



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on February 3, 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

Passcode: 974088

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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 FEBRUARY 3, 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 –Brady Ellis of Woodlake Family Church, Glenpool**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Management Report**
 - 1) [CM REPORT](#)
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**

4 - 43

H) **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 January 21, 2025, meeting. 44 - 47
[City Council Regular Meeting - 21 Jan 2025 - Minutes - Pdf](#)

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

K) **Scheduled Business**

- 1) Discussion and possible action to approve, amend or deny the Temporary Construction Easement Agreement between Dan and Karren Barrett and the City of Glenpool, to facilitate the City's construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the temporary easement property. 48 - 51
(David Agbetunsin, City Engineer)
[Staff Report - Temporary Construction Easement WWTP Project Barretts \(Final\)](#)
- 2) **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 northwest corner of East 141st Street South and South Peoria Avenue. PUD 44 proposes additional commercial uses within the Elm Pointe Shopping Center. 52 - 86
Applicant: Steven Frazee
Applicant Representative: Ryan McCarty, Select Design
(Duy Nguyen, City Planner)

THIS ITEM WAS TABLED FROM THE JANUARY 6, 2025, CITY COUNCIL MEETING.

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.

[CC STAFF REPORT PUD 44 ELM POINTE - FEB 3 2025](#)
[PUD 44 Elm Pointe Attachments](#)

- 3) Discussion and possible action to enter into Executive Session for the purposes of (A) 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; (B) conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within the City of Glenpool because public disclosure of the matter discussed would interfere with the development of products or services and would violate the confidentiality of such business, pursuant to 25 O.S. § 307.C.11 of the Open Meeting Act.
(Joyce G. Calvert, Mayor)

- 4) Reconvene into regular session.
(Mayor Calvert)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on January 31, 2025, at 11:30am.

Signed:Lesli Smith
City Clerk

City Manager's Report

February 3, 2025



Table of Contents

Executive Summary	3
Human Resources	6
Finance	7
Development Services	19
Public Works	24
Engineering	28
Conference Center/Community Relations	33
Economic Development/Grants.....	32
Information Technology Department	36
Fire Department	37
Police Department	38

Executive Summary

Mayor and Council,

The political process is in full swing everywhere we turn. The filing period is now open for Council seats, the State legislature has a full slate of bills that we are working to stay current on with our partners at the Indians Nations Council of Governments, Oklahoma Municipal Management Services, City Managers Association of Oklahoma and the Oklahoma Municipal League, and the federal government just completed their turnover of power with a new president and congress being sworn in. While there are several bills that have been filed that we will be beneficial for municipalities and which we are support, I firmly anticipate that we will be playing a significant amount of defense this year at the state legislative level as there have been significant numbers of bills filed that could negatively impact municipalities across the state. If you haven't signed up for the legislative update emails from the Oklahoma Municipal League, I would encourage you to do so. They do an excellent job of tracking bills and helping us wade through the sometimes-hazy pathways that bills will take as they move through the legislature and Governor's office.

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 the swearing in ceremony of our two newest police officers.
- One of our top performing posts this last month on social media was a story of our firefighters and animal control officers rescuing a dog from an icy neighborhood pond. This post also generated enough interest that it was covered by the Tulsa news media.
- 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. Work has begun on the bridge embankments and sidewalks. Additionally, we are told that the frontage roads will get a milling and overlay just prior to the end of the project.
- We have a groundbreaking for the wastewater treatment facility project on February 5th at 10:30AM.
- After interviews with the top five firms on the Elwood Widening Project, staff have selected our top



candidate and will begin negotiations with them on contract terms. Assuming we can negotiate acceptable terms, we anticipate presenting this contract to Council for consideration at a meeting soon.

- We are down to 87 available lots across the city in our platted neighborhoods. Assuming we continue to build at the same pace as last year, we have about 15 months of lot inventory. Staff continue to discuss potential plans with two other development groups that have shown interest in the City, but we do not have any plans in progress at this time. We have one other neighborhood in development, Scissortail Phase 2, but construction has not moved forward given the lawsuit currently being pursued by adjoining property owners.
- The disc golf course clearing and preparation is underway for opening later this spring or early summer. We are also evaluating the potential of hosting a small tournament at the Dawes property using temporary tees. I expect to have potential course names submitted to Council in the coming weeks for your consideration.
- Our total number of vacancies continue to hold steady, although we have seen an increase in applications in recent weeks. We are still seeing a weak market for communications officers with the Police Department and may have to look at options for how to keep these positions filled. Additionally, the software that Human Resources uses to track open positions and advertise them on the web and other places online was switched to a new company earlier this month. Our former partner closed their software service necessitating the switch. So far, although we have experienced a few glitches as part of the startup, we seem to be experiencing higher candidate submittal rates over the last couple of weeks. We will keep an eye on this trend to see if it continues across the board or just within certain departments or specific positions.
- After an amazing sales tax report in January, the February report showed us down just over 4% as compared to 2024. We are still up for the year on sales tax and our general fund budget overall, but we are not experiencing the significant increases that we have seen over the past several years.
- Lea Ann Reed, Joe Wuest and I attended the City Manager's Association Winter Conference in Edmond on January 22-24. I was privileged to moderate a panel discussion on "Line of Duty Deaths" and to speak as part of a panel



discussion on “Dealing Effectively with Rural Water Districts”.

- Joe Wuest and I attended ICSC Red River in Dallas on January 29-31.
- Lea Ann Reed attended OML’s Community Leadership Class with Mayor Calvert in Enid on January 30th and 31st. This is the second in a series of ongoing classes for this program.
- Upcoming Community Events/City Holidays:
 - President’s Day: February 17th

As you can see from this report and the few key items I have highlighted in this summary, our team is busy across all of 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. One of my inspirations has always been being able to witness the longevity and deep dedication our team members bring to the workplace and this amazing community. Pictured below are several of our team members that were recognized for their many years of service by the Oklahoma Municipal League and you, the City Council, during our last Council meeting. Thank you for honoring these individuals and recognizing the contributions to Glenpool.

“Always treat your employees exactly as you want them to treat your best customers.” - *Stephen R. Covey*

David



Human Resources

Open Positions

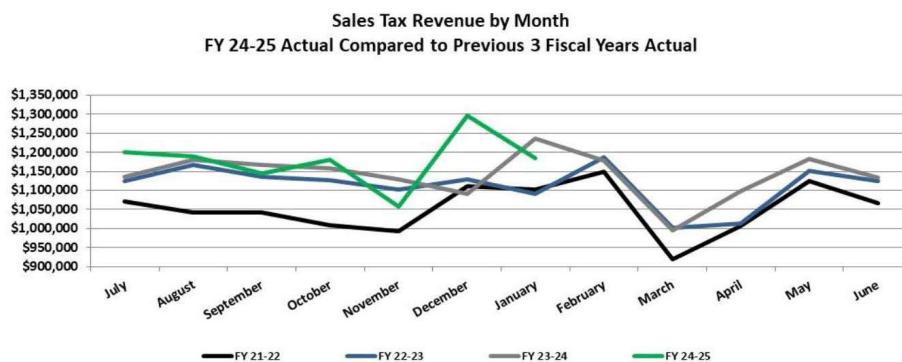
We currently have 13 open positions. These vacancies include those new positions approved in the FY2024-2025 budget.

- Development Services: 1 Position
 - Administrative Assistant – Advertised
- General Government: 1 Position
 - Deputy City Clerk/Administrative Assistant
- Police Department: 4 Positions
 - Police Officer (1)
 - Dispatch: (3) - Advertised
- Public Works: 6 Positions
 - Landscape Manager (1)
 - Streets and Parks Laborer (1)
 - Water and Sewer Laborer (1) - Advertised
 - Seasonal Streets and Parks Laborers (3)
- Utility Billing: 1 position
 - Pt Utility Billing Clerk - Advertised

Finance

SALES TAX

FY 24-25 Combined Sales Tax for all funds in January totaled \$1,183,889, 4.24% lower than FY 23-24 revenues for the same period. Further details on January financial results will be reported next month after the accounting period is closed.



GENERAL FUND REVENUES

FY 24-25 General Fund revenues through December totaled \$8,366,688 which is \$202,053, or 9.81%, higher than FY 23-24 revenues for the same period. Year-to-date revenues are \$746,450 above budget.



GENERAL FUND EXPENDITURES

FY 24-25 General Fund expenditures through December totaled \$7,656,722, or \$67,260 (0.9%) higher than FY 23-24 expenditures through the same period. These expenditures were 10.3% under budget year-to-date.

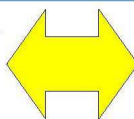


REPORT LEGEND

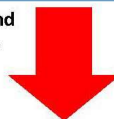
Better Than
Expected



Expected, or
Minor
Variance



Monitor and
Consider
Taking
Action



SALES TAX REVENUES—ALL FUNDS



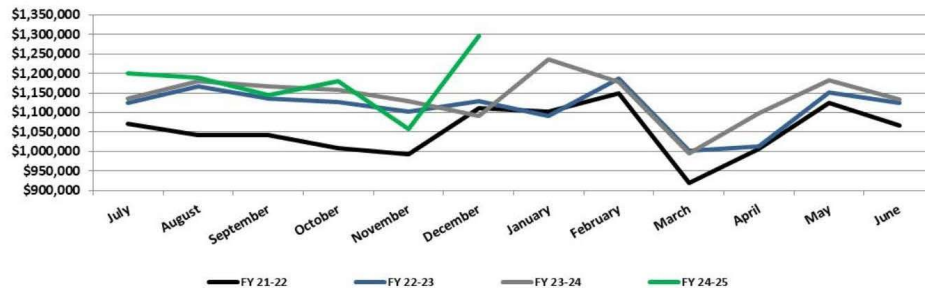
FY24-25 Sales Tax collections year-to-date through December were 2.0% above budget, and 3.1% higher than FY23-24 collections for the same period.

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	\$ 1,102,348	1,295,899	193,551	1,295,899	1,091,433	204,466	17.6%	18.7%
January			-			-		
February			-			-		
March			-			-		
April			-			-		
May			-			-		
June			-			-		
TOTAL	\$ 6,928,133	\$ 7,069,663	\$ 141,530	\$ 7,069,663	\$ 6,859,536	\$ 210,126	2.0%	3.1%

Y-T-D Budget \$ 6,928,133
Y-T-D Actual 7,069,663
Y-T-D Variance 141,530
Y-T-D % Var 2.0%

Prior Year \$ 6,859,536
Y-T-D Actual 7,069,663
Y-T-D Variance 210,126
Y-T-D % Var 3.1%

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

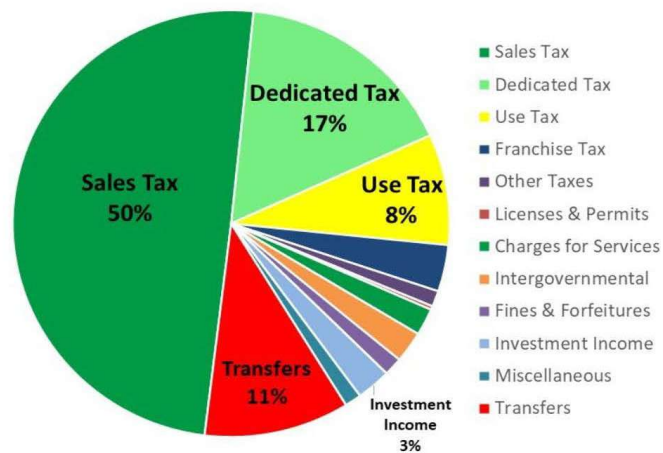


GENERAL FUND REVENUES

	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Sales Tax	\$ 4,075,300	\$ 4,158,375	\$ 83,076	\$ 4,034,951
Dedicated Tax	1,358,433	\$ 1,386,361	27,928	1,344,984
Use Tax	584,302	\$ 702,255	117,953	657,265
Franchise Tax	264,583	\$ 295,206	30,623	326,313
Other Taxes	57,083	\$ 100,476	43,392	66,035
Licenses & Permits	32,750	\$ 22,933	(9,817)	27,431
Charges for Services	140,737	\$ 170,658	29,921	103,863
Intergovernmental	133,933	\$ 197,800	63,867	196,897
Fines & Forfeitures	83,542	\$ 115,193	31,652	93,085
Investment Income	120,999	\$ 214,627	93,628	322,040
Miscellaneous	18,575	\$ 102,803	84,228	91,772
Transfers	750,000	900,000	150,000	900,000
Totals	\$ 7,620,237	\$ 8,366,688	\$ 746,450	\$ 8,164,635

