



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on, March 17, 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

One tap mobile

+13462487799, US (Houston)

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Dial by your location

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+1 346 248 7799 US (Houston)

Meeting ID: 897 5355 5435

Passcode: 974088

Find your local number: <https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFIKbUNrUUxtdz09>

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 MARCH 17, 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 – Mike McGee of Happy Acres Cowboy Church in Kiefer**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Management Report**
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**
- 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) Minutes from the March 3, 2025, meeting. 4 - 18
[City Council Regular Meeting - 03 Mar 2025 - Minutes - Pdf](#)
- 2) Approval of Resolution No. 2025004, a Resolution applying for the Indian Nation Council of Governments Street Transportation Block Grant Program for FY 26-27, requesting federal funds in the amount of \$3,709,627 with a required 25% city match in the amount of \$1,236,542, for a total project cost of \$4,946,169. 19 - 31
[2026-2027 FY STBG Grant - Staff Report \(Final\) \(002\)](#)
- 3) Approval of Resolution No. 2025005, a Resolution applying for the Indian Nation Council of Governments Street Transportation Block Grant Program for FY 26-27, requesting federal funds in the amount of \$6,952,243 with a required 20% city match in the amount of \$1,738,061, for a total project cost of \$8,690,304. 32 - 44
[2026-2027 FY STBG Grant - Staff Report \(Final\) \(002\)](#)
- 4) Approval of Resolution No. 2025006, a Resolution applying for the Indian Nation Council of Governments Street Transportation Block Grant Program for FY 26-27, requesting federal funds in the amount of \$400,000 with a required 20% city match in the amount of \$100,000 for a total project cost of \$500,000. 45 - 56
[2026-2027 FY STBG Grant - Staff Report \(Final\) \(002\)](#)

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 approval of an Addendum to the FY24-25 Agreement between the City of Glenpool, the Glenpool Industrial Authority and the Glenpool Chamber of Commerce. 57 - 59
 (Josh Brannon, Finance Director)
[Addendum to Agreement Staff Report](#)
[Addendum to Agreement](#)
- 2) **The Lakes at Twin Mounds** – A proposed Comprehensive Plan Amendment (CPA-01-2025). The subject site is approximately 94.09 acres in overall size and is generally located on the south side of West 161st Street South approximately a quarter mile west of U.S. Highway 75. The proposed Comprehensive Plan Amendment (CPA-01-2025) will change the land use designation for the subject site from Suburban Residential and U.S. 75 Corridor to General Residential. 60 - 99
 Applicant: Dave Cocolin, Eagle 1 Investments, LLC
 Applicant Representative: Austin Mayes, Olsson
 Staff: (Duy Nguyen, City Planner)

A. Public Hearing on the proposed Comprehensive Plan Amendment (CPA-01-2025).

B. Discussion and possible action to approve, approve with conditions, deny, or amend proposed Resolution No. 2025007, a resolution of the City of Glenpool, Oklahoma, amending the Comprehensive Plan Map in accordance with the 2017 Interim Update of the City of Glenpool Comprehensive Plan, by redesignating certain property described therein from the Suburban Residential and U.S. 75 Corridor land use designations to General Residential land use designation as recommended by the Planning Commission under Application CPA-01-2025; and repealing all resolutions or parts of resolutions in conflict therewith.

[CC STAFF REPORT THE LAKES AT TWIN MOUNDS - CPA-01-2025 -](#)

[Mar 17 2025](#)

[RESOLUTION NO. 2025007 - CPA-01-2025](#)

[CPA-01-2025 Attachments](#)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on March 14, 2025, at 11:30 am.

Signed: Lesli Smith

City Clerk



MINUTES
City Council Regular Meeting
Monday, March 3, 2025 Council Chambers 6:00 PM

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

COUNCIL ABSENT: Tim Fox

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

STAFF ABSENT:

Page

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
Lesli Smith called the roll; Mayor Calvert declared a quorum present.
Jana Burk Attorney, of Rosenstein, Fist & Ringold, were also in attendance.
- C) Invocation – Jason Allen of Faith Church in Glenpool**
Jason Cowan, of Faith Church in Glenpool, gave the invocation.
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
1) Proclamation- DECLARING ARBOR WEEK IN THE CITY OF GLENPOOL

Mayor Calvert read the Arbor Week Proclamation to all in attendance.
- E) Management Report**
City Manager David Tillotson extended his sincere appreciation to the staff for their diligent efforts in maintaining the smooth operation of City Hall during his recent absence.

F) Mayor Report – Joyce G. Calvert, Mayor

Mayor Calvert, wished to bring to the public's attention her ongoing efforts related to House Bill 1421, aimed at revising language pertinent to municipal governments. She invites the community to engage with this legislative initiative by learning more about its provisions and implications.

G) Council Comments

Vice Mayor Lund encourages all citizens to exercise their right to participate in the upcoming school bond issue by casting their votes. Additionally, she extends her warmest congratulations to the recent high school wrestlers on their outstanding performance at the latest tournament.

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 February 3, 2025, and February 18, 2025, meetings.
- 2) Approval to purchase a work truck outfitted with a man lift, and material handling capability from Precision Aerial Services for \$80,000.00 using the 01-6-14 6333 Capital Purchases fund.
- 3) Approval of a grant application with the Oklahoma Code Enforcement Association Community Improvement Grant, for the beautification of the welcome signage located near Highway 75 and S Waco Ave. in the amount of \$808.98 with no required local match.
- 4) Approval of a grant application with the Oklahoma Office of Homeland Security Cybersecurity Grant, in the amount of \$15,000.00 with no required local match.
- 5) Approval of a grant application with the Oklahoma Department of Environmental Quality (DEQ) Collection Event Grant, in the amount of \$15,350.00 with no required local match.
- 6) Approval of the surplus property list and waiving of competitive bidding as required under 2-2-6.C.2 of the City Code.
- 7) Approval of the FY 24-25 Budget Amendment CITY-08, appropriating Move Glenpool Forward funds from the Streets & Infrastructure Fund to purchase a backup generator to complete the Oak Street Lift Station Rehab project.
- 8) Approval of the BlackGold Concession Lease Agreement with Kayla Randall for the

remainder of FY24-25.

- 9) Approval of a grant application with the AARP Community Challenge Grant to install a rectangular rapid flashing beacon (RRFB) crosswalk on 141st and Broadway St. in the amount of \$22,250 with no required local match.

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

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

To approve the consent agenda.

CARRIED.

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

There were no items removed from the consent agenda.

K) Scheduled Business

- 1) Discussion and possible action to approve, amend, or deny the Right of Way Agreement and Temporary Access and Workspace Agreement with Oklahoma Natural Gas.
(David Agbetunsin, City Engineer)

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

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

To approve, the Right of Way Agreement and Temporary Access and Workspace Agreement with Oklahoma Natural Gas.

CARRIED.

- 2) Discussion and possible action to approve, amend, or deny a grant application to the FEMA Flood Mitigation Assistance (FMA) fund for \$1,597,362.00 with a (25%) city match of \$399,340.50 for the Rolling Meadows Subdivision stormwater management system.
(Elizabeth Miller, Grants and Special Projects Coordinator)

Moved by Shayne Buchanan, seconded by Jacqueline Triplett-Lund

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

To approve, a grant application to the FEMA Flood Mitigation Assistance (FMA) fund for \$1,597,362.00 with a (25%) city match of \$399,340.50 for the Rolling Meadows Subdivision stormwater management system.

CARRIED.

- 3) Discussion and possible action to approve, amend, or deny authorization for staff to apply for three Surface Transportation Block Grant (STBG) applications through INCOG for FY 26-27.
(Elizabeth Miller, Grants and Special Projects Coordinator)

6 - 15

Moved by Shayne Buchanan, seconded by Jacqueline Triplett-Lund

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

To approve, authorization for staff to apply for three Surface Transportation Block Grant (STBG) applications through INCOG for FY 26-27, with the primary priority being the construction of 151st-137th Street, and the secondary priority being the design portion of the future construction of 137th - 121st Street.

CARRIED.

[2026 - 2027 FFY STBG Council Presentation MINUTES](#)

L) Adjournment

Mayor Calvert declared the meeting adjourned at 7:02 p.m.

2026 - 2027 FFY SURFACE TRANSPORTATION BLOCK GRANT (S.T.B.G)

Agenda

- **Introduction of the Grants**
- **Project Priorities**
- **Key Considerations**
- **Discussion**
- **Decision**



INTRODUCTION

About 2026 - 2027 FY STBG

INTRODUCTION



- STBG Grants support transportation projects in the Tulsa Metropolitan Urbanized Area.
- Projects receive 80% federal funding with a 20% local match.
- Up to three projects can be submitted per grant cycle.
- Each project may receive up to \$4 million in funding.
- Projects must be prioritized in the application.
- Submission deadline: March 14, 2025

PROJECT PRIORITIES

TOP 3 PROJECTS



PROJECT PRIORITIES

	PRIORITY	Description	Cost
1	131 ST Road Reconstruction Project Phase 1	Design (project length) Grade, drain & surface of ½ mile of road pavement.	\$6 – 8 Million
2	131 ST Road Reconstruction Project Phase 2	Grade, drain & surface of ½ mile of road pavement.	
3	Elwood Ave. Widening 137 th – 121 st Street (Phase 2)	Complete the engineering design of Elwood from 137 th – 121 st Street	\$633,360.00

BRIDGE ON 131ST STREET

- The City is partnering with the Tribe to construct the 131st Street Bridge
- Anticipated completion timeline is December 2025.
- Reconstruction of 131st Street could start Summer 2026
- The implication is that the road will remain closed even after the bridge project is completed.
- Will the Council prefer to undertake a standalone project to mill, patch, overlay and widen the road as a **temporary** solution to open the road. ~ \$1.5 Million . Funded by City budget
- Keep the road closed till a total reconstruction is complete.

KEY CONSIDERATIONS

ELWOOD WIDENING DESIGN/ CONSTRUCTION

- Which is of higher priority?
- Design of 137th -121st Street
- Construction of 151st -137th Street

RESOLUTION

- Given the timeline, Staff will proceed based on Council's decision
- With permission from INCOG, Staff will present a resolution on this grant at the March 17, 2025 Council Meeting.

KEY CONSIDERATIONS

DISCUSSION & DECISION

DISCUSSION:

Council to discuss and decide on the path forward given the priorities and considerations.

OUTCOME:

A consideration to approve, amend or deny the authorization to apply for the 2026- 2027 FFY STBG Grant.



QUESTIONS



DAVID AGBETUNSIN
CITY ENGINEER

BETH MILLER
GRANTS/SPECIAL PROJECTS COORDINATOR



To: Mayor and Council

City of Glenpool

From: David Agbetunsin – City Engineer

Beth Miller – Grants & Special Projects Manager

Date: March 17th, 2025

Re: Discussion and possible action to approve, amend or deny resolutions # 2025004, 2025005, and 2025006, applying for the Indian Nation Council of Government for the Street Transportation Block Grant Program for FY 26-27 to be funded by the transfer from fund balances in the City General Funds (GL# 01-5-00-5409)

Background:

The STBG program is accepting grant applications for the FY 2026-2027 cycle. Eligible entities may submit up to three prioritized projects. The grant requires a minimum 20% local match, with up to 80% covered by federal funds. Based on Council's discussion and direction during the March 3, 2025 meeting, staff has prepared and submitted three projects for consideration.

Glenpool previously secured STBG funds for the design of Elwood Avenue Widening (Phase I) from 151st Street to 137th Street. The current applications aim to secure funding for subsequent phases of this corridor improvement project.

STBG Grant Applications:

Priority 1: Elwood Avenue Widening Phase II – Construction of 141st and 151st Intersections

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

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

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

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

www.glenpoolonline.com

Scope: Widening intersections at 141st and 151st Streets, enhanced traffic signalization, pedestrian crosswalks, shared-use path, high-visibility markings, and improved turning lanes. The existing 4-way stop at 141st will be upgraded to a signalized intersection.

Estimated Cost: \$4,946,169

City Match (25%): \$1,236,542

Federal Match (75%): \$3,709,627

Note: Increasing the local match to 25% enhances competitiveness and grant scoring.

Priority 2: Elwood Avenue Widening Phase III – Construction between 141st and 151st

Scope: Widening Elwood Avenue between 141st and 151st Streets, with roadway design to be determined through traffic analysis in Phase I. Options include divided 3-lane, undivided 4-lane, or divided 4-lane to meet 20-year traffic and safety needs.

Estimated Cost: \$8,690,304

City Match (20%): \$1,738,061

Federal Match (80%): \$6,952,243

Priority 3: Elwood Avenue Widening Phase IV (Design of 137th – 121st St.)

Scope: Planning and engineering design for the 1.6-mile segment, including surveys, hydrology/hydraulic analysis, environmental studies, right-of-way acquisition, and utility relocation.

Estimated Cost: \$500,000

City Match (20%): \$100,000

Federal Match (80%): \$400,000

Funding Source:

All local matching funds will be allocated from the City General Fund balance (GL# 01-5-00-5409).

