



**NOTICE  
GLENPOOL CITY COUNCIL  
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on, June 16, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFIKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

Passcode: 974088

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

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: [lasmith@cityofglenpool.com](mailto:lasmith@cityofglenpool.com) **PRIOR TO 6:00 PM, JUNE 16, 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 Fanning of Sapulpa Bible Church**
- 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) To approve the minutes from the June 2, 2025, meeting. 4 - 10  
[City Council Regular Meeting - 02 Jun 2025 - Minutes - Pdf](#)
- 2) To approve the renewal of all OMAG insurance policies for FY 2025-2026. 11 - 14  
[FY25-26 OMAG Insurance Renewals Staff Report 06-16-25](#)  
[Glenpool GLA140047309 OMAG Renewal Invoice 20250505](#)  
[Glenpool PRO140044409 OMAG Renewal Invoice 20250508](#)  
[Glenpool WCV140012409 OMAG Invoice 20250602](#)
- 3) To approve the BlackGold Concession Lease Agreement with Kayla Randall dba Kone Headz Inc. for FY25-26. 15 - 25  
[2025-06-16 PW Agreement - Kone Headz at BG Park with attachments](#)

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

K) **Scheduled Business**

- 1) **Housley Planned Unit Development** – A Planned Unit Development application (PUD 45) for an industrial business park. The subject site is located at 1077 West 161st Street South and is approximately 14.63 acres in overall size. 26 - 65  
Applicant: David Meek, Housley Group, Inc.  
Applicant Representative: Justin DeBruin, Wallace Design Collective, PC  
(Duy Nguyen, City Planner)  
  
A. Public Hearing on the proposed Planned Unit Development (PUD 45) and Ordinance No. 827.  
  
B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Planned Unit Development (PUD 45) and Ordinance No. 827.  
[CC STAFF REPORT PUD 45 HOUSLEY - JUNE 16 2025 Staff Report](#)  
[PUD 45 Attachments](#)  
[Ordinance No. 827 - PUD 45 \(Housley\)](#)
- 2) **Annexation (ANX 2025-01)** – An Annexation Request (ANX 2025-01) of a 6-acre site into the City of Glenpool corporate limits. The applicant intends to create access to the lots they already own within the city limits. The subject site is generally located on the south side of West 171st Street South, approximately 1,000 feet east of South 33rd West Avenue. 66 - 97  
Applicant: Jeff Selvidge  
(Duy Nguyen, City Planner)  
  
A. Public Hearing on the proposed Annexation Request (ANX 2025-01) and Ordinance No. 828.  
  
B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Annexation Request (ANX 2025-01) and

Ordinance No. 828.

[CC STAFF REPORT \(ANX2025-01\) SELVIDGE PROPERTY - JUNE 16](#)

[2025 Staff Report](#)

[ANX 2025-01 Attachments](#)

[Ordinance No. 828 - Jeffery Selvidge Annexation \(ANX2025-01\)](#)

- |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 3)                                                                   | Discussion and possible action to approve, amend or deny Resolution No. 2025010, a Resolution of the city council of the city of Glenpool, Oklahoma, authorizing the submission of an application to the Oklahoma Opioid Abatement Board for grant funding to support the implementation of the Firstwatch system partnership with Mercy Regional EMS, and authorizing the City Manager or Designee to execute all necessary documents related thereto.<br>(Beth Miller, Grants and Special Projects Coordinator) | 98 - 101  |
| <br>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| <a href="#">Staff Report - Opioid Grant (002)</a>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| <a href="#">Glenpool_FirstWatch_Resolution 2025010</a>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| <a href="#">Mercy Regional EMS_DRAFT First Watch System_06052025</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| <br>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| 4)                                                                   | Discussion and possible action to approve, amend or deny the agreement with The Metropolitan Environmental Trust (The M.e.t) for operation of Glenpool recycling depot and regional household hazardous waste disposal.<br>(Jesse Hale, Public Works Director)                                                                                                                                                                                                                                                    | 102 - 109 |

[2025-06-16 Met Agreement w attachments](#)

## L) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on June 13, 2025, at 11:30 am.

Signed: Lesli Smith

City Clerk



**MINUTES**  
**City Council Regular Meeting**  
**Monday, June 2, 2025 Council Chambers 6:00 PM**

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

**COUNCIL ABSENT:**

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

**STAFF ABSENT:**

- A) Call to Order - Joyce G. Calvert, Mayor**  
Mayor Calvert called the meeting to order at 6:01 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 –Brad Ross of One Church in Glenpool**  
Joe Wuest, Chief Operations Officer, gave the invocation.
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Management Report**  
No additional information was presented during the City Manager’s report.
- F) Mayor Report – Joyce G. Calvert, Mayor**  
There was no official Mayor’s report; however, the mayor expressed her delight and humility at being appointed President at the recent State of Oklahoma Mayors Council Meeting.



**G) Council Comments**

There were no council comments.

**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) To approve the minutes from the May 2, 2025, meeting.
- 2) To approve the Certificate and Order to County Clerk and County Treasurer for Josh Brannon, City Treasurer.
- 3) To approve the Engagement Letter from Crawford & Associates, P.C. to perform monthly financial accounting services, as needed, for Fiscal Year 2025-2026.
- 4) To approve the Engagement Letter from Crawford & Associates, P.C. to prepare the financial statements for fiscal year ending June 30, 2025.
- 5) To approve FY 24-25 Budget Amendment CITY-10, recognizing \$10,703.15 in additional General Fund revenue per a Tulsa County order authorizing disposition of seized and unclaimed property, and appropriating the funds to be use for the purchase of Police equipment.
- 6) To approve FY 24-25 Budget Amendment CITY-11, appropriating \$488,470.00 from General Fund balance, to be transferred to and expensed from the City's Capital Fund (03-6-01-6360 Capital – Streets & Maintenance) as the 20% match for the Glenpool Pedestrian & Bicycle Sidewalk Expansion grant.
- 7) To approve the denial of the Marler tort claim, as recommended by Oklahoma Municipal Assurance Group (OMAG).
- 8) To approve the denial of the Schneider tort claim, as recommended by Oklahoma Municipal Assurance Group (OMAG).

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To approve all consent agenda items with the exclusion of consent agenda item #4.*

CARRIED.

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

- 1) Councilor Buchanan requested that Consent Agenda Item #4 be removed for separate consideration and vote.  
During discussion, Councilor Buchanan inquired about the services provided by Crawford and Associates and the related fees. Finance Director Josh Brannon informed the Mayor and Council that Crawford and Associates' involvement has been reduced from monthly services to annual audit assistance, utilizing their municipal expertise as needed.

Moved by Shayne Buchanan, seconded by Joyce Calvert

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To approve the Engagement Letter from Crawford & Associates, P.C. to prepare the financial statements for fiscal year ending June 30, 2025.*

CARRIED.

**K) Scheduled Business**

- 1) Discussion and possible action to appoint Matthew Hayes to the Planning Commission and Board of Adjustment for a 3-year term expiring May 8, 2028.  
(Joyce G. Calvert, Mayor)

Prior to the motion and vote, Mr. Hayes addressed the Mayor and Council, expressing his appreciation for being considered for the role and opportunity.

Moved by Jacqueline Triplett-Lund, seconded by Shayne Buchanan

|  | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--|------------|----------------|------------------|---------------|
|--|------------|----------------|------------------|---------------|

|                          |   |   |   |   |
|--------------------------|---|---|---|---|
| Joyce Calvert            | x |   |   |   |
| Tim Fox                  | x |   |   |   |
| Chris Brobst             | x |   |   |   |
| Jacqueline Triplett-Lund | x |   |   |   |
| Shayne Buchanan          | x |   |   |   |
|                          | 5 | 0 | 0 | 0 |

*To appoint Matthew Hayes to the Planning Commission and Board of Adjustment for a 3-year term expiring May 8, 2028.*

CARRIED.

- 2) Discussion and possible action to approve, amend or deny the State of Oklahoma Department of Transportation Supplemental and Modification Agreement No. 1 JP#28845(04)(05)  
(David Agbetunsin, City Engineer)

Prior to the motion and vote, Vice Mayor Lund asked if staff had walked 146th Street from Warrior Road to Elwood during afterschool hours. City Engineer Agbetunsin confirmed that staff had walked the area and emphasized that installing sidewalks is a high priority for both staff and the city.

Councilor Tim Fox inquired about the anticipated timeline for sidewalk implementation under the current ODOT supplemental and modification agreement. City Engineer Agbetunsin stated that, while the process is managed by ODOT rather than the City of Glenpool, the bidding process could begin as early as September 2025.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To approve, the State of Oklahoma Department of Transportation Supplemental and Modification Agreement No. 1 JP#28845(04)(05).*

CARRIED.

- 3) Discussion and possible action to approve, amend, or deny the Civic Plus Agenda Management and Codification Service Agreements.  
(Lesli Smith, City Clerk)

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To approve, the Civic Plus Agenda Management and Codification Service Agreements.*

CARRIED.

- 4) Discussion and possible action to approve, deny, or amend Resolution No. 2025009, a Resolution of the Governing Body of the City of Glenpool to Comply with and Operate in Accordance with the Municipal Budget Act and Approve the Fiscal Year 2025-2026 Annual Budget.  
(Josh Brannon, Finance Director)  
Resolution No. 2025009  
Exhibit A - FY 25-26 Budget

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To amend items #1 through #8 of the proposed Fiscal Year 2025–2026 Annual Budget, excluding item #5 on page 8; and to approve Resolution No. 2025-009, a Resolution of the Governing Body of the City of Glenpool to comply with and operate in accordance with the Municipal Budget Act, and to adopt the Fiscal Year 2025–2026 Annual Budget.*

CARRIED.

- 5) Discussion and possible action to enter into Executive Session for the purpose of discussing negotiations concerning employees and representatives of employee groups, specifically for the purpose of discussing possible amendments to, and terms and conditions of, a collective bargaining agreement with the Fraternal Order of Police, Lodge 133, pursuant to 25 O.S. § 307(B)(2) (Open Meeting Act).  
(David Tillotson, City Manager)

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To enter into Executive Session for the purpose of discussing negotiations concerning employees and representatives of employee groups, specifically for the purpose of discussing possible amendments to, and terms and conditions of, a collective bargaining agreement with the Fraternal Order of Police, Lodge 133, pursuant to 25 O.S. § 307(B)(2) (Open Meeting Act).*

*Recessed into Executive Session at 6:59 p.m.*

CARRIED.

- 6) Discussion and possible action to reconvene in Regular Session.  
(Joyce G. Calvert, Mayor)

Moved by Jacqueline Triplett-Lund, seconded by Tim Fox

|                          | <b>For</b> | <b>Against</b> | <b>Abstained</b> | <b>Absent</b> |
|--------------------------|------------|----------------|------------------|---------------|
| Joyce Calvert            | x          |                |                  |               |
| Tim Fox                  | x          |                |                  |               |
| Chris Brobst             | x          |                |                  |               |
| Jacqueline Triplett-Lund | x          |                |                  |               |
| Shayne Buchanan          | x          |                |                  |               |
|                          | 5          | 0              | 0                | 0             |

*To reconvene into Regular Session.*

CARRIED.

**L) Adjournment**

The meeting was adjourned at 8:02 p.m.



To: Honorable Mayor and City Council

From: Joshua M. Brannon, Finance Director

Date: June 16, 2025

Re: Renewal of Property, General Liability, and Workers' Compensation Insurance for FY 2025-2026

**Background:**

The current policies for Property, General Liability, and Workers' Compensation insurance expire on June 30, 2025. Oklahoma Municipal Assurance Group (OMAG) is asking for the renewal of the following:

| Plan                           | FY25-26<br>Renewal | FY24-25<br>Premium | %<br>Change | Comments                                                                |
|--------------------------------|--------------------|--------------------|-------------|-------------------------------------------------------------------------|
| Municipal Property Protection  | \$166,169          | \$136,936          | 21%         | Standard rate increase + 5% replacement cost inflation guard            |
| Municipal Liability Protection | \$178,519          | \$130,704          | 37%         | 4 additional vehicles + standard rate increase + high loss ratio (70%+) |
| Workers' Compensation          | \$308,392          | \$251,392          | 23%         | Increased payroll costs + standard rate increase                        |

**Staff Recommendation:**

Staff recommends renewal of all OMAG insurance policies for FY 2025-2026.

**Attachments:**

OMAG renewal invoices

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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](http://www.glenpoolonline.com)



3650 S. Boulevard • Edmond, OK 73013 • omag.org  
405.657.1400 • 800.234.9461 • FAX 405.657.1401

Date of Invoice: 5/5/2025

## INVOICE

|                                                                                 |                                                                                                                                                       |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail To:<br>City of Glenpool<br>12205 S. Yukon Ave.<br>Glenpool, Oklahoma 74033 | Insured: City of Glenpool<br>Policy No.: GLA140047309<br>Policy Type: General Liability/Auto<br>Effective Date: 7/1/2025<br>Expiration Date: 7/1/2026 |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

| Inst. No.                                         | Date     | Transaction Type | Amount                    | Running Total |
|---------------------------------------------------|----------|------------------|---------------------------|---------------|
| 1                                                 | 7/1/2025 | Renewal          | \$44,629.75               | \$44,629.75   |
|                                                   |          |                  | <b>Current Amount Due</b> | \$44,629.75   |
| Total Policy Balance Before Payment: \$178,519.00 |          |                  | <b>Payment Due By</b>     | 7/1/2025      |

**Thank you for your business. If you have questions about your account,  
please call 1-800-234-9461 or 405-657-1400.**

If not paid within 45 days of due date, policy will be cancelled.

If you are interested in being able to make this payment via ACH, please contact Matt Jacobson at (405) 657-1429.

Detach along the perforation above. Keep top portion for your records. Return bottom portion with your remittance.

|                                                       |                                                     |
|-------------------------------------------------------|-----------------------------------------------------|
| Policy No.: GLA140047309<br>Insured: City of Glenpool | Amount Due: \$44,629.75<br>Payment Due By: 7/1/2025 |
|-------------------------------------------------------|-----------------------------------------------------|

PLEASE REMIT PAYMENT TO:

OMAG  
P.O. Box 3091  
Edmond, OK 73083





3650 S. Boulevard • Edmond, OK 73013 • omag.org  
405.657.1400 • 800.234.9461 • FAX 405.657.1401

Date of Invoice: 5/8/2025

## INVOICE

|                                                                                 |                                                                                                                                         |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Mail To:<br>City of Glenpool<br>12205 S. Yukon Ave.<br>Glenpool, Oklahoma 74033 | Insured: City of Glenpool<br>Policy No.: PRO140044409<br>Policy Type: Property<br>Effective Date: 7/1/2025<br>Expiration Date: 7/1/2026 |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|

| Inst. No.                                         | Date     | Transaction Type | Amount                    | Running Total |
|---------------------------------------------------|----------|------------------|---------------------------|---------------|
| 1                                                 | 7/1/2025 | Renewal          | \$41,542.25               | \$41,542.25   |
|                                                   |          |                  | <b>Current Amount Due</b> | \$41,542.25   |
| Total Policy Balance Before Payment: \$166,169.00 |          |                  | <b>Payment Due By</b>     | 7/1/2025      |

**Thank you for your business. If you have questions about your account,  
please call 1-800-234-9461 or 405-657-1400.**

If not paid within 45 days of due date, policy will be cancelled.

If you are interested in being able to make this payment via ACH, please contact Matt Jacobson at (405) 657-1429.

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Detach along the perforation above. Keep top portion for your records. Return bottom portion with your remittance.

|                                                       |                                                     |
|-------------------------------------------------------|-----------------------------------------------------|
| Policy No.: PRO140044409<br>Insured: City of Glenpool | Amount Due: \$41,542.25<br>Payment Due By: 7/1/2025 |
|-------------------------------------------------------|-----------------------------------------------------|

PLEASE REMIT PAYMENT TO:

OMAG  
P.O. Box 3091  
Edmond, OK 73083



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405.657.1400 • 800.234.9461 • FAX 405.657.1401

Date of Invoice: 6/2/2025

## INVOICE-Workers' Compensation Standard Plan

|                                                                           |                                                                                                                |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Mail To:<br>City of Glenpool<br>12205 S. Yukon Ave.<br>Glenpool, OK 74033 | Insured: City of Glenpool<br>Policy No.: WCV140012409<br>Effective Date: 7/1/2025<br>Expiration Date: 7/1/2026 |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|

| Inst. No. | Date     | Transaction Type | Amount      |
|-----------|----------|------------------|-------------|
| 1         | 7/1/2025 | Renewal          | \$77,098.00 |

|                                                                                                                                                      |                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Standard Plan Premium: 270,519.00<br>OMAG Admin. Fee: 37,873.00<br>Total Premium: 308,392.00<br>Total Policy Balance Before Payment:<br>\$308,392.00 | <b>Current Amount Due:</b><br>\$77,098.00<br><br><b>Payment Due By:</b><br>7/1/2025 |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

**Thank you for your business. If you have questions about your account, please  
call 1-800-234-9461 or 405-657-1400.**

Detach along the perforation below. Keep top portion for your records.

-----  
Return bottom portion with your remittance.

|                                                                                        |                                                     |
|----------------------------------------------------------------------------------------|-----------------------------------------------------|
| Policy Number: WCV140012409<br>Insured Name: City of Glenpool<br>Invoice Number: 28167 | Amount Due: \$77,098.00<br>Payment Due By: 7/1/2025 |
|----------------------------------------------------------------------------------------|-----------------------------------------------------|

PLEASE REMIT PAYMENT TO:  
OMAG  
P. O. Box 3091  
Edmond, OK 73083



To: Mayor and Council

From: Jesse Hale, Public Works Director

Date: June 16, 2025

Re: To approve, amend, or deny the User Agreement for Kone Headz for FY25-26

**Background:**

The City of Glenpool has leased the concession facility located at Black Gold Park to Kayla Randall dba Kone Headz Inc. since January 2025. The proposed User Agreement is an extension of that agreement.

Kayla Randall has agreed to the renewal terms and conditions and have supplied copies of their current insurance coverage as a listed condition with the Agreement. If approved the term of the agreement shall be a full one year running from July 1, 2025- June 30, 2026. Ms. Randall will pay a rental fee of \$300 per month they occupy the space full time (May – August), for a total of \$1200 per fiscal year.

**Recommendation:**

Staff recommends approval of the User Agreement with Kone Headz Inc. for FY25-26.

**Attachments:**

- Proposed Kone Headz Inc. Lease Agreement
- Certificate of Liability Insurance
- Food Employee Permit

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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](http://www.glenpoolonline.com)

**Lease Agreement: City of Glenpool/Black Gold Park Concession Facility / City  
Kayla Randall – Kone Headz /User  
TERM: July 1, 2025 through June 30, 2026**

**LEASE AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into, and shall be deemed effective, as of the date executed by all undersigned parties, City being the City of Glenpool, a municipal corporation, (“**City**”) and User being Kayla Randall, of Sapulpa, Oklahoma, as sole proprietor and doing business as “Koneheadz” (the “**User**”).

A. City is the owner of certain real property commonly described as **Black Gold Park**, located in the City of Glenpool, County of Tulsa, State of Oklahoma and more particularly the concession stand located on Black Gold Park at 305 W. 144th Street, Glenpool, OK 74033 (the “**Premises**”).