Over (Under) Budget year to date: **9.8%**

Increase (Decrease) over prior year: **2.5%**



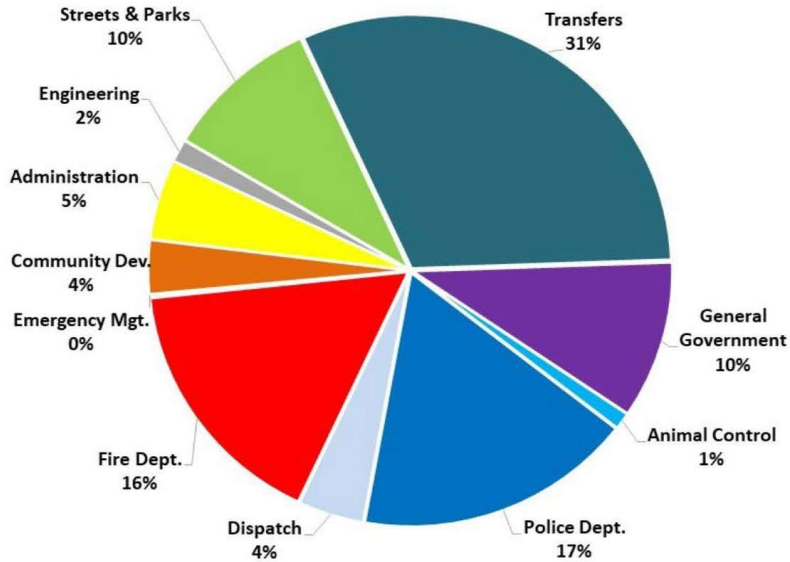
GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Under/(Over)	YTD FY23-24 Actual
General Government	\$ 891,795	\$ 768,561	\$ 123,234	\$ 720,225
Animal Control	86,244	80,317	5,926	75,369
Police Dept.	1,390,378	1,327,318	63,060	1,232,886
Dispatch	356,382	314,343	42,039	282,881
Fire Dept.	1,438,286	1,253,570	184,717	1,170,309
Emergency Mgt.	56,750	12,936	43,814	50,478
Community Dev.	299,982	261,906	38,075	357,663
Administration	518,553	390,563	127,990	284,055
Engineering	195,454	110,152	85,302	5,545
Streets & Parks	943,843	741,194	202,649	1,164,898
Transfers	2,355,312	2,395,863	(40,551)	2,245,155
Totals	\$ 8,532,976	\$ 7,656,722	\$ 876,254	\$ 7,589,463

Under (Over) Budget year to date: 10.3%

Increase over prior year: 0.9%

General Fund YTD Percent Expenditures by Department



GLENPOOL UTILITY SERVICES AUTHORITY REVENUES YEAR-TO-DATE

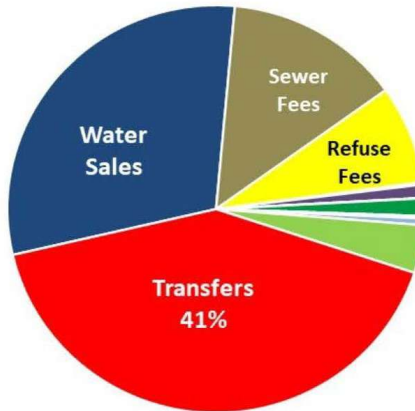
	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget Over/(Under)	YTD FY23-24 Actual
Water Sales	\$ 1,545,171	\$ 1,662,414	\$ 117,243	\$ 1,568,346
Sewer Fees	726,924	755,353	28,429	723,470
Refuse Fees	431,022	431,269	247	422,087
Solid Waste Mgt Fee	11,000	10,181	(819)	10,033
Storm Water Mgt Fee	59,000	58,332	(668)	57,498
Water/Wastewater Fee	2,500	1,676	(824)	2,878
Misc Fees/Other	74,500	77,512	3,011	81,390
Taps	28,500	10,200	(18,300)	26,200
CCRWD 2	16,750	29,336	12,586	17,457
Investment Income	45,108	210,053	164,945	202,219
Transfers	2,255,312	2,286,361	31,049	2,245,155
Totals	\$ 5,195,786	\$ 5,532,686	\$ 336,900	\$ 5,356,733

Over (Under) Budget year to date: 6.5%

Increase over prior year: 3.3%

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

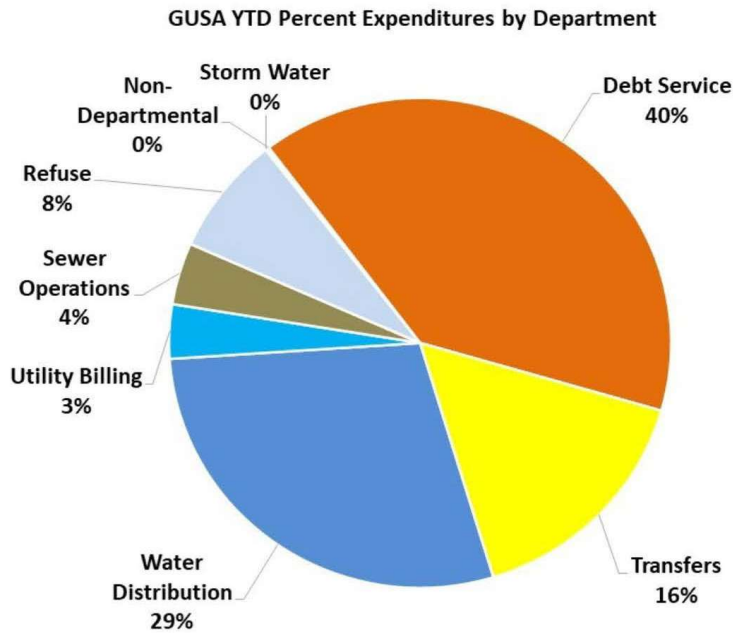


GLENPOOL UTILITY SERVICES AUTHORITY EXPENSES YEAR-TO-DATE

DEPARTMENT	YTD FY24-25 Budget	YTD FY24-25 Actual	Budget (Over)/Under	YTD FY23-24 Actual
Water Distribution	\$ 1,919,997	\$ 1,632,047	\$ 287,949	\$ 1,834,592
Utility Billing	213,718	203,554	10,164	198,560
Sewer Operations	365,722	232,126	133,596	382,241
Refuse	415,650	445,999	(30,349)	412,939
Storm Water	93,500	8,788	84,712	-
Non-Departmental	4,630	5,198	(569)	4,441
Debt Service	2,262,488	2,262,488	0	2,244,147
Transfers	900,000	900,000	-	900,000
Totals	\$ 6,175,704	\$ 5,690,201	\$ 485,503	\$ 5,976,920

Under (Over) Budget year to date: 7.9%

Increase over prior year: -4.8%



FUND DASHBOARD

FUND	REVENUES	EXPENDITURES	CHANGE IN FUND BALANCE
GENERAL FUND	\$8,366,688	\$7,656,722	\$709,966
GLENPOOL UTILITY SERVICES AUTHORITY FUND	\$5,532,686	\$5,690,201	<\$157,515>
GLENPOOL INDUSTRIAL AUTHORITY FUND	\$449,951	\$382,853	\$67,098
STREETS & INFRASTRUCTURE FUND	\$513,233	\$290,314	\$222,919
PUBLIC SAFETY CAPITAL FUND	\$418,736	\$482,517	<\$63,781>
PUBLIC SAFETY PERSONNEL FUND	\$884,964	\$843,451	\$41,513
CAPITAL FUND	\$64,440	\$123,513	<\$59,073>
ARPA FUND	\$1,338,985	\$1,041,990	\$296,995
PARKS AND RECREATION FUND	\$11,437	\$3,495	\$7,942
HOTEL FUND	\$149,721	\$134,793	\$14,928

Development Services

Listed below are current development related activities within the City of Glenpool **through the month of January 2025**. 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.
2. **Brown Veterinary Clinic – S75 Business Park** – A proposed Veterinary Clinic located at the southeast corner of W 161st St. S and S Broadway St.

Commercial/Industrial Occupancy Permits Issued in January 2025:

1. **Fear the Lamb (Small Warehouse)** – 14020 S Peoria Ave Ste# 100 & 102
2. **Black Mirror Tintin (Window Tinting and Wraps)** – 14060 S Peoria Ave. Ste# 110
3. **Personal Office (Personal Use)** – 14060 S Peoria Ae Ste# 114

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	4	63	21
4	Redbud Glen	74	7	29	38
5	Twin Ponds	25	1	2	22
	Totals	349	14	248	87

Planning Applications Under Review:

1. Annexation(s): **No New Applications**
2. Comprehensive Plan Amendment(s): **No New Applications**
3. Zone Amendment(s): **No New Applications**
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):**
 1. **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.
 2. **Scissortail 2** – A Preliminary Plat to subdivide an approximately 38.33-acre site into one-hundred twelve (112) residential lots and three (3) reserve areas. The subject site is located east of E. 148th St. S and north of S. Poplar St.
6. Lot Split Application(s): **No New Applications**
7. Site Plan Application(s): **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): **No New Applications**

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.

Items Scheduled for BOA Meeting – February 10, 2025

None

Items Scheduled for Planning Commission Meeting – February 10, 2025

None

Current Residential and Commercial Building Permit Statistics

New Residential Permits Issued January 2025	4
New Commercial Permits Issued January 2025	0
Current Active Residential Permits	26
Current Active Commercial Permits	3
Residential Permits thru January 2024	5
Residential Permits thru January 2025	4
Commercial Permits thru January 2024	0
Commercial Permits thru January 2025	0
Assessment Letters Issued in January 2025	0
Total Assessment Letters Issued in 2025	0

Code Enforcement Activity for **January 2025**

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated Year to Date	15			
Open public nuisance cases through January 2025	11			
CODE ENFORCEMENT CASES	Oct 2024	Nov 2024	Dec 2024	Jan 2025
	47	82	82	49
High grass:	5	2	-0-	-0-
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	1	3	2	1
Nuisance abatements (contractor):	-0-	-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:	33	64	46	30
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	5	7	3	1
Dilapidated structures/property notices:	-0-	-0-	-0-	-0-
Trash can/receptacle placement notices:	-0-	-0-	-0-	2
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	2	3	3	-0-
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	-0-	2	-0-	-0-
Stagnant water causing mosquito issues:	-0-	-0-	-0-	-0-
Pest issue:	-0-	1	-0-	-0-
Dilapidated fencing:	1	-0-	-0-	-0-
Noxious odor:	-0-	-0-	-0-	-0-

Public Works

The following details of all work completed between December 27, 2024 – January 24, 2025

Administration

- Assisted Beth Miller with 2 KOB grants for beautification within town
- Registered the City for the Great American Cleanup with Keep Oklahoma Beautiful
- Participated in GIS training with CoG Engineering Department
- Set initial events list for the 2025 calendar year.
- Assisted Beth Miller with Oklahoma Tourism & Recreation Grant Application

Streets

- Crack sealed – NA
- Filled potholes - Misc around town
- Fixed downed streets signs –
 - 146th & Yukon – street name sign
 - 151st & Peoria – speed limit
- Cleaned storm drains – NA
- Picked up trash around town.
- Weeded – NA
- Un-installed Holiday lights along 141st.
- Removed leaves for 5 days in Kendalwood North
- Salted, sanded, and plowed during snowstorms.
- Removed salt/sand from Public Safety, Utility Billing, City Hall & Senior Center
- Cleared ditches along 126th west of US-75
- Assisted disc golf course volunteers by supplying water tank for concrete
- Set a temporary stop sign at 151 and Peoria until ODOT could replace downed stop sign
- Parts for 126th bridge were ordered but manufactured sent wrong size.