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

www.glenpoolonline.com



Staff Recommendation:

Staff recommends approving Resolutions #2025004, #2025005, and #2025006 for submission to INCOG for the 2026-2027 FFY STBG funding.

Attachments:

- Resolutions #2025004, #2025005, and #2025006
- Project Cost Estimates
- Location and Phasing Map
- Signature Pages

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

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

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

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

www.glenpoolonline.com

Attachment A – City of Glenpool Resolution #2025004

Resolution to Request Programming of Tulsa Urban Area Surface Transportation Block Grant (STBG) Funds

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 2 includes the initial construction at the intersections of Elwood Avenue with 151st Street (SH 67) and 141st Street. This phase will involve adding signalization at the 141st Street intersection, along with signs and striping at both intersections to improve traffic flow and safety.

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

WHEREAS the engineer's preliminary estimate of cost is **\$4,946,169.00** and Federal participation under the terms of the federal law, IJIA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025005

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 3 of Glenpool's proposed program of improvements includes construction of the remainder of Elwood Avenue widening from 151st Street to 137th Street. A traffic analysis in Phase 1 will determine the appropriate typical section for the widening of Elwood Avenue which could include a divided 3-lane, undivided 4-lane or a divided 4-lane. Glenpool is planning for the 20-year traffic and public safety demands; and

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

WHEREAS the engineer's preliminary estimate of cost is **\$8,690,304.00** and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025006

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 4 of the program will include all preconstruction phases of Elwood Avenue from 137th Street to 121st Street (0.6 miles); and

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

WHEREAS the engineer's preliminary estimate of cost is **\$500,000.00**, and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 2 (construction of intersections)
Project Location	intersections of 141st/Elwood Ave and 151st/Elwood Ave
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
		Percent	Federal Funds (75%)	Sponsor Funds (25%)	TOTAL
Pre-Construction Costs:					
Planning/Design			N/A	N/A	N/A
ROW			N/A	N/A	N/A
Utility Relocation			N/A	N/A	N/A
Sub-total			N/A	N/A	N/A
Construction Cost			3,225,750	1,075,250	4,301,000
Contingency Cost (%)		6 %	193,545	64,515	258,060
Sub-total			3,419,295	1,139,765	4,559,060
Escalation	# of yrs <u>1</u> per yr <u>2.35 %</u>	2.35 %	80,353	26,784	107,137
Sub-total			3,499,648	1,166,549	4,666,197
Construction Management & Inspection (%)		6%	209,978	69,992	279,971
TOTAL			3,709,627	1,236,542	4,946,169

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 3 (construction 151st to 141st)
Project Location	Elwood Avenue from 151st Street to 137th Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
			Percent	Federal Funds	Sponsor Funds (20% Minimum)
					TOTAL
Pre-Construction Costs:					
Planning/Design					
ROW					
Utility Relocation					
Sub-total					
Construction Cost				5,076,800	1,269,200
Contingency Cost (%)			20 %	1,013,600	253,400
Sub-total				5,856,000	1,464,000
Escalation	# of yrs 4	3 % per yr	12 %	702,720	175,680
Sub-total				6,558,720	1,639,680
Construction Management & Inspection (%)			6%	392,875.2	392,875.2
TOTAL				6,952,243.2	1,738,060.8
					8,690,304

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 4 (Design of 137th - 121st)
Project Location	Elwood Avenue from 137th Street - 121st Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
			Percent	Federal Funds	Sponsor Funds (20% Minimum)
Pre-Construction Costs:					TOTAL
Planning/Design				240,000	60,000
ROW				80,000	20,000
Utility Relocation				80,000	20,000
Sub-total				400,000	100,000
Construction Cost				N/A	N/A
Contingency Cost (%)			15 %	N/A	N/A
Sub-total				N/A	N/A
Escalation	# of yrs	% per yr		N/A	N/A
Sub-total				N/A	N/A
Construction Management & Inspection (%)			6%	N/A	N/A
TOTAL				400,000	100,000

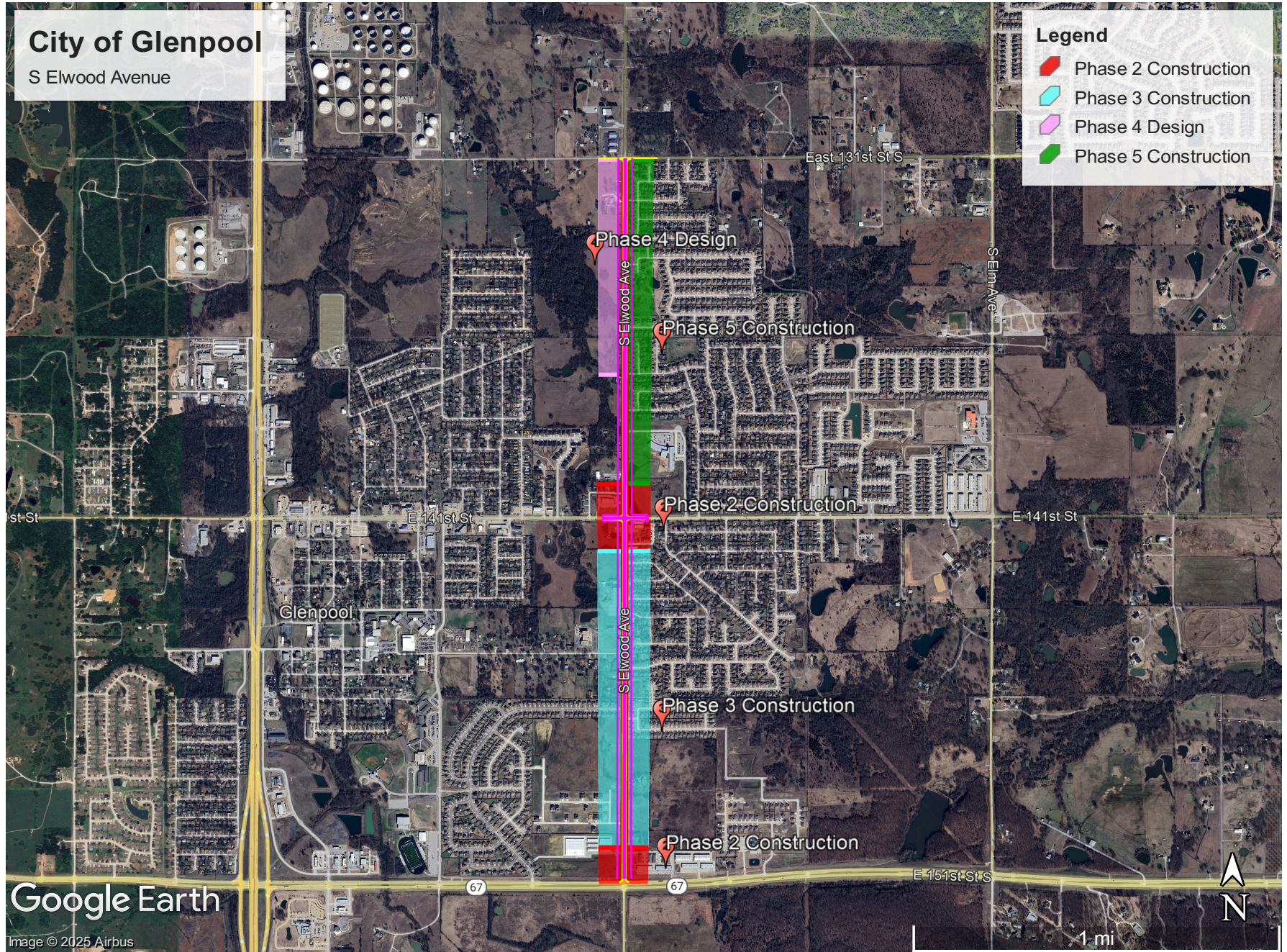
Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

City of Glenpool

S Elwood Avenue

Legend

- Phase 2 Construction
- Phase 3 Construction
- Phase 4 Design
- Phase 5 Construction



Google Earth

Image © 2025 Airbus

1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

2) Projects selected often take two years or more for preconstruction activity before they are ready for letting. The local project sponsor must provide an annual cost escalation to the year of expenditure.

3) All federal funds will be capped for awarded projects inclusive of CM&I fees.

Certification:

I certify that _____ (name of sponsor) supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for state or federal funds. I further certify that matching funds are available or will be available for the proposed project.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

2) Projects selected often take two years or more for preconstruction activity before they are ready for letting. The local project sponsor must provide an annual cost escalation to the year of expenditure.

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Signature: _____

Date: _____

Printed Name: _____

Title: _____



To: Mayor and Council

City of Glenpool

From: David Agbetunsin – City Engineer

Beth Miller – Grants & Special Projects Manager

Date: March 17th, 2025

Re: Discussion and possible action to approve, amend or deny resolutions # 2025004, 2025005, and 2025006, applying for the Indian Nation Council of Government for the Street Transportation Block Grant Program for FY 26-27 to be funded by the transfer from fund balances in the City General Funds (GL# 01-5-00-5409)

Background:

The STBG program is accepting grant applications for the FY 2026-2027 cycle. Eligible entities may submit up to three prioritized projects. The grant requires a minimum 20% local match, with up to 80% covered by federal funds. Based on Council's discussion and direction during the March 3, 2025 meeting, staff has prepared and submitted three projects for consideration.

Glenpool previously secured STBG funds for the design of Elwood Avenue Widening (Phase I) from 151st Street to 137th Street. The current applications aim to secure funding for subsequent phases of this corridor improvement project.

STBG Grant Applications:

Priority 1: Elwood Avenue Widening Phase II – Construction of 141st and 151st Intersections

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

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

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

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

www.glenpoolonline.com

Scope: Widening intersections at 141st and 151st Streets, enhanced traffic signalization, pedestrian crosswalks, shared-use path, high-visibility markings, and improved turning lanes. The existing 4-way stop at 141st will be upgraded to a signalized intersection.

Estimated Cost: \$4,946,169

City Match (25%): \$1,236,542

Federal Match (75%): \$3,709,627

Note: Increasing the local match to 25% enhances competitiveness and grant scoring.

Priority 2: Elwood Avenue Widening Phase III – Construction between 141st and 151st

Scope: Widening Elwood Avenue between 141st and 151st Streets, with roadway design to be determined through traffic analysis in Phase I. Options include divided 3-lane, undivided 4-lane, or divided 4-lane to meet 20-year traffic and safety needs.

Estimated Cost: \$8,690,304

City Match (20%): \$1,738,061

Federal Match (80%): \$6,952,243

Priority 3: Elwood Avenue Widening Phase IV (Design of 137th – 121st St.)

Scope: Planning and engineering design for the 1.6-mile segment, including surveys, hydrology/hydraulic analysis, environmental studies, right-of-way acquisition, and utility relocation.

Estimated Cost: \$500,000

City Match (20%): \$100,000

Federal Match (80%): \$400,000

Funding Source:

All local matching funds will be allocated from the City General Fund balance (GL# 01-5-00-5409).

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

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

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

www.glenpoolonline.com



Staff Recommendation:

Staff recommends approving Resolutions #2025004, #2025005, and #2025006 for submission to INCOG for the 2026-2027 FFY STBG funding.

Attachments:

- Resolutions #2025004, #2025005, and #2025006
- Project Cost Estimates
- Location and Phasing Map
- Signature Pages

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

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

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

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

www.glenpoolonline.com

Attachment A – City of Glenpool Resolution #2025004

Resolution to Request Programming of Tulsa Urban Area Surface Transportation Block Grant (STBG) Funds

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 2 includes the initial construction at the intersections of Elwood Avenue with 151st Street (SH 67) and 141st Street. This phase will involve adding signalization at the 141st Street intersection, along with signs and striping at both intersections to improve traffic flow and safety.