B. User desires to lease the Premises, subject to terms and conditions set forth below, for the primary purpose of making a concession stand available to residents of the City of Glenpool, their guests, and others who may visit Black Gold Park.

C. For valuable consideration recited in this Agreement, the receipt and sufficiency of which are hereby acknowledged, City and User agree as follows:

**Section 1. Basic Information:** In addition to any terms that may be defined elsewhere in this Agreement, the following terms have the following meaning:

a) Premises: Black Gold Park Concession Stand at 305 W. 144th Street, Glenpool, OK 74033, together with adjacent restrooms and unlimited usage of the adjacent parking lot

b) City: City of Glenpool

c) City’s Address: 12205 S. Yukon Avenue, Glenpool, OK 74033

Attn: Mr. David Tillotson

Telephone: 918-322-5409

Email: [dtillotson@cityofglenpool.com](mailto:dtillotson@cityofglenpool.com)

d) User: Kayla Randall

e) User’s Address for Notice Purposes:

620 South Apple Street, Sapulpa, OK 74066

Telephone: 918-310-0029

Email: [K.randall0105@gmail.com](mailto:K.randall0105@gmail.com)

f) Term: July 1, 2025 through June 30, 2026

g) Rent: User shall pay rent to the City for the use of the Premises of \$300.00 per month for the months of July, August, May, and June during the term of this Agreement for a total of \$1200.00.

h) Renewal Terms: This Agreement may be renewed for one or more consecutive annual periods following the Expiration Date, subject to negotiations of the parties with no obligation created by this Agreement.

**Section 2. Right of Entry; Purpose.** User shall have the unrestricted right to enter the Premises during the Term of the Lease for the purposes of:

a) Offering for sale shaved ice products, chips, sodas, and sundry small, packaged food items;

b) Producing and offering for sale the products of a hot dog machine, nacho maker, popcorn popper, ice machine, and soft drink dispenser;

c) Utilizing the functions of an on-site refrigerator, sink, and other such equipment, machinery or fixtures commonly and reasonably understood to be consistent with the operation of a concession stand and with offering for sale to the public snack food items and soft drinks;

d) Maintaining the cleanliness and ensuring the operating order of all fixtures in the adjacent restrooms, provided that City shall be responsible for all capital repairs; and

e) Upkeep of adjacent grounds, to include the removal of all litter generated by operation of the Premises, in the parking lot and grassy areas, provided that the City shall be responsible for maintaining the surface and striping of the parking lot.

Items (a) through (e) shall be referred to collectively as “**Operations.**”

**Section 3. Other Obligations of User.** It shall be the duty of the User to:

a) Maintain the concession stand within the standards of all applicable health and safety codes, whether city, county, state or federal.

b) Obtain and maintain in good standing all applicable business licenses, food handler permits, sales tax registration and any other lawfully required conditions of operation, whether city, county or state.

c) Maintain the operating hours of 9:00 a.m. to 9:00 p.m., seven days a week, provided that User may, upon notice to the City, amend such operating hours in ways that are consistent with the season, academic year and other conditions affecting volume of sales, provided that such hours shall be no earlier than 8:00 a.m. and no later than 11:00 p.m. on any date, unless User requests and City grants special exception for designated events.

d) Conform all signage to the City of Glenpool Zoning Code, Sign Ordinance, provided that no signage shall be installed in a way that would cause damage to any surface if removed.

e) Hold City harmless for any claims, liabilities, or damages attributable directly to Operations of the User, as described in section 2 above.

**Section 4. Obligations of City.** It shall be the duty of the City to:

a) Perform all mowing, snow removal, and other similar grounds maintenance of the Premises.

b) Provide all capital repairs and upgrades as well as install any permanent fixtures.

c) Provide water and electric utilities without cost to the User.

d) Provide police protection of the Premises and surrounding areas, to include, in particular, the skateboard arena.

e) Hold User harmless for any claims, liabilities, or damages attributable directly to negligent or intentional actions of the City or of park patrons to the extent that User is without fault.

**Section 5. Insurance, Indemnification and Release of Claims**

a) Prior Submission of Insurance Compliance. User shall arrange for certificates of insurance and endorsements to be submitted to the City Attorney for approval prior to allowing any person to commence work or engage in any Operations under this Agreement.

b) Scope. Events within the scope of this provision include without limitation:

- Failure by User to perform any of the terms or conditions of this Agreement;
- Any injury or damage happening on or about the Premises;
- Failure to comply with any law of any governmental authority; or
- Any mechanic's lien or security interest filed against equipment, materials, or alterations of buildings or improvements that belong to City.

c) Minimum Amounts. User shall obtain and maintain insurance in no less than the following amounts and in terms no more restrictive than the following:

General Liability Insurance covering all Premises and activities. The applicable limit of liability shall not be less than One Million Dollars (\$1,000,000.00) per claimant, One Million Dollars (\$1,000,000.00) annual aggregate; and

Worker's Compensation Insurance Coverage in compliance with the Worker's Compensation Laws of the State of Oklahoma, to the extent required.

d) City as Additional Insured. User shall include the City of Glenpool, its officials, representatives, agents and employees as additional insured on all required insurance policies.

e) Notice of Insurance Cancellation. Such coverage shall not be canceled or materially changed without giving City at least thirty (30) days' prior written notification. The insurer shall have no recourse against City for payment of any insurance premium. Any insurance benefit protecting City against any loss relating to or arising out of the subject of this Agreement shall be made payable solely to City.

f) Indemnification. User shall indemnify, defend, and hold harmless the City, its officers, agents, representatives, volunteers, and employees against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suit, actions, or proceeding of any nature whatsoever, including reasonable attorney fees, by reason of or arising out of any act, omission, negligence or misconduct of User or of any of its employees, guests, invitees, representatives, officers, agents, or contractors or subcontractors in performing or failing to perform any of its obligations under this Agreement. This indemnification provision shall exclude only such actions as arise directly and solely out of negligence or willful misconduct of City or any of its officers, agents, representatives, volunteers and employees, and in accordance with the terms, conditions and exceptions provided by the Oklahoma Governmental Tort Claims Act.

g) Defense Against Liability Claims. During those times that User is in control of the Premises, City shall not be liable for any injury or damages to any property or to any person using the Premises nor for damage to any property of User. In the event that any suit based upon such a claim, action, liability, loss, costs, expenses and damages is brought against City, User shall defend the same at its sole cost and expense; *provided that*, City retains the right to participate in said suit if any principle of governmental or public law is involved. If a final judgment is rendered against City or any of its officers, agents, and employees, or jointly against City and User and/or their respective officers, agents, and employees, User shall satisfy such judgment in its entirety.

h) **Limitation of Liability.** User acknowledges and agrees that it shall be responsible for any damages occurring to the demised Premises that are directly attributable to deliberate or negligent acts of User or any of its employees, or by the general public during User's hours or operation. User shall not be responsible for damages or vandalism occurring while User is not using the Premises or attributable to the acts of persons beyond User's power to control.

**Section 6. Option to Renew.** City and User shall have the option, but not the obligation, to renew the term of this Agreement each successive operating season based on circumstances prevailing at that time.

**Section 7. City's Right of Access.** City shall have an unrestricted right to enter the Premises at its sole discretion, provided that City shall make a good faith effort to time and sequence any such access in such a manner as to be minimally disruptive of User's Operations.

**Section 8. Termination.** This Agreement may be terminated without any penalty or further liability in the following ways:

- a) On thirty days' written notice by either party;
- b) On default of any covenant or term hereof by either party;
- c) Immediately upon notice by City if User does not obtain or maintain any license, permit or other governmental approval necessary to its Operations;
- d) If the Premises are or become unusable for the intended purpose of operating User's business, with or without fault of either party;
- e) Expiration of the current term.

No later than thirty days after the termination of this Agreement, User will remove its personal property and fixtures and restore the Premises to their condition as of the Commencement Date, reasonable wear and tear excepted.

**Section 9. Damage.** If any portion of the Premises necessary for User's Operations is damaged during the Term of this Lease, other than by causes attributable to User, City will repair or rebuild such portion of the Premises to substantially the condition in which such portion was immediately prior to such damage. If the Premises are damaged to the extent that it would take, in City's reasonable judgment, more than thirty days to repair, then User may opt to terminate this Agreement without liability.

**Section 10. Exclusivity of Lease.** City shall not lease, license, or otherwise enter into any agreement with any party other than User for the use or occupancy of the Premises during the Term of this Agreement.



**Section 11. Utilities.** City will provide, at no cost to User, all utilities required by User's Operations so long as such use is within the scope of this Agreement.

**Section 12. Successors and Assigns.** User shall not enter into any assignment, transfer or sublease of the Premises or of any interest in its Operations without the written consent of the City.

**Section 13. Complete Agreement.** This Agreement contains all agreements, promises, and understandings between City and User and no other agreements, promises, or understandings shall or will be binding on either City or User. Any addition, variation, or modification to this Agreement shall be void and ineffective unless in writing and signed by the undersigned parties.

**Section 14. Notices.** All notices and other communications required or permitted under this Agreement may be oral or in writing, unless a writing is expressly required by any provision of this Agreement, and shall be given either in person, by telephone, by electronic transmission or by United States regular mail, addressed to the party for whom it is intended at its address set forth in Section 1. Either party may, by similar notice, change the address to which future notices or other communications shall be sent.

**Section 15. Recording Not Required.** City and User agree that this Agreement shall not be recorded in the Tulsa County land records or elsewhere.

IN WITNESS WHEREOF, the parties hereto have set their hand and affixed their respective seals on the day and year below written, the latter of which being the Commencement Date.

CITY: City of Glenpool

|                                       |       |
|---------------------------------------|-------|
| _____                                 | _____ |
| Jacqueline Triplett- Lund, Vice Mayor | Date  |

Attest:

|                         |       |
|-------------------------|-------|
| _____                   | _____ |
| Lesli Smith, City Clerk | Date  |

Approved as to Form:

|               |       |
|---------------|-------|
| _____         | _____ |
| City Attorney | Date  |

USER: Business Name “Koneheadz”

|                           |       |
|---------------------------|-------|
| _____                     | _____ |
| Kayla Randall, Proprietor | Date  |

## ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me Kayla Randall, to me known or satisfactorily proven to be the User described in, and who executed, the foregoing Lease Agreement, and each acknowledged that he/she is duly authorized to sign such Lease Agreement and that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes stated therein.

GIVEN under my hand and seal

Notary Public

My commission expires:

Attachments:

- Insurance certificate in compliance with Section 5 of this Lease Agreement
- Copies of all required food handler permits



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                                                |  |                                                                                                                                                                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br><br>Marvin Manns<br>259 E. 141 St<br><br>Glenpool OK 74033 |  | <b>CONTACT</b> Marvin Manns<br><b>NAME:</b><br><b>PHONE</b> (A/C, No, Ext): 918-995-2552<br><b>FAX</b> (A/C, No):<br><b>E-MAIL ADDRESS:</b> marvin.manns.dhn8@statefarm.com |  |
| <b>INSURED</b><br><br>KONEHEADZ LLC<br>620 S APPLE ST<br><br>SAPULPA OK 740664612                                                                              |  | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: State Farm Fire and Casualty Company<br>INSURER B:<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F:               |  |
|                                                                                                                                                                |  | <b>NAIC #</b><br>25143                                                                                                                                                      |  |

### COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

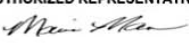
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR                                                                                                                                                  | TYPE OF INSURANCE                                                                                                                                                                                                                                       | ADD INSD | SUB WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|---------------|-------------------------|-------------------------|------------------------------------------------------------------------------------|
| A                                                                                                                                                         | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                                                                                               | N        | N       | 96-GB-0592-5  | 02/26/2025              | 02/26/2026              | EACH OCCURRENCE \$ 1,000,000                                                       |
|                                                                                                                                                           | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000                                                                                                                                                                                                    |          |         |               |                         |                         |                                                                                    |
|                                                                                                                                                           | MED EXP (Any one person) \$ 5,000                                                                                                                                                                                                                       |          |         |               |                         |                         |                                                                                    |
|                                                                                                                                                           | PERSONAL & ADV INJURY \$ 1,000,000                                                                                                                                                                                                                      |          |         |               |                         |                         |                                                                                    |
| GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | GENERAL AGGREGATE \$ 2,000,000                                                     |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | PRODUCTS - COMP/OP AGG \$ 2,000,000                                                |
|                                                                                                                                                           | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY |          |         |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$                                             |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | BODILY INJURY (Per person) \$                                                      |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | BODILY INJURY (Per accident) \$                                                    |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                                                  |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | \$                                                                                 |
|                                                                                                                                                           | <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$                                                                                              |          |         |               |                         |                         | EACH OCCURRENCE \$                                                                 |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | AGGREGATE \$                                                                       |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | \$                                                                                 |
|                                                                                                                                                           | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                | N/A      | N       | 36-2EAE       | 02/26/2025              | 02/26/2026              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER \$ |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | E.L. EACH ACCIDENT \$                                                              |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$                                                      |
|                                                                                                                                                           |                                                                                                                                                                                                                                                         |          |         |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$ 100,000                                             |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

### CERTIFICATE HOLDER

### CANCELLATION

|  |                                                                                                                                                                   |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.    |
|  | AUTHORIZED REPRESENTATIVE<br><br>This form was system-generated on 02/26/2025 |

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ACORD 25 (2016/03)

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1001486 2005 155279 205 01-19-2023

# Food Employee Permit



## Food Employee Permit

(signature)

**KAYLA RANDALL**

A handwritten signature in blue ink that reads 'Bruce Rast'.

**Health Officer**

Tulsa Health Department

Valid from

07/31/2023 to 07/31/2026

**1450K0087BW01R26**





**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** DUY NGUYEN, CITY PLANNER

**DATE:** JUNE 16, 2025

**ITEM:** PUD 45 (HOUSLEY) (GZA-312)

**REQUEST:** A PROPOSED PLANNED UNIT DEVELOPMENT (PUD 45) FOR AN INDUSTRIAL BUSINESS PARK

**APPLICANT:** DAVID MEEK, HOUSLEY GROUP, INC.

**LOCATION:** THE SUBJECT SITE IS LOCATED AT 1077 WEST 161<sup>ST</sup> STREET SOUTH, GLENPOOL, OK, 74033

**ZONING:** IL (LIGHT MANUFACTURING RESEARCH AND DEVELOPMENT)

**COMP PLAN:** LIGHT INDUSTRIAL

**APPLICANT REP:** JUSTIN DEBRUIN, WALLACE DESIGN COLLECTIVE, PC

#### **BACKGROUND**

The application under consideration is a Planned Unit Development (PUD 45) (GZA-312) for a 14.63-acre commercial site. The subject site is located at 1077 West 161<sup>st</sup> Street South. The site is zoned IL (Light Manufacturing Research and Development), and the Comprehensive Plan designation is Light Industrial. The property is unplatted, vacant, and undeveloped.

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

#### **SURROUNDING ZONING / LAND USES**

|       | <b>Zoning</b>           | <b>Land Use</b>                               |
|-------|-------------------------|-----------------------------------------------|
| North | AG (Agricultural)       | Vacant Undeveloped                            |
| South | RE (Residential Estate) | Single-Family Residence                       |
| East  | AG (Agricultural)       | Vacant Undeveloped & Indoor Sports Recreation |
| West  | AG (Agricultural)       | Vacant Undeveloped                            |

#### **PROJECT DESCRIPTION**

The Housley Planned Unit Development (PUD 45) proposes the creation of an industrial business park designed with enhanced standards for outdoor storage. The development will be subdivided into three industrial lots (see attached concept plan), each zoned for IL (Light Manufacturing, Research, and Development) uses. The Housley Group intends to occupy the northern lot with an office and warehouse

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**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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facility that includes screened outdoor storage for construction vehicles, equipment, and materials. Similar light industrial uses are anticipated for the remaining two lots.

The PUD includes specific requirements for outdoor storage areas. While gravel surfacing is permitted, all storage areas must be fully screened, incorporate dust control measures, and include additional landscaping.

#### **ANALYSIS**

Planned Unit Development (PUD 45) permits outdoor storage, which is otherwise prohibited in the IL (Light Manufacturing Research and Development) zoning district. PUD 45 also establishes specific regulations for outdoor storage, including dust control measures and screening requirements. The proposed regulations are as follows:

- *The storage area(s) shall be screened with at least 80% opaque screening, attached to the outward facing side of the fence. The fence screening will be heavy duty edge binding and double grommets. Screening will be maintained and repairs or replacements will be completed, as needed.*
- *The parking and storage of fleet vehicles is only permitted on a hard surfaced area.*
- *The outdoor storage of materials and products shall not be greater than 12'.*
- *The parking and storage of equipment and materials is permitted on chemically treated gravel storage areas.*
- *Gravel storage areas must be chemically treated as needed to control dust and shall be maintained dust-free.*
- *Outdoor storage shall be allowed in an area greater than that of the first floor of buildings on the lot.*

Planned Unit Developments (PUDs) are intended to achieve a higher standard of design than what is typically required under conventional zoning. While the proposed guidelines for this PUD address elements such as dust control and visual screening, further measures are necessary to ensure consistent implementation of screening standards. To reinforce these expectations, all outdoor storage areas must be fully enclosed by an opaque fence. An opaque fence is defined as nontransparent and providing 100% visual screening. Suitable materials include solid wood, metal, or masonry. Chain-link fencing with privacy slats or fabric coverings does not meet this requirement. In addition, landscaping shall be integrated with the fence design to help soften its height and appearance.

#### **Permitted Uses**

All uses permitted by right, by Limited Use, and by Specific Use Permit within the IL, Light Manufacturing Research and Development, Zoning district, as per the City of Glenpool Zoning Code. All uses are subject to the provisions of the City of Glenpool Zoning Code. In addition to the uses permitted in the IL Zoning district, "Contractor Yard" shall be included and defined as follows:

*Contractor Yard – A lot or portion of a lot or parcel used for outdoor storage and maintenance of construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.*

#### **Platting and Site Plan**

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Platting and Site Plan approval are required and will comply with the City of Glenpool Code of Ordinances. All Plats and Site Plans must be reviewed by the Glenpool Technical Advisory Committee. No building permit shall be issued for any building within the PUD until a Detailed Site Plan has been submitted to and approved by the City of Glenpool. Approved Final Plat, Site Plan and all Oklahoma Department of Environmental Quality (ODEQ) permits and documents are required prior to the issuance of a building permit.

#### Utilities and Drainage

The development will be supported by city water, individual septic systems, and a shared stormwater detention pond to manage runoff from the site.

#### Parking, Access, and Traffic Circulation

Parking requirements must comply with the City of Glenpool City Code of Ordinances. All parking areas and access drives must be paved with a dust-free, all-weather surface. Storage of vehicles, materials, supplies, and equipment is strictly prohibited on required parking spaces.

Two (2) private access drives will serve the development via West 161st Street South. The western access drive will serve the north lot and southwest lot, while the eastern drive will provide access to both southern lots. Access to private drives be shared between the subject lots. The property will have 484.58' of frontage on West 161st Street South.

Private drives will be built to City of Glenpool standards. Any private drives and gates shall be designed according to the Fire Code adopted by the City of Glenpool and approved by the Glenpool Fire Department.