Parks

- Black Gold
 - Contractor un-installed Holiday lights
 - Removed Christmas trees, will chip at a later (warmer) date.
- Kendalwood North
 - Planted and watered 19 trees in the park over 2 days
- Morris
 - Picked up donated utility poles from PSO and delivered to park
 - Delivered concrete and water for course build

- Chipped trees left by disc golf volunteers
- Picked up trash and emptied trash cans daily at all city parks.
- Planted and watered 11 trees at Utility Billing

Facilities Maintenance

- Installed protective devices for city hall loading dock door sensors
- Light Check at City Hall
- Repaired wall in CM's office where paint was ripped off from removed dry erase board
- Got all surplus vehicles running to go to auction.
- Repaired Community Service water heater
- General Maintenance at City Hall.
- Repaired heater at Animal Control
- Cleaned and tested 1122A pool weekly

Wastewater Treatment Plant:

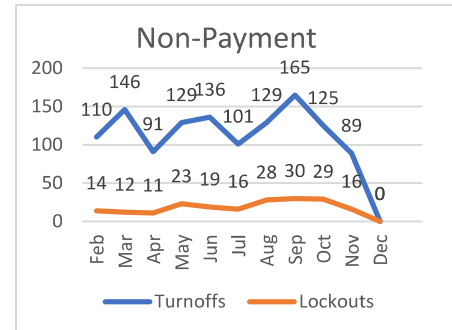
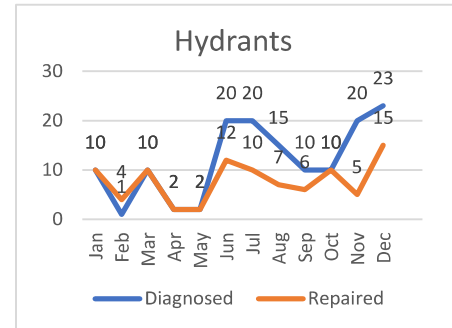
- Daily calibration and testing performed (CL, DO, pH)
- Daily readings performed.
- Daily flow monitoring performed.
- Daily addition of chemicals to lagoon
- Weekly Biological Oxygen Demand and Total Suspended Solids samples to Green Co. Testing
- Mowed, weeded, and sprayed (where needed)
- Vehicle 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
- The effluent meter is non-operational. Parts have arrived, but waiting on tech to install
- 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, 4 will be serviced soon for alignment issues.
- OG&E has replaced most of the poles leading to the plant ahead of the new build.

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
- Hickory pump #1 has been rewired to 220VAC 3P and VFD programmed appropriately.
 - Pump #2 and spare are being rewired and will be on site within the month
- Bypass pump has an issue and needs to be taken in for repair.

Distribution:

- 307 Utility locates
- 78 service orders completed for the utility office
- 0 turn offs for non-payment – NONE due to Christmas
- 0 lock outs for non-payment – NONE due to Christmas
- Performed monthly meter reads with 17 bad registers
- 3 leaks repaired (1 major, 2 minor, 1 pending)
- 5 meter(s) set (5 residential, 0 commercial)
- 2 pending meter sets (0 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 2 possible sewer backup(s) (1 on city side, 1 on customer side)
- Diagnosed 23 hydrants, put 15 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.
- NEW SCADA system is set to be installed by the end of February



Community:

Assisted GHS in trash clean up at Morris Park



Disc Golf Course - UPDATE

More progress has been made by the team of volunteers at Morris Park. Tee pads #2 and #4 need to have some reinforced walls built as both are on the side of a hill. With utility poles donated from a volunteer's place of business, volunteers cut up the poles and set the smaller sections into the dirt, and set them with concrete.



New Generac 75kVA Portable Generator

Public Works took ownership of this beautiful portable genset. This device will be able to fully power any of the smaller lift station that currently do not have a generator on site. The larger stations could also be powered by this unit, but not with all pumps running. This, coupled with some bypass pumps, give staff some breathing room with it comes to power issues in town.

This unit is capable of 120/240V 1P, 120/240V 3P, 120/208V 3P, or 277/480V 3P, giving us the needed flexibility to be compatible with our various power needs at our lift stations.

The next step is to equip all the smaller lift station with quick connect points that will allow staff to lockout line power, plug in the genset, and power up the lift station all without rewiring anything or needing an electrician.

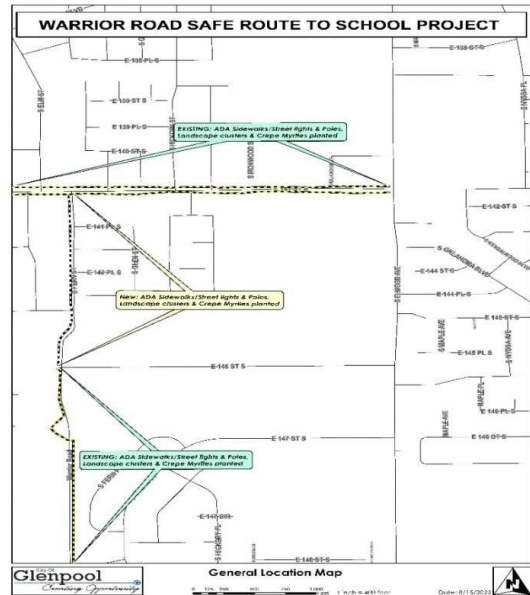
We are excited to have this tool in our toolbox but we hope to never use it except for testing purposes. :)



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

The Warrior Road Project aims to construct a sidewalk from 146th to 141st Street, covering survey, environmental, geotechnical, and engineering studies, culminating in final design and project plans.

- Urban Funding Agreement received from ODOT.
- Kimley Horn was selected as consultant.
- City match: \$119,920 - paid.
- Awaiting Notice to Proceed.



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

Construction of 2 miles of sidewalks linking Glenpool School to the Glenpool Community Center along 146th street, Elwood Avenue, 141st street and Peoria Ave. Project includes installing decorative lighting along 141st street.

- Final plans and estimates received; under final review with ODOT.
- Transportation grant: \$550,800 (City match: \$137,700).
- Additional funding needed; applied for 2024 INCOG TAP grant.

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

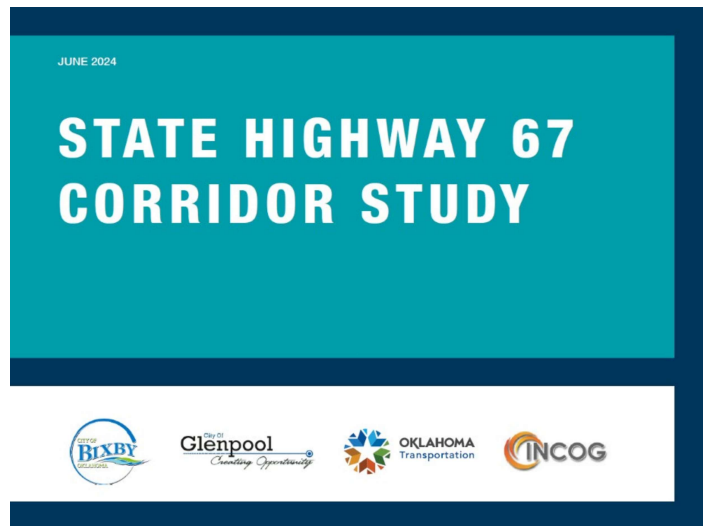
SH67/151st Corridor Study

- Final report adopted by City Council (September 2023).

US 75/141st Bridge Project

This project constructs a bridge on US-75 over 141st Street, providing frontage roads and signalization.

- Estimated duration: 315 days.
- Project cost: \$27.5M; lowest bid: \$31.4M (Sherwood Construction Co.).
- Currently under construction.



Rolling Meadows Stormwater

This project aims to address surface water runoff issues affecting residents of Rolling Meadows near Taylor's Pond Subdivision.

- Crafton, Tull & Associates selected for design (30% design plans received).

Community Development Block Grant

- FY2024 grant: \$120,143 for Glen Village Addition II improvements (stormwater, sinkhole, and street repairs).
- Next step: Develop design and specifications.

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 an agreement with INCOG on February 21st, 2024, to update the City bicycle/pedestrian plan. The selected consultant is RDG-Garver LLC.

- Project is underway.



GIS Management

- Garver selected GIS data collection services, as (Work Order #2).
- Interactive utility map complete; updates in progress.
- Council Districts and Zoning Maps underway.
- Conducted GPS training for Public Works staff.

Stormwater Management

- Completed Longhorn stormwater improvement project.
- Issued 1 notice of violation.

Conference Center/Community Relations

This report highlights the activities of the Community Relations Department and the Conference Center for January.

Social Media Monthly Stats:

Account	Audience	New Audience	Published Posts	Impressions	Engagements
City	8,274	54	31	103,431	20,722
Conference Center	2,265	5	14	23,964	103
Police Department	2,016	150	10	32,832	4,113
Animal Control	9,859	37	37	108,437	16,971

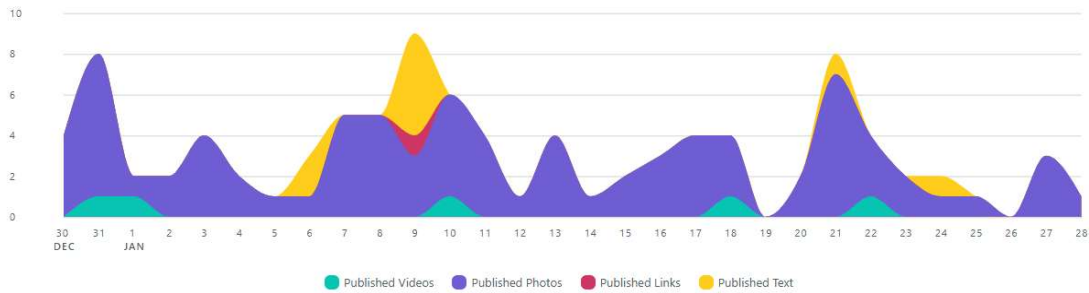
Top Social Media Posts for December:

Total Engagements: 1,463 Reactions: 215 Comments: 28 Shares: 7 Post Link Clicks: — Other Post Clicks: 1,213	Total Engagements: 649 Reactions: 122 Comments: 4 Shares: 1 Post Link Clicks: 2 Other Post Clicks: 520	Total Engagements: 140 Reactions: 25 Comments: 6 Shares: 14 Post Link Clicks: — Other Post Clicks: 495	Total Engagements: 280 Reactions: 72 Comments: 5 Shares: 18 Post Link Clicks: — Other Post Clicks: 185	Total Engagements: 289 Reactions: 87 Comments: 2 Shares: 2 Post Link Clicks: — Other Post Clicks: 198
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Note: The top post for the month had over 45,000 views and was featured on FOX23 News.

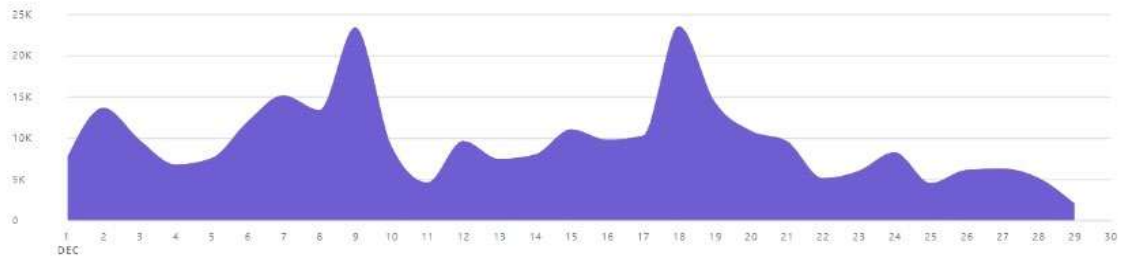
Publishing Behavior

View the different types of posts you published during the selected time period.



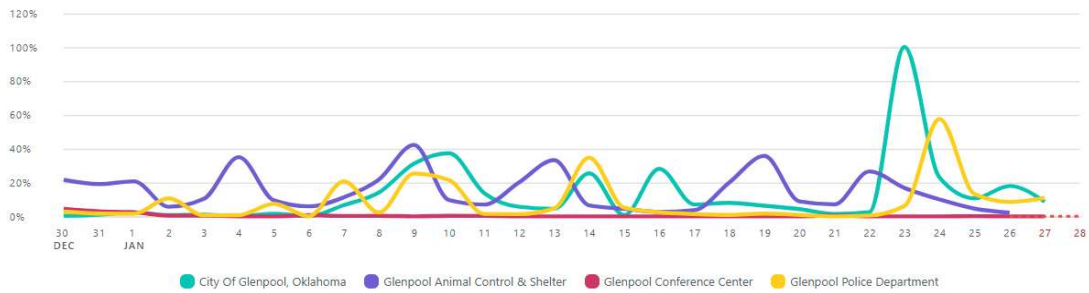
Impressions

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



Engagement Rate

See how engaged people are with your posts during the selected time period.