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

WHEREAS the engineer's preliminary estimate of cost is **\$4,946,169.00** and Federal participation under the terms of the federal law, IJIA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025005

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 3 of Glenpool's proposed program of improvements includes construction of the remainder of Elwood Avenue widening from 151st Street to 137th Street. A traffic analysis in Phase 1 will determine the appropriate typical section for the widening of Elwood Avenue which could include a divided 3-lane, undivided 4-lane or a divided 4-lane. Glenpool is planning for the 20-year traffic and public safety demands; and

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

WHEREAS the engineer's preliminary estimate of cost is **\$8,690,304.00** and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025006

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 4 of the program will include all preconstruction phases of Elwood Avenue from 137th Street to 121st Street (0.6 miles); and

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

WHEREAS the engineer's preliminary estimate of cost is **\$500,000.00**, and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 2 (construction of intersections)
Project Location	intersections of 141st/Elwood Ave and 151st/Elwood Ave
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
		Percent	Federal Funds (75%)	Sponsor Funds (25%)	TOTAL
Pre-Construction Costs:					
Planning/Design			N/A	N/A	N/A
ROW			N/A	N/A	N/A
Utility Relocation			N/A	N/A	N/A
Sub-total			N/A	N/A	N/A
Construction Cost			3,225,750	1,075,250	4,301,000
Contingency Cost (%)		6 %	193,545	64,515	258,060
Sub-total			3,419,295	1,139,765	4,559,060
Escalation	# of yrs <u>1</u> per yr <u>2.35 %</u>	2.35 %	80,353	26,784	107,137
Sub-total			3,499,648	1,166,549	4,666,197
Construction Management & Inspection (%)		6%	209,978	69,992	279,971
TOTAL			3,709,627	1,236,542	4,946,169

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 3 (construction 151st to 141st)
Project Location	Elwood Avenue from 151st Street to 137th Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET						
			Percent	Federal Funds	Sponsor Funds (20% Minimum)	TOTAL
Pre-Construction Costs:						
Planning/Design						
ROW						
Utility Relocation						
Sub-total						
Construction Cost				5,076,800	1,269,200	6,346,000
Contingency Cost (%)			20 %	1,013,600	253,400	1,267,000
Sub-total				5,856,000	1,464,000	7,320,000
Escalation	# of yrs4	3 % per yr	12 %	702,720	175,680	878,400
Sub-total				6,558,720	1,639,680	8,198,400
Construction Management & Inspection (%)			6%	392,875.2	392,875.2	491,094
TOTAL				6,952,243.2	1,738,060.8	8,690,304

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 4 (Design of 137th - 121st)
Project Location	Elwood Avenue from 137th Street - 121st Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET						
			Percent	Federal Funds	Sponsor Funds (20% Minimum)	TOTAL
Pre-Construction Costs:						
Planning/Design				240,000	60,000	300,000
ROW				80,000	20,000	100,000
Utility Relocation				80,000	20,000	100,000
Sub-total				400,000	100,000	500,000
Construction Cost				N/A	N/A	N/A
Contingency Cost (%)			15 %	N/A	N/A	N/A
Sub-total				N/A	N/A	N/A
Escalation	# of yrs__	__% per yr	_____%	N/A	N/A	N/A
Sub-total				N/A	N/A	N/A
Construction Management & Inspection (%)			6%	N/A	N/A	N/A
TOTAL				400,000	100,000	500,000

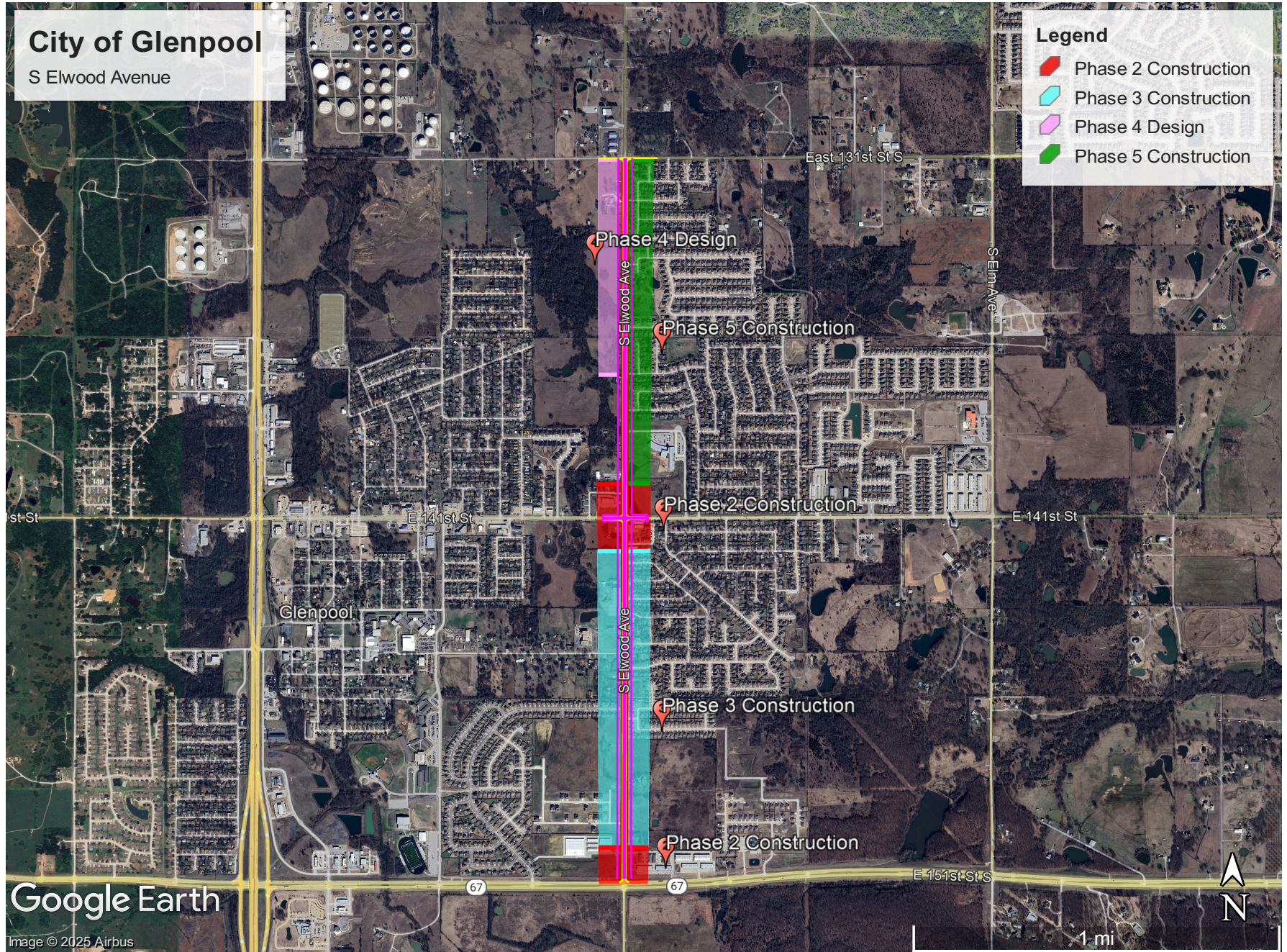
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City of Glenpool

S Elwood Avenue

Legend

- Phase 2 Construction
- Phase 3 Construction
- Phase 4 Design
- Phase 5 Construction



Google Earth

Image © 2025 Airbus

1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

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Signature: _____

Date: _____

Printed Name: _____

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To: Mayor and Council

City of Glenpool

From: David Agbetunsin – City Engineer

Beth Miller – Grants & Special Projects Manager

Date: March 17th, 2025

Background:

The STBG program is accepting grant applications for the FY 2026-2027 cycle. Eligible entities may submit up to three prioritized projects. The grant requires a minimum 20% local match, with up to 80% covered by federal funds. Based on Council's discussion and direction during the March 3, 2025 meeting, staff has prepared and submitted three projects for consideration.

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STBG Grant Applications:

Priority 1: Elwood Avenue Widening Phase II – Construction of 141st and 151st Intersections

Scope: Widening intersections at 141st and 151st Streets, enhanced traffic signalization, pedestrian crosswalks, shared-use path, high-visibility markings, and improved turning lanes. The existing 4-way stop at 141st will be upgraded to a signalized intersection.

Estimated Cost: \$4,946,169

City Match (25%): \$1,236,542

Federal Match (75%): \$3,709,627

Note: Increasing the local match to 25% enhances competitiveness and grant scoring.

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

www.glenpoolonline.com

Priority 2: Elwood Avenue Widening Phase III – Construction between 141st and 151st

Scope: Widening Elwood Avenue between 141st and 151st Streets, with roadway design to be determined through traffic analysis in Phase I. Options include divided 3-lane, undivided 4-lane, or divided 4-lane to meet 20-year traffic and safety needs.

Estimated Cost: \$8,690,304

City Match (20%): \$1,738,061

Federal Match (80%): \$6,952,243

Priority 3: Elwood Avenue Widening Phase IV (Design of 137th – 121st St.)

Scope: Planning and engineering design for the 1.6-mile segment, including surveys, hydrology/hydraulic analysis, environmental studies, right-of-way acquisition, and utility relocation.

Estimated Cost: \$500,000

City Match (20%): \$100,000

Federal Match (80%): \$400,000

Funding Source:

All local matching funds will be allocated from the City General Fund balance (GL# 01-5-00-5409).

Staff Recommendation:

Staff recommends approving Resolutions #2025004, #2025005, and #2025006 for submission to INCOG for the 2026-2027 FFY STBG funding.

Attachments:

- Resolutions #2025004, #2025005, and #2025006
- Project Cost Estimates
- Location and Phasing Map
- Signature Pages

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

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

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

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Attachment A – City of Glenpool Resolution #2025004

Resolution to Request Programming of Tulsa Urban Area Surface Transportation Block Grant (STBG) Funds

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 2 includes the initial construction at the intersections of Elwood Avenue with 151st Street (SH 67) and 141st Street. This phase will involve adding signalization at the 141st Street intersection, along with signs and striping at both intersections to improve traffic flow and safety.

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

WHEREAS the engineer's preliminary estimate of cost is **\$4,946,169.00** and Federal participation under the terms of the federal law, IJIA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025005

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 3 of Glenpool's proposed program of improvements includes construction of the remainder of Elwood Avenue widening from 151st Street to 137th Street. A traffic analysis in Phase 1 will determine the appropriate typical section for the widening of Elwood Avenue which could include a divided 3-lane, undivided 4-lane or a divided 4-lane. Glenpool is planning for the 20-year traffic and public safety demands; and

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

WHEREAS the engineer's preliminary estimate of cost is **\$8,690,304.00** and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment A – City of Glenpool Resolution #2025006

**Resolution to Request Programming of Tulsa Urban Area Surface Transportation
Block Grant (STBG) Funds**

WHEREAS Surface Transportation Block Grant (STBG) funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, the City of Glenpool has selected a project described as follows: Phase 4 of the program will include all preconstruction phases of Elwood Avenue from 137th Street to 121st Street (0.6 miles); and

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

WHEREAS the engineer's preliminary estimate of cost is **\$500,000.00**, and Federal participation under the terms of the federal law, IIJA Act, relating to STBG funds are hereby requested for funding of 80 percent of the project cost; and

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

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

ATTEST:

MAYOR

CITY ATTORNEY

DATE

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 2 (construction of intersections)
Project Location	intersections of 141st/Elwood Ave and 151st/Elwood Ave
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
		Percent	Federal Funds (75%)	Sponsor Funds (25%)	TOTAL
Pre-Construction Costs:					
Planning/Design			N/A	N/A	N/A
ROW			N/A	N/A	N/A
Utility Relocation			N/A	N/A	N/A
Sub-total			N/A	N/A	N/A
Construction Cost			3,225,750	1,075,250	4,301,000
Contingency Cost (%)		6 %	193,545	64,515	258,060
Sub-total			3,419,295	1,139,765	4,559,060
Escalation	# of yrs <u>1</u> per yr <u>2.35 %</u>	2.35 %	80,353	26,784	107,137
Sub-total			3,499,648	1,166,549	4,666,197
Construction Management & Inspection (%)		6%	209,978	69,992	279,971
TOTAL			3,709,627	1,236,542	4,946,169

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 3 (construction 151st to 141st)
Project Location	Elwood Avenue from 151st Street to 137th Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET						
			Percent	Federal Funds	Sponsor Funds (20% Minimum)	TOTAL
Pre-Construction Costs:						
Planning/Design						
ROW						
Utility Relocation						
Sub-total						
Construction Cost				5,076,800	1,269,200	6,346,000
Contingency Cost (%)			20 %	1,013,600	253,400	1,267,000
Sub-total				5,856,000	1,464,000	7,320,000
Escalation	# of yrs4	3 % per yr	12 %	702,720	175,680	878,400
Sub-total				6,558,720	1,639,680	8,198,400
Construction Management & Inspection (%)			6%	392,875.2	392,875.2	491,094
TOTAL				6,952,243.2	1,738,060.8	8,690,304

Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

Attachment C - Tulsa Urban Area Surface Transportation Program Project Rating Form

A. Application Information

Project Title	Elwood Widening - Phase 4 (Design of 137th - 121st)
Project Location	Elwood Avenue from 137th Street - 121st Street
Sponsor	City of Glenpool
Sponsor Contact Name	Elizabeth Miller
Sponsor Contact Title	Grants - Special Projects Coordinator
Address	12205 S Yukon Ave Glenpool, OK 74033
Phone	918-209-4646
Email	emiller@cityofglenpool.com

B. Project Financial Information – Include a detailed, complete, realistic cost estimate, and summarize below:

PROJECT BUDGET					
			Percent	Federal Funds	Sponsor Funds (20% Minimum)
Pre-Construction Costs:					TOTAL
Planning/Design				240,000	60,000
ROW				80,000	20,000
Utility Relocation				80,000	20,000
Sub-total				400,000	100,000
Construction Cost				N/A	N/A
Contingency Cost (%)			15 %	N/A	N/A
Sub-total				N/A	N/A
Escalation	# of yrs	% per yr		N/A	N/A
Sub-total				N/A	N/A
Construction Management & Inspection (%)			6%	N/A	N/A
TOTAL				400,000	100,000