#### TAC

The Technical Advisory Committee (TAC) reviewed the Planned Unit Development on April 25, 2025. There are no additional comments.

#### PLANNING COMMISSION ACTION:

The Planning Commission public hearing on the proposed Planned Unit Development (PUD 45) application was held on Monday, May 12, 2025. After deliberating, the Planning Commission on a 3-0 vote recommended that the City Council approve the Planned Unit Development (PUD 45) application with the conditions for screening of outdoor storage areas presented by staff and the flexibility to explore landscaping options during the site plan review process.

#### STAFF RECOMMENDATION:

The current IL (Light Manufacturing, Research, and Development) zoning district does not permit outdoor storage of equipment, materials, or vehicles. The applicant, Housley Group, is proposing a Planned Unit Development (PUD) to allow deviations from the standard IL zoning. The proposed deviations include:

- Allowing outdoor storage (Contractor's Yard) as a permitted use.
- Requiring at least 80% opaque screening for outdoor storage areas.

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- Permitting the parking and storage of equipment and materials on chemically treated gravel surfaces.

Planned Unit Developments are intended to promote a higher standard of design and development than traditional, straight zoning. Staff finds that the proposed PUD generally meets the City of Glenpool's requirements and development standards. The use of chemically treated gravel for parking and storage is considered acceptable. However, to better align with the intent of the City's screening regulations, staff recommends the following additional conditions:

- Storage areas shall be fully enclosed with an opaque fence. An opaque fence is defined as nontransparent and providing 100% visual screening.
- Acceptable materials for opaque fencing include solid wood, metal, or masonry walls. Chain-link fence covered with screening material, such as slats or fabric coverings, does not satisfy the opaque screening fence requirement.
- The opaque fence shall incorporate landscaping to soften the overall height and appearance. Landscaping options will be discussed during the site plan review.

During the public hearing the applicant stated that they are in agreement and accepts the additional conditions as presented by staff. Staff recommends the City Council affirm the Planning Commission action and recommendation by taking the following actions:

1. Approve the Planned Unit Development (PUD 45) as recommended by staff; and
2. Adopt Ordinance No. 827

#### **ATTACHMENTS:**

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. PUD 45 Document
6. Ordinance No. 827

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

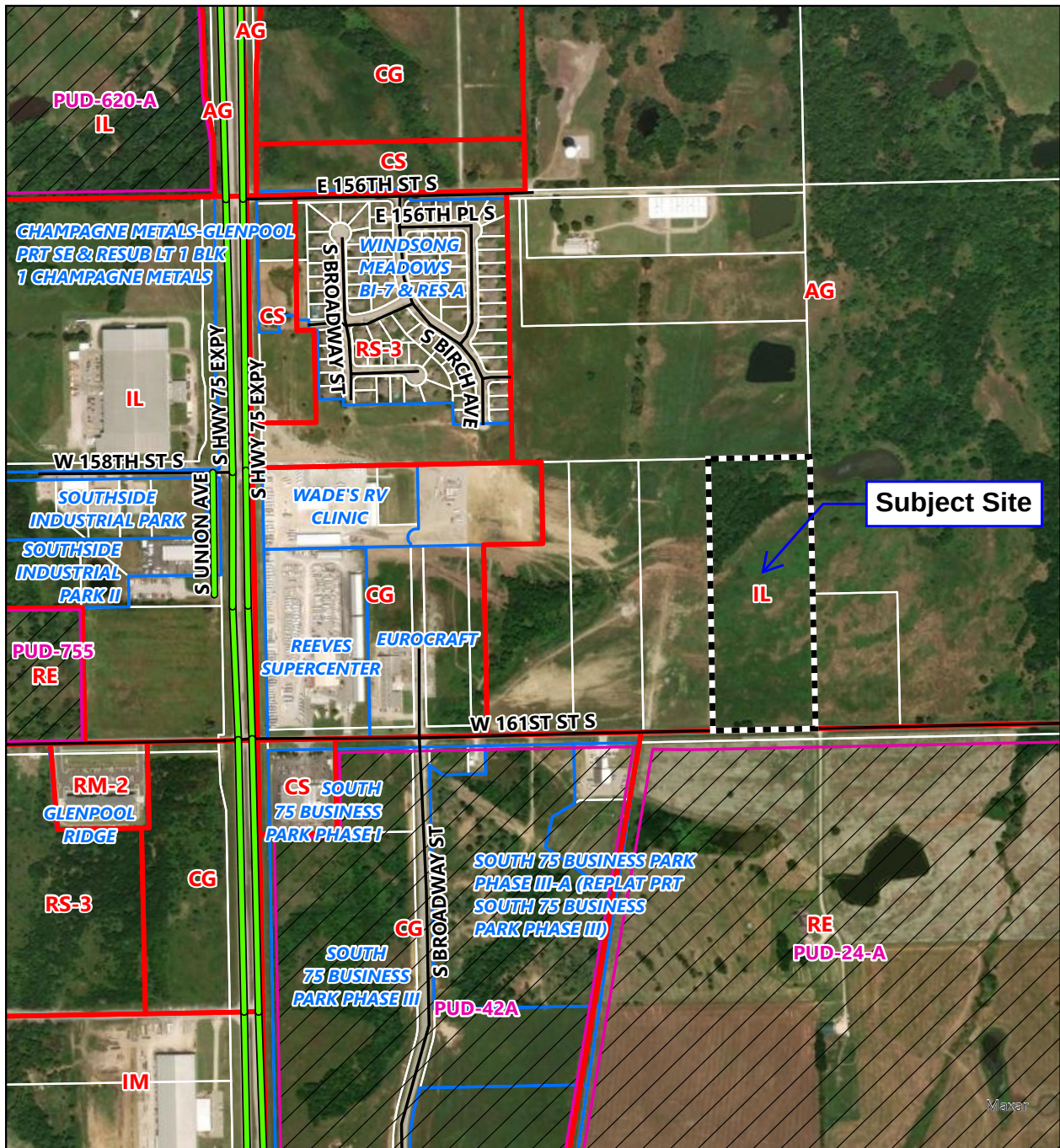
*Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4*

*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](http://www.glenpoolonline.com)

**Aerial Photo**



### Planned Unit Development (PUD 45)

PUD 45 proposes an industrial business park.

Applicant: David Meek, Housley Group, Inc.

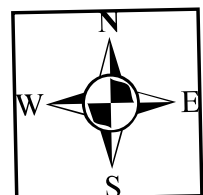
Subject Property: Located at 1077 West 161st Street South

Current Zoning: IL (Light Manufacturing Research and Development)

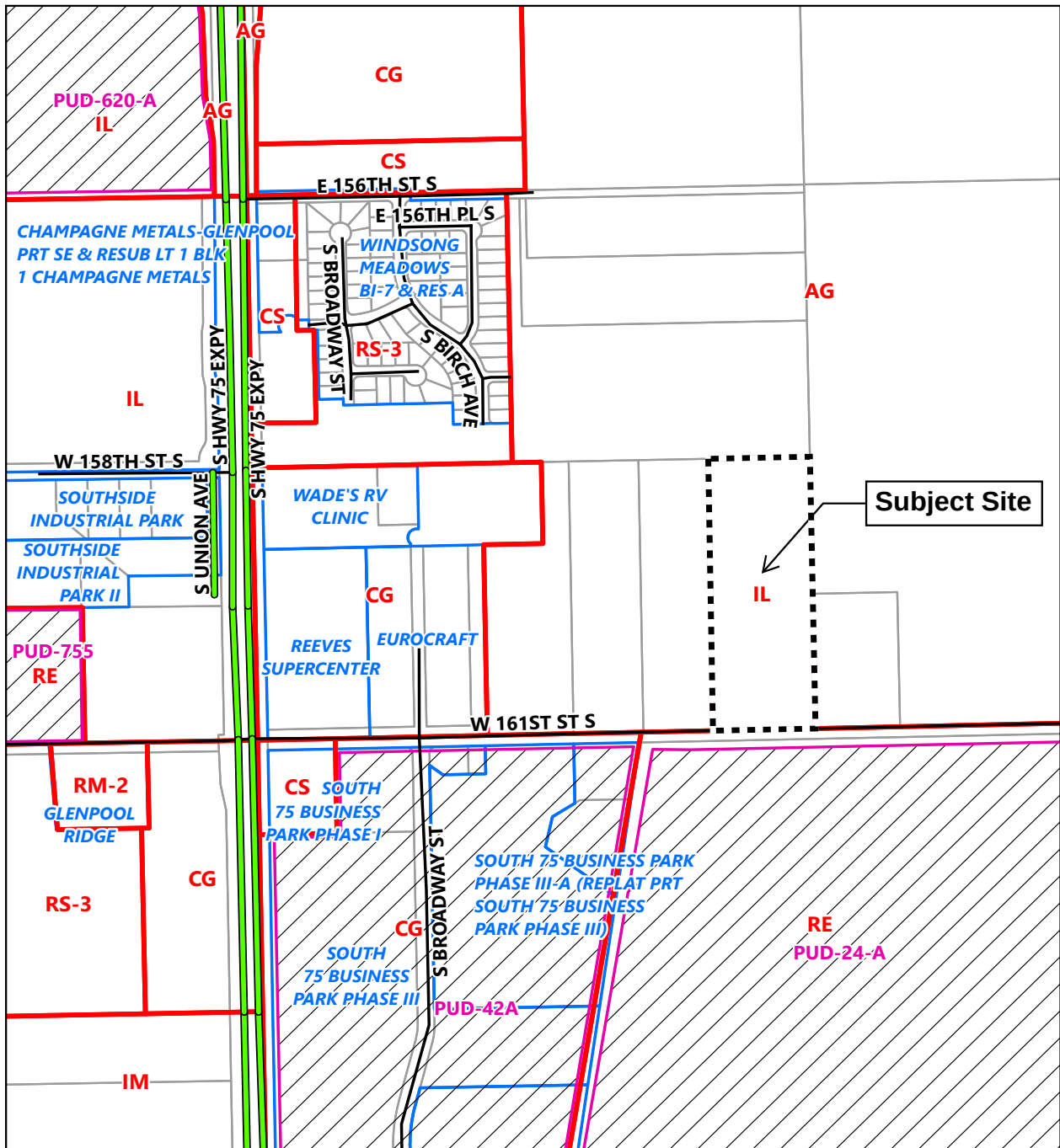
Feet 0 200 400 800

### Legend

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



## **Zoning Map**



### Planned Unit Development (PUD 45)

PUD 45 proposes an industrial business park.

Applicant: David Meek, Housley Group, Inc.

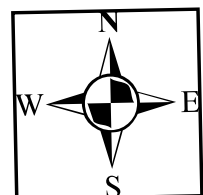
Subject Property: Located at 1077 West 161st Street South

Current Zoning: IL (Light Manufacturing Research and Development)

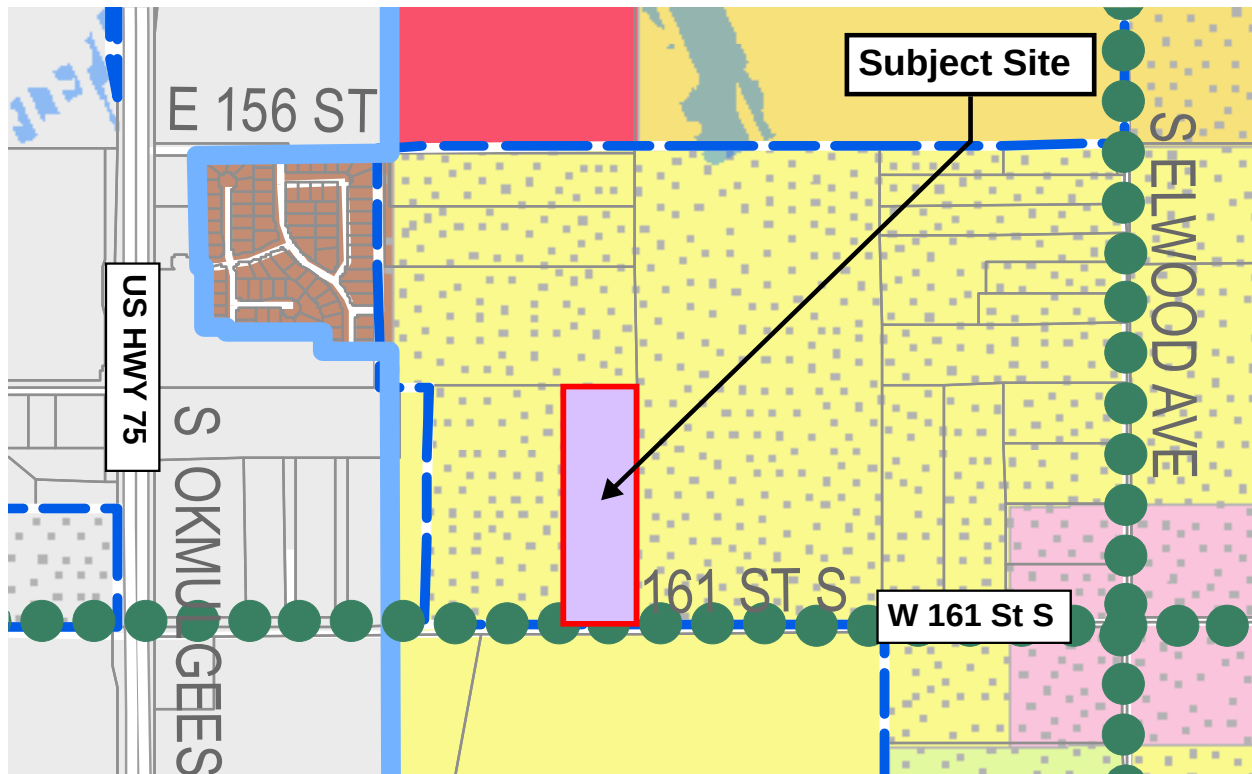
Feet 0 200 400 800

### Legend

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



## **Comprehensive Plan Map**



## Glenpool, Oklahoma Comprehensive Plan Map

### Legend

#### Land Use

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

- General Commercial
- Industrial Light
- Industrial Medium

#### Districts

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

#### Corridors

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

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

- Primary/Secondary Arterial
- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Parcel Boundary
- 100-Year Flood Zone/Floodway

**ADOPTED**  
11/14/2017

## **Application**



## APPLICATION FOR PUD MAJOR AMENDMENT

**DETERMINATION OF MAJOR AMENDMENTS.** In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space that, in judgment of the City Planner, diminishes their value added to the PUD is a major amendment.
6. Any change in use from one use group to another is a major amendment; and
7. Any proposed amendment of an approved PUD Development Plan for which the final plat has been approved, released and recorded shall be deemed a Major PUD Amendment.

**REVIEW CRITERIA** The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

**AMENDMENTS TO AN APPROVED PUD** When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE: Justin DeBruin DATE: 3/27/25

PROPERTY OWNER SIGNATURE: Davis DeMeek DATE: 3/27/25

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:00 PM ON THE 2<sup>ND</sup> (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3<sup>RD</sup> FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

**FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:**

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

Updated: 2024/09/11  
Page 1 of 6

**APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST**

| ITEM NO. | APPLICANT INITIAL | COG INITIAL | SUBMITTAL MATERIALS                                                                                                                                                                                                                                                          |
|----------|-------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | JB                |             | COMPLETED APPLICATION                                                                                                                                                                                                                                                        |
| 2        | JB                |             | LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS <b>2 COPIES</b> OF ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK <b>COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY</b> |
| 4        | JB                |             | PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$2.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE. <sup>1</sup>                                                                                                                                                                 |
| 5        | JB                |             | REVISED <input type="checkbox"/> CONCEPT <input type="checkbox"/> PRELIMINARY OR <input checked="" type="checkbox"/> FINAL DEVELOPMENT PLAN                                                                                                                                  |
| 6        | JB                |             | REVISED <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> PRELIMINARY PLAT OR <input type="checkbox"/> FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY                                                                                                  |
| 7        | JB                |             | APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS      |
| 8        | JB                |             | IF PROPERTY IS <b>NOT</b> PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)                                                                                                                                                                       |

**A. APPLICANT**

NAME: Justin DeBruin

ADDRESS: Wallace Design Collective, PC

CITY: Tulsa STATE: OK ZIP CODE: 74103

PHONE: 918-584-5858 EMAIL: justin.debruin@wallace.design

**B. PROPERTY OWNER**

SAME AS APPLICANT: YES: ☐ NO: ☒

NAME: David Meek

ADDRESS: Housley Communications Inc San Angelo

CITY: San Angelo STATE: TX ZIP CODE: 76903

PHONE: 432-770-5533 EMAIL: dmeek@housleygroup.com

<sup>1</sup> Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.

**C. SITE INFORMATION**

PUD NO.: pending PRESENT USE: vacant

COMPREHENSIVE PLAN DESIGNATION: Res.

PARCEL NO. 97223722341010 PARCEL NO.

PARCEL NO.  PARCEL NO.

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

*WHY IS THE REVISION BEING PROPOSED?*

Please see attached Development Statement.

## **1. CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR A PUD.**

### **SUBMITTAL REQUIREMENTS.**

CDP shall provide the information set out in Chapter 3, Subchapter 4, Planned Unit Developments, and the following additional information:

1. Existing and proposed land uses, their relationship to each other, and to surrounding uses. This plan may take the form of a "bubble" map that shows proposed use types in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening.
2. A map depicting physiographic information for the subject property such as soil types, topography and any severe slopes, geology, vegetation, flood plain boundaries and the location and availability of water and sanitary sewer services.
3. A written narrative that includes:
  - a. The approximate number of acres of each type of land use.
  - b. The character, density, and intensity of dwellings, structures, and uses on each section of the PUD.
  - c. Justification for the proposed uses, density and/or intensity in relation to existing or proposed surrounding uses.
  - d. Proposed phasing of the development, if any, and a general indication of the expected development schedule.
  - e. General discussion of the anticipated impacts that build-out may have on community facilities and the measures necessary to address those impacts.

### **EFFECT OF CDP PROCESS.**

City staff will not approve or deny any CDP, but will offer comments and recommendations to address the review criteria in Subsection E above, to facilitate the preparation of a Preliminary Development Plan as set out in Section 11-9-10, below. Completion of the CDP process shall not provide any vesting for the development or obligate the City to approve a Preliminary or Final Development Plan when each is submitted.

## **2. PRELIMINARY DEVELOPMENT PLAN (PDP) FOR A PUD.**

The purpose of a PDP is to provide a detailed site layout for the proposed PUD. Like a Preliminary Plat prior to a Final Plat, PDP approval provides the basis for approval of a Final Development Plan.

**SUBMITTAL REQUIREMENTS.** A PDP application shall include the following information:

1. Proposed building envelopes, common open areas, public uses, amenities and common use facilities to be dedicated to the City or reserved in common ownership.
2. Approximate locations of all buildings, structures, and improvements, and open space around buildings and structures.