Conference Center

January is traditionally a slower month for the Conference Center, but it was still a productive and successful period for hosting events. A total of 14 events were held, demonstrating a diverse mix of activities and client needs. In addition to hosting events, the Glenpool Conference Center participated in the Tulsa Wedding Show this month. The event was a success, with a good turnout and notable interest in our venue. We have already observed some traction from this effort, with inquiries and leads beginning to emerge from the show

EVENTS TO HIGHLIGHT

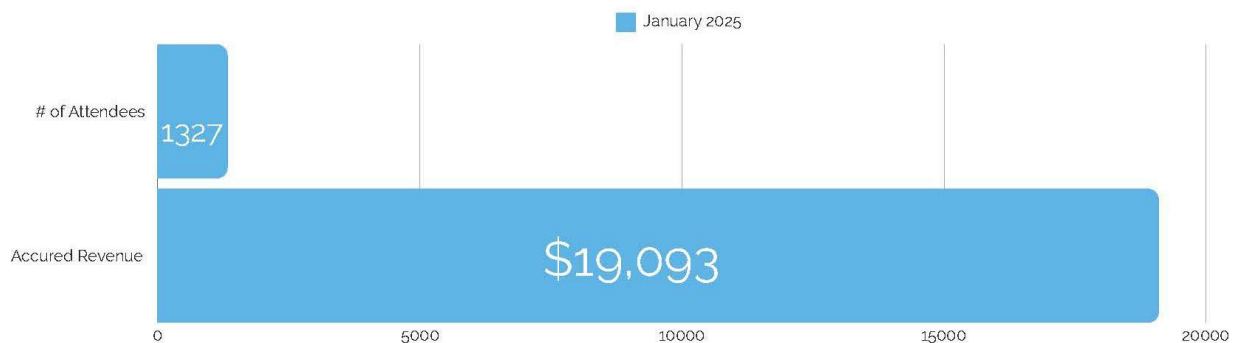
Immersible Memories Scrapbooking

- The "Cropping in Coop" event brought over 130 attendees from across the United States to the conference center for a multi-day celebration of creativity. Participants engaged in scrapbooking, sewing, and various crafting activities, filling the venue with energy and enthusiasm. This highly successful event not only showcased the versatility of our facility but also highlighted our ability to host large, specialized gatherings. We're thrilled to welcome them back in just a few months!.

Native American Sweetheart Market

- This special event celebrated Native American culture and craftsmanship, featuring local artisans and vendors offering unique, handcrafted items. The market provided the community an opportunity to shop for meaningful gifts while supporting Native American artists and small businesses. The event was a vibrant showcase of cultural heritage and creativity, adding a distinct charm to our January lineup.

While January marked a slower season overall, the Glenpool Conference Center maintained its momentum by hosting a diverse array of events and pursuing proactive marketing efforts. The participation in the Tulsa Wedding Show positions us for continued growth and success in the coming months.

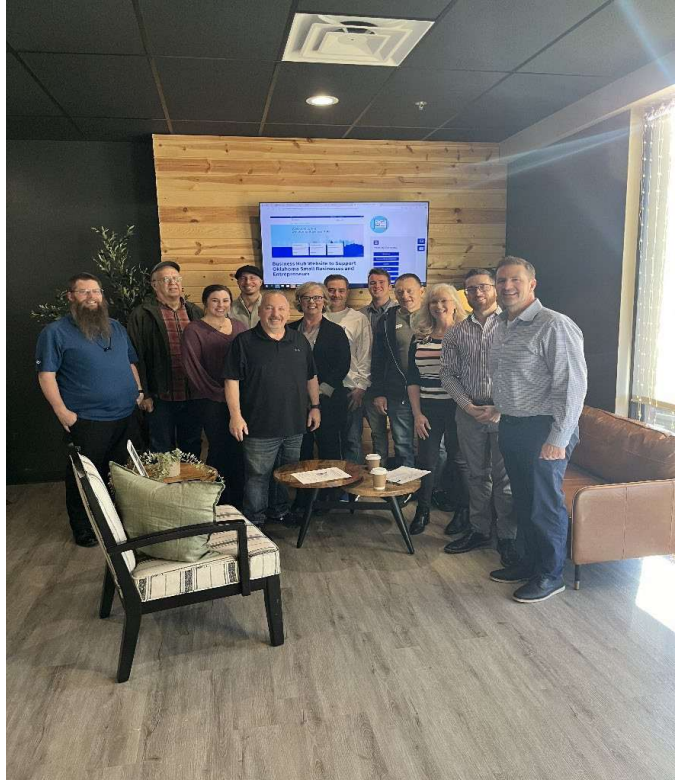




Economic Development/Grants

Economic Development

- Business, Retention, & Expansion (BR&E)
 - Morning BREW: The Glenpool Chamber of Commerce, in partnership with the Economic Development Department and Keller Williams, hosts monthly gatherings for local businesses, offering coffee and resources. These gatherings have returned to their original schedule, now held on the third Thursday of each month from 7:30 a.m. to 9:00 a.m. The January meeting was held on the 23rd at Roast House Coffee. We had 14 attendees. In addition to providing some engaging relationship building activities, we were able to share about the new business support website from the Commerce Department and free AI training opportunities through Google.



- Oklahoma Innovation Expansion & Other Commerce Incentives
 - We have begun visiting Glenpool businesses to share information about the Oklahoma Innovation Expansion Program (OIEP), where the application window opens on March 31st and closes on April 11th. These initial visits aim to help businesses prepare for the upcoming application period and increase the number of businesses awarded this year.
 - On January 13, the Economic Development Manager and Glenpool Chamber Director met with a representative from the Commerce Department to discuss best practices for Business Retention and Expansion (BRE). Additionally, we reviewed the most beneficial incentives that could support our local businesses as we begin making site visits.

- New Business/Sites

- We were contacted by a representative from the Department of Commerce regarding a potential manufacturing site on our southern border. I have met with one of the landowners to gauge interest and have received permission to continue discussions. In preparation, we have a meeting scheduled for early February with the Commerce representative to explore this opportunity, identify potential challenges, and discuss strategies to be well-prepared for further conversations with the landowner.

- Business Inquiries:

- The Economic Development Team is currently in discussions regarding the next steps for the Blue Compass site. For this site, we are also researching zoning-related questions that have arisen during the process.
- A Tulsa business owner reached out to the Economic Development team to gauge our interest in a potential project. The business is seeking a site to build a manufacturing facility, ideally in our area. They are looking for 10-15 acres, with Phase 1 involving around 100 jobs and a 75,000 sq ft facility. The owner introduced me to the site selection representative, and we are actively working on identifying potential sites and advancing discussions.
- Last month, a Request for Proposal (RFP) was submitted to Tulsa's Future regarding a potential business looking to locate in the state of Oklahoma. The team submitted sites at the South 75 Business Park for a light industrial manufacturing project. We are currently waiting for word on the outcome of this proposal.

- Travel/Training/Misc:

- Met with a representative from Invenergy, a company that develops, builds, owns, and operates power generation and energy storage projects across the Americas, Europe, and Asia, including wind, solar, and natural gas facilities. During the meeting, I received an overview of the company's operations and their plans in the state of Oklahoma.
- On January 13th, participated in an overview of the New Market Tax Credit, presented by a representative from the Commerce Department, alongside our COO.
- On January 14th, participated in the Select Oklahoma Meeting in Oklahoma City, where key legislation and trends for 2025 were discussed. Afterward, visited the Capitol and had the opportunity to meet Representative Mike Lay.



- On January 15th, joined a small group from the Chamber and City for a tour of Frankoma Pottery.
- On January 16th, met with our Workforce representative from TCC/Tulsa Tech to learn about training opportunities available for our local businesses and schools.
- On January 16th, attended the Tulsa Chamber Member Mingle at Andy B's.
- On January 21st, I met with a former Tulsa Technology Center administrator to discuss my role and receive guidance on building effective relationships with the technology center. I was advised on key introductions that will be made to the right people in the field.
- On January 22, participated in the monthly Manufacturing Council lunch and meeting at the Tulsa Stem Lab, met with OG&E Community Representative to learn more about services provided to communities, and received on-site training for Executive Pulse, a client relationship management (CRM) tool provided to us as members of the Tulsa Chamber of Commerce.
- On January 27, participated in a demo for Placer.ai, a location intelligence and foot traffic data software, alongside our COO and meeting with the Glenpool High School Counselor to learn about the participation with Workforce initiatives and share about the meeting with the TCC/Tulsa Tech Workforce representative.
- On January 28, participating in the Select Oklahoma 2025 Legislative Guide to Economic Development. Invitations were sent to our local representatives.



Grants: January 2025, Beth Miller (Grants – Special Projects Coordinator)

This report provides an overview of the various grants being managed. It includes details on the grant amounts, timelines, and progress.

- Summary of Grants
 - STBG street widening grant (for Elwood) awarded last year from ODOT. The signed contract was received on 1/7/2025 and on 1/13/25, David A. met with developers. Ready to bid February 2025.
 - INCOG CDBG Grant submitted 4/12/24 for the repair of sinkhole/storm drains at 145th PI and Kendalwood BLVD. Approved on 12/2/2024. Signatures were received at 1/6 council meeting and sent on to be forwarded to Tulsa County for their signatures on 1/13/2025.
 - INCOG restarted the Federal Application for energy conservation. This was 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 declined on 1/24/2025.

- 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. Contacted Hannah on 1/27/25 to get updates or see if we could expedite.
- OK Homeland Security State and Local Cybersecurity Grant Program – next cycle due 2/28/25. met with NOVO on 1/27 and set up assessment for 2/5/25. This assessment will look at our current cybersecurity and monitoring. The grant can pay for up to 5 years of monitoring.
- \$500 Community grant - Cimarron Link applied for on 9/26/25 for a park bench at Morris Park. (once a year grant) Awaiting approval/decline. Sent email received in December 2024.
- ODEQ - Equipment Grant (for woodchipper) grant and contract approved to sign on 10/7 council meeting. Payment was received electronically on 1/17/2025 for the final amount of \$39,643.66. Since we received the equipment in November, we chipped and reused upwards of 14 tons of wood.
- FFY 2025-2026 Transportation Alternatives & FFY 2022-2026 CRP. up to \$1,600,000 (20% matching), Application in collaboration with David A. was submitted on 1/13/25, for completing sidewalk projects on Elwood and 141st, and Peoria Streets.
- 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. Approved to apply by council on 1/21/25. This is for trails/parking lot/bridges at the new Morris Park Disc Golf and Nature Trails Park.
- Opioid Grant 2025: Amount not specified. A meeting is being set up early February to include members of DHS. 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.
- Keep Oklahoma Beautiful Roadside and Environmental Beautification grants were submitted on 1/27/25 in the amounts of \$3391.98 (for Welcome sign beautification) and \$962.45 (for seeds at Lambert Park).
- Special Projects:
 - Next Events Committee Meeting 2/5/25. Events Calendar for the City is being executed by next meeting
 - 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
 - SNAP acceptance in review
 - Historical Projects – no new updates

Information Technology

Windows 11 Update

- Microsoft has set the software end-of-life for the older versions of its flagship operating system software for October of 2025. This project aims to enhance the security of our end-users' devices and enable them to receive crucial, ongoing security updates from Microsoft by upgrading all our devices to Windows 11, the newest version of the software available from Microsoft, prior to the end-of-life cycle. The installation is currently ongoing.

Mass Notification System

- The fiscal year 2024-2025 budget contained funding to purchase and implement a mass notification system within the City. This software will help us keep Glenpool citizens informed about utility outages, traffic emergencies, bill payment reminders and other public notification needs. The team has received proposals from five companies that can provide us with a mass text/email notification system and are currently evaluating these proposals.

Website Refresh

- The company that manages our website hosting allows for a periodic comprehensive overhaul of our website. The IT department has begun reviewing our current website and is working to fix all broken links and will begin working with the Executive Team to refresh each section of our website. We anticipate that the refresh will start in the next few weeks and will take approximately 30 days to complete. In addition to updating the content on each page, staff will be working to identify and correct any items that are not ADA compliant.

Building Security

- The fiscal year 2024-2025 budget contained funding to upgrade and expand our security across various city facilities. The current systems were installed during the construction of each respective facility and operate on different platforms. When complete, this project will allow for a unified system that will be managed across a single platform. The IT department is currently working on a Request for Proposals (RFP) for this project.