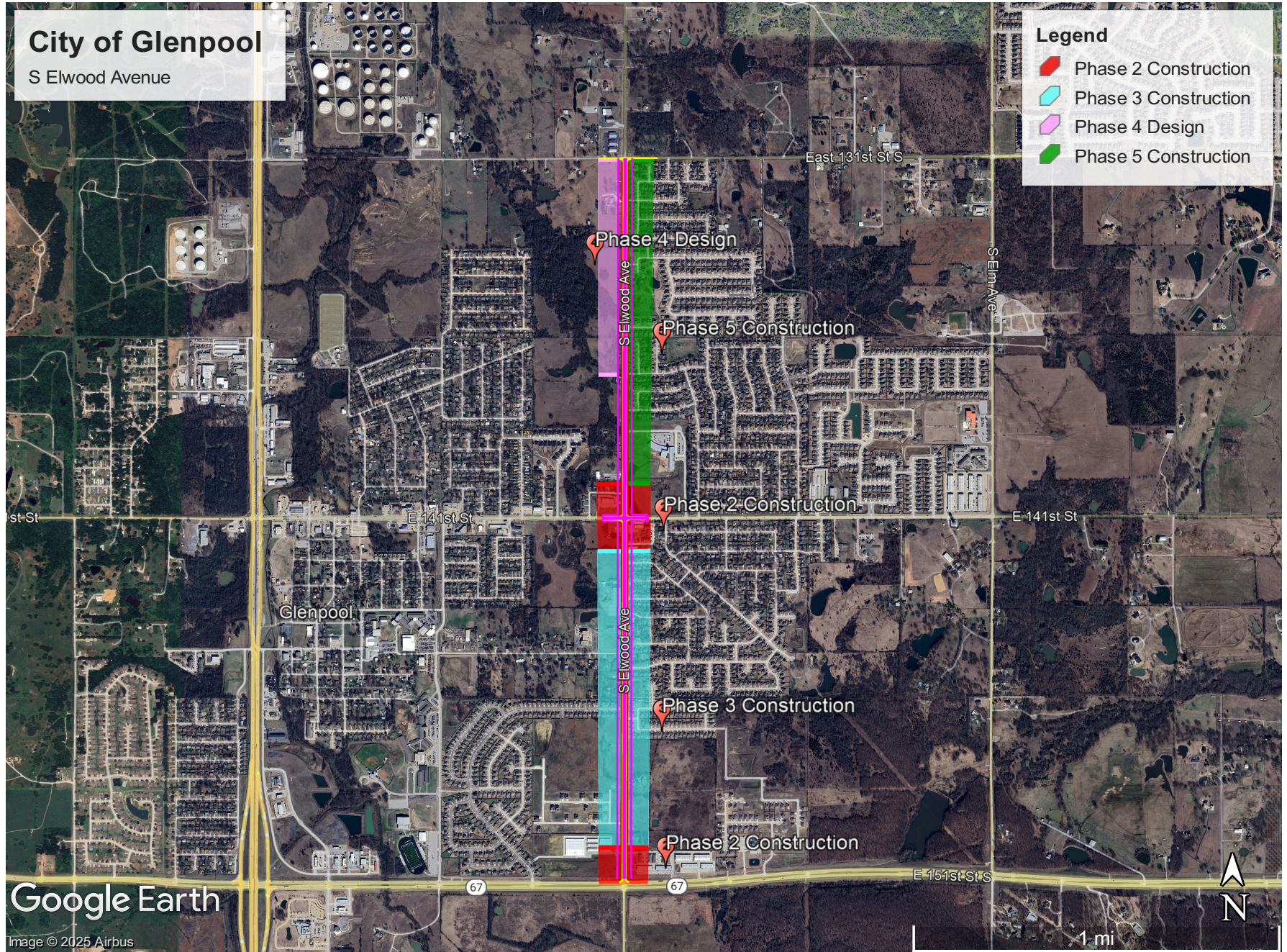
Note: In the application, please provide (a) The source of cost estimates and attach the most detailed and complete cost estimate available. Annual cost escalation to year of expenditure percentage and Construction Management & Inspection fee is provided as guidance but you may use the best applicable percentages to your project provided you have a basis. Total Federal Funds are capped for the project once awarded.

City of Glenpool

S Elwood Avenue

Legend

- Phase 2 Construction
- Phase 3 Construction
- Phase 4 Design
- Phase 5 Construction



1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

2) Projects selected often take two years or more for preconstruction activity before they are ready for letting. The local project sponsor must provide an annual cost escalation to the year of expenditure.

3) All federal funds will be capped for awarded projects inclusive of CM&I fees.

Certification:

I certify that _____ (name of sponsor) supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for state or federal funds. I further certify that matching funds are available or will be available for the proposed project.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

2) Projects selected often take two years or more for preconstruction activity before they are ready for letting. The local project sponsor must provide an annual cost escalation to the year of expenditure.

3) All federal funds will be capped for awarded projects inclusive of CM&I fees.

Certification:

I certify that _____ (name of sponsor) supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for state or federal funds. I further certify that matching funds are available or will be available for the proposed project.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

1) Applicants are required to include a minimum of **6%** Construction Management & Inspection costs per ODOT's recommendation.

2) Projects selected often take two years or more for preconstruction activity before they are ready for letting. The local project sponsor must provide an annual cost escalation to the year of expenditure.

3) All federal funds will be capped for awarded projects inclusive of CM&I fees.

Certification:

I certify that _____ (name of sponsor) supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for state or federal funds. I further certify that matching funds are available or will be available for the proposed project.

Signature: _____

Date: _____

Printed Name: _____

Title: _____



To: Honorable Mayor, City Council, Chair and Trustees

From: Joshua Brannon, Finance Director

Date: March 17, 2025

Re: Addendum to Chamber Agreement

Background:

The Glenpool Industrial Authority ("GIA"), the City of Glenpool ("City"), and the Glenpool Chamber of Commerce ("Chamber") entered into annual agreements for both FY23-24 and FY24-25. The Chamber inadvertently did not send an invoice in the amount of \$2,666.66 to the City for certain services rendered by the Chamber under the FY24 Agreement for the month of May 2024. As a result, the City did not make payment for those services prior to the City closing its books for the FY23-24 fiscal year. The City, as a municipal corporation, is required to comply with fiscal year debt limitations imposed by the Oklahoma Constitution and is thereby prohibited from using funds from the current fiscal year to pay obligations incurred in a different fiscal year.

GIA, as a public trust, is not subject to the fiscal year debt limitations. The Addendum to the Agreement would permit GIA to pay the Chamber on behalf of the City the sum of \$2,666.66 in full and complete satisfaction of all debts owed by the City to the Chamber under the FY24 Agreement, subject to the terms and conditions of the Addendum.

Staff Recommendation

Staff recommends approval of the Addendum to Agreement between the Glenpool Chamber of Commerce, the Glenpool Industrial Authority, and the City for FY2024-2025.

Attachment:

Addendum to Agreement

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

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

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

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

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ADDENDUM TO AGREEMENT

This Addendum to Agreement (“Addendum”) is entered into by and between the Glenpool Industrial Authority (“GIA”), the City of Glenpool (“City”) and the Glenpool Chamber of Commerce (“Chamber”) effective the ____ day of March, 2025.

RECITALS:

WHEREAS, GIA, the City and the Chamber are parties to an agreement effective July 1, 2024, and ending June 30, 2025, entitled “Glenpool Industrial Authority/Glenpool Chamber of Commerce Agreement” (the “Agreement”).

WHEREAS, the Agreement is a renewal of a previous agreement between the same parties during the previous fiscal year ending June 30, 2024 (the “FY24 Agreement”).

WHEREAS, the Chamber inadvertently did not send an invoice in the amount of \$2,666.66 to the City in May 2024, for certain services (the “Services”) rendered by the Chamber under the FY24 Agreement and, as a result, the City did not make payment for those services prior to the City closing its books for the fiscal year ending June 30, 2024.

WHEREAS, the City is a municipal corporation and political subdivision of the State of Oklahoma and, as such, it is required to comply with the fiscal year debt limitations imposed by the Oklahoma Constitution.

WHEREAS, the payment of a prior fiscal year’s obligations by a municipality from the current fiscal year’s funds is prohibited by the Oklahoma Constitution, art. 10, § 26, which requires municipalities to operate on a cash basis, and expressly prohibits using funds from one fiscal year to pay obligations incurred in a different fiscal year.

WHEREAS, the City and GIA do not dispute that the Chamber provided the Services during the fiscal year ending June 30, 2024, and the Services provided value to the City, GIA and Glenpool community.

WHEREAS, GIA is a public trust formed under the laws of the State of Oklahoma for the benefit of the City.

WHEREAS, public trusts in Oklahoma are not subject to the fiscal year debt limitations in the Oklahoma Constitution.

WHEREAS, GIA, as a party to the Agreement, desires to pay, for the benefit of the City, the sum of \$2,666.66 to the Chamber, and the Chamber desires to accept said payment from GIA, in full and complete satisfaction of all debts owed by the City to the Chamber under the FY24 Agreement.

NOW THEREFORE, in consideration of the mutual promises, recitals, covenants and agreements contained herein, and intending to be legally bound, the parties agree as follows:

1. GIA agrees to pay to the Chamber and the Chamber agrees to accept from GIA the sum of \$2,666.66 (the "Payment") in full and complete satisfaction of all debts owed by the City to the Chamber under the FY24 Agreement, subject to the terms and conditions of this Addendum.

2. In exchange for the Payment, the Chamber agrees to **RELEASE** and by entering into this Addendum **DOES HEREBY RELEASE** the City, GIA and their respective employees, officers, council members, board members, agents, affiliates, contractors, insurers, attorneys, volunteers, and all other persons, firms, and corporations of and from any and all claims, demands, rights, responsibility, liability, assertions, actions, causes of action, damages, demands or debts, known or unknown, that the Chamber may have related to or arising out of Services that it provided under the FY24 Agreement. This release is effective immediately.

3. The parties agree and acknowledge that this Addendum and the Agreement comprise the entire understanding between them with regard to the subject matter hereof, and that no other obligations, agreements or duties of any kind exist between the parties other than as stated herein. All prior negotiations concerning the subject of this Addendum are merged herein.

4. This Addendum and the Agreement may not be modified except by a written instrument that is properly approved by all parties.

5. This Addendum and the Agreement shall be governed by the laws of Oklahoma, and any dispute related to or arising out of this Agreement shall be heard only by a court of competent jurisdiction sitting in Tulsa County, Oklahoma.

WHEREFORE, having fully read and understood the terms of this Agreement, the parties sign their names below with the intention that they shall be legally bound by it.

GLENPOOL CHAMBER OF COMMERCE:

By: _____

Name / Title

Date

GLENPOOL INDUSTRIAL AUTHORITY:

By: _____
Joyce Calvert, Chair

Date

CITY OF GLENPOOL, OKLAHOMA:

By: _____
Joyce Calvert, Mayor

Date



TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DUY NGUYEN, CITY PLANNER

DATE: MARCH 17, 2025

ITEM: THE LAKES AT TWIN MOUNDS COMPREHENSIVE PLAN AMENDMENT (CPA-01-2025)

REQUEST: A PROPOSED COMPREHENSIVE PLAN AMENDMENT (CPA-01-2025) TO CHANGE THE LAND USE DESIGNATION FOR THE SUBJECT SITE FROM SUBURBAN RESIDENTIAL AND U.S. 75 CORRIDOR TO GENERAL RESIDENTIAL.

APPLICANT: DAVE COCOLIN, EAGLE 1 INVESTMENTS, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED ON THE SOUTH SIDE OF WEST 161ST STREET SOUTH APPROXIMATELY A QUARTER MILE WEST OF U.S. HIGHWAY 75

ZONING: RS-3 (SINGLE-FAMILY HIGH DENSITY)

COMP PLAN: SUBURBAN RESIDENTIAL & U.S. 75 CORRIDOR

APPLICANT REP: AUSTIN MAYES, OLSSON

BACKGROUND

The subject site is approximately 94.09 acres in overall size (See attached exhibits). The site is currently designated Suburban Residential and U.S. 75 Corridor in the City of Glenpool (COG) Comprehensive Plan. The current Zoning for the site is RS-3 (Single-Family High Density). The applicant requests to change the Comprehensive Plan designation from Suburban Residential and U.S. 75 Corridor to General Residential.

The applicant has requested these changes to allow future residential development under the RS-3 development regulations. The current Suburban Residential designation is not compatible with the RS-3 Zone, requiring an amendment to General Residential. This amendment ensures consistency between the existing Zoning, RS-3, and the Comprehensive Plan.