3. A written statement describing the proposed PUD character, to justify the creation of the PUD, and further narrative to elaborate on the overall design style, colors, materials, and sign program for the PUD, which may be accompanied by conceptual elevations or renderings.
4. Plans, reports, and diagrams that include:
  - a. Proposed off-street parking and loading areas.
  - b. A circulation plan showing the proposed car, truck, bicycle, and pedestrian networks and their relationship with existing or proposed streets.
  - c. Any special engineering features, such as, but not limited to, stormwater detention areas, drainage plan, utility plan and traffic control improvements.
  - d. Designation of any improvements to be dedicated to, or accepted by, the City.
  - e. Proposed open space, buffering, perimeter design treatments and amenity plans.
5. A development schedule indicating:
  - a. The approximate date when construction of the project is expected to commence.
  - b. The phases in which the project will be built and the approximate sequence and timing of when the public improvements, landscaping, buffering, and amenities are proposed to begin and be completed in conjunction with the phasing schedule.
  - c. Anticipated development rates per year in terms of acres, number of residential units, square footage of nonresidential floor area, or similar quantitative measures.
  - d. The location and area of common open spaces that will be provided at each stage.
6. Legal agreements, provisions, and/or covenants and restrictions to govern the use and maintenance of common areas.
7. The names and addresses of all property owners within 300 feet of the PUD boundary.

**EFFECT OF PDP DECISION.**

Following the approval of a PDP, the applicant may submit an application for a Final Development Plan and for a Preliminary or a Final Plat.

An approved PDP may be finalized by more than one FDP and Final Plat.

If the PDP is denied, the applicant may submit an amended PDP addressing the issues central to the denial of the PDP. Such a submittal will not be considered a substantially similar application.

**3. FINAL DEVELOPMENT PLAN (FDP) FOR A PUD.**

The purpose of an FDP is to finalize the approval of the PUD and provide documentation for the recordation of a Final Plat(s) to be submitted to complete the development of the PUD.

**SUBMITTAL REQUIREMENTS.** An FDP application shall include the following additional information:

1. All materials and information required for a Final Plat.
2. A list of all conditions of approval of the PDP and a statement of how each condition was addressed on the FDP.

3. All of the items required for a site plan as set out in Appendix A, Site Plan Submittal Requirements, and the following information pertinent to the PUD:
  - a. The approved specific density, including the specific densities assigned to individual phases in a phased PUD.
  - b. Required setbacks along all street frontages and any build-to lines or other special building setback or spacing provisions within the interior of the development.
  - c. A list of all approved and specifically excluded uses, including the areas in which such uses are allowed or excluded. All uses shall be classified as provided in this Title, or, if alternative classifications are used, they shall be defined and justified.
  - d. A final narrative describing all aspects of the final PUD, to be incorporated by reference, along with the FDP, into the ordinance establishing the PUD district.
  - e. Proposed building footprints, or envelopes, for all buildings and major structures, excluding single-family dwellings
  - f. Sidewalks, pedestrian ways, trails, and associated structures.
  - g. Drainage facilities and stormwater best management practice improvements.
  - h. Open space and other amenities.
  - i. Major utility locations and easements.
  - j. All other improvements that reflect significant aspects of the approval of the PUD.
  - k. A development schedule for all private and commonly owned site improvements, including, but not limited to, circulation networks, curbs and gutters, signage and street and trail lighting.

**EFFECT OF APPROVAL.**

1. Upon approval of the FDP, a Final Plat and all related agreements shall be executed and shall be recorded by the County Clerk of Tulsa County.
2. Applications involving site plans, Zoning Clearance Permits, and building permits, consistent with the FDP, may then be filed, approved, and permits issued to implement the FDP.
3. Any property owner association created to administer the common land in the PUD shall be incorporated.

**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.

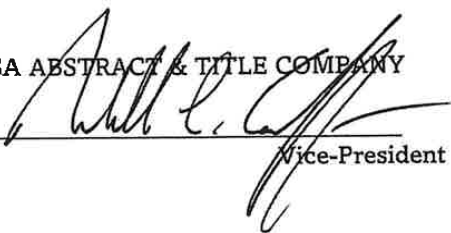
ADDRESSES given in this report are not certified to.

This certificate certifies to Tulsa County Treasurer 2024 Tax Rolls and last Grantees of record of the Tulsa County Clerk as of December 26, 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 8<sup>th</sup> day of January, 2025.

TULSA ABSTRACT & TITLE COMPANY

By

  
Vice-President

No. 517898



517898

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land in the **South Half of the Southwest Quarter (S/2 SW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Twelve (12) East** of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

**BEGINNING** at the South Quarter corner (SE/4 SW/4) of said Section Twenty-three (23); Thence South 88°47'33" West along the South line of said Southwest Quarter (SW/4) a distance of 484.58 feet; Thence North 01°09'04" West a distance of 1320.03 feet; Thence North 89°52'09" East to a point on the East line of the Southwest Quarter (SW/4); Thence South along the East line of the Southwest Quarter (SW/4) to the **POINT OF BEGINNING**.





## Names and Addresses

Housley Communications, Inc.  
3550 South Bryant Boulevard  
San Angelo, TX 76903

Wade T. Reeves Living Trust  
16059 South Highway 75  
Glenpool, OK 74033-5252

Glenpool Industrial Authority  
12205 South Yukon Avenue  
Glenpool, OK 74033-6635

Hye-Sain Trust  
C/O Becky D. Hye and  
Kathi D. Sain, Trustees  
5716 East 72<sup>nd</sup> Court  
Tulsa, OK 74136-7251

Edward H. Rucker Living Trust-1  
P.O. Box 1450  
Glenpool, OK 74033-1450

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

## Legal Description

Beginning SE/C SW, W484.58' N1230.03' E to  
point on E/L SW, S to POB,  
23-17-12

Beginning 484.58' W SE/C SW, W330' N1320.04'  
E331.35' S1320.03' to POB,  
23-17-12

S/2 NE SW  
and  
Beginning NW/C S/2 NE NW, W30' N620' W60'  
S1280' E90' N660' to POB,  
23-17-12

W/2 SE,  
Less S653.40' W400',  
23-17-12

W/2 NE  
and  
NW,  
Less W5.70 acres for road  
and Less Beginning 43.25' E NW/C SW NW, E660'  
S330' W660' N330' to POB,  
and Less 45.75' E NW/C NW, E1769.32' SWly  
2680.09' W1330.03' N1000.20' E660' N330' W660'  
N1312.85' to POB,  
and Less N50' for road,  
26-17-12

N50' NW  
and  
N50' W/2 NE,  
Less W45.75' NW for road,  
26-17-12



**PUD 45  
Document**

# Design Guidelines for Housley Planned Unit Development

**PUD - 45**

May 08, 2025

Submitted to:

The City of Glenpool, Oklahoma

**On Behalf of:**



3550 South Bryant Boulevard  
San Angelo, TX 76903

**APPLICANT:**



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design

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## **I. LEGAL DESCRIPTION**

The entirety of this property consists of 14.63 acres located east of South Union Avenue and north of West 161<sup>st</sup> Street South in Glenpool, Oklahoma. The associated address is 1077 West 161<sup>st</sup> Street South and the property is more particularly described within the following statement:

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE, TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (SE/4 SW/4) OF SAID SECTION TWENTY-THREE (23); THENCE SOUTH 88°47'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 484.58 FEET; THENCE NORTH 01°09'04" WEST A DISTANCE OF 1320.03 FEET; THENCE NORTH 89°52'09" EAST TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4); THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) TO THE POINT OF BEGINNING.

## **II. DEVELOPMENT CONCEPT**

Housley PUD is comprised of 14.63 acres of land north of West 161<sup>st</sup> Street South and east of South Union Avenue. Currently, the property is vacant, with a stream flowing west to east along the northern side of the site. This land was previously annexed into the City of Glenpool and rezoned to Light Manufacturing, Research and Development (IL), a designation that aligns with the surrounding development patterns along Highway 75 and W. 161<sup>st</sup> St. S. Notable neighboring businesses include Quality Heating, Cooling, Plumbing & Electric directly to the south, Wade's RV and Eurocraft – Granite & Marble to the west, and a basketball training facility to the east.

The design of the Housley PUD involves subdividing the property into three (3) distinct lots, each subject to industrial-compliant land uses. The one addition will be "Contractor Yard", which will be further defined in Section III. The applicant, Housley Group, plans to utilize the larger northern lot for an office / warehouse facility with Contractor Yard allowance, which will be screened in accordance with the standards specified in Section VI.

Housley Group was founded in 1980, are based out of San Angelo, TX, and currently provide a wide range of construction services. Examples of these services include, but are not limited to, telecommunications construction, engineering & project management, buried service wire, and water, sewer, & storm drainage. The average daily expectation would be the use of a portion of the building as office / warehousing space for contractors with complementary parking and storage of construction vehicles, equipment, and materials.

While similar uses are expected for the remaining two (2) lots, the permitted uses in Section III will determine the allowed uses. Regarding utilities, each lot will be connected to city water, while separate septic systems will be designed for each lot. Additionally, a stormwater detention pond will be provided to manage runoff for all three (3) lots.

### III. DEVELOPMENT STANDARDS

|           |             |               |
|-----------|-------------|---------------|
| Land Area | 14.63 acres | 637,282.80 sf |
|-----------|-------------|---------------|

#### PERMITTED USES:

All uses permitted by right, by Limited Use, and by Specific Use Permit within the IL, Light Manufacturing Research and Development, zoning district, as per the City of Glenpool Zoning Code. All uses are subject to the provisions of this PUD and the City of Glenpool Zoning Code. In addition, "Contractor Yard" shall be included and defined as follows:

Contractor Yard – A lot or portion of a lot or parcel used for outdoor storage and maintenance of construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.

MINIMUM LOT WIDTH: 150 FT

MINIMUM LOT AREA: N/A

MAXIMUM BUILDING HEIGHT: N/A

#### MINIMUM SETBACK REQUIREMENTS:

|                                            |     |
|--------------------------------------------|-----|
| Front Yard                                 |     |
| Abutting W. 161 <sup>st</sup> St. S.       | 50' |
| Not abutting W. 161 <sup>st</sup> St. S.   | 25' |
| Side Yard                                  |     |
| abutting AG / Residential                  | 75' |
| Abutting Commercial / Industrial           | 0'  |
| Rear Yard (when abutting AG / Residential) | 75' |

#### SIGNS:

Signage will be in conformance with the City of Glenpool Zoning Code.

### IV. ACCESS AND TRAFFIC CIRCULATION

Two (2) private access drives will serve the development via West 161<sup>st</sup> Street South. The western access drive will serve the north lot and southwest lot, while the eastern drive will provide access to both southern lots. Access to private drives be shared between the subject lots. The property will have 484.58' of frontage on West 161<sup>st</sup> Street South.

Private drives will be built to City of Glenpool standards. Any private drives and gates shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department.

#### **V. PARKING REQUIREMENTS**

Parking requirements must comply with the City of Glenpool City Code of Ordinances. All parking areas and access drives must be paved with a dust-free, all-weather surface. Storage of vehicles, materials, supplies, and equipment are strictly prohibited on required parking spaces.

#### **VI. LANDSCAPE, SCREENING, AND OUTDOOR STORAGE**

Landscaping and open space will be provided per the requirements of the City of Glenpool Zoning Code. This will include a 10' landscaped area along the frontage of West 161<sup>st</sup> Street South amounting to 15% of the street yard and a buffer along the east and west boundary line where fencing is not provided. The northern side of this development maintains a natural, vegetated buffer that will serve as a buffer to adjacent properties.

Outdoor storage of materials of products may be allowed on a gravel surface with the following conditions:

- The storage area(s) shall be screened with at least 80% opaque screening, attached to the outward facing side of the fence. The fence screening will be heavy duty edge binding and double grommated. Screening will be maintained and repairs or replacements will be completed, as needed.
- The parking and storage of fleet vehicles is only permitted on a hard surfaced area.
- The outdoor storage of materials and products shall not be greater than 12'.
- The parking and storage of equipment and materials is permitted on chemically treated gravel storage areas.
- Gravel storage areas must be chemically treated as needed to control dust and shall be maintained dust free.
- Outdoor storage shall be allowed in an area greater than that of the first floor of buildings on the lot.

#### **VII. TOPOGRAPHY, UTILITIES, AND DRAINAGE**

Housley Development is an undeveloped property with a jurisdictional stream running along the northern side of the site, which serves as the primary drainage point. Stormwater detention will be managed by an on-site detention pond located to the south of the stream, within the northern portion of the developable area. This pond will be designed to accommodate the detention needs of all three (3) lots, with stormwater being channeled / piped directly to the pond.

Water service will be provided by the City through the existing 12-inch gravity main, which will be extended east along W. 161st St. S. to serve the property. From there, a 6-inch line will extend into the property on the east side and loop back to the main line on the west. Due to the distance between the

May 08, 2025 | [Housley PUD](#) | 4

existing public sewer and the subject property, each lot will be equipped with a private sewer system, which will require permitting from the Oklahoma Department of Environmental Quality (ODEQ). The existing and proposed utilities are depicted in Exhibit D attached herewith.

#### **VIII. EXISTING ZONING AND LAND USE**

The property is currently zoned Light Manufacturing Research and Development (IL) and the city's Comprehensive Plan designates the future land use as Industrial Light (IL). The adjacent zoning districts include Agricultural (AG) to the east, west and north and Residential Estate (RE) to the south. The existing land uses are comprised of mostly undeveloped areas, a heating, plumbing & electric company and a single-family house to the south, and a basketball training facility to the east. Commercial General (CG) and IL zoning district are in close proximity, along the U.S. 75 Highway corridor.

#### **IX. PLATTING AND SITE PLAN**

Platting and Site Plan approval are required and will comply with the City of Glenpool Code of Ordinances. All Plats and Site Plans must be reviewed by the Glenpool Technical Advisory Committee. No building permit shall be issued for any building within the PUD until a Detailed Site Plan has been submitted to and approved by the City of Glenpool. Approved Final Plat, Site Plan and all Oklahoma Department of Environmental Quality (ODEQ) permits and documents are required prior to the issuance of a building permit.

#### **X. APPLICABLE STANDARDS**

In addition to the standards set forth by this PUD, the development on the site must comply with the City of Glenpool Code of Ordinances and all CCRs.

#### **XI. EXHIBITS**

EXHIBIT A – CONCEPTUAL SITE PLAN

EXHIBIT B – ACCESS AND CIRCULATION PLAN

EXHIBIT C – LANDSCAPE AND SCREENING PLAN

EXHIBIT D – EXISTING AND PROPOSED UTILITIES & TOPOGRAPHY

EXHIBIT E – AREA ZONING MAP

EXHIBIT F – AERIAL PHOTOGRAPHY

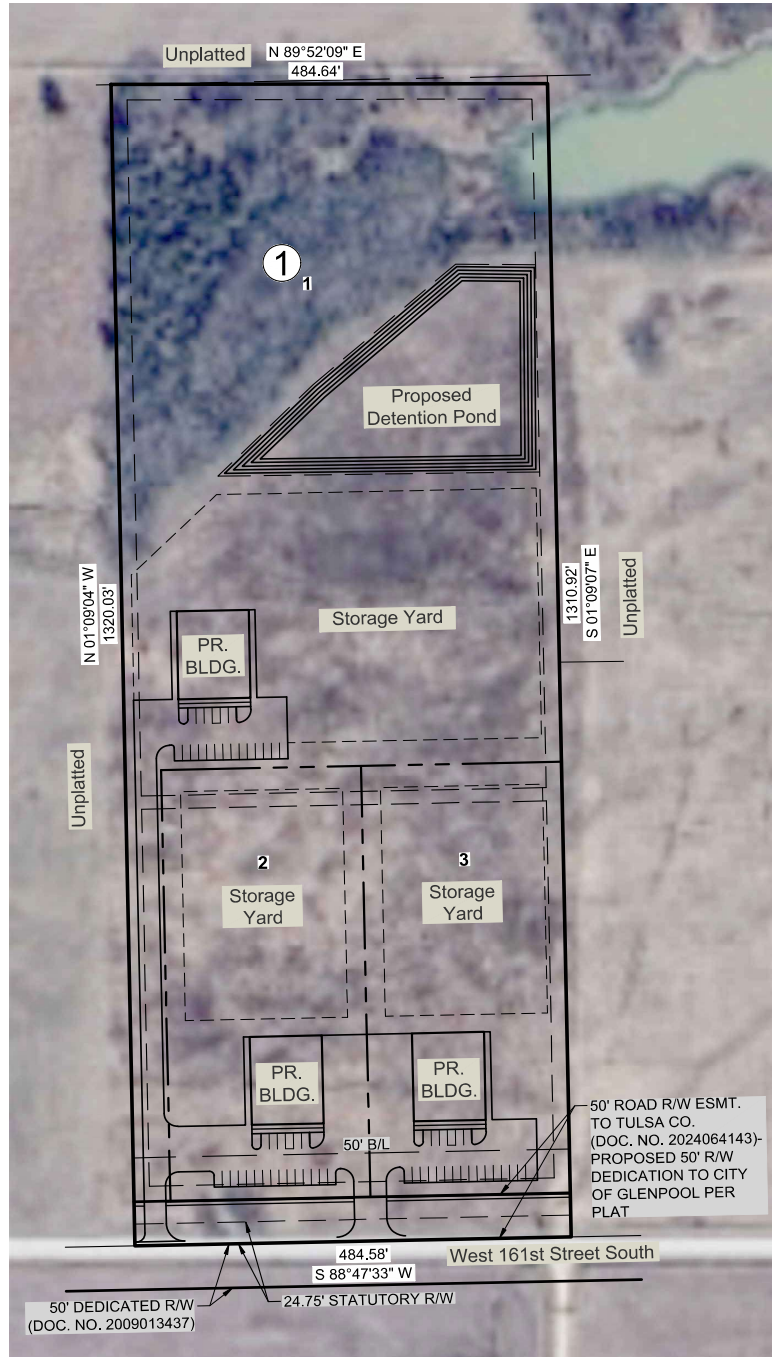


# EXHIBIT 'A'

## CONCEPTUAL SITE PLAN

# HOUSLEY DEVELOPMENT

### PUD-45

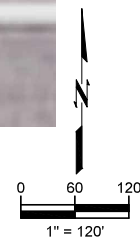


wallace  
design  
collective

wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

April 25, 2025 | Housley PUD | 6



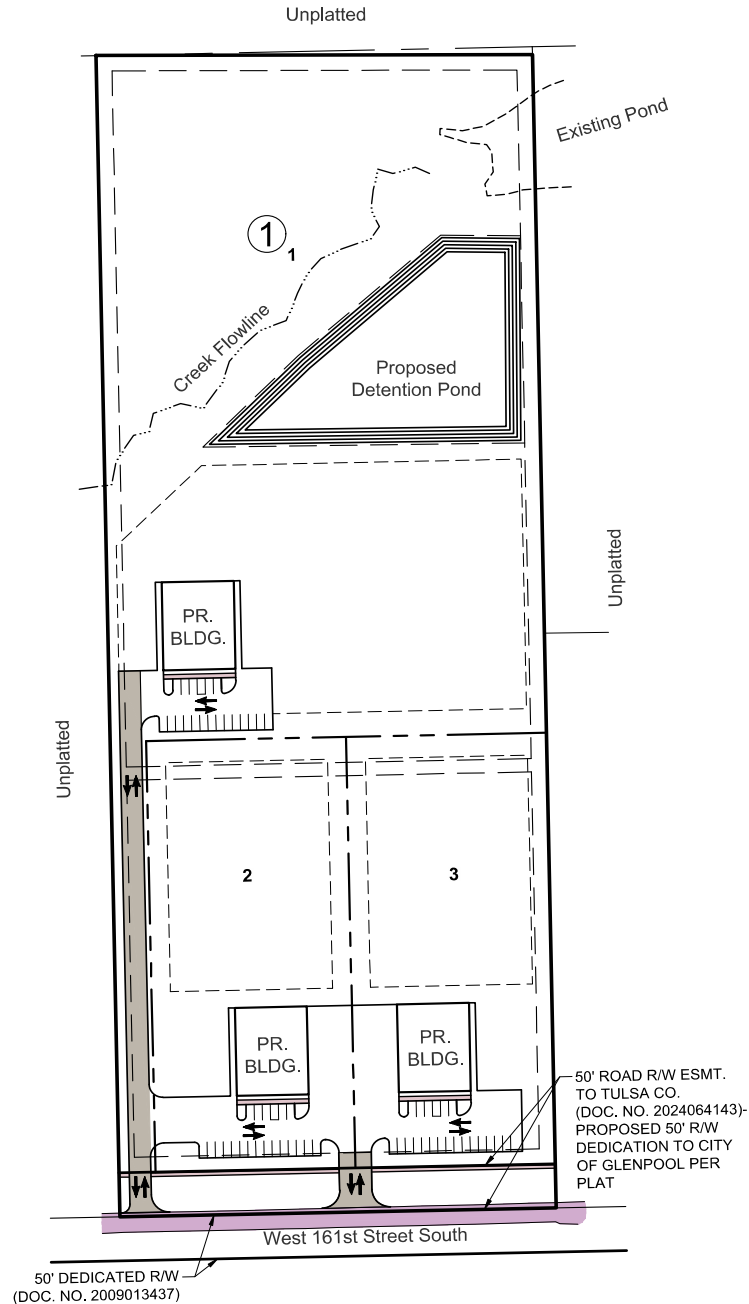
\\gisserver\projects\2410468 - Glenpool 10 Acre Tract\04 Production\01 Design Drawings\03 PUD\2410468 Exhibit A-Cons Site Plan.dwg