Phone System Update

- The IT department is currently reviewing the city's internet pipeline and phone system to determine if there are targeted savings that can be identified, and which will provide improved service opportunities. Conversations with providers are currently underway.

Positive Pay

- The IT department, in cooperation with the Finance department, has implemented a "positive pay" software application within our financial systems. This application works with our financial institutions and our finance staff to strengthen our ability to identify fraudulent activities and checks.

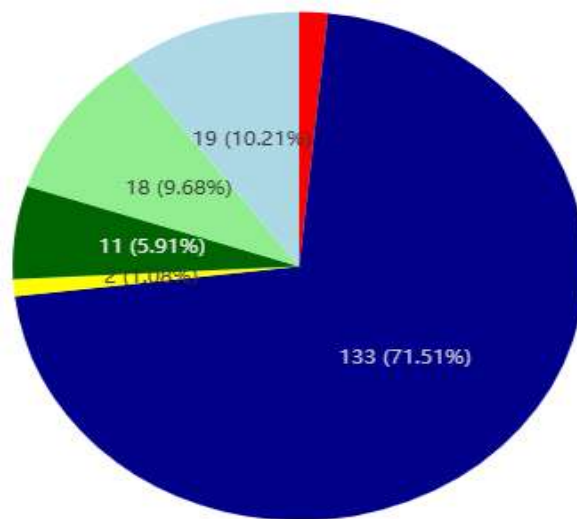
Fire Department

Glenpool Fire Department Operations January 2025

CM Report 12/27/24-1/23/25

Run Type	# of Calls	Totals Calls
EMS Runs	133	186
Fire Runs	53	
Overlapping	58	

Total (186)



Incident Type Series

3	1 - Fire
133	3 - Rescue & Emergency Medical Service Incident
2	4 - Hazardous Condition (No Fire)
11	5 - Service Call
18	6 - Good Intent Call
19	7 - False Alarm & False Call
186	

Police Department

STAFFING

Currently the department has filled 28 of 29 officer positions. We have one open position and will post once Debbie returns to work. Two officers are in FTO and attend CLEET in June, all the other officers have completed the required training. There are six officers on day shift, seven officers on evening shift and six officers on night shift.

The communications division is short three officers. We are currently accepting applications and conducting interviews.

We will begin testing for the open detective position and the Street Crimes Unit. (SCU)

TRAINING

Corporal Mitchell completed his first phase of FBI LEEDA, and several supervisors are scheduled to attend their first phase in June.

Department administration created a new program to train newly promoted supervisors. These officers will go through a week of classroom and a week of field training prior to taking over their new role.

EQUIPMENT

We received three of the five new patrol cars from Dana Safety. Those units are now at Whiteglove to have the decals put on. Both units should be on the street starting the first of February. We expect to receive the remaining two cars in the next two weeks.

HEADLINES

The department conducted testing for the two vacant Sergeant positions. Officers Sebastian Duque and Jordan Weygand and have both been promoted to the rank of Sergeant.

Animal Control participated in a pet adoption event at Southern Agriculture. They continue to work tirelessly to adopt out pets.





calls for Service	1788
Arrest	32
DUI	9
Collisions	40
Alarm Calls	45
Animal Control	79
Burglary	7
Disturbance	5
Domestic	16
Fraud	4
Harassment	5
Larceny	20
Loud Noise	7
Motorist Assist	45
Stolen Property	3
Suspicious Activity	26
Trespassing	4
Traffic Stops	728



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

OUR CORE VALUES

Savor
the journey.

Show that you **care**.

Create **WOW** moments.

Make learning a **habit**.

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





MINUTES
City Council Regular Meeting
Tuesday, January 21, 2025 Council Chambers 6:00 PM

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

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 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 –Tommy or Deirdre Davis of New Direction International Jenks**
Tommy Davis, New Direction International, Jenks gave the invocation.

- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**

- E) Management Report**
There was no official Management Report, but Mr. Tillotson did announce that the Watershed Coalition was having a meeting downstairs in the Conference Center until 8 p.m., for anyone who wanted to attend.

- F) Mayor Report – Joyce G. Calvert, Mayor**
There was no official Mayor Report.

- G) Council Comments**

Councilor Buchanan thanked the Mayor and Council for their welcome of him while he serves on the council and boards for the remainder of former at large Council member Brandon Kearns term. Mr. Buchanan, then announced he will be seeking to run for City Council in April.

Councilor Brobst, wanted to remind the public that the Glenpool Band will be hosting another mattress fundraiser on April 5th, 2025, 5-10pm.

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 January 6, 2025, meeting.
- 2) Approval of the FY 24-25 Budget Amendment CITY-07, increasing General Fund revenues and associated expenditures for the OHSO Grant previously accepted by City Council during the fiscal year.
- 3) Approval of the Roadside Beautification Grant application with Keep Oklahoma Beautiful in the amount of \$3,391.98 with no required local match.
- 4) Approval of the Environmental Beautification Grant application with Keep Oklahoma Beautiful in the amount of \$962.45 with no required local match.
- 5) Approval of the Recreational Trails Program Grant application with the Oklahoma Tourism and Recreation Department in the amount of \$300,000 with a local match of \$75,000.

Moved by Tim Fox, 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 consent agenda.

CARRIED.

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

Agenda

No items were removed from the consent agenda.

K) Scheduled Business

- 1) Discussion and possible action to approve, amend or deny the Temporary Construction Easement Agreement between Guimei Qu and the City of Glenpool, to facilitate the City's construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the temporary easement property.
(David Agbetunsin, City Engineer)

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			
	5	0	0	0

To approve, the Temporary Construction Easement Agreement between Guimei Qu and the City of Glenpool, to facilitate the City's construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the temporary easement property.

CARRIED.

- 2) Discussion and possible action to approve or deny receipt of the FY2023-2024 Annual Financial Statements and Independent Auditor's Report and placement of the Report in the City's permanent files.
(Josh Brannon, Finance Director and Kirk Vanderslice, Hinkle & Company PC)

Kirk Vanderslice of Hinkle & Company PC gave the audit explanation to the Mayor and Council.

Moved by Jacqueline Triplett-Lund, seconded by Tim Fox

	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 receipt of the FY2023-2024 Annual Financial Statements and Independent Auditor's Report and placement of the Report in the City's permanent files.

CARRIED.

L) Adjournment

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



To: Mayor and Council, City of Glenpool

From: David Agbetunsin, City Engineer

Date: February 3, 2025

Re: Discussion and possible action to approve, deny or amend the Temporary Construction Easement Agreement between Danny and Karen Barrett and the City of Glenpool, to facilitate the City's construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the temporary easement property.

Background:

The City is in the process of securing a parcel to provide access to the wastewater treatment plant project. To prevent project delays, it is necessary to acquire a temporary construction easement to allow the City to proceed with essential construction activities prior to the final purchase of the real property for the access road.

Please note that the temporary easement agreement presented to the City Council at the January 20, 2025, Council meeting was denied by the landowner. Hence the need for an alternative through the Barrett's property. The address of the new easement property is 137 E Glenpool Blvd, OK 74033.

The Temporary Construction Easement grants the City non-exclusive access to the designated property area until March 31, 2025, with an option for a one-time extension of 30 days (until April 30, 2025) upon written notice by March 14, 2025. The easement is granted for vehicular and pedestrian ingress and egress to and from the Temporary Easement Property, as specified in the agreement.

Staff Recommendation:

Staff recommend that the City Council approve the Temporary Construction Easement (TCE) Agreement with Danny and Karen Barrett, the landowners, to support the construction of the Glenpool Wastewater Treatment Facility project and related infrastructure improvements.

Attachments:

- Temporary Construction Easement Agreement

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

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TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this “Agreement”) is entered into this 3rd day of February, 2025, by **BARRETT, DANNY L and KAREN** whose legal address is 137 E Glenpool Blvd S, Glenpool, OK 74033 (collectively, the “Grantors”), and the **CITY OF GLENPOOL**, a statutory municipality of the State of Oklahoma, whose address is 12205 S. Yukon Avenue Glenpool OK, 74033 (“City” or “Grantee”) (collectively, the “Parties”).

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the further consideration of the covenants and agreements set forth below, Grantors hereby sell, convey, transfer, and deliver to the Grantee, its affiliates, contractors, consultants, subcontractors, subconsultants, materialmen, suppliers, workers, successors and assigns, a non-exclusive Temporary Construction Easement (the “Temporary Construction Easement”) for the real property described in **Exhibit A**, a copy of which is attached and incorporated by this reference (the “Temporary Easement Property”), to facilitate the City’s construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the Temporary Easement Property (the “Project”).

This Temporary Construction Easement is granted in accordance with, and subject to, the following terms, conditions, requirements, and limitations:

1. The Temporary Construction Easement is granted for vehicular and pedestrian ingress and egress to and from the Temporary Easement Property and for Grantee’s use to do all things reasonably necessary to construct and install the Project including, but not limited to, the transport, stockpiling and storage of construction materials, soil, equipment and vehicles. Grantee shall construct a temporary fence on the North side of the Temporary Easement Property, separating it from the rest of the Grantors’ land. Upon expiration of the Temporary Construction Easement, the Grantee, at its sole cost and expense, shall restore the Temporary Easement Property to substantially the same condition it was in prior to Grantee’s use. Grantee shall not leave any rubbish or debris on or about the Temporary Easement Property. Grantee shall remove, at its sole cost, the temporary fence installed on the Temporary Easement Property prior to or upon the expiration of this Agreement. The term of this Agreement shall begin upon the date of mutual execution hereof and shall extend until March 31, 2025. Grantee may, at its sole option, extend the Temporary Construction Easement Agreement for one (1) additional thirty (30) day period (or until April 30, 2025) by giving written notice to Grantors on or before March 14, 2025, at Grantors’ legal address, 137 E Glenpool Blvd S, Glenpool, OK 74033.

2. To the extent allowed by law, the City shall indemnify and hold the Grantors harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the City and its affiliates, contractors, consultants, subcontractors, subconsultants, materialmen, suppliers, workers, successors and assigns thereof, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of Grantors.

3. Grantors covenant and agree that they are the fee owners of the Temporary Easement Property and that they have the authority to grant this Temporary Construction Easement to the City.

4. The City and its contractors shall be responsible for any damage to the Grantors’ property caused by the actions or negligence of the City, its agents, or its contractors. The City shall maintain or require its contractors to maintain appropriate liability insurance to cover any such damage, and evidence of this insurance shall be provided to the Grantors upon request.

5. Grantors reserve all rights attendant to their ownership of the Temporary Easement Property, including but not limited to the use and enjoyment of the Temporary Easement Property for all purposes not inconsistent with the terms and conditions of this Agreement, including ingress and egress to the barn structure north of the Temporary Easement Property.

6. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

7. The terms of this Agreement shall be binding upon Grantors, and Grantors' heirs, personal representatives, successors and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

8. The Temporary Construction Easement shall not be filed of record and that all rights conveyed to the City of Glenpool by this instrument shall terminate upon the expiration of the term of this Agreement, as set forth in paragraph 1.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

GRANTORS:

Danny L Barrett

Karen Barrett

GRANTEE:

CITY OF GLENPOOL

By: _____
David Tillotson
City Manager, City of Glenpool

STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by _____ as the City Manager of the City of Glenpool, Oklahoma, for and on behalf of the City.

WITNESS my hand and official seal.

