written above.

City of Glenpool, Oklahoma

By _____, the Honorable City Mayor

ATTEST:

City Clerk

Approved:

City Attorney

Tulsa County Board of Commissioners

By _____ Chair

ATTEST:

County Clerk

Approved As To Form:

Assistant District Attorney

RESOLUTION #2024004

**CITY OF GLENPOOL
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2024 TULSA COUNTY URBAN COUNTY**

WHEREAS, the Housing and Community Development Act of 1974, as amended (24 U.S.C. 93-383 et seq.), (the "Act"), provides that Community Development Block Grant, ("CDBG"), funds may be used for the support of activities that provide decent housing and suitable living environments and expanded economic opportunities principally for persons of low- and moderate-income; and,

WHEREAS, CDBG Regulations 24 CFR 570.307(a) allow counties having a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas to qualify as an urban county; and,

WHEREAS, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, authorized the Secretary of Housing and Urban Development, as a representative of the United States of America, to grant to Tulsa County funds and administrative responsibility for the Tulsa County CDBG Urban County program; and,

WHEREAS, a Cooperation Agreement between Tulsa County and the City has been executed for the purpose of participation in the Tulsa County Urban County Community Development Block Grant Program for Federal Fiscal Years 2023-2025;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Glenpool that the City desires to obtain assistance in addressing community development needs and hereby requests the Tulsa County CDBG Urban County program to provide assistance.

NOW THEREFORE, BE IT FURTHER RESOLVED by the Glenpool City Council that the City of Glenpool affirms its commitment to take all action within its power to facilitate the receipt of the assistance of community development funds, and upon receipt to administer said grant by the rules and regulations established by the United States of America, the State of Oklahoma, Tulsa County and all empowered agencies thereof.

ADOPTED this 15th day of April, 2024, at a regularly scheduled meeting of the governing body, in compliance with the Open Meeting Act, 25 O.S. §§ 301-314 (2001).

CITY OF GLENPOOL


Joyce G. Calvert, Mayor

Subscribed and sworn to before me April 15, 2024.

Attest:


Lesli Smith, City Clerk



**TULSA COUNTY URBAN COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

APPLICATION CERTIFICATION

The Applicant hereby certifies that all of the information contained in this application for community development assistance through the Tulsa County CDBG Urban County Program is true and accurate to the best of my knowledge and that all documentation supporting the information in this application is on file in the official offices of this unit of local government, available for review by Tulsa County/HUD during normal business hours. The Applicant also affirms that none of the activities set forth in this application have been initiated, nor shall they be initiated unless a grant has been awarded, a contract fully executed, and notice has been issued by Tulsa County that release of funds requirements have been met.

Joyce G. Calvert - Mayor
(Type) Name and Title of Chief Elected Official

4-15-2024
Date

* Joyce G. Calvert
Signature of Chief Elected Official



State of Oklahoma
County of Tulsa

Attest:

Subscribed and sworn to before me April, 15 2024
Leol Smith - City Clerk

INCOG CDBG FFY 2023-2025 Drainage and Pavement Repair Project

Project Location Map

Proposed Project: Street and Stormwater Improvements in Glenn Village Addition II

Project Location: 145th Pl and Kendalwood BLVD Glenpool, OK 74033

Project Description: Repair sinkhole, replacement of storm drain inlet, and pavement reconstruction