# EXHIBIT 'B'

## CONCEPTUAL ACCESS & CIRCULATION PLAN

# HOUSLEY DEVELOPMENT

### PUD-45



wallace  
design  
collective

wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

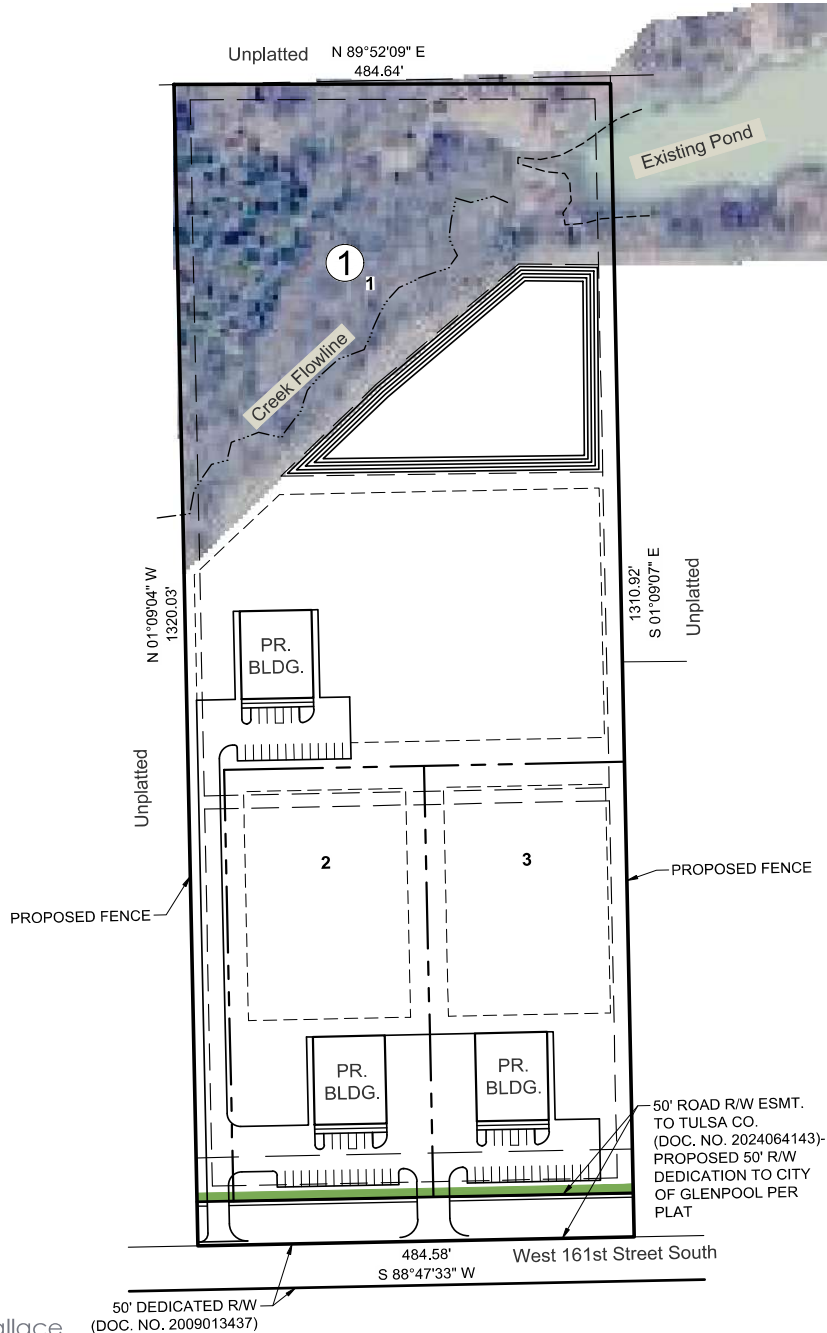
April 25, 2025 | Housley PUD | 7

# EXHIBIT 'C'

## CONCEPTUAL LANDSCAPING & SCREENING PLAN

# HOUSLEY DEVELOPMENT

### PUD-45



wallace  
design  
collective

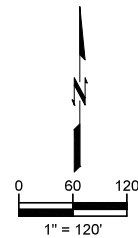
wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

#### Legend

10' Wide Landscape Buffer

April 25, 2025 | Housley PUD | 8



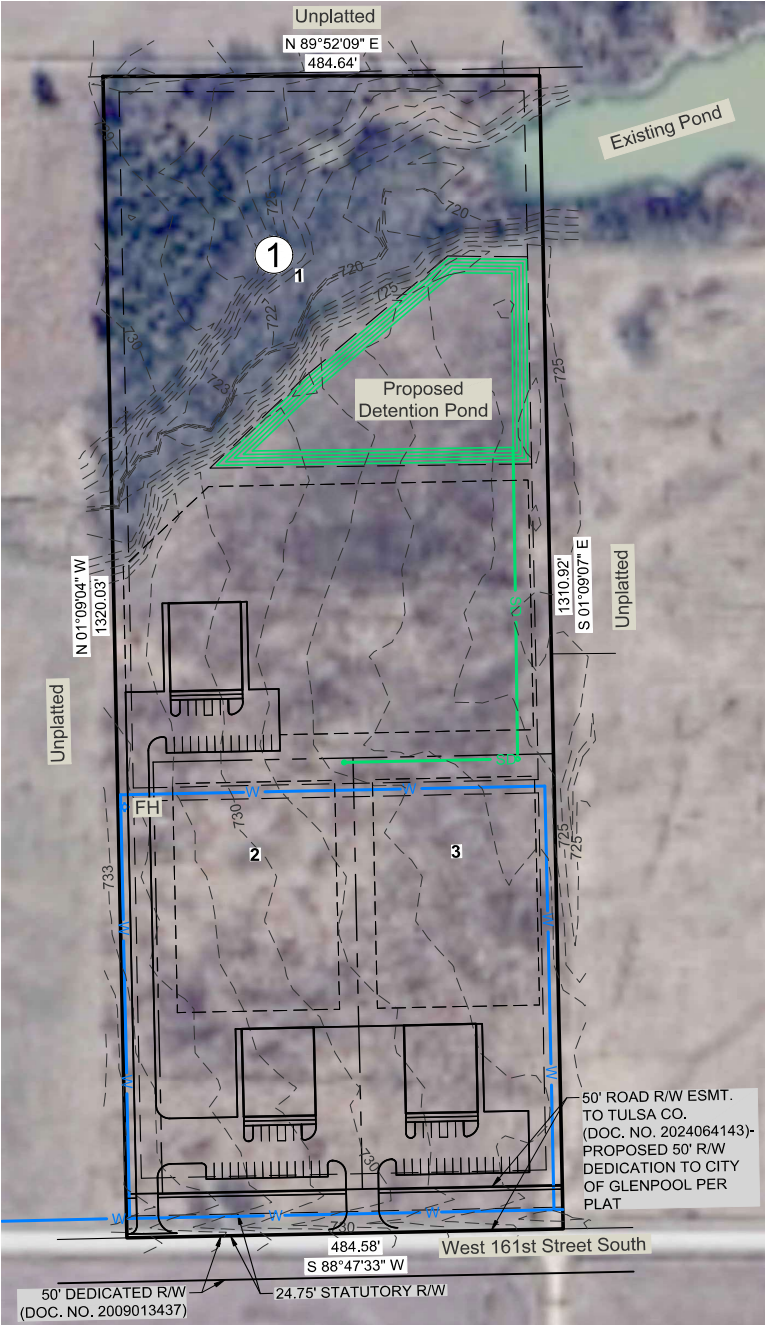
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# EXHIBIT 'D'

## CONCEPTUAL UTILITIES & DRAINAGE PLAN

# HOUSLEY DEVELOPMENT

### PUD-45



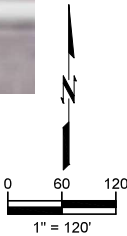
wallace  
design  
collective

wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

#### Legend

- FH Proposed Fire Hydrant
- W Proposed Water Line
- SD Proposed Storm Sewer
- Proposed Detention Pond



April 25, 2025 | Housley PUD | 9

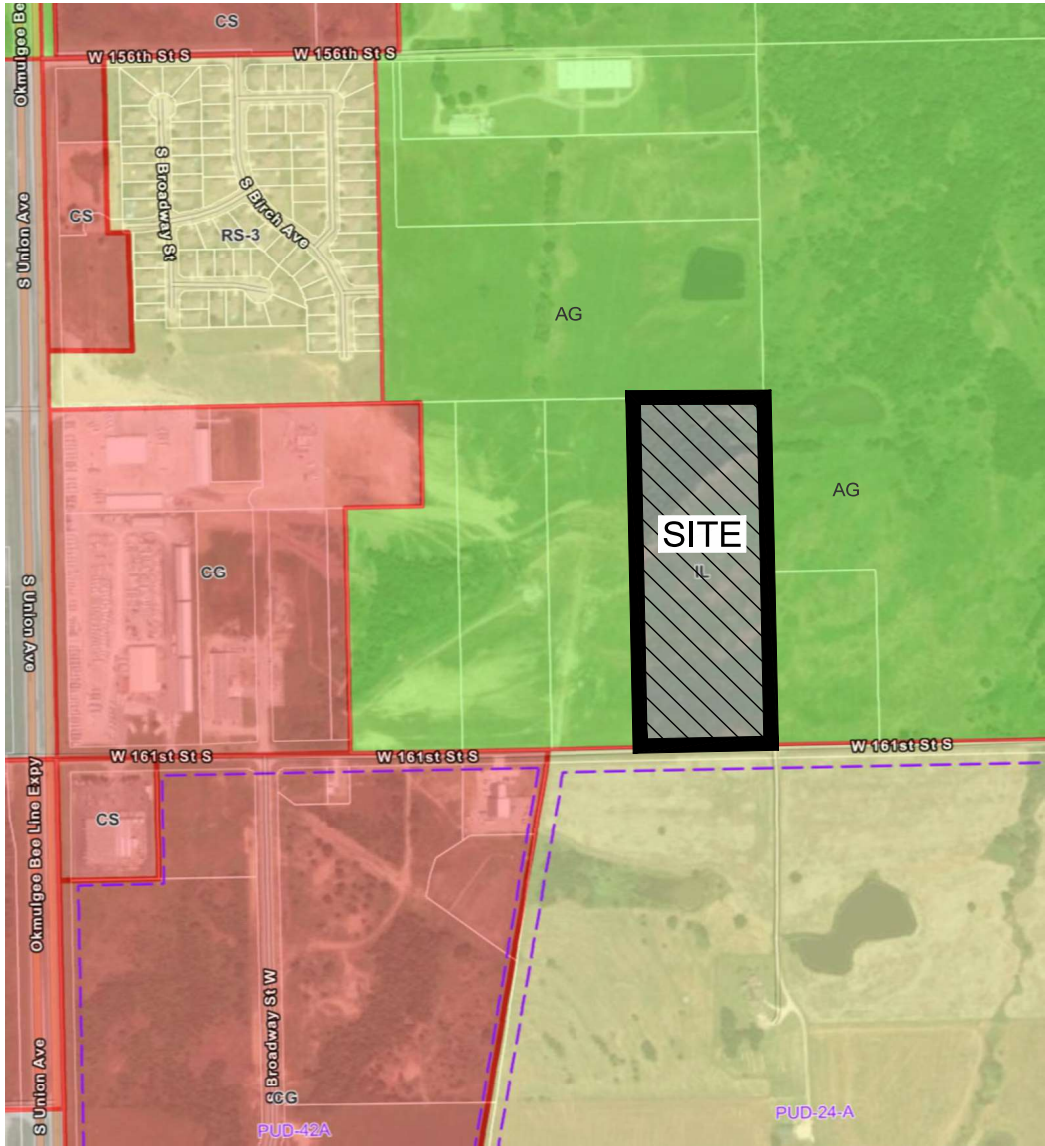
\\gisserver\projects\2410468\_3\mapod 10 Acre Tract\04 Production\01 Design Drawings\03 PUD\2410468 Exhibit D\Utility & Drainage.dwg

# EXHIBIT 'E'

## AREA ZONING EXHIBIT

# HOUSLEY DEVELOPMENT

### PUD-45



\\nvl\server\projects\2410468\_4\map\10 Acre Tract\04 Production\01 Design Drawings\03 PUD\2410468 Exhibit E-Zoning Map.dwg

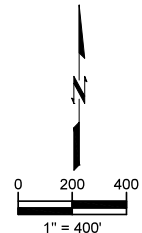


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wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

| Zoning TulsaCo |                            |
|----------------|----------------------------|
|                | Agriculture                |
|                | Commercial                 |
|                | Downtown Core              |
|                | Office                     |
|                | Industrial                 |
|                | Public Facilities          |
|                | Flood District             |
|                | Master Planned Development |
|                | Mixed-Use                  |
|                | Residential Single-Family  |
|                | Residential Multi-Family   |



April 25, 2025 | Housley PUD | 10



EXHIBIT 'F'  
AERIAL PHOTOGRAPHY EXHIBIT  
**HOUSLEY DEVELOPMENT**  
PUD-45



\\ark\server\projects\24140498\_3\map\10 Acre Tract\04 Production\01 Design Drawings\003 PUD\24140498 Exhibit F-Aerial.dwg

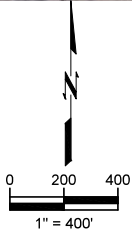


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123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: April 25, 2025

May 08, 2025 | Housley PUD | 11



**Ordinance No. 827**

**ORDINANCE NO. 827**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM IL (LIGHT MANUFACTURING RESEARCH AND DEVELOPMENT) TO PLANNED UNIT DEVELOPMENT (PUD 45), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZA-312), AFTER DULY NOTICED PUBLIC HEARING ON MAY 12TH, 2025; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith**

**FINDINGS OF THE CITY COUNCIL:**

**WHEREAS**, Planned Unit Development ("PUD") 45 is treated under the Zoning Code as a distinct zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and benefits the developer by expanding development options and flexibility, and reducing uncertainty; and

**WHEREAS**, PUD 45 is an alternative form to standard development that include light industrial land uses, subject to the requirements of a PUD 45 zoning district approved by ordinance of the City Council; and

**WHEREAS**, To obtain approval of Application No. GZA-312, the applicant has submitted a concept plan and a Development Plan Text describing the development standards proposed to govern the PUD 45, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield substantial community benefits as required by Sections 11-9-9, 11-9-10, and 11-9-11 of the Zoning Code; and

**WHEREAS**, The subject property is designated as Light Industrial in the Comprehensive Plan; and

**WHEREAS**, The developer is proposing a planned industrial development comprised of appropriate industrial uses with development standards to ensure the compatibility and design integration, as encouraged by the Zoning Code; and

**WHEREAS**, Implementation of this PUD 45 and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs; and



**WHEREAS**, Application No. GZA-312 has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on May 12, 2025, and that PUD 45 is the highest and best use of the subject property and is most compatible with the spirit and intent of the 2030 Comprehensive Plan.

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

**SECTION 1:** That the zoning classification of the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (SE/4 SW/4) OF SAID SECTION TWENTY-THREE (23); THENCE SOUTH 88°47'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 484.58 FEET; THENCE NORTH 01°09'04" WEST A DISTANCE OF 1320.03 FEET; THENCE NORTH 89°52'09" EAST TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4); THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) TO THE POINT OF BEGINNING.

Shall be amended to Planned Unit Development (PUD 45), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

**SECTION 2:** That the approved Final Development Plan Text for PUD 45 shall be, and hereby are, incorporated by reference into this Ordinance No. 827 to govern the development of the Planned Unit Development No. PUD 45 and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County.

**SECTION 3:** That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

**PASSED AND APPROVED** by the City Council of the City of Glenpool this \_\_\_\_\_.

\_\_\_\_\_  
Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

\_\_\_\_\_  
Lesli Smith, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**ORDINANCE NO. 827**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM IL (LIGHT MANUFACTURING RESEARCH AND DEVELOPMENT) TO PLANNED UNIT DEVELOPMENT (PUD 45), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZA-312), AFTER DULY NOTICED PUBLIC HEARING ON MAY 12TH, 2025; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith**

**FINDINGS OF THE CITY COUNCIL:**

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BEGINNING AT THE SOUTH QUARTER CORNER (SE/4 SW/4) OF SAID SECTION TWENTY-THREE (23); THENCE SOUTH 88°47'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 484.58 FEET; THENCE NORTH 01°09'04" WEST A DISTANCE OF 1320.03 FEET; THENCE NORTH 89°52'09" EAST TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4); THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) TO THE POINT OF BEGINNING.

Shall be amended to Planned Unit Development (PUD 45), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

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**SECTION 3:** That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

**PASSED AND APPROVED** by the City Council of the City of Glenpool this \_\_\_\_\_.

\_\_\_\_\_  
Jacqueline Triplett- Lund, Vice Mayor

ATTEST:

[MUNICIPAL SEAL]

\_\_\_\_\_  
Lesli Smith, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** DUY NGUYEN, CITY PLANNER

**DATE:** JUNE 16, 2025

**ITEM:** ANNEXATION (ANX 2025-01)

**REQUEST:** ANNEXATION (ANX 2025-01). THE APPLICANT IS REQUESTING A 6-ACRE SITE BE ANNEXED INTO THE CITY OF GLENPOOL CORPORATE LIMITS.