My commission expires: _____
[S E A L]

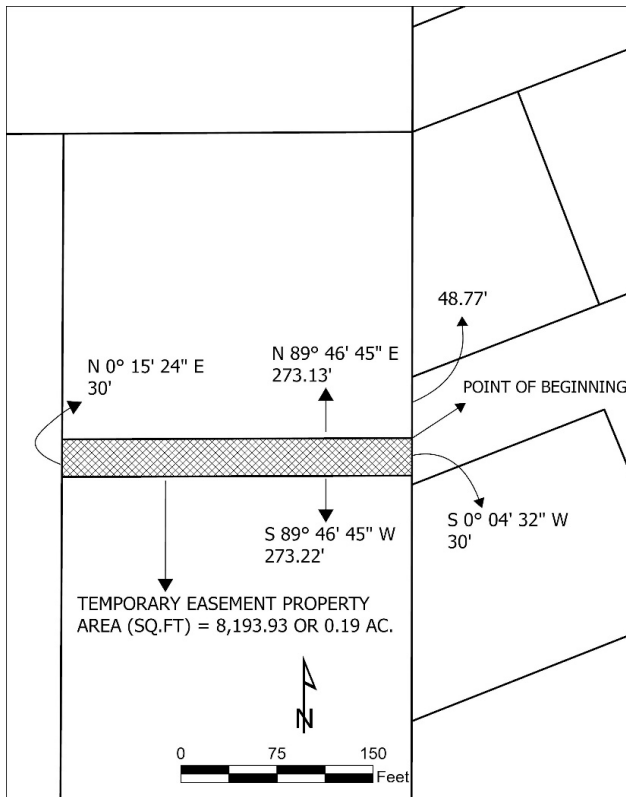
Notary Public, State of Oklahoma

EXHIBIT "A"

GRANTOR: BARRETT, DANNY L AND KAREN

LEGAL: PRT W/2 SW BEG 667N & 220W & 396N SECR W/2 SW TH N617 E220 S617 W220

POB SEC 11 17 12 3.116ACS. LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST



VICINITY MAP

A temporary construction easement begins at the point of beginning, located at the southwest corner. From this point:

- It extends **S0°04'32" W** for **30 feet**,
- Then extends **S89°46'45" W** for **273.22 feet**,
- Followed by **N0°15'24" E** for **30 feet**,
- Finally, it extends **N89°46'45" E** for **273.13 feet**, returning to the point of beginning.

The temporary easement property area is 8,193.93 square feet or 0.19 acres, more or less.



TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DUY NGUYEN, CITY PLANNER

DATE: FEBRUARY 3, 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 item was continued from the January 6th, 2025, City Council meeting.

The Council tabled the item to the February 3rd, 2025, City Council meeting to allow the applicant the opportunity to address issues raised by the Council as well as the public during the public hearing. The Council directed the applicant to minimize the number of cannabis operations and allow for limited fleet vehicle storage within the shopping center.

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The applicant proposed the following regulations to address the Council's request:

1. *Outdoor display, staging or storage of equipment and/or materials shall NOT be allowed. Outdoor fleet vehicle parking shall be allowed as follows:*
 - a) *Vehicles must be operable with business name and information clearly displayed.*
 - b) *Fleet vehicles are defined as a passenger car, truck or van. No RV's, trailers, buses, haul trucks, commercial vehicles or similar type vehicles.*
 - c) *1 fleet vehicle per suite. If multiples suites are leased, then 1 fleet vehicle per 1,000 SF of leased space.*
2. *Lease space floor area for any single tenant shall not exceed 6,000 square feet for any permitted use not allowed by right in CS zoning, except for medical marijuana related uses which shall be restricted to 6,000 SF for any new leases. Current medical marijuana leases exceeding 6,000 SF shall be allowed to continue operations. After 3 years, if medical marijuana related uses exceed 50% of the total leased space floor area, then no new leases shall be approved.*

STAFF RECOMMENDATION:

Staff believes that the Planned Unit Development (PUD 44) does not fully meet the City Council's direction. We have reviewed the applicant's fleet parking proposal and support the request, provided it adheres to the conditions outlined by the applicant. Additionally, staff has reviewed the cannabis proposition prepared by the applicant. However, we find that this proposal does not adequately address the City Council's stated direction.

Attached to this report is the proposed text for PUD 44, which includes revisions submitted by the applicant. The proposed changes are highlighted in red. The remaining text, in black, is the original PUD 44 language that was presented during the initial public hearing.

ATTACHMENTS:

1. PUD 44 Staff Report from the January 6, 2025, City Council Meeting
2. Aerial Photo/Zoning Map/Comprehensive Plan Map
3. Final Plat of Elm Pointe
4. Application
5. PUD 44 Document with Proposed Changes from the Applicant
6. Ordinance No. 825

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**PUD 44 Staff Report
from the January 6,
2025, City Council
Meeting**



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)

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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.

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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.

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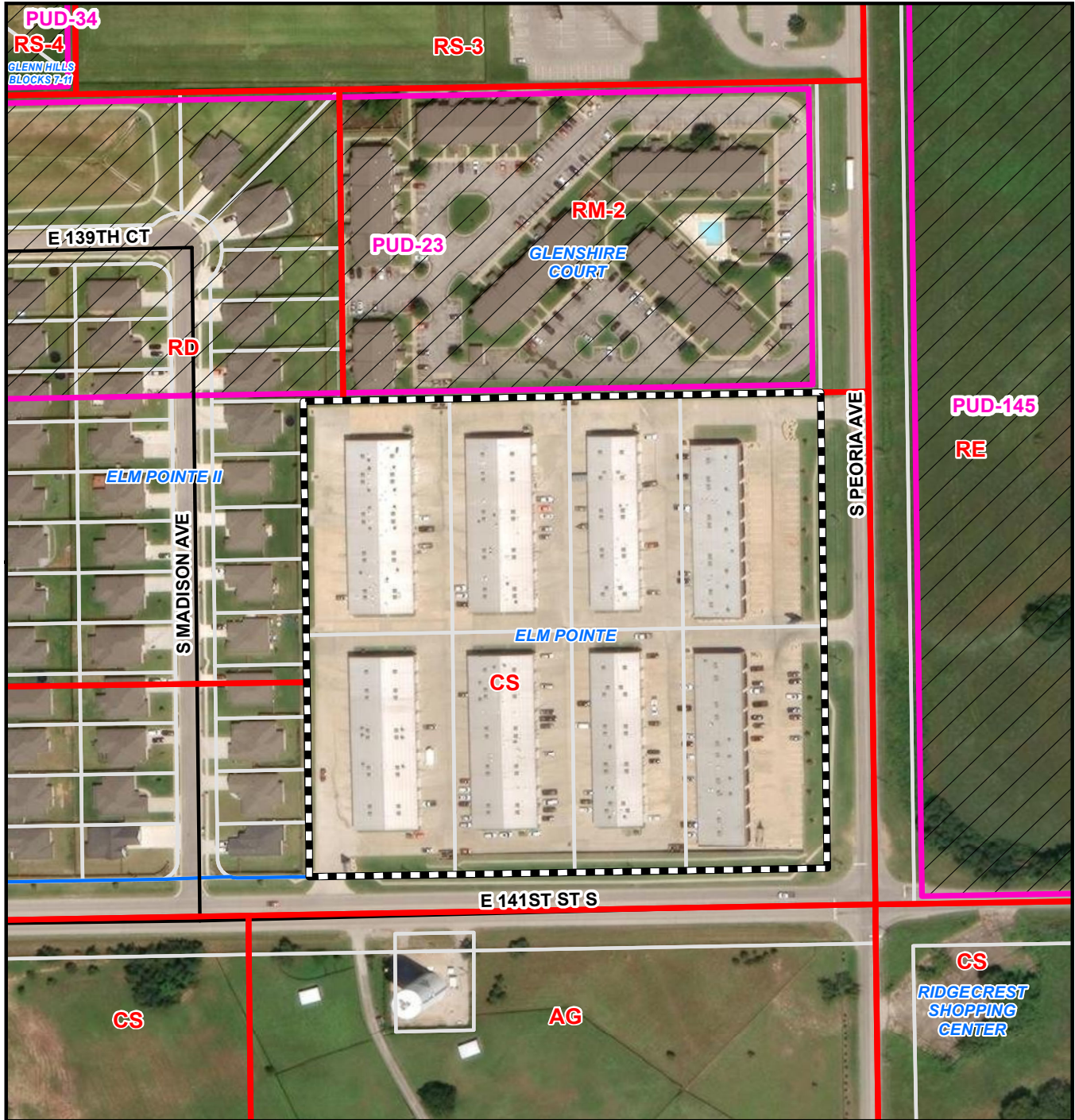
Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

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**Aerial Photo, Zoning Map,
Comprehensive Plan Map**



Planned Unit Development - PUD 44

Applicant: MZ Elm Pointe LLC

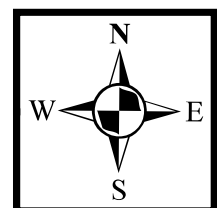
Subject Property: The subject site is located at
14010 S Peoria Ave

Zoning: CS (Commercial Shopping Center)

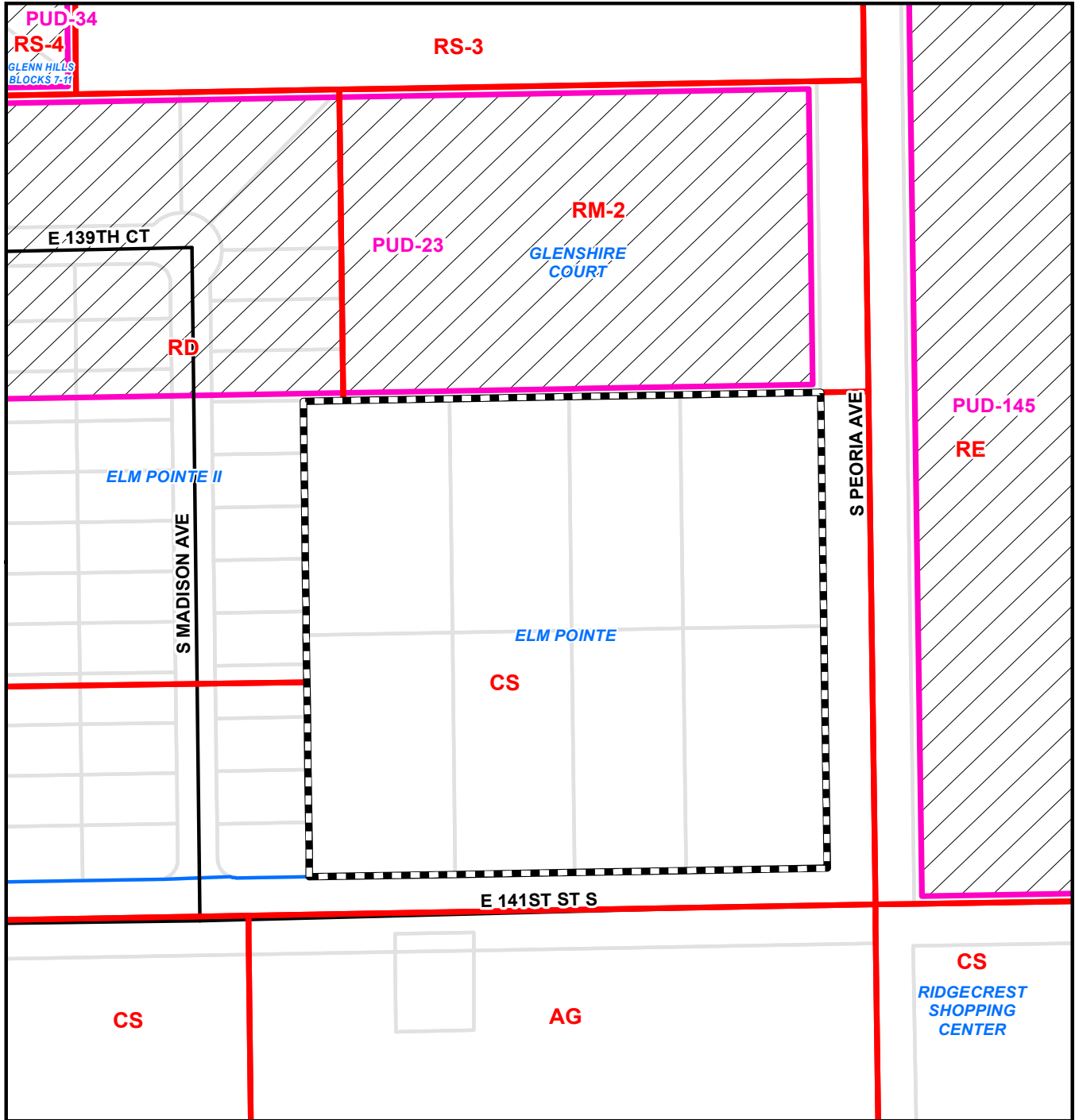
Legend

- 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

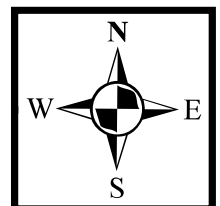
Subject Property: The subject site is located at
14010 S Peoria Ave

Zoning: CS (Commercial Shopping Center)