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

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

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

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The table below illustrates the Comprehensive Plan land use designations, Zoning, and land use of properties adjacent to the site:

SURROUNDING COMP PLAN DESIGNATION / ZONING / LAND USES

	Comp Plan Designation	Zoning	Land Use
North	Rural & U.S. 75 Corridor	Tulsa County Zoning: RE (Residential Single-Family, Estate) & AG (Agriculture), PUD-755	Single-Family Residence (Tulsa County)
South	Rural & U.S. 75 Corridor	Tulsa County Zoning: AG (Agriculture) & IM (Industrial Moderate)	Vacant (Tulsa County)
East	U.S. 75 Corridor	RM-2 (Multi-Family Medium Density) & CG (Commercial General) Tulsa County Zoning: IM (Industrial Moderate)	Multi-Family Residences (Senior Apartments) Industrial (Tulsa County)
West	Rural	Tulsa County Zoning: AG (Agriculture)	Vacant (Tulsa County)

PROJECT DESCRIPTION

Comprehensive Plan Map Amendment:

The applicant requests to change the Comprehensive Plan land use designation from Suburban Residential and U.S. 75 Corridor to General Residential. The total acreage for the site is 94.09 acres and the land use designation breakdown is listed below:

<u>Land Use Designation Breakdown</u>	
Suburban Residential	75.11 acres
U.S. 75 Corridor	18.98 acres
Total	+/- 94.09 acres

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

Comprehensive Plan:

As mentioned, the site is designated Suburban Residential and U.S. 75 Corridor in the COG's Comprehensive Plan. Please see the attachments for the description of Suburban Residential.

Compatible Zoning Districts for the Suburban Residential Land Use Designation (Based Upon Future Land Use Designations Relative to Zoning Classifications)

- Single-Family Low Density (RS-1)
- Planned Unit Development (PUD)

Allowed Development Types (Based Upon Suburban Residential Text):

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.

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- Public/institutional uses.
- Parks and public spaces.

Physical Features of the Property:

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

Services:

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

ANALYSIS

Comprehensive Plan:

The existing Suburban Residential designation is not compatible with the RS-3 Zoning, requiring a change to General Residential designation to maintain consistency between the site's Zoning and the Comprehensive Plan designation.

The General Residential land use designation is described below:

"This designation covers areas with predominantly single-family residential uses at typical in-city densities, often with limited open space set-asides or internal amenities for residents."

Compatible Zoning Districts for the General Residential Land Use Designation

- *Single-Family Medium Density (RS-2)*
- *Single-Family High Density (RS-3)*
- *Residential Manufactured Home (RMH)*
- *Planned Unit Development (PUD)*

Allowed Development Types

- *Detached residential dwellings.*
- *Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards.*
- *Public/institutional uses.*
- *Parks and public spaces.*

Characteristics

- *Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.*
- *Auto-oriented character, especially where driveways and front-loading garages dominate the front yard and building facades of homes. This can be offset by landscaping, "anti-monotony" standards that require varied dwelling appearance and floor plans on adjacent and nearby lots, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement."*

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Land Use Compatibility:

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

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

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

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

As shown in the table above, SURROUNDING COMP PLAN DESIGNATION / ZONING / LAND USES, the surrounding areas consist of existing residential uses along with vacant and undeveloped areas. The proposed General Residential designation is compatible with these adjacent uses due to its residential character. There are established neighborhoods in the city built in similar conditions.

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

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

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

The city must ensure consistency between the Comprehensive Plan and Zoning districts. The General Residential designation aligns the existing RS-3 while preserving the area's residential character.

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

There are currently no new subdivisions being developed in the city and the existing ones are near completion. The Comprehensive Plan amendment will allow for the development of a single-family subdivision and address the current need for housing.

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The proposed Comprehensive Plan amendment ensures consistency between the existing RS-3 Zone and the Comprehensive Plan. By transitioning from Suburban Residential and U.S. 75 Corridor to General Residential, the amendment preserves the area's residential character while accommodating residential development under the RS-3 Zoning regulations. Additionally, the Comprehensive Plan amendment will address the City's need for housing within the community.

TAC

The Technical Advisory Committee (TAC) reviewed the proposed amendment on February 21, 2025. There are no additional comments.

PLANNING COMMISSION ACTION:

The Planning Commission public hearing on the proposed Comprehensive Plan Amendment (CPA-01-2025) application was held on Monday, March 10, 2025. After deliberating, the Planning Commission on a 4-0 vote recommended that the City Council approve the Comprehensive Plan Amendment (CPA-01-2025) application and resolution as presented.

STAFF RECOMMENDATION:

The Comprehensive Plan Amendment (CPA-01-2025) application meets the COG Code of Ordinances requirements. As such, staff recommends the City Council take the following actions:

1. Approve the Comprehensive Plan Amendment (CPA-01-2025) application and Resolution No. 2025007 as presented.

ATTACHMENTS:

1. Aerial Photo / Zoning Map
2. Existing Comprehensive Plan Map
3. Proposed Comprehensive Plan Map
4. CPA-01-2025 Application
5. Legal Description
6. Description of Suburban Residential Land Use Designation
7. Description of General Residential Land Use Designation
8. Future Land Use Designations Relative to Zoning Classifications
9. Resolution No. 2025007

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

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RESOLUTION NO. 2025007

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SUBURBAN RESIDENTIAL AND U.S. 75 CORRIDOR LAND USE DESIGNATIONS TO GENERAL RESIDENTIAL LAND USE DESIGNATION AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION CPA-01-2025; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

WHEREAS, the City of Glenpool Planning Commission has determined that certain property described herein is more compatible with the General Residential Land Use Designation as described in the 2017 Interim Update of the City of Glenpool Comprehensive Plan adopted by the City Council on November 14, 2017, than it is with the Suburban Residential and U.S. 75 Corridor Land Use Designation likewise described therein and by which it is now designated; and

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

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

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

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

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

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE

TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SEVEN (27);

THENCE SOUTH 88°59'58" WEST ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1319.26 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°06'19" EAST A DISTANCE OF 1939.31 FEET;

THENCE SOUTH 88°27'59" WEST, A DISTANCE OF 337.87 FEET;

THENCE SOUTH 00°46'30" EAST, A DISTANCE OF 303.98 FEET;

THENCE SOUTH 14°20'13" EAST, A DISTANCE OF 328.41 FEET;

THENCE SOUTH 42°25'37" EAST, A DISTANCE OF 104.46 FEET;

THENCE SOUTH 88°56'48" WEST, A DISTANCE OF 1124.45 FEET;

THENCE NORTH 01°05'30" WEST, A DISTANCE OF 2645.34 FEET TO THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4);

THENCE NORTH 88°59'58" EAST, A DISTANCE OF 1319.38 FEET ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 3,272,072.53 SQUARE FEET OR 75.12 ACRES, MORE OR LESS.

Be, and hereby is, amended from Suburban Residential to General Residential; and

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SEVEN (27);

THENCE SOUTH 88°59'58" WEST ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 986.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 04°56'21" EAST A DISTANCE OF 417.97 FEET;

THENCE NORTH 89°00'11" EAST, A DISTANCE OF 392.59 FEET;

THENCE SOUTH 01°06'58" EAST, A DISTANCE OF 904.05 FEET;

THENCE SOUTH 88°51'31" WEST, A DISTANCE OF 753.66 FEET;
THENCE NORTH 01°06'15" WEST, A DISTANCE OF 1322.91 FEET TO THE
NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 88°59'58" EAST, A DISTANCE OF 332.93 FEET ALONG THE
NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4) TO THE POINT OF
BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 826,626.84 SQUARE FEET
OR 18.98 ACRES, MORE OR LESS.

Be, and hereby is, amended from U.S. 75 Corridor to General Residential.

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

PASSED AND APPROVED by the City Council of the City of Glenpool on this 17th day of March
2025.

Joyce G. Calvert, Mayor

Attest:

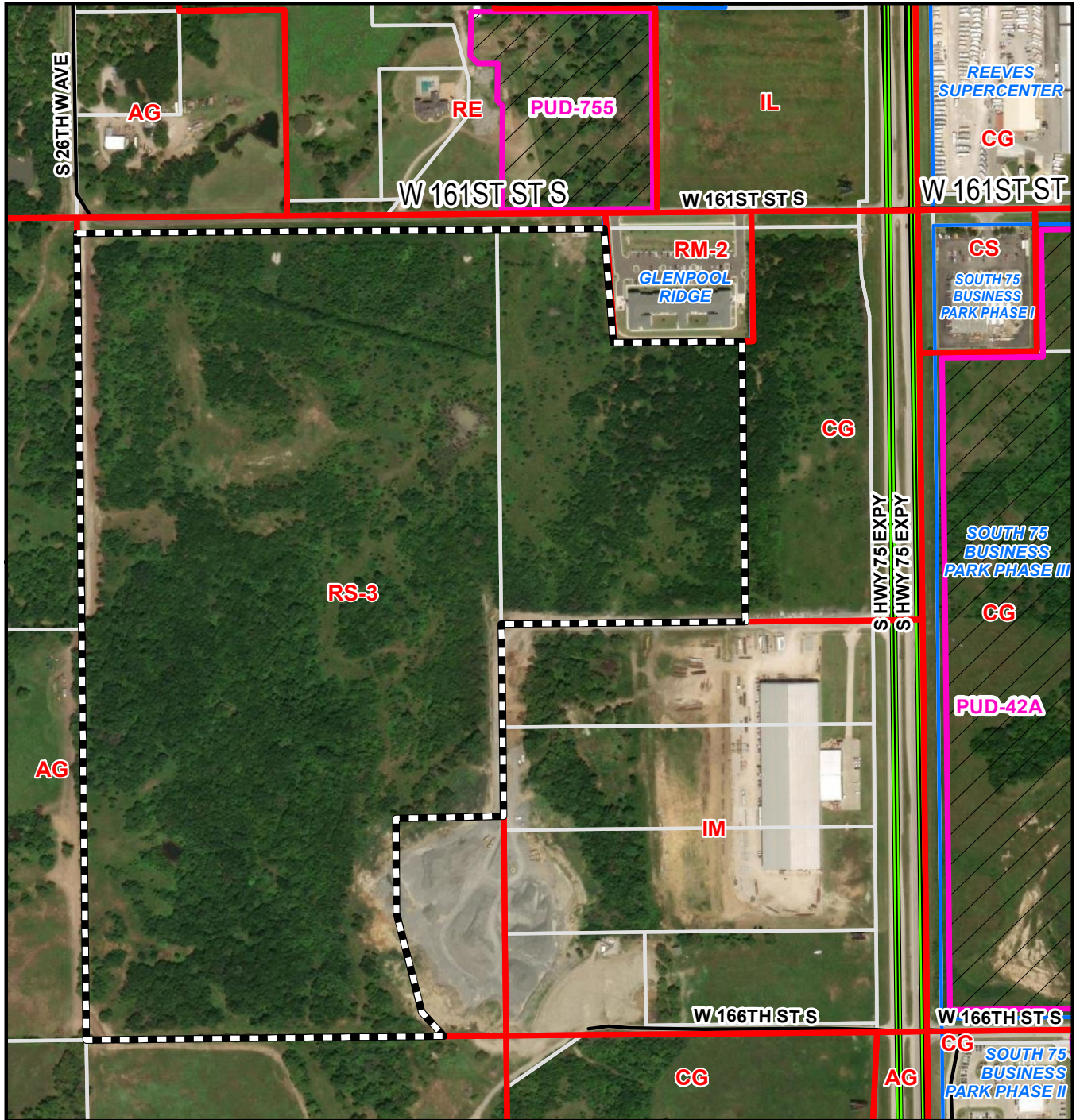
City Attorney

[MUNICIPAL SEAL]

Approved as to Form:

City Attorney

Aerial Photo / Zoning Map



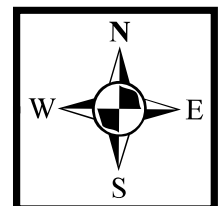
Comprehensive Plan Amendment (CPA-01-2025)

A request to amend the Comprehensive Plan designation from Suburban Residential & U.S. 75 Corridor to General Residential. Subject Site is generally located on the south side of W 161st St S approximately a 1/4 mile west of U.S. Highway 75