**APPLICANT:** JEFFERY AND GAIL SELVIDGE

**LOCATION:** THE SUBJECT SITE IS SITUATED ON THE SOUTH SIDE OF WEST 171<sup>ST</sup> STREET SOUTH APPROXIMATELY 1,000 FEET EAST OF SOUTH 33<sup>RD</sup> WEST AVENUE.

**ZONING:** AG (AGRICULTURAL)

**COMP PLAN:** RURAL

**APPLICANT REP:** JEFFERY SELVIDGE

#### **BACKGROUND**

The subject site is located on the south side of West 171st Street South, approximately 1,000 feet east of South 33rd West Avenue. It comprises approximately 6 acres and is currently vacant and undeveloped. The applicant intends to use the site to access their adjacent property to the south, which is already within city limits.

#### **SURROUNDING ZONING / COMP PLAN / LAND USES**

|       | <b>Zoning</b>     | <b>Comp Plan</b> | <b>Land Use</b>           |
|-------|-------------------|------------------|---------------------------|
| North | AG (Agriculture)  | Rural            | Single-Family Residence   |
| South | AG (Agricultural) | Rural            | Vacant Undeveloped        |
| East  | AG (Agriculture)  | Rural            | Single-Family Residence   |
| West  | AG (Agriculture)  | Rural            | Agricultural/Horse Stable |

#### **PROJECT DESCRIPTION**

---

**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](http://www.glenpoolonline.com)

This is a request to annex the site into the City's corporate limits. Under state law, annexation requires that the property abut existing city limits. The site meets this requirement, as it borders the City's corporate limits along its southern boundary.

The applicant recently purchased the subject property to provide access to their adjacent property to the south, which is already within city limits. A deed restriction on the site prohibits development for the next 10 years, limiting its use to access and utility purposes during that time. The applicant intends to combine the site with their existing property to create a parcel with proper access for their family.

#### **ANALYSIS**

The site will not be developed within the next 10 years. However, the applicant will create access to their other properties through this site. If development were to occur, Creek County Rural Water District No. 2 would serve water for this property, and the site will use a septic system. Oklahoma Department of Environmental Quality permits will be required for a septic system.

The current zoning classification is AG (Agricultural), and the Glenpool Comprehensive Plan land use designation is Rural. The annexation request will not change the zoning classification and land use designation.

#### **TAC**

The Technical Advisory Committee (TAC) reviewed the Annexation application on May 16, 2025. There are no additional comments.

#### **PLANNING COMMISSION ACTION:**

The Planning Commission public hearing on the proposed Annexation (ANX 2025-01) application was held on Monday, June 9, 2025. After deliberating, the Planning Commission on a 5-0 vote recommended that the City Council approve the Annexation (ANX 2025-01) application.

#### **STAFF RECOMMENDATION:**

Staff recommends the City Council affirm the Planning Commission action and recommendation by taking the following actions:

1. Approve the Annexation (ANX2025-01); and
2. Adopt Ordinance No. 828

#### **ATTACHMENTS:**

1. Aerial Photo
2. Zoning Map
3. Application
4. Surveys & Deed
5. Ordinance No. 828

---

**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](http://www.glenpoolonline.com)

**Aerial Photo**



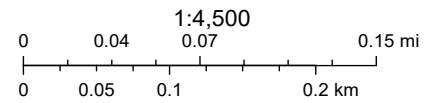


6/5/2025, 2:52:46 PM

-  County Boundary
-  Parcels CreekCo
-  Parcels TulsaCo

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

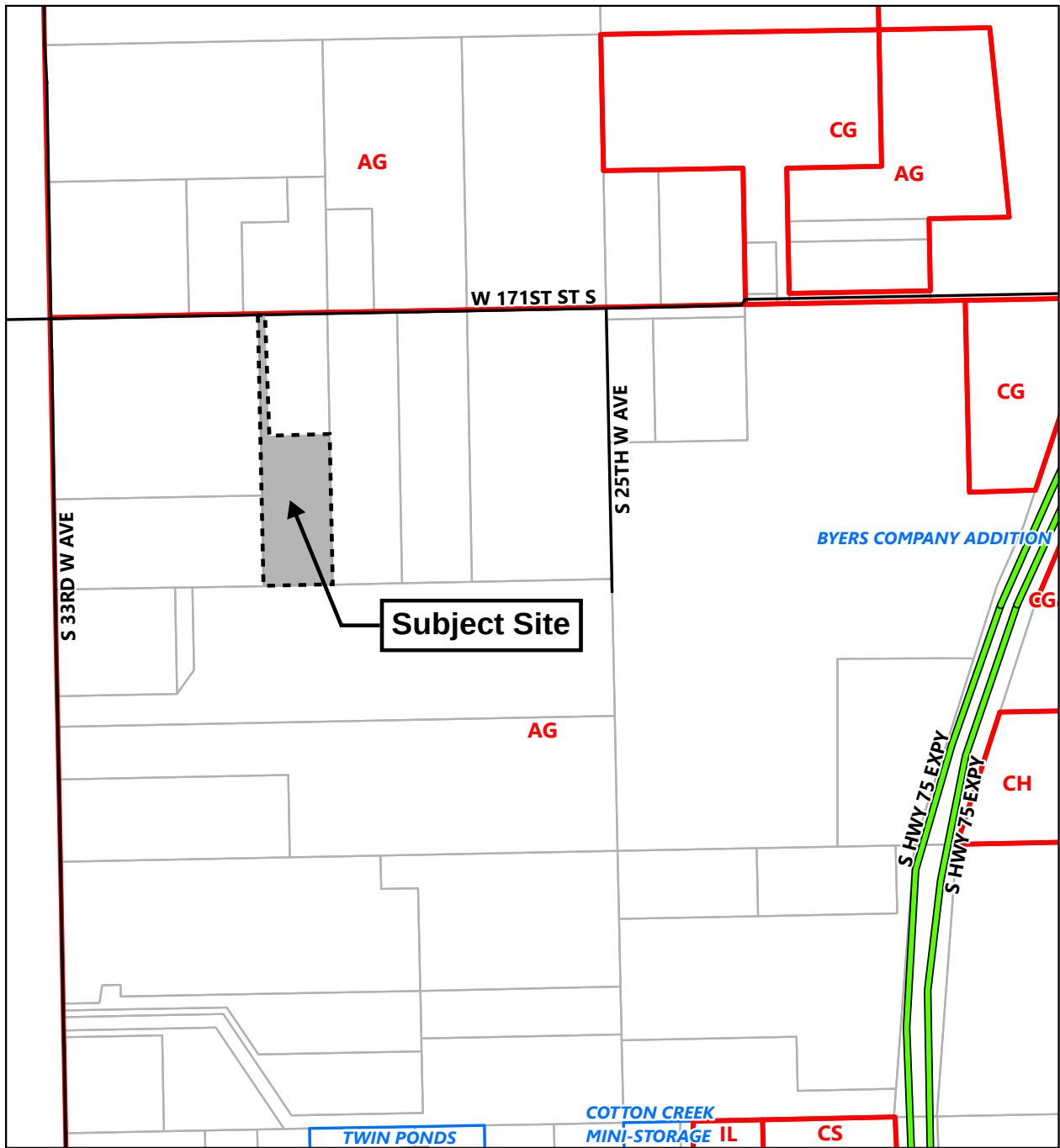
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

INCOG

## **Zoning Map**



### Annexation (2025-01)

Annexation request for a 6-acre site.

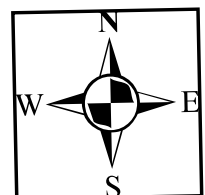
Applicant: Jeff Selvidge

Subject Property: Located on the south side of W 171st St S, approximately a 1,000 feet east of S 33rd West Ave.

Current Zoning: AG (Agriculture) | Tulsa County

### Legend

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



## **Application**

CITY OF GLENPOOL  
REQUEST FOR ANNEXATION

APPLICANT: Jeff & Gail Selvioge 918-740-3741  
Name Phone Number  
17279 S. 33<sup>RD</sup> W. AVE MOUNDS, OK 74047  
Address  
jrs121424@gmail.com  
Email Address

OWNER: Jeffery and Gail Selvioge Living Trust, dated July 1, 2016  
Name Phone Number  
17279 S. 33<sup>RD</sup> W. AVE MOUNDS, OK 74047  
Address  
jrs121424@gmail.com  
Email Address

COMMON DESCRIPTION: 171<sup>st</sup> Street, 1/4 mile east of 33<sup>RD</sup> W. Avenue  
(Use common descriptive street name & number)

LEGAL DESCRIPTION (INCLUDING SECTION, TOWNSHIP & RANGE)

\_\_\_\_\_ The East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), 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, LESS AND EXCEPT, the following tract of land:  
\_\_\_\_\_ A tract of land in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), Township Seventeen (17) North Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma being described as follows: BEGINNING at the Northeast Corner of the E/2 of the E/2 of the NW/4 of the NW/4 of said Section 34; Thence S 01°04' 22" East along the East line of the E/2 of the E/2 of the NW/4 of the NW/4 a distance of 529.09 feet; Thence S 88°54'45" West a distance of 294.95 feet; Thence N 01°03' 44" West a distance of 529.09 feet to a point on the North line of said Section 34; Thence N 88°54'45" East along said North line a distance of 294.84 feet to the Point of Beginning.  
\_\_\_\_\_

Developed ( ) %  
Undeveloped ( 100 ) %  
Platted ( ) %  
Unplatted ( ) %

Size of Area: 6 Acres Existing Zoning: Agricultural

Current Assessed Valuation:  
Land: N/A Improvements: N/A Total: N/A

Is existing and/or anticipated development in conformance with existing zoning districts? Yes ☒ No ☐

If no, what zoning changes will be requested?  
\_\_\_\_\_

Name of company providing legal description, survey and other information:

Sandlin & Associates

Type of Development Existing: None

Type of Development Anticipated: None

Please identify existing structure/s:

None

Application Fee: \$100.00 + publication

I, Jeff & Gail Selvidge, hereby request the annexation of described property into the City of Glenpool.

Jeffery Ray Selvidge  
Full Legal Signature

Gail Kay Selvidge  
Full Legal Signature

Jeffery Ray Selvidge  
Name (print)

Gail Kay Selvidge  
Name (print)

April 17, 2025  
Date

Date

**NOTE:**

1. Application form has to be signed by existing (authorized) legal owner/s of property.
2. A pre-application meeting with city staff is required prior to application being submitted.



**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 2024 Tax Rolls and last Grantees of record of the Tulsa County Clerk as of **April 9, 2025 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 **23<sup>rd</sup> day of April, 2025.**

TULSA ABSTRACT & TITLE COMPANY

By *Jicia Perry*  
Vice-President

No. 519820



519820

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), 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.**

**LESS AND EXCEPT the following tract of land:**

**A tract of land in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being described as follows:**

**BEGINNING at the Northeast corner of the E/2 of the E/2 of the NW/4 of the NW/4 of said Section Thirty-four (34); Thence S 01°04'22" East along the East line of the E/2 of the NW/4 of the NW/4 a distance of 529.09 feet; Thence S 88°54'45" West a distance of 294.95 feet; Thence N 01°03'44" West a distance of 529.09 feet to a point on the North line of said Section Thirty-four (34); Thence N 88°54'45" East along said North line a distance of 294.84 feet to the POINT OF BEGINNING.**





## Names and Addresses

## Legal Description

Nikki K. Longacre  
3102 West 171<sup>st</sup> Street  
Glenpool, OK 74033

NW NW NW  
and  
W/2 NE NW NW  
and  
N220' SW NW NW  
and  
N220' W/2 SE NW NW,  
34-17-12

Deborah J. Huston and  
Beverly Huston  
2918 West 171<sup>st</sup> Street South  
Glenpool, OK 74033-5005

Part E/2 E/2 NW NW,  
Beginning NE/C S529.09' W294.95' N529.09'  
E294.84' to POB,  
34-17-12

Jeffrey R. & Gail K. Selvidge Trust  
17279 South 33<sup>rd</sup> West Avenue  
Mounds, OK 74047-4760

Part W/2 NW,  
Beginning 651.52'E NW/C S/2 NW, E1990.01'  
S664.57 W2642.08' N147.09' W568.67' NE140.87'  
N402.57' to POB,  
34-17-12  
and  
E/2 E/2 NW NW,  
Less Beginning NE/C S529.09' W294.95' N529.09'  
E294.84' to POB,  
34-17-12

Gary Jones and  
Jaden Jones  
12305 South 18<sup>th</sup> Street East  
Jenks, OK 74037-3758

W/2 W/2 NE NW,  
34-17-12

Shaun Michael James and  
Melissa James  
3011 West 171<sup>st</sup> Street South  
Glenpool, OK 74033-5004

Part of SW SW,  
Beginning 660.8'E SW/C SW SW, N660.72'  
E475.3' S215' W215' S445.72' W260.3' to POB,  
27-17-12

Callie Ann Gudgel Trust  
3001 West 171<sup>st</sup> Street South  
Glenpool, OK 74033

SE SW SW,  
Less Beginning 660.8'E SW/C SW, N660.72'  
E475.3' S215' W215' S445.72' W260.3' to POB,  
27-17-12



Bill Gilbert and  
Tammy Gilbert  
1111 North Moccasin Street  
Sapulpa, OK 74066

W220' S500' SE SW,  
27-17-12

Lynn Loebner Revocable Trust  
1415 South Guthrie  
Tulsa, OK 74119

SW NW NW,  
Less N220'  
and  
W/2 SE NW NW,  
Less N220',  
34-17-12



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Use Avery Template 5163

Nikki K. Longacre  
3102 West 171st Street  
Glenpool, OK 74033

Deborah J. Huston and Beverly Huston  
2918 West 171st Street South  
Glenpool, OK 74033-5005

Jeffrey R. & Gail K. Selvidge Trust  
17279 South 33rd West Avenue  
Mounds, OK 74047-4760

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12305 South 18th Street East  
Jenks, OK 74037-3758

Shaun Michael James and Melissa James  
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Glenpool, OK 74033-5004

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3001 West 171st Street South  
Glenpool, OK 74033

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Sapulpa, OK 74066

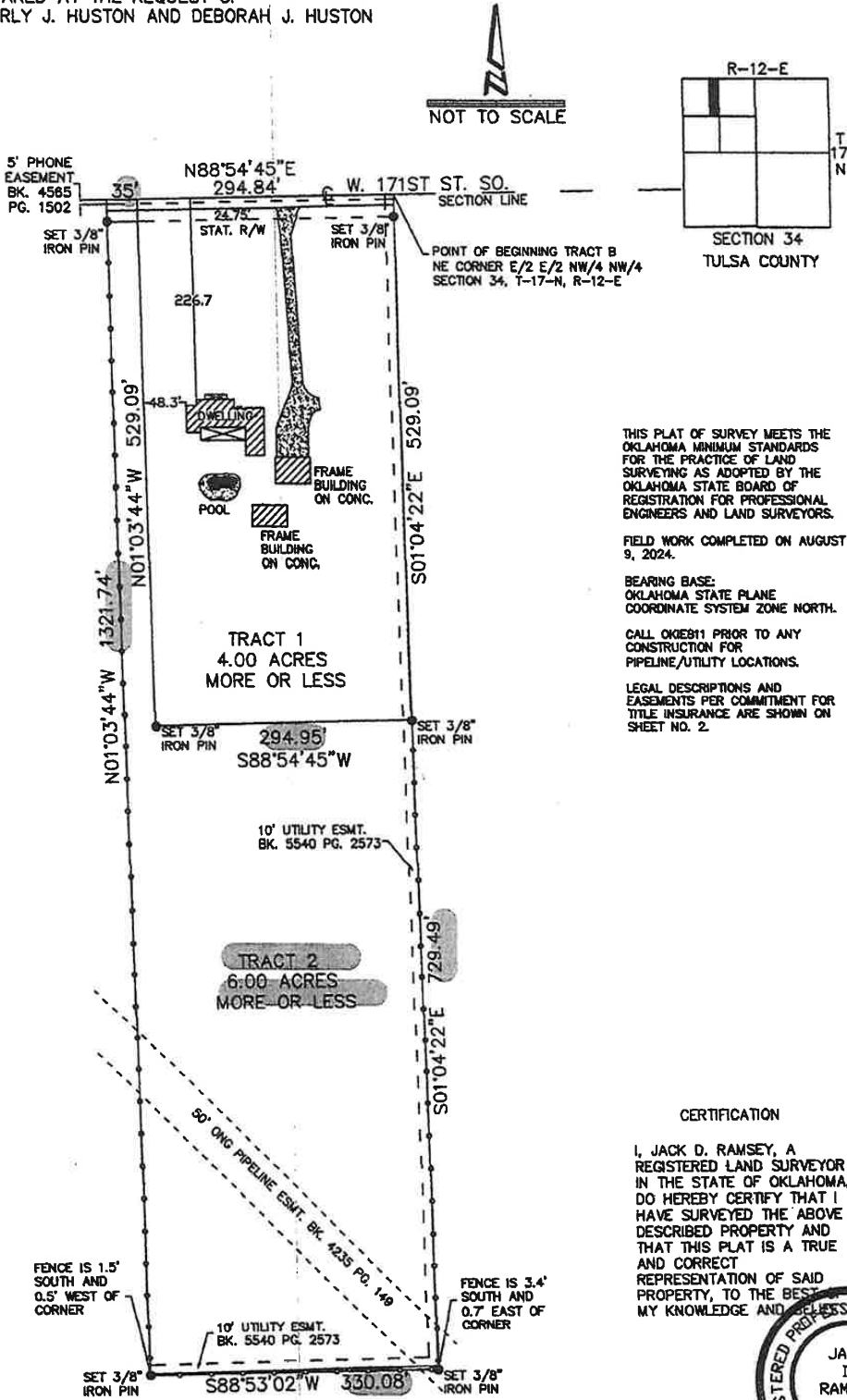
Lynn Loebner Revocable Trust  
1415 South Guthrie  
Tulsa, OK 74119

## **Surveys & Deed**

SANDLIN AND ASSOCIATES  
P.O. BOX 1241, HENRYETTA, OKLAHOMA 74437  
(918) 340-1642 kimasandlin@yahoo.com

PLAT OF SURVEY

PREPARED AT THE REQUEST OF  
BEVERLY J. HUSTON AND DEBORAH J. HUSTON



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

FIELD WORK COMPLETED ON AUGUST 9, 2024.

BEARING BASE:  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM ZONE NORTH.

CALL OKIE811 PRIOR TO ANY CONSTRUCTION FOR PIPELINE/UTILITY LOCATIONS.

LEGAL DESCRIPTIONS AND EASEMENTS PER COMMITMENT FOR TITLE INSURANCE ARE SHOWN ON SHEET NO. 2.