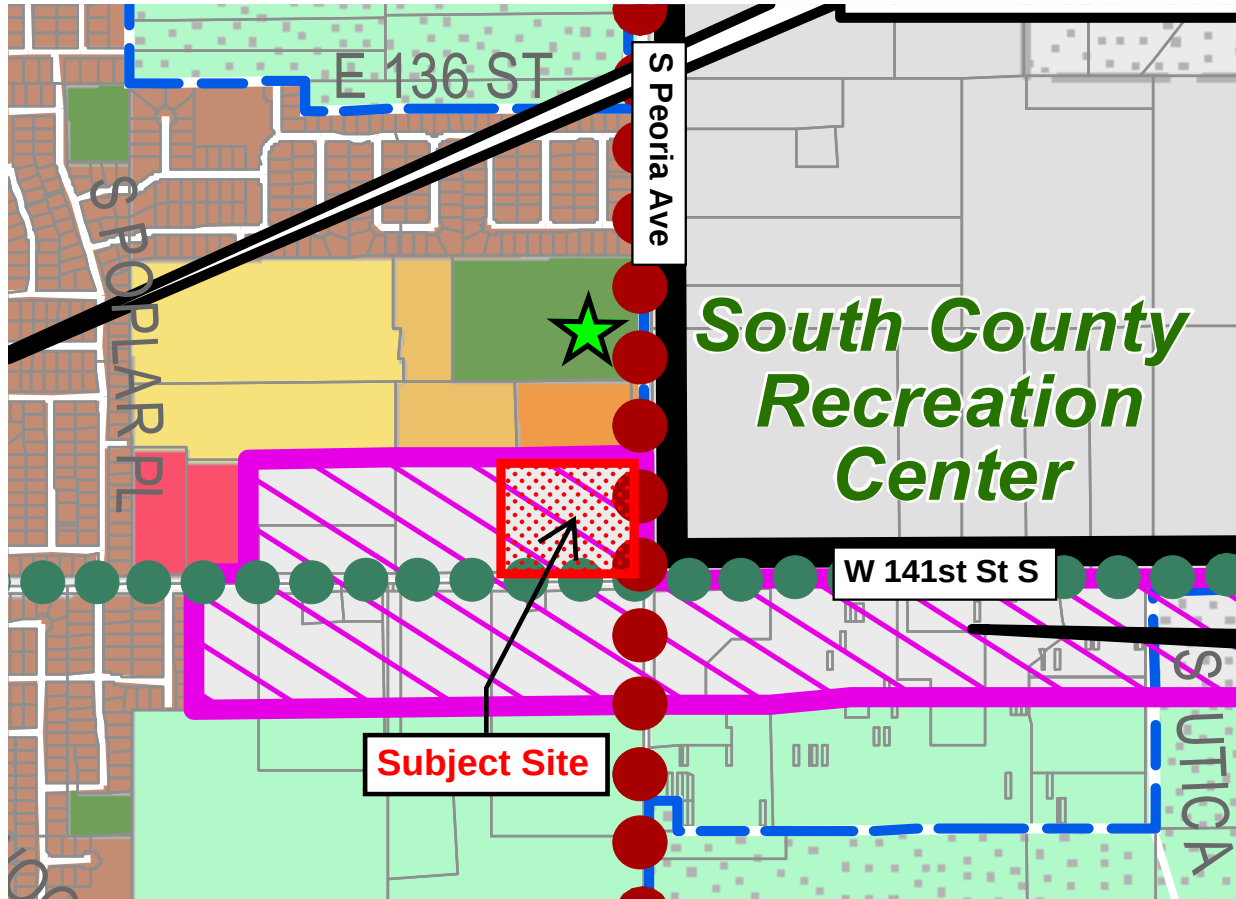
Legend

- 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**



PLAT No.
1

ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-384-3030
C.A. NO. 5611 EXP. 6-30-19

SURVEYOR:
RYAN DOUGLAS
OKLAHOMA SURVEY COMPANY
12209 SO. 71st EAST AVE.
BIXBY, OKLAHOMA 74008
PHONE: 918-720-6787
C.A. NO. 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM

ELM POINTE

A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER IN SECTION 12, T-17-N, R-12-E,
CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
ELM POINTE CO. LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

OWNER:
ELM POINTE OFFICE WAREHOUSE, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$36.00 per tract receipt no. tax rolls to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plat may be recorded. 2017 taxes may exceed the amount of security deposit.

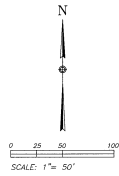
Dated: 12/14/2017

By: Ryan E. Douglas

Deputy

Tulsa County Clerk

Seal of the State of Oklahoma

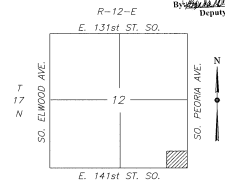
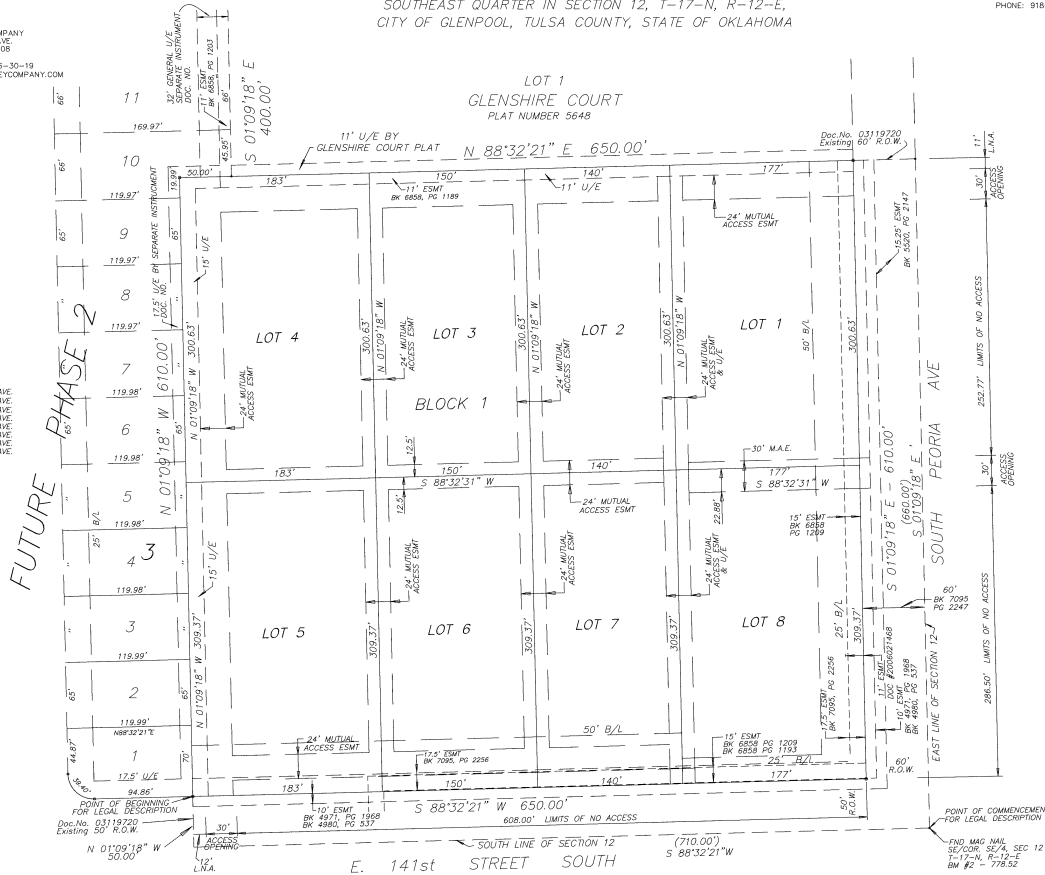


LOT	BLOCK	AREA	ADDRESS
1	1	53,211sf 1.22ac	14010 SO. PEORIA AVE.
2	1	42,086sf 0.966ac	14020 SO. PEORIA AVE.
3	1	45,094sf 1.035ac	14030 SO. PEORIA AVE.
4	1	50,015sf 1.125ac	14040 SO. PEORIA AVE.
5	1	56,614sf 1.267ac	14050 SO. PEORIA AVE.
6	1	46,405sf 1.025ac	14070 SO. PEORIA AVE.
7	1	43,311sf 0.994ac	14060 SO. PEORIA AVE.
8	1	54,786sf 1.257ac	14080 SO. PEORIA AVE.

ALL ADDRESSES ARE: BIXBY, OKLAHOMA 74008

LEGEND
B/L BUILDING LINE
ESMT EASEMENT
U/E UTILITY EASEMENT
R.O.W. RIGHT OF WAY
A.O. ACCESS OPENING
L.N.A. LIMITS OF NO ACCESS
M.A.E. MUTUAL ACCESS EASEMENT
DOC# DOCUMENT NUMBER

CERTIFICATE
STATE OF OKLAHOMA } ss
COUNTY OF TULSA }
Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
Dated the ____ day of _____
Tulsa County Clerk
Deputy



LOCATION MAP

SCALE: 1"=2000'

SUBDIVISION CONTAINS:

NO. LOTS & NO. BLOCKS 1

AREA: 9.10 ACRES

FILE: C:\GLENPOOL\FP110117.DWG

DATE PREPARED: NOVEMBER 1, 2017

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 738.28 CUT "X" EAST END OF HEADWALL, S. SIDE OF 141ST ST., AT S.W. CORNER OF SUBJECT PROPERTY.

BENCHMARK # 2 ELEVATION = 778.52 FND MAG NAIL AT S.W. COR. SE/4, SEC. 12, T-17-N, R-12-E, 1/4, S.E. CORNER OF SUBJECT PROPERTY.

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE SE/4 OF THE SE/4 OF SAID SECTION 12, S 01°09'18" E.

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

1/2" IRON PINS, WITH CAPS CAA717 WERE SET AT EACH PROPERTY CORNER.



ELM POINTE
PREPARATION DATE: 11/10/2017
SHEET 1 OF 2

ELM POINTE DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC are the owners in fee simple to the following described property in the City of Glenpool, Tulsa County, Oklahoma, to-wit:

A tract of land located in the Southeast Quarter (SE/4) of Section 12, Township 17 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of Section 12, T-17-N, R-12-E, thence S 88°32'31"W and along the South line of the Southeast Quarter a distance of 710.00 feet; thence N 01°09'18"W a distance of 50.00 feet to the point of beginning; thence continuing N 01°09'18"W a distance of 610.00 feet; thence N 88°32'21"E, a 650.00 feet; thence S 01°09'18"E and parallel with the East line of said Section 12 a distance of 610.00 feet; thence S 88°32'21"W and parallel to the south line of said Section 12 a distance of 650.00 feet to the point of beginning and containing 9.10 acres more or less.

and Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC have caused the above-described land to be surveyed, staked, plotted, grouted, dented, conveyed, and dedicated, access rights reserved, and subdivided into lots, blocks, platted and subdivided into lots and blocks and have designated the same as "Elm Pointe", an Addition to the City of Glenpool, Tulsa County, Oklahoma (hereinafter sometimes referred to as the "Subdivision").

SECTION 1. PUBLIC COVENANTS

A. **UTILITY EASEMENTS**
The Owners hereby dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the right to enter and egress into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. No building or structure shall be erected or placed above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easement or rights-of-way shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and replace water and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation and repair of such lines, together with all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. **WATER AND SANITARY SEWER SERVICE**
In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:
The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and utility easement areas. If ground elevations are altered altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level alterations, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense and subject to the City of Glenpool approval.

The Owners or its successors will pay damages for relocation of public water mains and public sanitary sewer facilities, or necessitated by the acts of the owner or his agents or contractors.

The City of Glenpool or its successors through its agents and employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, including the "Mutual Access Easements", or provided for in this deed or dedication for the purpose of installing, maintaining, removing or replacing any portion of the public underground water, storm sewer and sanitary sewer facilities.

The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Glenpool or its successors, and the owner of the lot agrees to be bound hereby.

C. **ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.**
In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services of the streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easements. Overhead pole lines for the supply of electric and communication service may be located in easement along the South and East boundaries of the addition.

3. Underground service cables and natural gas service lines to all buildings which may be located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot provided that upon the installation of such a service cable or a natural gas service line

to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.

5. The owner of each lot in the Subdivision shall be responsible for the protection of the underground utility facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. The storm sewers will be privately owned and privately maintained.

2. Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC or their successors, through their proper agents and employees, shall at all times have right of access with their equipment to all storm sewer systems for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

3. No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed on the storm sewer that will interfere with the storm sewer system.