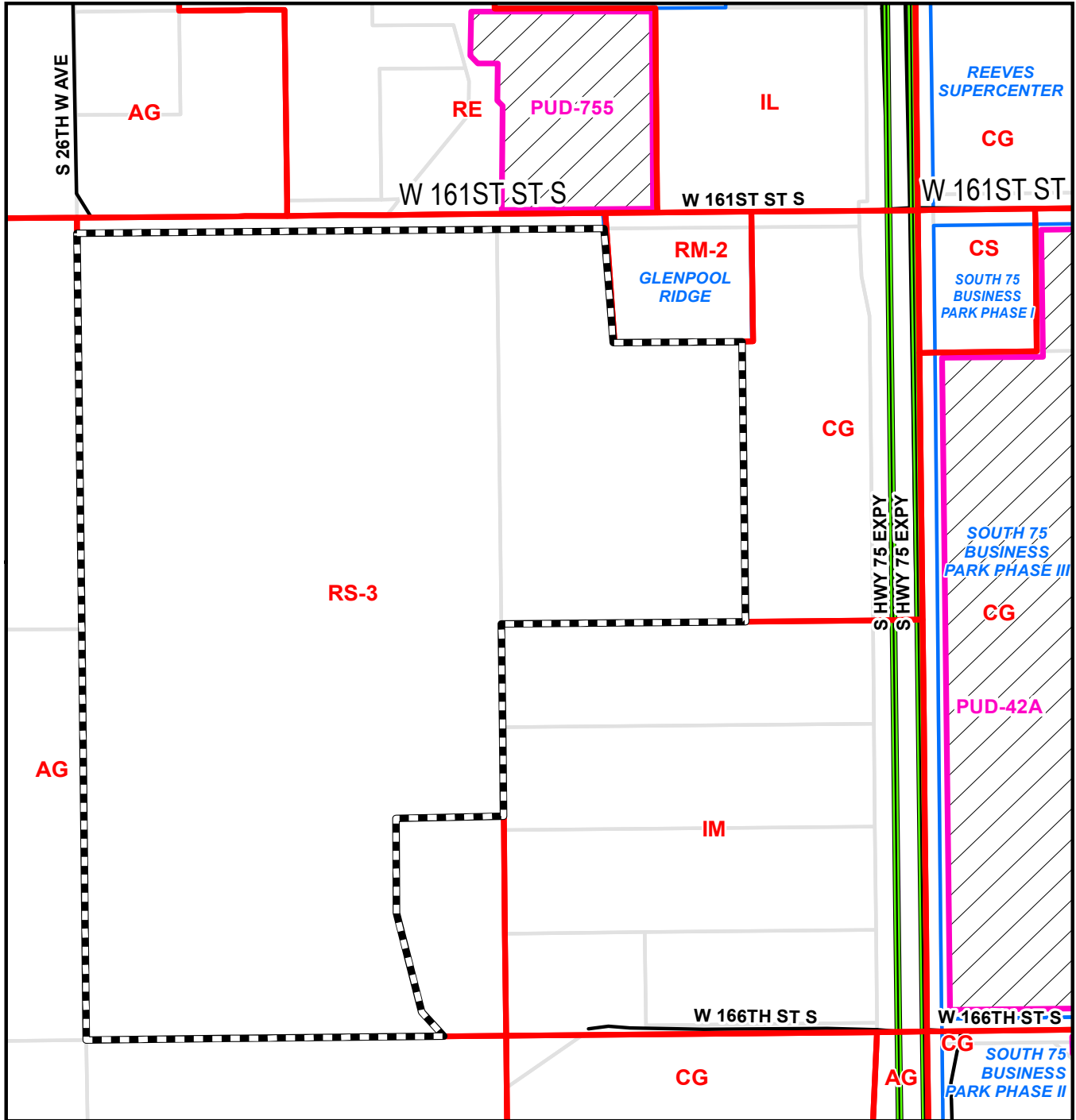
Legend

- Zoning
- Highways
- Streets
- Subdivisions
- Subject Site
- Parcels
- PUD's

Feet 0 425 850



Date: 2/13/2025



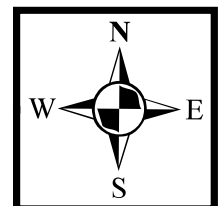
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Legend

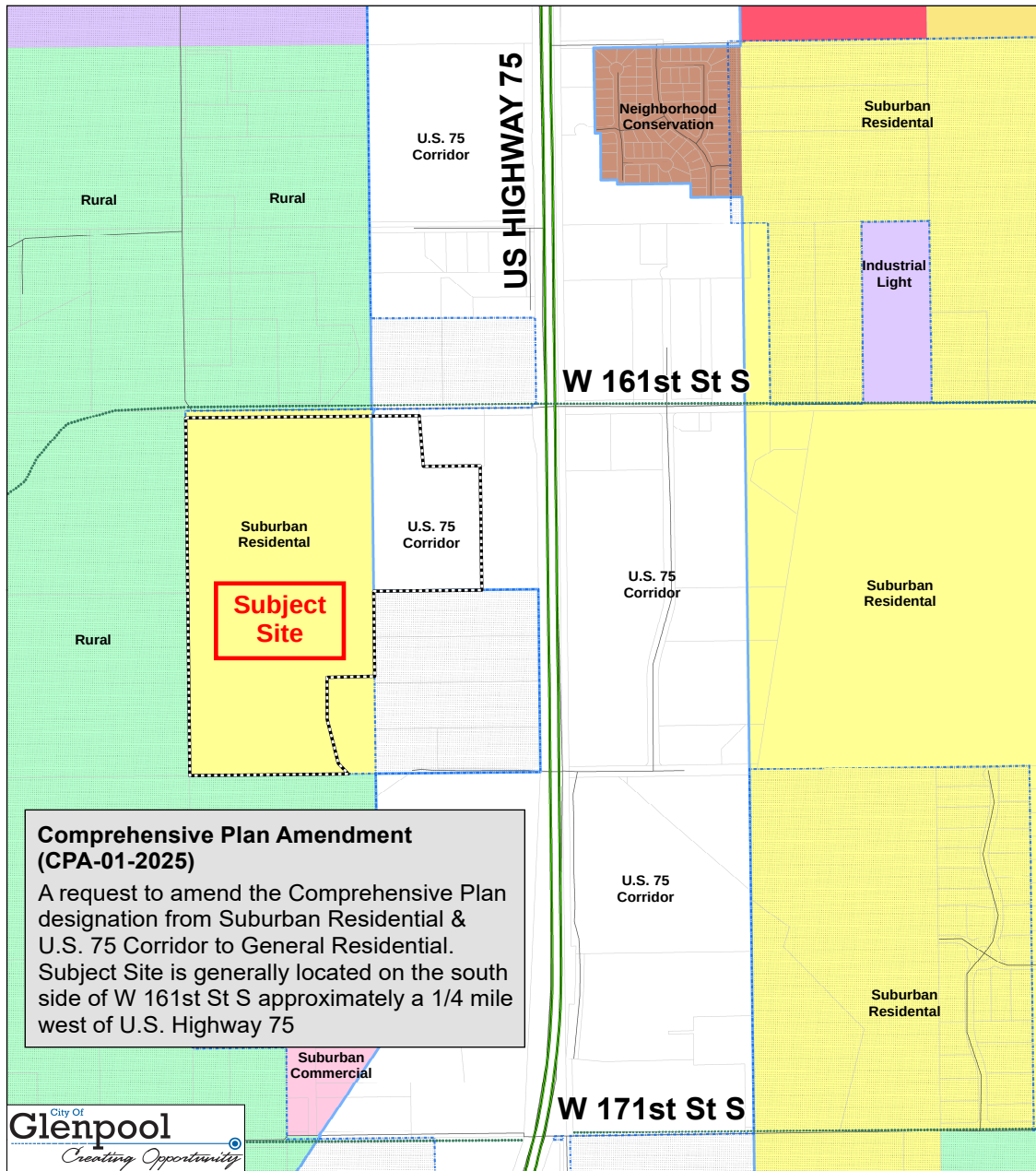
- Zoning
- Highways
- Streets
- Subdivisions
- Subject Site
- Parcels
- PUD's

Feet 0 425 850



Date: 2/13/2025

**Existing Comprehensive
Plan Map**



Legend

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Areas
- Parcels
- Subject Site

Streets & Arterials

- Primary Arterial
- Highways
- Secondary Arterial
- Streets

Corridors

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

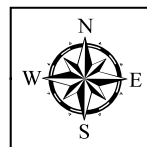
Districts

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

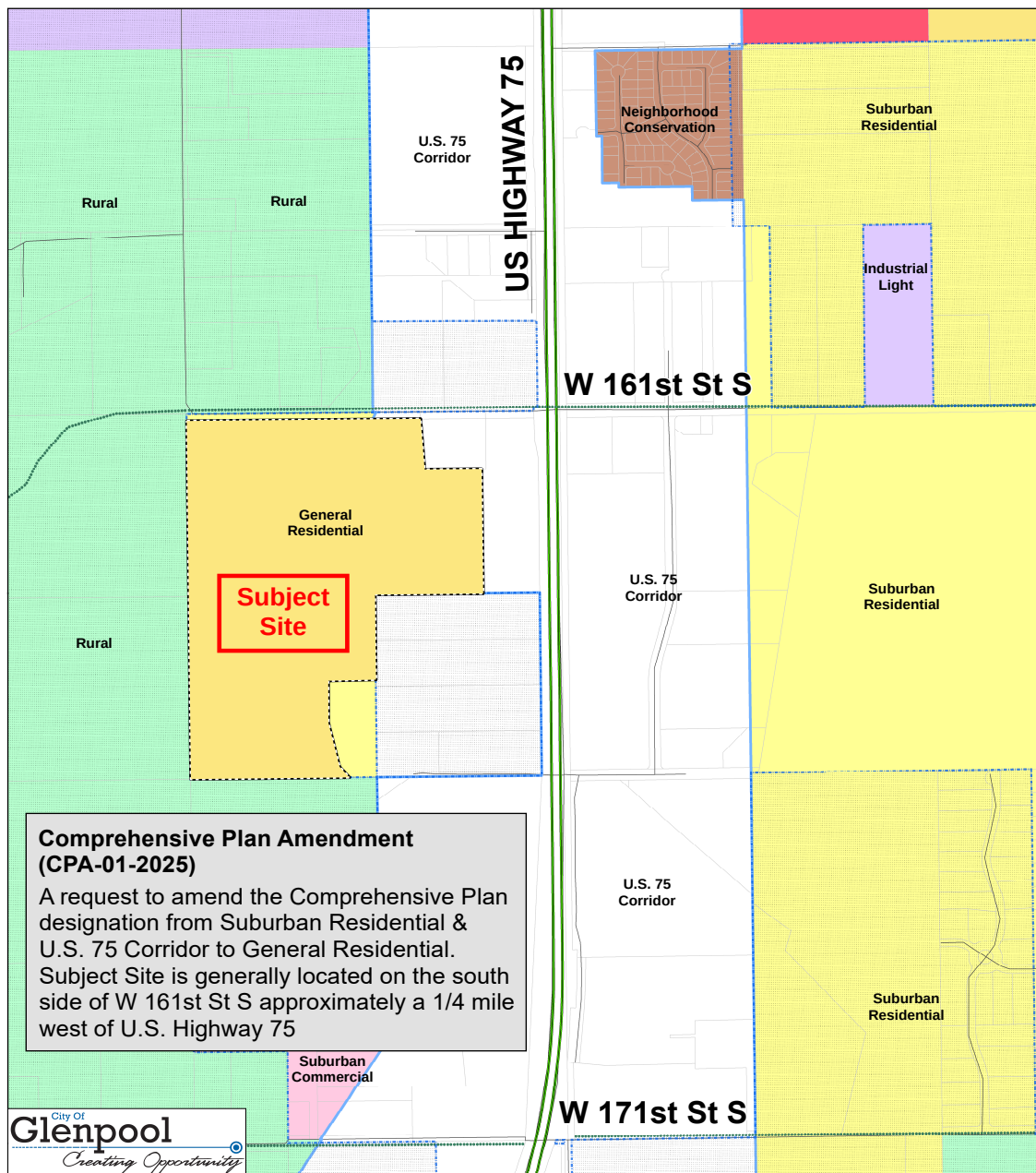
Land Use

- Rural
- Parks & Rec. Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium

0 0.05 0.1 0.2 0.3 Miles



**Proposed Comprehensive
Plan Map**



Legend

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Areas
- Parcels
- Subject Site

Streets & Arterials

- Primary Arterial
- Highways
- Secondary Arterial
- Streets

Corridors

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

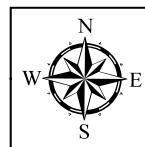
Districts

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

Land Use

- Rural
- Parks & Rec. Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium

0 0.05 0.1 0.2 0.3 Miles



**CPA-01-2025
Application**



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

Comprehensive Plan Map Amendment Application

PART I – PROPERTY OWNER INFORMATION:

Name: Eagle 1 Investments, LLC Phone: (918) 629-9671

Address: P.O. Box 472106, Tulsa, OK 74147

Email Address: dave@paradigmtulsa.com

PROJECT APPLICANT INFORMATION:

Name: Olsson, Inc. - Austin Mayes Phone: (918) 376-4294

Address: 1717 S. Boulder Ave., Suite 600 Tulsa, OK 74119

Email Address: amayes@olsson.com

APPLICANT'S REPRESENTATIVE INFORMATION:

Company Name: Olsson, Inc. Phone: (918) 376-4294

Address: 1717 S. Boulder Ave., Suite 600 Tulsa, OK 74119

Contact Name: Austin Mayes Phone: (918) 376-4294

Email Address: amayes@olsson.com

PART II – PROPERTY DESCRIPTION:

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

Property Site Address: _____

County: Tulsa Acreage: 94.09

Parcel No.: 97227-72-27-04110 & 97227-72-27-00010

Current Zoning: RS-3 Present Use: Vacant

Comprehensive Land Use Plan Designation: Suburban Residential & U.S. 75 Corridor

Proposed Comprehensive Land Use Plan Designation: General Residential

PART III – PUBLICATION NOTICE:

Who is the person that shall be billed for publication?

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

Name: Olsson, Inc.