CERTIFICATION

I, JACK D. RAMSEY, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Jack D Ramsey  
JACK D. RAMSEY  
OKLAHOMA REGISTERED LAND SURVEYOR #387

WITNESS MY HAND AND SEAL THIS DATE  
AUGUST 22, 2024

**SANDLIN AND ASSOCIATES**

P.O. BOX 1241, HENRYETTA, OKLAHOMA 74437  
(918) 340-1642 [kimasandlin@yahoo.com](mailto:kimasandlin@yahoo.com)

PREPARED AT THE REQUEST OF  
BEVERLY J. HUSTON AND DEBORAH J. HUSTON

**LEGAL DESCRIPTION:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PROPERTY ADDRESS: 2918 WEST 171ST STREET SOUTH, GLENPOOL, OKLAHOMA

EASEMENTS PER OKLAHOMA SECURED TITLE FILE NO. MT0014563:

RIGHT OF WAY AGREEMENT TO SOUTHWESTERN GAS COMPANY FILED IN BOOK 1045 AT PAGE 630; PARTIAL RELEASE FILED IN BOOK 4235 AT PAGE 149 (OKLAHOMA NATURAL GAS); ASSIGNMENT FILED IN BOOK 6201 AT PAGE 127 (ONEOK) APPLIES TO THE PROPERTY AS SHOWN.

TELEPHONE LINE RIGHT OF WAY TO OKLAHOMA COMMUNICATIONS SYSTEM FILED IN BOOK 4565 AT PAGE 1502 APPLIES AS SHOWN PER INSTRUMENT.

DECLARATION OF COVENANTS AND RESTRICTIONS FILED IN BOOK 5534 AT PAGE 1811 INCLUDES THE PROPERTY, PROPERTY IS SUBJECT TO 85' FRONT BUILDING LINE AND 25' REAR AND SIDE BUILDING LINE FOR DWELLING AND ALL STRUCTURES.

10 UTILITY EASEMENT CONTAINED IN WARRANTY DEED WITH EASEMENTS FILED IN BOOK 5540 AT PAGE 2573 APPLIES AS SHOWN.

**LEGAL DESCRIPTION TRACT 1:**

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 OF SAID SECTION 34;  
THENCE S01°04'22"E ALONG THE EAST LINE OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 A DISTANCE OF 529.09 FEET;  
THENCE S88°54'45"W A DISTANCE OF 294.95 FEET;  
THENCE N01°03'44"W A DISTANCE OF 529.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34;  
THENCE N88°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 294.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4 ACRES MORE OR LESS

**LEGAL DESCRIPTION TRACT 2:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 OF SAID SECTION 34;  
THENCE S01°04'22"E ALONG THE EAST LINE OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 A DISTANCE OF 529.09 FEET;  
THENCE S88°54'45"W A DISTANCE OF 294.95 FEET;  
THENCE N01°03'44"W A DISTANCE OF 529.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34;  
THENCE N88°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 294.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6 ACRES MORE OR LESS

SHEET 2 OF 2



\*\*\*\*\*ELECTRONICALLY FILED DOCUMENT\*\*\*\*\*

Upon recording return to:  
Oklahoma Secured Title  
8215 S. Mingo Rd., Suite 150  
Tulsa, OK 74133

Doc Stamps: \$172.50  
Property Address: TBD, Glenpool, OK 74033  
Buyer Mailing Address:

17279 S. 33rd W Ave  
Mounds, OK 74047

**GENERAL WARRANTY DEED**  
(Statutory)

THIS INDENTURE, made this 14th day of March, 2025, between **Deborah J. Huston and Beverly J. Huston, each a single person**, parties of the first part, and **Jeffery R. Selvidge and Gail K. Selvidge, Trustees of the Jeffery and Gail Selvidge Living Trust**, dated July 1, 2016, party of the second part.

WITNESSETH: That parties of the first part, being in receipt of good and valuable consideration, do, by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit::

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said parties of the first part, their successors and assigns, do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents, that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT easements and building restrictions of record, and that said parties of the first part will WARRANT AND FOREVER DEFEND the same unto said party of the second part, its successors and assigns, against said party of the first part, their heirs or assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

Deed presented for filing by: Oklahoma Secured Title  
File Number: MT0015119  
Title Insurer: Old Republic National Title Insurance Company

Upon recording return to:  
Oklahoma Secured Title  
8215 S. Mingo Rd., Suite 150  
Tulsa, OK 74133

Doc Stamps: \$172.50  
Property Address: TBD, Glenpool, OK 74033  
Buyer Mailing Address:

17279 S. 33rd W. Ave  
Mounds, OK 74047

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THIS INDENTURE, made this 14th day of March, 2025, between **Deborah J. Huston and Beverly J. Huston, each a single person**, parties of the first part, and **Jeffery R. Selvidge and Gail K. Selvidge, Trustees of the Jeffery and Gail Selvidge Living Trust, dated July 1, 2016**, party of the second part,

WITNESSETH: That parties of the first part, being in receipt of good and valuable consideration, do, by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit::

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

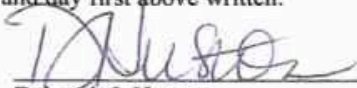
And said parties of the first part, their successors and assigns, do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents, that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT easements and building restrictions of record, and that said parties of the first part will WARRANT AND FOREVER DEFEND the same unto said party of the second part, its successors and assigns, against said party of the first part, their heirs or assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

Deed presented for filing by: Oklahoma Secured Title  
File Number: MT0015119  
Title Insurer: Old Republic National Title Insurance Company

3



IN WITNESS WHEREOF, the said parties of the first part have executed these presents the year and day first above written.

  
Deborah J. Huston

  
Beverly J. Huston

STATE OF OKLAHOMA     )  
                                          ) ss.  
COUNTY OF TULSA         )

Before me, the undersigned, a Notary Public in and for said County and State, on this 14<sup>th</sup> day of March, 2025, personally appeared **Deborah J. Huston and Beverly J. Huston, each a single person**, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My commission expires:



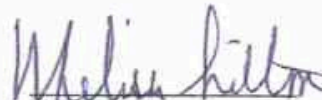
  
Notary Public

EXHIBIT "A"

The East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), 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, LESS AND EXCEPT, the following tract of land:  
A tract of land in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), Township Seventeen (17) North Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma being described as follows: BEGINNING at the Northeast Corner of the E/2 of the E/2 of the NW/4 of the NW/4 of said Section 34; Thence S 01°04' 22" East along the East line of the E/2 of the E/2 of the NW/4 of the NW/4 a distance of 529.09 feet; Thence S 88°54'45" West a distance of 294.95 feet; Thence N 01°03' 44" West a distance of 529.09 feet to a point on the North line of said Section 34; Thence N 88°54'45" East along said North line a distance of 294.84 feet to the Point of Beginning.

The parties agree that the subject property will remain unimproved for a period of ten (10) years from the date of closing. Expressed written consent will be required from sellers to make any changes for said 10 year period to the subject property after the date of closing, with the following exceptions.

Buyer may at Buyers expense install 4 or 5 strand, barbed or smooth wire fence and metal access gates on the property boundary and may remove any unnecessary existing fencing and/or gates.

Buyer may, at Buyers expense, add landscaping to the property including but not limited to trees.

Buyer may, at Buyers expense, place protective guards or rails around the existing gas meter on the property.

Buyer may install underground gas, water, electric, or fiber optic utilities across the property.

Buyer may construct a barn or other small non-residential structure within 75 feet of the southern boundary of the property.

Exhibit to Deed

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA       )  
                                          )  
COUNTY OF TULSA        )  
TO:   THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned JEFFERY R. SELVIDGE  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an TRUSTEE (role, such as titled officer or trustee) of THE JEFFERY AND GAIL SELVIDGE LIVING TRUST, DATED 7-1-2016 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Jeffery R. Selvidge  
AFFIANT, individually and as authorized agent of the Entity

3-14-25  
Date

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MARCH, 2025,  
By JEFFERY R. SELVIDGE, TRUSTEE OF THE JEFFERY AND GAIL SELVIDGE LIVING TRUST DATED  
JULY 1, 2016.

Melissa Hilton  
NOTARY PUBLIC

My Commission Expires:

4-19-27

My Commission Number:

03004880





Exhibit to Deed

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA        )  
                                      ) ss.  
COUNTY OF TULSA         )  
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned GAIL K. SELVIDGE  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an TRUSTEE (role, such as titled officer or trustee) of THE JEFFERY AND GAIL SELVIDGE LIVING TRUST, DATED 7-1-2016 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Gail K. Selvidge  
AFFIANT, individually and as authorized agent of the Entity

3-14-25  
Date

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MARCH, 2025,  
By GAIL K. SELVIDGE, TRUSTEE OF THE JEFFERY AND GAIL SELVIDGE LIVING TRUST DATED JULY 1,  
2016.

Melissa Hilton  
NOTARY PUBLIC

My Commission Expires:

4-19-27  
no m 48 sh



**Ordinance  
No. 828**

**ORDINANCE NO. 828**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO  
THE CITY OF GLENPOOL, OKLAHOMA, MUNICIPAL LIMITS**

**WHEREAS**, the owners of certain real property have requested of the City of Glenpool, Oklahoma, that such real property be annexed into the City of Glenpool, Oklahoma; and,

**WHEREAS**, the City Council, upon having lawfully given notice of a public hearing on this matter, having held such public hearing on the date herewith, having considered comments from the public and from City staff, and having determined in accordance with the foregoing that it is in the best interest of the City of Glenpool, Oklahoma, to accept and act upon the petitioners' request for incorporation into the municipal limits; and,

**WHEREAS**, such annexation is pursuant to the Code of Ordinances of the City of Glenpool, Oklahoma, and further complies with all requirements of the Statutes of the State of Oklahoma.

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

1. The following described real property be and hereby is annexed to the City of Glenpool: Located on the south side of West 171st Street South, approximately 1,000 feet east of South 33rd West Avenue.

The East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), 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, LESS AND EXCEPT, the following tract of land: A tract of land in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), Township Seventeen (17) North Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma being described as follows: BEGINNING at the Northeast Corner of the E/2 of the E/2 of the NW/4 of the NW/4 of said Section 34; Thence S 01°04'22" East along the East line of the E/2 of the E/2 of the NW/4 of the NW/4 a distance of 529.09 feet; Thence S 88°54'45" West a distance of 294.95 feet; Thence N 01°03'44" West a distance of 529.09 feet to a point on the North line of said Section 34; Thence N 88°54'45" East along said North line a distance of 294.84 feet to the Point of Beginning.

2. The real property as described above and illustrated in Exhibit A, Tract 2, as attached.
3. That all ordinances or parts of ordinances in conflict herewith shall be and hereby are repealed and of no effect.

PASSED AND APPROVED by the City Council of the City of Glenpool this 16<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Joyce G. Calvert, Mayor

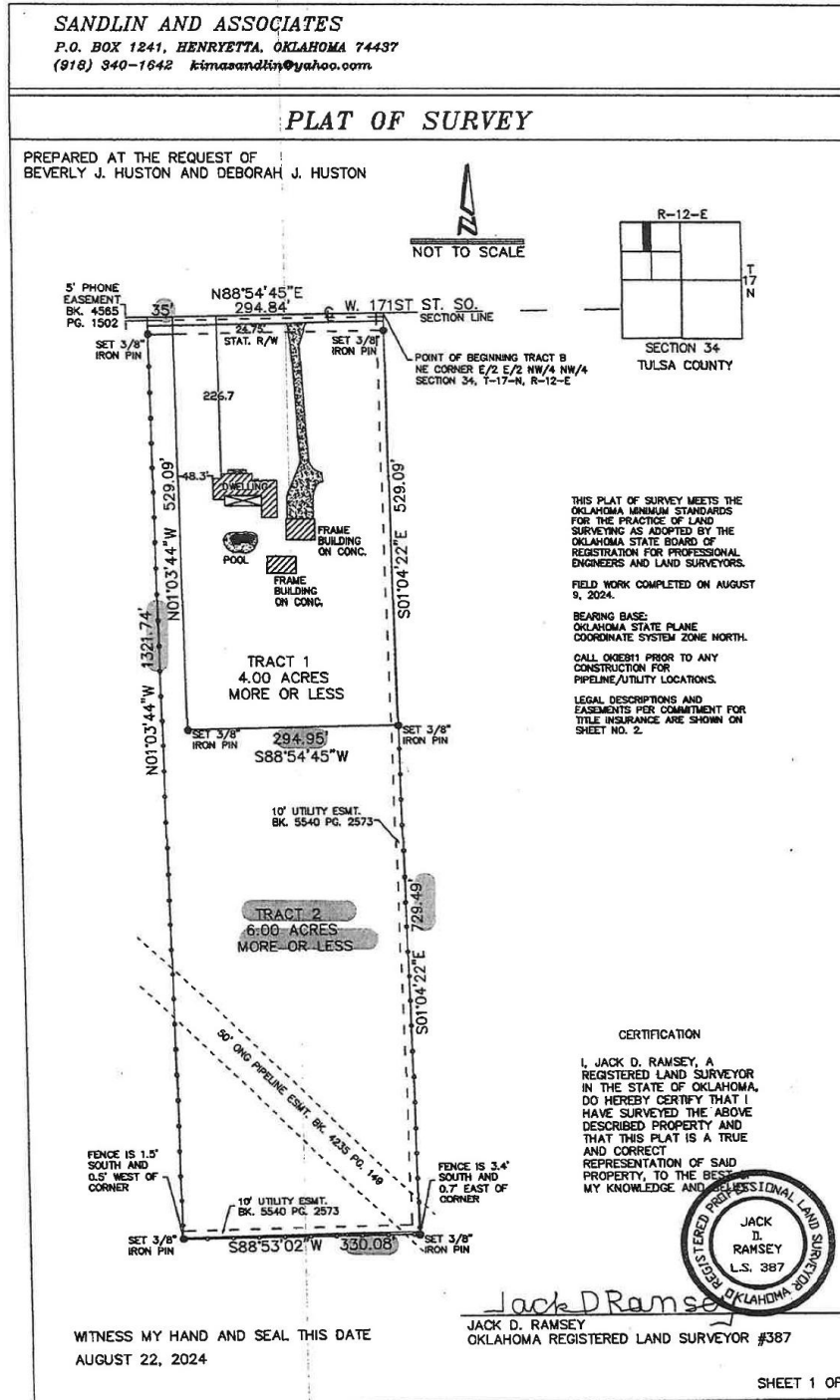
Attest:

\_\_\_\_\_  
Lesli Smith, City Clerk

Approved to Form:

\_\_\_\_\_  
City Attorney

## Exhibit A





**SANDLIN AND ASSOCIATES**

P.O. BOX 1241, HENRYETTA, OKLAHOMA 74437  
(918) 340-1642 kmasandlin@yahoo.com

PREPARED AT THE REQUEST OF  
BEVERLY J. HUSTON AND DEBORAH J. HUSTON

**LEGAL DESCRIPTION:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PROPERTY ADDRESS: 2918 WEST 171ST STREET SOUTH, GLENPOOL, OKLAHOMA

EASEMENTS PER OKLAHOMA SECURED TITLE FILE NO. MT0014563:

RIGHT OF WAY AGREEMENT TO SOUTHWESTERN GAS COMPANY FILED IN BOOK 1045 AT PAGE 630; PARTIAL RELEASE FILED IN BOOK 4235 AT PAGE 149 (OKLAHOMA NATURAL GAS); ASSIGNMENT FILED IN BOOK 6201 AT PAGE 127 (ONEOK) APPLIES TO THE PROPERTY AS SHOWN.

TELEPHONE LINE RIGHT OF WAY TO OKLAHOMA COMMUNICATIONS SYSTEM FILED IN BOOK 4565 AT PAGE 1502 APPLIES AS SHOWN PER INSTRUMENT.

DECLARATION OF COVENANTS AND RESTRICTIONS FILED IN BOOK 5534 AT PAGE 1811 INCLUDES THE PROPERTY, PROPERTY IS SUBJECT TO 85' FRONT BUILDING LINE AND 25' REAR AND SIDE BUILDING LINE FOR DWELLING AND ALL STRUCTURES.

10 UTILITY EASEMENT CONTAINED IN WARRANTY DEED WITH EASEMENTS FILED IN BOOK 5540 AT PAGE 2573 APPLIES AS SHOWN.

**LEGAL DESCRIPTION TRACT 1:**

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 OF SAID SECTION 34;  
THENCE S01°04'22"E ALONG THE EAST LINE OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 A DISTANCE OF 529.09 FEET;

THENCE S88°54'45"W A DISTANCE OF 294.95 FEET;

THENCE N01°03'44"W A DISTANCE OF 529.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34;

THENCE N88°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 294.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4 ACRES MORE OR LESS

**LEGAL DESCRIPTION TRACT 2:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE E/2 OF THE E/2 OF THE NW/4 OF THE NW/4 OF SAID SECTION 34;  
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THENCE S88°54'45"W A DISTANCE OF 294.95 FEET;

THENCE N01°03'44"W A DISTANCE OF 529.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34;

THENCE N88°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 294.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6 ACRES MORE OR LESS

SHEET 2 OF 2

**ORDINANCE NO. 828**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO  
THE CITY OF GLENPOOL, OKLAHOMA, MUNICIPAL LIMITS**

**WHEREAS**, the owners of certain real property have requested of the City of Glenpool, Oklahoma, that such real property be annexed into the City of Glenpool, Oklahoma; and,

**WHEREAS**, the City Council, upon having lawfully given notice of a public hearing on this matter, having held such public hearing on the date herewith, having considered comments from the public and from City staff, and having determined in accordance with the foregoing that it is in the best interest of the City of Glenpool, Oklahoma, to accept and act upon the petitioners' request for incorporation into the municipal limits; and,

**WHEREAS**, such annexation is pursuant to the Code of Ordinances of the City of Glenpool, Oklahoma, and further complies with all requirements of the Statutes of the State of Oklahoma.

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

1. The following described real property be and hereby is annexed to the City of Glenpool: Located on the south side of West 171st Street South, approximately 1,000 feet east of South 33rd West Avenue.

The East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), 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, LESS AND EXCEPT, the following tract of land: A tract of land in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter (E/2 E/2 NW/4 NW/4) of Section Thirty-four (34), Township Seventeen (17) North Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma being described as follows: BEGINNING at the Northeast Corner of the E/2 of the E/2 of the NW/4 of the NW/4 of said Section 34; Thence S 01°04'22" East along the East line of the E/2 of the E/2 of the NW/4 of the NW/4 a distance of 529.09 feet; Thence S 88°54'45" West a distance of 294.95 feet; Thence N 01°03'44" West a distance of 529.09 feet to a point on the North line of said Section 34; Thence N 88°54'45" East along said North line a distance of 294.84 feet to the Point of Beginning.

2. The real property as described above and illustrated in Exhibit A, Tract 2, as attached.
3. That all ordinances or parts of ordinances in conflict herewith shall be and hereby are repealed and of no effect.