4. The storm sewers shall be owned by and maintained, at the sole cost and expense, of the owner of the lot upon which the storm sewers are located.

5. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. The alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

E. SURFACE DRAINAGE

1. Surface Drainage. Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.

2. No property owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. No property owner shall modify or change the direction of drainage of surface water from the original approved construction plans on file at the City of Glenpool.

3. The property owner shall prevent the alteration of grade within all easement areas from the original contours (finish grade) and shall prevent any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.

4. The covenants set forth in this section shall be enforceable by any affected property owner and by the City of Glenpool, Oklahoma.

F. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the lots shall be responsible for the repair and replacement of any property permitted landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

G. LAND USE

All construction shall be strictly according to the zoning ordinances of the City of Glenpool, Oklahoma.

SECTION 2. DEVELOPMENT STANDARDS

The Standard Requirements of the City of Glenpool Fire Marshal, City Engineer, and City Attorney shall be met as a condition of approval.

1. LANDSCAPED AREA AND SCREENING

a. All development and construction in shall comply with all applicable zoning codes and regulations of the City of Glenpool.

2. SIGNS

a. Signage shall comply with the requirements of the City of Glenpool Zoning Code.

b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, neon signs, and signs with movement shall be prohibited, except as reviewed by the City of Glenpool Zoning Code and Sign Permit process and part of the approved detail design.

3. LIGHTING

a. Lighting used to illuminate the development area shall be so arranged as to shield and shall be directed upon the Owner, its successors, and assigns and all parties claiming under it, and otherwise shall be prohibited as set forth herein. No light standard or building-mounted light shall exceed 14 feet. Light, as measured in footcandles, shall not exceed 0.6 footcandles at all of the plot boundaries shared with a residential property.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

a. There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.

During construction on the property, the owners of the development areas, and any platted lots within the development areas, will provide adequate erosion control, and after construction, they will provide in compliance with the City of Glenpool Standards and maintain, vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. ACCESS, CIRCULATION AND PARKING

All drives and parking areas within the subdivision shall be privately owned and maintained. Mutual access between and across individual lots and mutual parking privileges shall be shown by and limited to mutual access easements as shown on the plat.

7. RESTRICTIVE COVENANTS ENFORCEMENT

Restrictive covenants will be adopted and recorded for the subdivision as platted. Owners of the respective platted lots and of buildings in the subdivision will be required by the covenants to keep and maintain the lots and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or the owners' association for each platted lot or building in the subdivision.

SECTION 3. PRIVATE COVENANTS AND RESTRICTIONS.

Usage of the following words shall having the following meanings, to-wit: The context of the following words shall mean: "Owner" shall mean the City of Glenpool; "lot" shall mean a lot in the Subdivision; "not owner" shall mean the owner of a lot in the Subdivision; "plat" shall mean the accompanying plat of the Subdivision; and "zoning code" shall mean the City of Glenpool Zoning Code.

For the purpose of enforcing an orderly development of the Subdivision and for maintaining conformity of the improvements therein, the following covenants and restrictions hereby are imposed upon the use and occupancy of the lots within the Subdivision.

1. Private Covenants and Restrictions Applicable to all Lots. The following standards shall apply to all lots of the Subdivision unless specifically modified or superseded by more specific provisions adopted by the Owner as hereinafter provided.

a. **Mutual Access Easements.** Mutual Access Easements, as depicted on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from all areas adjacent to and contained within the plat, and such easements shall be for the mutual use and benefit of each affected lot owner, their guests, and invitees, and shall be appurtenant to each affected lot. Provided, however, governmental agencies and suppliers of utilities shall have the reasonable use of the easements incidental to the provision of services within the lots within the plat.

b. **Mutual Access Easement Maintenance.** Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC their successors or assigns will be responsible for the maintenance, upkeep, repairing, replacing of pavement, storm sewer pipe, and storm sewer inlets in the Mutual Access Easements.

c. **Landscaping and Common - Elements**
Elm Pointe CS LLC and Elm Pointe Office Warehouse, LLC their successors or assigns will be responsible for the maintenance of the landscaping, screening fences, gates and other potentially-common-elements.

SECTION 4. ENFORCEMENT, AMENDMENT, ETC.

A. Duration, Amendment and Severability.

1. Duration. These restrictions shall remain in full force and effect until January 1, 2027, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or canceled by a written instrument signed and acknowledged by the Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC, except Section 1, which may be altered only with the written consent of the City of Glenpool.

3. Severability. Invalidity of any restriction set forth herein, or any part thereof, by an order, judgment or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

4. Enforcement. The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner, its successors, and assigns and all parties claiming under it, and otherwise shall be enforceable as set forth herein. No action or suit shall be brought by the Owner, its successors or assigns and all parties claiming under it, if the Owner, its successors or assigns and all parties claiming under it, in equity against the Owner to prevent the Owner from so doing, is compel compliance with the covenants, or to recover damages for such compliance with the covenant.

FINAL PLAT CERTIFICATION OF APPROVAL

I hereby certify that this plat was approved by the Glenpool Planning Commission on this _____ day of _____, 20____.

Chairperson, Vice Chairperson or Secretary

I hereby certify that this plat was approved by the Glenpool City Council on this _____ day of _____, 20____.

Mayor or Vice Mayor

This approval is valid if the above signatures are not endorsed by the City Manager.

City Manager

This approval shall not be interpreted to mean streets, sanitary sewers, storm drainage or other utilities are constructed as shown on this plat.

As owners, Elm Pointe CS, LLC and Elm Pointe Office Warehouse, LLC, hereby certifies that we have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the owner have executed this Deed of Dedication on this _____ day of _____, 20____.

Elm Pointe CS, LLC

By: _____/Manager

STATE OF OKLAHOMA)

COUNTY OF TULSA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal of office on this _____ day of _____, 20____.



My Commission Expires: 5-19-19

In witness whereof the owner have executed this Deed of Dedication on this _____ day of _____, 20____.

Elm Pointe Office Warehouse, LLC

By: _____/Manager

STATE OF OKLAHOMA)

COUNTY OF TULSA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal of office on this _____ day of _____, 20____.



My Commission Expires: 5-19-19

SURVEYORS CERTIFICATE

I, Ryan Davidson, a Registered Land Surveyor in the State of Oklahoma, hereby certifies that I have fully complied with the requirements of this regulation and the subsection hereof of the State of Oklahoma governing surveying, dividing and mapping of the land; that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this _____ day of _____, 20____.

Ryan Davidson, RLS #1591

C.A. No. 4717 Exp. Date: 6/30/2019

STATE OF OKLAHOMA)

COUNTY OF TULSA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office on this _____ day of _____, 20____.



My Commission Expires: 5-19-19

ELM POINTE
11/15/2017
SHEET 2 OF 2

Application

RECEIVED
JUL 23 2024

BY: *[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

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 DONELSON
 ADDRESS: 6730 SO. BIRMINGHAM AVE
 CITY: TULSA STATE: OK ZIP CODE: 74136
 PHONE: 918.640.2041 EMAIL: JRDON@3Q9C.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.

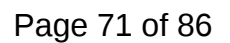
D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

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.



OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072413975

COUNTY OF TULSA

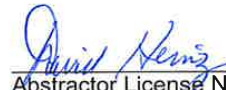
The undersigned a duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current year's Tax Rolls in the Office of the Tulsa County Treasurer shows the names and addresses of the owners of the properties abutting and lying within 300 feet in any direction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



Order No.: 3072413975

Through:

Page No.: 4

RIDGECREST DEVELOPMENT PO BOX 700 GLENPOOL, OK 74033-0700

LT 1 BLK 1 RIDGECREST SHOPPING CENTER

**PUD 44 Document with
Proposed Changes from
the Applicant**

PUD 44

ELM POINTE

BUSINESS PARK

Glenpool, Oklahoma

January 27, 2025



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

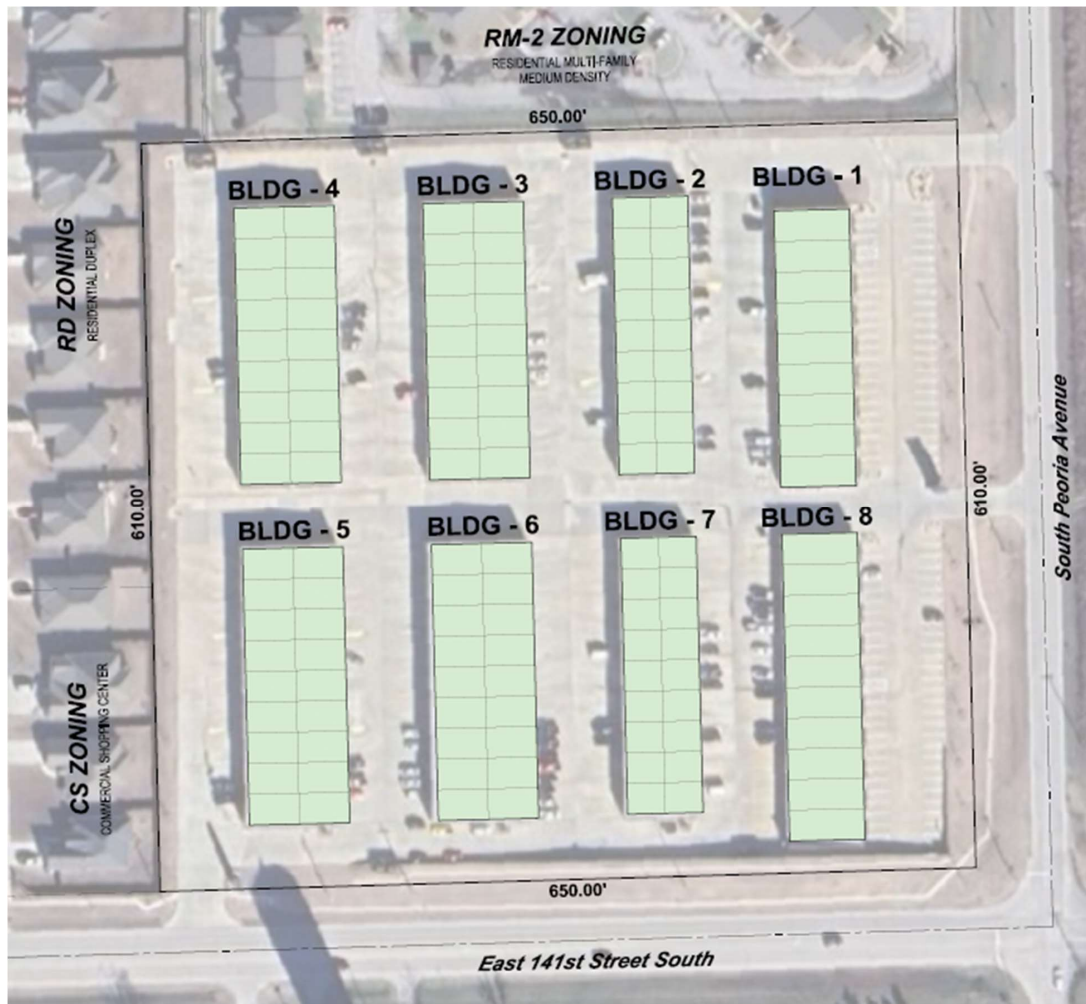
Lots 1 – 8, Block 1 of Elm Pointe, a subdivision in Glenpool, Oklahoma, Tulsa County, according to the recorded plat thereof (Plat No. 6772).

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



**** PROPOSED REVISIONS IN RED TEXT ****

1. Outdoor display, staging or storage of equipment and/or materials shall NOT be allowed. Outdoor fleet vehicle parking shall be allowed as follows:
 - a. Vehicles must be operable with business name and information clearly displayed.
 - b. Fleet vehicles are defined as a passenger car, truck or van. No RV's, trailers, buses, haul trucks, construction vehicles or similar type vehicles.
 - c. 1 fleet vehicle per suite. If multiples suites are leased, then 1 fleet vehicle per 1,000 SF of leased space.
2. Lease space floor area for any single tenant shall not exceed 6,000 square feet for any permitted use not allowed by right in CS zoning, except for medical marijuana related uses which shall be restricted to 6,000 SF for any new leases. Current medical marijuana leases exceeding 6,000 SF shall be allowed to continue operations. After 3 years, if medical marijuana related uses exceed 50% of the total leased space floor area, then no new leases shall be approved.
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, and equipment ~~, and vehicles associated with the business is~~ are 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