1717 S. Boulder Ave, Suite 600
Mailing Address: Tulsa, OK 74119 Phone: (918) 376-4294

E-Mail Address: amayes@olsson.com

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

PART IV – SUBMITTAL ATTACHMENTS:

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

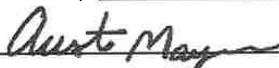
- ☒ Property Survey "Exhibit"
☒ 300' certified radius report with property owner mailing labels from a title or abstract company.
☒ Legal description of the property (If by metes and bounds, attach plat of survey)
☒ A certificate of closure from a licensed surveyor.
☐ Application Fee (See Fee Schedule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

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

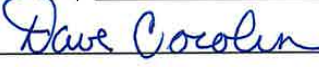
PART V – SIGNATURES:

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

Project Applicant Name (Print Name): Austin Mayes

Project Applicant Signature:  Date: 01/22/2025

Property Owner Name (Print Name): Dave Cocolin

Property Owner Signature:  Date: 01/22/2025

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



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

APPLICANT SIGNATURE: Austin May DATE: 01/29/2025

PROPERTY OWNER SIGNATURE: Dave Cocolin DATE: 1-29-2025

D. APPLICATION FEES

Request for Comprehensive Plan Amendment fee:	\$100.00
\$2.00 per property owner on Title/Abstract report	(<u>16</u>) x \$2.00 = <u>32</u>
Posting of public hearing sign	\$50.00
Publication in <i>Tulsa World</i> Legal Notices fee	<i>Tulsa World</i> to invoice
TOTAL:	\$ <u>182.00</u>

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

Parcel Map Check Report

Prepared by: Darrel Ray Mason

Olsson, Inc.

11600 Broadway Extension, Suite 300

Oklahoma City, OK 73114

Date: 1/21/2025 12:25:10 PM

Parcel Name: The Lakes at Twin Mounds Comp Plan Amend

Description: The Lakes at Twin Mounds Comp Plan Amend

Process segment order counterclockwise: False

Enable mapcheck across chord: True

North: 348902.4980' East: 2570442.2440'

Segment #1 : Line
Course: S04°56'21.00"E Length: 417.97'
North: 348514.9318' East: 2572130.2285'

Segment #2 : Line
Course: N89°00'10.99"E Length: 392.59'
North: 348521.7625' East: 2572522.7590'

Segment #3 : Line
Course: S01°06'57.78"E Length: 904.05'
North: 347617.8840' East: 2572540.3677'

Segment #4 : Line
Course: S88°51'30.86"W Length: 753.66'
North: 347602.8709' East: 2571786.8572'

Segment #5 : Line
Course: S01°06'15.36"E Length: 616.40'
North: 346986.5853' East: 2571798.7364'

Segment #6 : Line
Course: S88°27'58.63"W Length: 337.87'
North: 346977.5422' East: 2571460.9875'

Segment #7 : Line
Course: S00°46'30.37"E Length: 303.98'
North: 346673.5900' East: 2571465.0996'

Segment #8 : Line
Course: S14°20'13.37"E Length: 328.41'
North: 346355.4081' East: 2571546.4223'

Segment #9 : Line
Course: S42°25'37.37"E Length: 104.46'
North: 346278.3023' East: 2571616.8964'

Segment #10 : Line
Course: S88°56'48.08"W Length: 1124.45'
North: 346257.6318' East: 2570492.6364'

Segment #11 : Line
Course: N01°05'29.94"W Length: 2645.34'
North: 348902.4917' East: 2570442.2380'

Segment #12 : Line
Course: N88°59'58.00"E Length: 1652.25'
North: 348931.3497' East: 2572094.2421'

Perimeter: 9581.43' Area: 4098639.93 Sq. Ft.
Error Closure: 0.0087 Course: S43°34'11.40"W
Error North: -0.00628 East: -0.00597

Precision 1: 1101313.79

SPECIAL CERTIFICATE

The TULSA ABSTRACT & TITLE COMPANY, a duly qualified and bonded abstract Company within and for the County of Tulsa, State of Oklahoma, does hereby certify:

There is shown herein a true and correct list of owners of record:

A 300 foot Radius surrounding a tract of land described as follows:

~ See attached Exhibit "A" for Legal Description ~

As shown by the current years tax rolls as the date of this certificate in the office of the County Treasurer within and for Tulsa County, Oklahoma

AND

That said list also shows the last GRANTEES of record in the Office of the County Clerk within and for Tulsa County, State of Oklahoma.

ADDRESSES given in this report are not certified to.

This certificate certifies to Tulsa County Treasurer 2023 Tax Rolls and last Grantees of record of the Tulsa County Clerk as of **July 16, 2024 at 7:59 A.M.**

IN WITNESS WHEREOF, the TULSA ABSTRACT & TITLE COMPANY has caused these presents to be signed, and its corporate seal to be affixed this **23rd day of July, 2024.**

TULSA ABSTRACT & TITLE COMPANY

By  Vice-President

No. 514273



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land that is a part of the **Northeast Quarter (NE/4) of Section Twenty-seven (27), Township Seventeen (17) North, Range Twelve (12) East** of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northeast corner of said Section Twenty-seven (27); Thence South 88°59'58" West along the Northern line of said Northeast Quarter (NE/4) a distance of 986.39 feet to the POINT OF BEGINNING; Thence South 04°56'21" East a distance of 417.97 feet; Thence North 89°00'11" East a distance of 392.59 feet; Thence South 01°06'58" East a distance of 904.05 feet; Thence South 88°51'31" West a distance of 753.66 feet; Thence South 01°06'15" East a distance of 616.40 feet; Thence South 88°27'59" West a distance of 337.87 feet; Thence South 00°46'20" East a distance of 303.98 feet; Thence South 14°20'13" East a distance of 328.41 feet; Thence South 42°25'37" East a distance of 104.46 feet; Thence South 88°56'48" West a distance of 1124.45 feet; Thence North 01°05'30" West a distance of 2595.34 feet to the Northern line of said Northeast Quarter (NE/4); Thence North 88°59'58" East a distance of 1652.25 feet along the Northern line of said Northeast Quarter (NE/4) to the POINT OF BEGINNING.



Glenpool Ridge, LP
3609 East 20th Street
Joplin, MO 64801-5849

**Eagle I Investments, LLC as
Nominee for LRL Christian
Charitable Trust No. 1**
P.O. Box 472106
Tulsa, OK 74147-2106

M-JAK Investments, LLC
820 West Skelly Drive
Tulsa, OK 74107-9410

**Country Investments, LLC and
Sharp Mortgage Co., LLP**
1647 East 3rd Street
Tulsa, OK 74120-2807

75 RE Partners, LLC
P.O. Box 4678
Tulsa, OK 74159-0678

Excavation Resources, LLC
P.O. Box 1168
Sapulpa, OK 74067-1168

City of Glenpool
12205 South Yukon Avenue
Glenpool, OK 74033-6635

Faith Free Will Baptist Church
P.O. Box 271
Glenpool, OK 74033

**Stuart Wilson and
Nancy Tolbert**
16701 South 33rd West Avenue
Glenpool, OK 74033

Mira Vista Properties, LLC
231 West 161st Street South
Glenpool, OK 74033-4507

Coachport, LLC
8516 East 10th Street Suite B
Tulsa, OK 74133-7035

Flying R Ranch, LLC
2231 West 161st Street
Glenpool, OK 74033

Ryan Keith Jones
2231 West 161st Street South
Glenpool, OK 74033-4507

The Fullbright Trust
16015 South 26th West Avenue
Glenpool, OK 74033

Okiahi Trust
P.O. Box 682
Glenpool, OK 74033-0682

Tulsa County
218 West 6th Street Floor 9
Tulsa, OK 74119-1004

Names and Addresses

Legal Description

Glenpool Ridge, LP
3609 East 20th Street
Joplin, MO 64801-5849

Eagle I Investments, LLC as
Nominee for LRL Christian
Charitable Trust No. 1
P.O. Box 472106
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M-JAK Investments, LLC
820 West Skelly Drive
Tulsa, OK 74107-9410

Country Investments, LLC and
Sharp Mortgage Co., LLP
1647 East 3rd Street
Tulsa, OK 74120-2807

Lot 1,
Block 1,
GLENPOOL RIDGE

Beginning 179.11'W NE/C NE, S216.93' SE127.24'
S962.58' to pt on S/L NE NE, W1167.65 to pt on
SW/C NE NE, N1308.82' to pt on NW/C NE NE,
E332.91' SEly418.05' E434.51' N416.99'
E343.91'to POB,
Less Beginning 179.06'W NE/C NE, S50'
W344.05' N50' E344' to POB,
and Less Beginning NE/C GLENPOOL RIDGE,
SEly50.12' W approx. 336.79' N50' E332.91' to
POB,
27-17-12
and
W/2 NE,
Less Beginning 617.30'S NE/C SW NE, S704.88'
W195.47' NW104.47' NW328.44' N304' E337.89'
to POB,
Less N50 for road,
27-17-12

N/2 N/2 SE NE,
Less E1.19 acres for hwy,
27-17-12
and
S/2 N/2 SE NE,
Less E1.19 acres for hwy,
27-17-12
and
N/2 S/2 SE NE,
Less E1.19 acres for hwy,
27-17-12

Part S330' S/2 SE NE,
Less E165.70', described as Beginning 156.70'W
SE/C SE NE, W1163.15' N330' E437.08' S300'
E726' S30' to POB,
27-17-12
and



75 RE Partners, LLC
P.O. Box 4678
Tulsa, OK 74159-0678

Excavation Resources, LLC
P.O. Box 1168
Sapulpa, OK 74067-1168

City of Glenpool
12205 South Yukon Avenue
Glenpool, OK 74033-6635

Faith Free Will Baptist Church
P.O. Box 271
Glenpool, OK 74033

Stuart Wilson and
Nancy Tolbert
16701 South 33rd West Avenue
Glenpool, OK 74033

Mira Vista Properties, LLC
231 West 161st Street South
Glenpool, OK 74033-4507

Part NE SE,
Beginning NW/C NE SE, S167.50' NE292.54'
W240' to POB,
27-17-12

Part S330' SE NE,
Beginning 156.70'W & 30'N SE/C SE, W726'
N300' E726' S300' to POB,
27-17-12

Beginning 617.30'S NE/C SW NE, S704.88'
W195.47' NW104.47' NW328.44' N304' E337.89'
to POB,
27-17-12

Beginning 986.39'W NE/C NE, SEly50.12'
W1655.62' N50' E1652.25' to POB,
27-17-12

Beginning 301.10'W SE/C SE, W798.07' N400'
E381.25' N925.11' W525.99' N1325.23' E1163.16'
S1387.70, curve right 1266.45 to POB,
Less Part NE SE,
Beginning NW/C NE SE, S167.50' NE292.54'
W240' to POB,
27-17-12

Part NW,
Beginning SW/C NW, N993.66' E1319.62'
S992.60' W1230.05' to POB,
and
NW SW
and
NE SW,
Less W/2 NW NW SW,
27-17-12

N/2 NW
and
SW NW,
Less Beginning SW/C NW, N993.66' E1319.62'
S992.60' W1320.05' to POB,
27-17-12



Coachport, LLC
8516 East 101st Street Suite B
Tulsa, OK 74133-7035

E10 acres S/2 SE SE, lying W Hwy 75 ROW,
22-17-12

Flying R Ranch, LLC
2231 West 161st Street
Glenpool, OK 74033

E/2 SW SE
and
E/2 NW SW
and
S/2 SE SE,
Less E12.335 acres
and Less Beginning SW/C SE SW SE, N660.36'
W329.78' N330' E606.08' S383.36' E253.92'
SE186.91' S109.63' SW403.70' W330' to POB,
22-17-12
and
Beginning SW/C SE SW SE, N660.36' W329.78'
N330' E606.08' S383.36' E253.92' SE144.01'
W269.19' S468.03' W299 to POB,
Less S50',
22-17-12

Ryan Keith Jones
2231 West 161st Street South
Glenpool, OK 74033-4507

Beginning 299'E SW/C SE SW SE, N468.03'
E269.19' SE42.90' S109.63' SW403.70' W31 to
POB,
Less S50',
22-17-12

The Fullbright Trust
16015 South 26th West Avenue
Glenpool, OK 74033

SW SW SW SE
and
E/2 SW SW SE,
22-17-12

Okiahi Trust
P.O. Box 682
Glenpool, OK 74033-0682

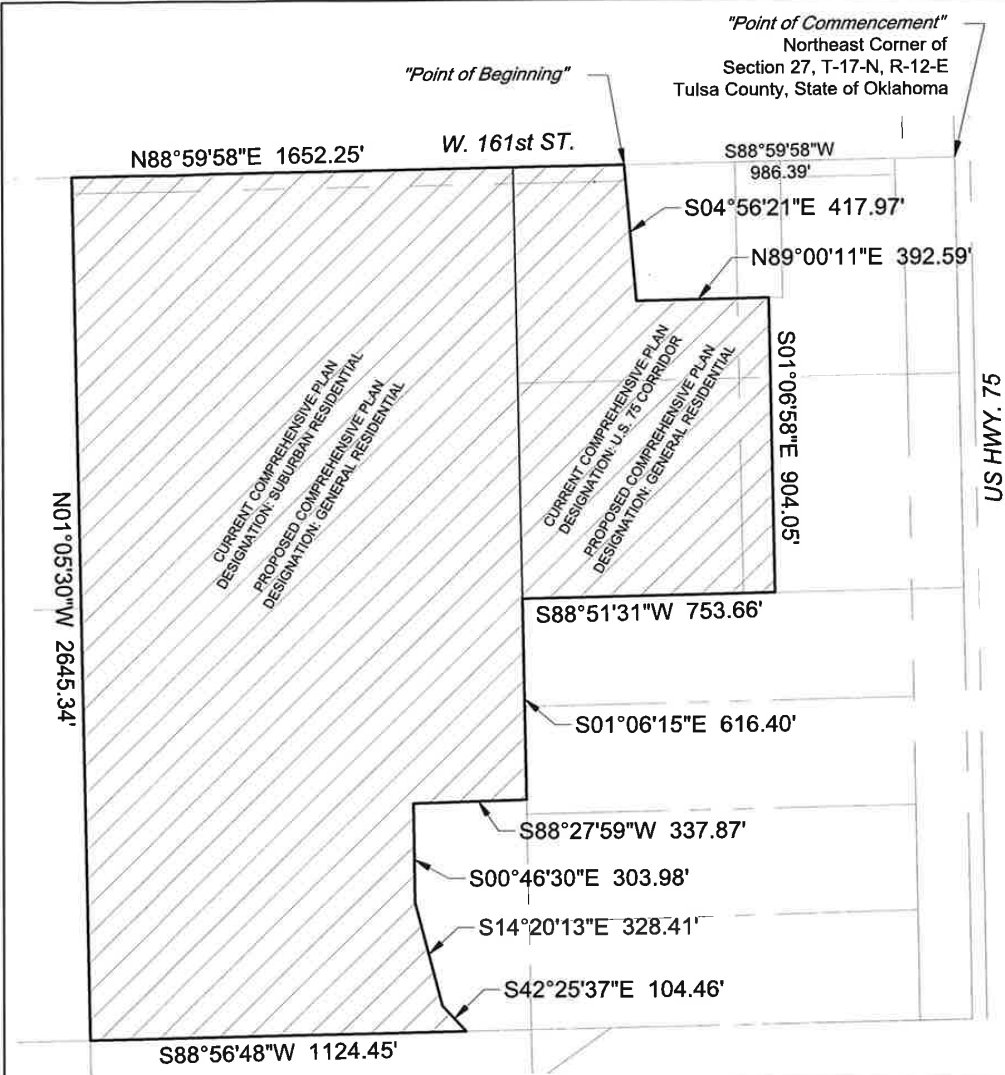
E/2 SE SW,
22-17-12

Tulsa County
218 West 6th Street Floor 9
Tulsa, OK 74119-1004

S50' of tract described as Beginning SW/C SE SW
SE, N660.36' W329.78' N330' E606.08' S383.36'
E253.92' SE186.91' S109.63' SW403.70' W330' to
POB,
22-17-12



F:\2019\1001-1500\019-1362\00-Design\Exhibits\Comp Plan Amend\2025.01.21 Twin Mounds - Comp Plan Amend.dwg
DATE: Jan 23, 2025 8:03am USER: rivanover



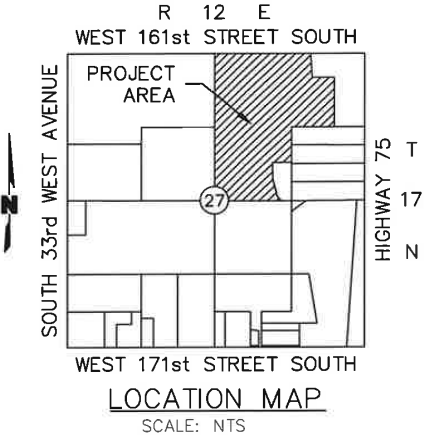
LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SEVEN (27); THENCE SOUTH 88°59'58" WEST ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 986.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°56'21" EAST A DISTANCE OF 417.97 FEET; THENCE NORTH 89°00'11" EAST, A DISTANCE OF 392.59 FEET; THENCE SOUTH 01°06'58" EAST, A DISTANCE OF 904.05 FEET; THENCE SOUTH 88°51'31" WEST, A DISTANCE OF 753.66 FEET; THENCE SOUTH 01°06'15" EAST, A DISTANCE OF 616.40 FEET; THENCE SOUTH 88°27'59" WEST, A DISTANCE OF 337.87 FEET; THENCE SOUTH 00°46'20" EAST, A DISTANCE OF 303.98 FEET; THENCE SOUTH 14°20'13" EAST, A DISTANCE OF 328.41 FEET; THENCE SOUTH 42°25'37" EAST, A DISTANCE OF 104.46 FEET; THENCE SOUTH 88°56'48" WEST, A DISTANCE OF 1124.45 FEET; THENCE NORTH 01°05'30" WEST, A DISTANCE OF 2595.34 FEET TO THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°59'58" EAST, A DISTANCE OF 1652.25 FEET ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 4,098,639.93 SQUARE FEET OR 94.09 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS:
GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE



PROJECT NO: 019-1362
DRAWN BY: MAV
DATE: 01.21.2025

**THE LAKES AT TWIN MOUNDS
COMPREHENSIVE PLAN AMENDMENT**

olsson

1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119
olsson.com
TEL 918.376.4294
Olsson - Engineering
Oklahoma COA #2483

EXHIBIT
1

Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land that is a part of the **Northeast Quarter (NE/4) of Section Twenty-seven (27), Township Seventeen (17) North, Range Twelve (12) East** of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northeast corner of said Section Twenty-seven (27); Thence South 88°59'58" West along the Northern line of said Northeast Quarter (NE/4) a distance of 986.39 feet to the POINT OF BEGINNING; Thence South 04°56'21" East a distance of 417.97 feet; Thence North 89°00'11" East a distance of 392.59 feet; Thence South 01°06'58" East a distance of 904.05 feet; Thence South 88°51'31" West a distance of 753.66 feet; Thence South 01°06'15" East a distance of 616.40 feet; Thence South 88°27'59" West a distance of 337.87 feet; Thence South 00°46'20" East a distance of 303.98 feet; Thence South 14°20'13" East a distance of 328.41 feet; Thence South 42°25'37" East a distance of 104.46 feet; Thence South 88°56'48" West a distance of 1124.45 feet; Thence North 01°05'30" West a distance of 2595.34 feet to the Northern line of said Northeast Quarter (NE/4); Thence North 88°59'58" East a distance of 1652.25 feet along the Northern line of said Northeast Quarter (NE/4) to the POINT OF BEGINNING.



**Description of
Suburban Residential
Land Use Designation**

Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. This distinguishes suburban character areas from more auto-oriented residential areas where site coverage predominates relative to undeveloped space.

Development Types

- Detached residential dwellings
- Planned developments that integrate other housing types (e.g., attached residential), with increased open space to preserve an overall suburban character
- Golf course subdivisions
- Public/institutional uses
- Parks and public spaces

Characteristics

- A larger baseline minimum lot size allows for deeper front yards and building setbacks and greater side separation between homes.
- Less noticeable accommodation of the automobile compared to more intensive auto-oriented residential areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard space, and where garages are situated to the side or rear of the dwelling.
- Either through permitted-by-right development options or a Planned Unit Development (PUD) approval process, can promote land planning approaches that discourage “cookie cutter” subdivision designs and allow for smaller lot sizes than the baseline in exchange for greater open space set-aside, with the additional open space devoted to maintaining the suburban character and buffering adjacent properties and roads.
- May include a cluster development option that further concentrates the overall development footprint while providing the developer the same lot yield—or even a density bonus to incent conservation designs with an even higher open space ratio.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.



**Description of
General Residential
Land Use Designation**

This designation covers areas with predominantly single-family residential uses at typical in-city densities, often with limited open space set-asides or internal amenities for residents.

- Detached residential dwellings
- Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/institutional uses
- Parks and public spaces

- Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.
- Auto-oriented character, especially where driveways and front-loading garages dominate the front yard and building facades of homes. This can be offset by landscaping, “anti-monotony” standards that require varied dwelling appearance and floor plans on adjacent and nearby lots, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.



**Future Land Use Designations
Relative to Zoning Classifications**

TABLE 21: Future Land Use Designations Relative to Zoning Classifications

Future Land Use Designation	Mostly Closely Associated Zoning District(s)	Commentary
Rural	Agricultural (AG)	
Parks & Recreational Open Space	All but commercial and industrial districts	
Estate Residential	Residential Estate (RE)	Stands apart as a transitional character area between scattered residential uses in Rural character areas and more condensed subdivision layouts even in Suburban Residential character areas.
Suburban Residential	Single-Family Low Density (RS-1) Planned Unit Development (PUD)	Makes a distinction between more intensive General Residential character areas relative to Suburban Residential, with only RS-1 zoning considered appropriate for Suburban Residential areas. In contrast, the 2010 Comprehensive Plan equated all three RS zoning districts to "Low Intensity Residential."
General Residential	Single-Family Medium Density (RS-2) Single-Family High Density (RS-3) Residential Manufactured Home (RMH) Planned Unit Development (PUD)	
Neighborhood Conservation	<i>None currently</i>	The same residential zoning districts are currently applied to both contemporary new developments and to older, long-established neighborhoods.
Attached Residential	Duplex (RD) Multi-Family Townhouse (RMT) Planned Unit Development (PUD)	Makes a distinction between less intensive forms of attached housing, such as duplexes, patio homes and townhouses, relative to the most intensive forms—larger-scale and often multi-story apartment buildings—which are regulated by the RM zoning districts.
Multi-Family Residential	Multi-Family Low Density (RM-1) Multi-Family Medium Density (RM-2) Planned Unit Development (PUD)	
Suburban Commercial	Planned Unit Development (PUD)	The current zoning district options for commercial development will not necessarily produce a Suburban character outcome without the developer choosing to go beyond the minimum applicable standards.
General Commercial	Office Low Intensity (OL) Office Medium Intensity (OM) Commercial Shopping Center (CS) Commercial General (CG)	
Industrial - Light	Light Manufacturing Research and Development (IL)	A separate designation provided for the most intensive industrial uses allowed in the city as regulated by the IM zoning district.
Industrial – Medium	Industrial Moderate (IM)	

Resolution No. 2025007

RESOLUTION NO. 2025007

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SUBURBAN RESIDENTIAL AND U.S. 75 CORRIDOR LAND USE DESIGNATIONS TO GENERAL RESIDENTIAL LAND USE DESIGNATION AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION CPA-01-2025; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

WHEREAS, the City of Glenpool Planning Commission has determined that certain property described herein is more compatible with the General Residential Land Use Designation as described in the 2017 Interim Update of the City of Glenpool Comprehensive Plan adopted by the City Council on November 14, 2017, than it is with the Suburban Residential and U.S. 75 Corridor Land Use Designation likewise described therein and by which it is now designated; and

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

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

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

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

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

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE

TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SEVEN (27);

THENCE SOUTH 88°59'58" WEST ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1319.26 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°06'19" EAST A DISTANCE OF 1939.31 FEET;

THENCE SOUTH 88°27'59" WEST, A DISTANCE OF 337.87 FEET;

THENCE SOUTH 00°46'30" EAST, A DISTANCE OF 303.98 FEET;

THENCE SOUTH 14°20'13" EAST, A DISTANCE OF 328.41 FEET;

THENCE SOUTH 42°25'37" EAST, A DISTANCE OF 104.46 FEET;

THENCE SOUTH 88°56'48" WEST, A DISTANCE OF 1124.45 FEET;

THENCE NORTH 01°05'30" WEST, A DISTANCE OF 2645.34 FEET TO THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4);

THENCE NORTH 88°59'58" EAST, A DISTANCE OF 1319.38 FEET ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 3,272,072.53 SQUARE FEET OR 75.12 ACRES, MORE OR LESS.

Be, and hereby is, amended from Suburban Residential to General Residential; and

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SEVEN (27);

THENCE SOUTH 88°59'58" WEST ALONG THE NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 986.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 04°56'21" EAST A DISTANCE OF 417.97 FEET;

THENCE NORTH 89°00'11" EAST, A DISTANCE OF 392.59 FEET;

THENCE SOUTH 01°06'58" EAST, A DISTANCE OF 904.05 FEET;

THENCE SOUTH 88°51'31" WEST, A DISTANCE OF 753.66 FEET;
THENCE NORTH 01°06'15" WEST, A DISTANCE OF 1322.91 FEET TO THE
NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 88°59'58" EAST, A DISTANCE OF 332.93 FEET ALONG THE
NORTHERN LINE OF SAID NORTHEAST QUARTER (NE/4) TO THE POINT OF
BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 826,626.84 SQUARE FEET
OR 18.98 ACRES, MORE OR LESS.

Be, and hereby is, amended from U.S. 75 Corridor to General Residential.

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

PASSED AND APPROVED by the City Council of the City of Glenpool on this 17th day of March
2025.

Joyce G. Calvert, Mayor

Attest:

City Attorney

[MUNICIPAL SEAL]

Approved as to Form:

City Attorney