PASSED AND APPROVED by the City Council of the City of Glenpool this 16<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Jacqueline Triplett- Lund, Vice Mayor

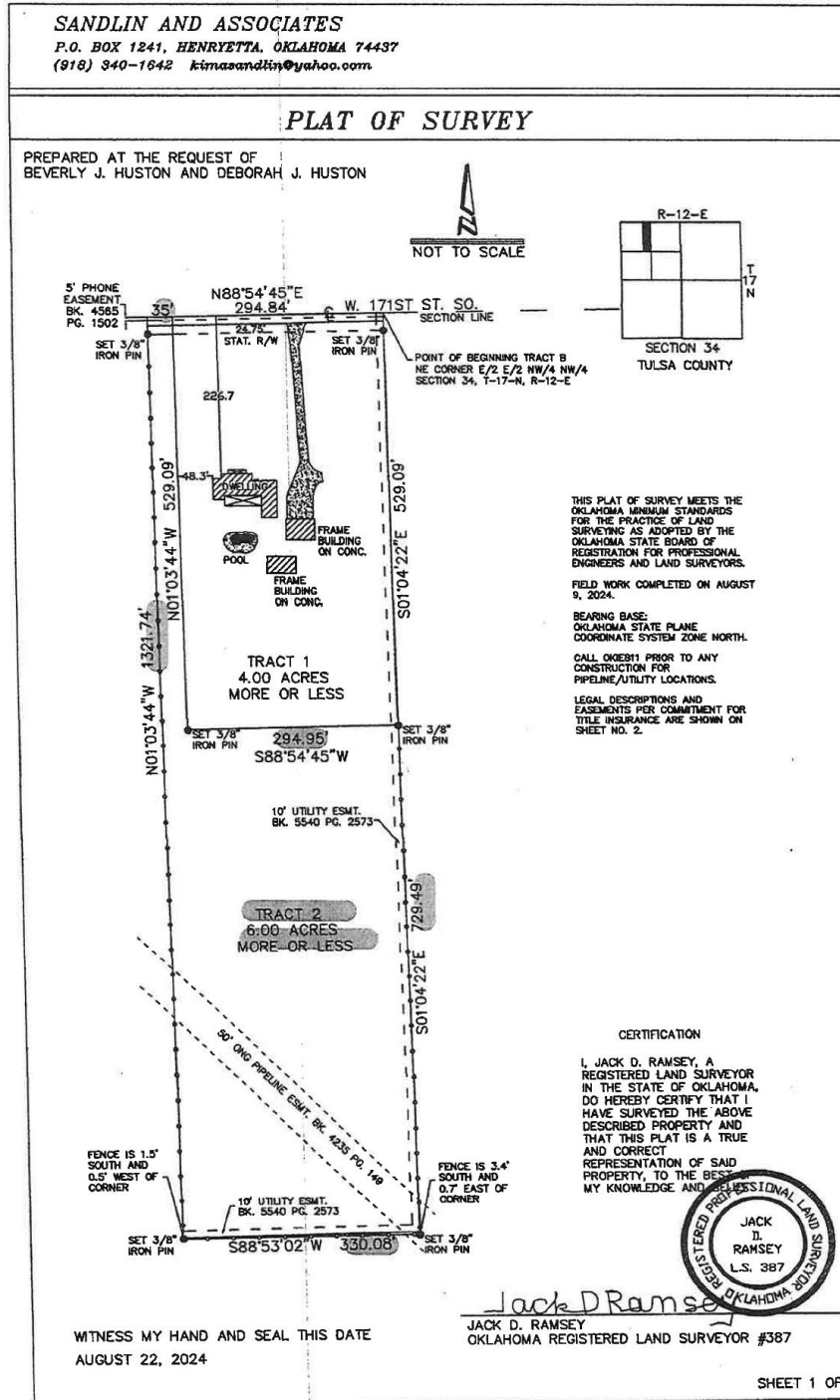
Attest:

\_\_\_\_\_  
Lesli Smith, City Clerk

Approved to Form:

\_\_\_\_\_  
City Attorney

## Exhibit A



**SANDLIN AND ASSOCIATES**

P.O. BOX 1241, HENRYETTA, OKLAHOMA 74437  
(918) 340-1642 kmasandlin@yahoo.com

PREPARED AT THE REQUEST OF  
BEVERLY J. HUSTON AND DEBORAH J. HUSTON

**LEGAL DESCRIPTION:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PROPERTY ADDRESS: 2918 WEST 171ST STREET SOUTH, GLENPOOL, OKLAHOMA

EASEMENTS PER OKLAHOMA SECURED TITLE FILE NO. MT0014563:

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THENCE S88°54'45"W A DISTANCE OF 294.95 FEET;

THENCE N01°03'44"W A DISTANCE OF 529.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34;  
THENCE N88°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 294.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4 ACRES MORE OR LESS

**LEGAL DESCRIPTION TRACT 2:**

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NW/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING DESCRIBED AS FOLLOWS:

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SHEET 2 OF 2



To: Mayor and Council

From: Beth Miller, Grants – Special Projects Coordinator

Date: June 16th, 2025

Re: Discussion and possible action to approve, amend or deny the Resolution #2025010 for the Opioid Abatement Board Grant 2025

**Overview:**

The City of Glenpool, in partnership with Mercy Regional EMS, has submitted a grant application to the Oklahoma Abatement Board for the acquisition of a FirstWatch System—an advanced, real-time data monitoring and alerting platform that will enhance emergency response capabilities across Tulsa, Pawnee, Craig, Delaware, and parts of Osage counties.

**This is a no-cost, no-match, non-reimbursement gifting grant, meaning the full project cost of \$203,323.06 will be covered with no financial obligation to the City.**

Although the application was submitted ahead of the June 13, 2025 deadline, the Oklahoma Attorney General's Office has confirmed that the signed resolution may be submitted by Tuesday, June 17, 2025.

**Staff Recommendation:**

Staff recommends approval of Resolution #2025010 to fulfill the final requirement for grant consideration and to formalize the City's support for this regional public safety initiative.

**Attachments:**

- Link to Opioid Grant information and application: [Application](#)
- FirstWatch Sytem Quote
- Resolution #2025010

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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](http://www.glenpoolonline.com)

## RESOLUTION NO. 2025010

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE OKLAHOMA OPIOID ABATEMENT BOARD FOR GRANT FUNDING TO SUPPORT THE IMPLEMENTATION OF THE FIRSTWATCH SYSTEM IN PARTNERSHIP WITH MERCY REGIONAL EMS, AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS RELATED THERETO.**

**WHEREAS**, the City of Glenpool recognizes the urgent need to address the opioid crisis affecting its residents and surrounding communities; and

**WHEREAS**, the City of Glenpool seeks to partner with Mercy Regional EMS to implement the FirstWatch System, a real-time data monitoring and alerting platform that will enhance emergency response and coordination related to opioid overdoses; and

**WHEREAS**, the Oklahoma Opioid Abatement Board has made grant funding available to political subdivisions for opioid abatement efforts; and

**WHEREAS**, the City of Glenpool desires to apply for such funding to support the purchase, implementation, and first-year operation of the FirstWatch System;

**NOW, THEREFORE, be it resolved by the City Council of the City of Glenpool:**

1. The City Council hereby authorizes the submission of a grant application to the Oklahoma Opioid Abatement Board for the purpose of funding the FirstWatch System project in partnership with Mercy Regional EMS.
2. The City Council designates the City Manager, or their designee, as the authorized representative to execute all necessary documents, agreements, and reports related to the grant application and project implementation.
3. This resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED this \_\_\_ day of \_\_\_\_\_, 2025, by the City Council of the City of Glenpool, Oklahoma.

**CITY OF GLENPOOL**

**Attest:**

\_\_\_\_\_  
Jacqueline Triplett-Lund, Vice-Mayor

\_\_\_\_\_  
Lesli Smith, City Clerk



## DRAFT FirstWatch System

### FirstWatch Solutions, Inc.

2035 Corte Del Nogal, Suite 101  
Carlsbad, California 92011 USA  
Phone: 760-943-9123 Fax: 760-268-0922  
Attn: Phil Davis, Regional Manager (727.432.2312)

### New System Quote

#### Customer Information:

Name: **Jeremy Fern, Operations Manager**  
Organization: **Mercy Regional EMS**  
Address: **9106 N Garnett Rd**  
City, ST Zip: **Owasso, OK 74055**  
Phone: **(918) 636-7795**  
Email: **jfern@mercy-regional.com**

#### Quote Information:

Date: **6/5/2025**  
Expiration Date: **12/2/2025**  
Call Volume: **22,000**

| Qty                                                                            | Description                                                        | Unit Price  | Item Total          |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------|---------------------|
| <b>FirstWatch System (FW) w/ Primary Data Source 1 (DS1) - LOGIS Cloud CAD</b> |                                                                    |             |                     |
| 1                                                                              | (DS1) System License - CAD                                         | \$18,735.00 | \$18,735.00         |
| 1                                                                              | (DS1) Annual Support & Maintenance                                 | \$4,121.70  | \$4,121.70          |
| 1                                                                              | Installation / Configuration                                       | \$3,500.00  | \$3,500.00          |
| 1                                                                              | (DS1) Data Source Integration                                      | \$10,000.00 | \$10,000.00         |
| 1                                                                              | (DS1) AVL Add-on to CAD Data                                       | \$4,500.00  | \$4,500.00          |
| 1                                                                              | (DS1) AVL Add-on to CAD Data Annual Support & Maintenance          | \$2,500.00  | \$2,500.00          |
| 1                                                                              | (DS1) Training / Trigger Consultation                              | \$5,500.00  | \$5,500.00          |
| 1                                                                              | (DS1) Project Management                                           | \$5,500.00  | \$5,500.00          |
|                                                                                | Sub-total                                                          |             | \$54,356.70         |
| <b>Data Source 2 (DS2) - ImageTrend ePCR</b>                                   |                                                                    |             |                     |
| 1                                                                              | (DS2) System License - ePCR                                        | \$14,988.00 | \$14,988.00         |
| 1                                                                              | (DS2) Annual Support & Maintenance                                 | \$3,297.36  | \$3,297.36          |
| 1                                                                              | (DS2) Data Source Integration                                      | \$7,500.00  | \$7,500.00          |
|                                                                                | Sub-total                                                          |             | \$25,785.36         |
| <b>Triggers &amp; Report Development</b>                                       |                                                                    |             |                     |
| 20                                                                             | Standard FirstWatch Triggers (Included with new system)            | \$0         | \$0                 |
| 10                                                                             | Standard FirstWatch Triggers Annual Support & Maintenance          | \$400.00    | \$4,000.00          |
| 10                                                                             | Standard FirstWatch Triggers Annual Support & Maintenance          | \$200.00    | \$2,000.00          |
| 40                                                                             | Customized FirstWatch Reports Development                          | \$225.00    | \$9,000.00          |
| 40                                                                             | Customized FirstWatch Reports Annual Support & Maintenance         | \$49.50     | \$1,980.00          |
|                                                                                | Sub-total                                                          |             | \$16,980.00         |
| <b>Interactive Data Visualization Module (IDV)</b>                             |                                                                    |             |                     |
| 1                                                                              | IDV Module (Included with new system)                              | \$0         | \$0                 |
|                                                                                | Sub-total                                                          |             | \$0.00              |
| <b>Performance Plus Module (PP)</b>                                            |                                                                    |             |                     |
| 1                                                                              | Performance Plus Module (Included with new system)                 | \$0         | \$0                 |
|                                                                                | Sub-total                                                          |             | \$0.00              |
| <b>Online Compliance Utility Module (OCU)</b>                                  |                                                                    |             |                     |
| 1                                                                              | Online Compliance Utility Module                                   | \$41,000.00 | \$41,000.00         |
| 1                                                                              | Online Compliance Utility Annual Support & Maintenance             | \$9,020.00  | \$9,020.00          |
|                                                                                | Sub-total                                                          |             | \$50,020.00         |
| <b>FirstPass Clinical QI Module (FP)</b>                                       |                                                                    |             |                     |
| 1                                                                              | FirstPass Module - Standard - Single ePCR & Agency OR Multi-Agency | \$33,000.00 | \$33,000.00         |
| 1                                                                              | FirstPass Module Annual Support & Maintenance                      | \$7,260.00  | \$7,260.00          |
| 0                                                                              | Custom Protocol (beyond the basic bundle)                          | \$1,500.00  | \$0.00              |
| 0                                                                              | Custom Protocol Annual Support & Maintenance                       | \$330.00    | \$0.00              |
|                                                                                | Sub-total                                                          |             | \$40,260.00         |
| <b>Live / Historical Workload Report</b>                                       |                                                                    |             |                     |
| 1                                                                              | Live Workload Report - Tier 2                                      | \$6,000.00  | \$6,000.00          |
| 1                                                                              | Live Workload Report - Tier 2 - Annual Support & Maintenance       | \$1,320.00  | \$1,320.00          |
| 1                                                                              | Historical Workload Report - Tier 2                                | \$1,500.00  | \$1,500.00          |
| 1                                                                              | Historical Workload Report - Tier 2 - Annual Support & Maintenance | \$330.00    | \$330.00            |
|                                                                                | Sub-total                                                          |             | \$9,150.00          |
| <b>Demand Analysis Module (DAM)</b>                                            |                                                                    |             |                     |
| 1                                                                              | Demand Analysis Module                                             | \$5,550.00  | \$5,550.00          |
| 1                                                                              | Demand Analysis Module Annual Support & Maintenance                | \$1,221.00  | \$1,221.00          |
|                                                                                | Sub-total                                                          |             | \$6,771.00          |
| <b>Total of Items Above (in USD)</b>                                           |                                                                    |             | <b>\$203,323.06</b> |

#### FirstWatch offers the following payment option choices for your consideration

##### Option #1 - 'Software as a Service' Payments

|                                                                                                       |                    |
|-------------------------------------------------------------------------------------------------------|--------------------|
| <b>New System 'Software as a Service' Start-up Services &amp; 1st Month Subscription Fee - Total:</b> | <b>\$73,803.37</b> |
| <b>Monthly Subscription Fee:</b>                                                                      | <b>\$5,136.71</b>  |

- OR -

##### Option #2 - Payment of All Year One Fees

|                                                           |                     |
|-----------------------------------------------------------|---------------------|
| <b>New System (Payment of All Year One Fees) - Total:</b> | <b>\$203,323.06</b> |
|-----------------------------------------------------------|---------------------|

Estimated Annual Support & Maintenance beyond Year 1 (not applicable to Software as a Service option above)

|                                                                                               |                    |
|-----------------------------------------------------------------------------------------------|--------------------|
| <b>Estimated Annual Support &amp; Maintenance for Year 2 (based on a 5% annual increase):</b> | <b>\$34,702.56</b> |
| <b>Estimated Annual Support &amp; Maintenance for Year 3 (based on a 5% annual increase):</b> | <b>\$36,437.69</b> |

#### Important Project Notes

**NOTE:** If Customer's data from CAD, ePCR, RMS (or other system(s)) is to be provided to FirstWatch via another Vendors Hosted Environment, fees payable to that Vendor (not reflected/included in this project quote) may be required. FirstWatch recommends that the Customer learn about options and costs associated with their Hosted Vendors approach & process - as fees will likely be required by Vendor to establish data feed/connection into FirstWatch.

If customer plans to switch Vendor for CAD, ePCR or RMS (other data system) from existing data interface feeding into FirstWatch, in addition to the Data Source Interface fee of \$7,500, additional work & fees will be required to convert specialized system enhancement modules such as FirstPass, OCU as well as Complex Triggers & Customized Reports, all of which can be Price upon Request (in advance). Also, when Customer selects a new Vendor (for CAD, ePCR or RMS (other data system)), FirstWatch highly recommends a minimum of 90-day advanced notice so as to provide quote for work required, as well as to allow FirstWatch enough lead time to plan conversion work prior to new system cut-over. Additional Details about Proposed Project and Data Source Interfaces and Changes are outlined on Page 2. All Fees Quoted are in US Dollars (USD).

Please see Page 2 for Additional Information

Thank you for the opportunity to present this quote.

To authorize FirstWatch to proceed with proposed enhancements, please send PO or signed copy (all pages) back to:  
Fax - Sales @ (760) 268-0922 or Email - pdavis@firstwatch.net

Accepted: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**Mercy Regional EMS**  
**'New System Quote' - 06/05/2025 - Additional Information**

**General Project Information**

FirstWatch has worked diligently to keep pricing "fair and reasonable," as well as in developing a REMOTE approach to FirstWatch software sales, presentation, deployment, installation, data interface, system configuration and training; as such we have NOT included any fees for travel associated with this project. If travel is requested / required by customer, customer will be asked to pay for all travel-related expenses (e.g., transportation, accommodations, food) incurred by FirstWatch at the request of customer and approved by customer in advance, for Software-related services such as on-site installation, training, customization, integration, support and maintenance.

This quotation is valid for 180 days from creation as noted on the top of page 1. For additional information or questions please contact the FirstWatch Representative also noted on the top of page 1.

**Payment Option - New System Standard Purchase**

This traditional software license payment program option includes all Year 1 project fees, with a typical project payment breakdown based upon the following project milestones: 50% of all Year 1 project fees payable at software license execution; 40% payable at system installation & Go Live of the Base FirstWatch System (typically DS1 & All Calls Trigger for DS1) and remaining balance (10%) payable at Acceptance of Base System functionality.

**Payment Option - Software as a Service (Monthly Subscription)**

Software as a Service (SaaS) / Monthly Subscription Fee acquisition option offers a flexible, (pay-over-time style) payment program which offers a lower upfront investment requirement and is designed to help "operationalize" FirstWatch deployment costs over a number of years (not just Year 1). This SaaS payment program requires one initial payment which includes (all fees to install, configure, train and project manage the quoted products and services) and offers a monthly payment plan going forward. The fixed, ongoing monthly subscription payment includes all FirstWatch fees (including recurring annual support and maintenance).

**FirstWatch - Primary Data Source #1 (LOGIS Cloud CAD)**

Preliminary project pricing (in US Dollars, which does not include taxes or externally imposed fees), as outlined on page 1, is for a single FirstWatch remote-client system installed on client provided PC / Server / Virtual Server (configured to FirstWatch specifications and integrated with Data Source's outlined on page 1) using ODBC or client provided data push configuration to move data to the FirstWatch Data Centers. Preliminary pricing is based on customer provided annual call volume / annual patient encounters noted on page 1 (plus/minus 20%).

Primary FirstWatch System Data Source (DS1) is the first data source integration/interface to be made, regardless of type (CAD, ePCR, RMS, etc.). All Data Source Interfaces proposed on page 1 (DS1, DS2, DS3, etc.) are priced based on data availability via the same network and using the standard FirstWatch approach. Configurations outside standard FirstWatch approach (as outlined above) may require additional costs and may not include all functionality. All Data Analysis (including GIS mapping) is done within the FirstWatch Data Centers and is based on analyzing a subset of data elements present within client's database and will likely not contain every available data element. Interface will commonly include information related to location, times, symptoms, treatment and responses, but may include other available elements.

Unless quoted differently, this FirstWatch thin-client deployment includes: Twenty (20) Regular FirstWatch Triggers. Default FirstWatch thin-client deployment also includes access (50) Simultaneous users. Additional Triggers or Simultaneous User accounts may be purchased at anytime. Trigger and Simultaneous User account fees recur annually and will be billed as separate line item on Annual Maintenance and Support invoice.

FirstWatch Training & Trigger Consultation includes up to 10 hours of Remote (online) FirstWatch Training & Trigger Configuration / System Orientation sessions.

FirstWatch Enhancement Modules are NOT included with Standard FirstWatch and instead are priced separately (if needed) based upon customer request. FirstWatch Enhancement Modules require Standard FirstWatch deployment be in place first. FirstWatch Enhancement Modules may require additional Triggers (like Online Compliance Utility - OCU) and Triggers for FirstWatch Enhancement Modules will appear as a separate line item in the Additional Options & Enhancement Modules Section of Worksheet on Page 1, or elsewhere on FirstWatch System Enhancement Quotes. At this time, the following FirstWatch Enhancement Modules are offered as System Enhancements / Upgrades (and require additional fees initially and annually recurring support fees): Performance PLUS, FW FTP Data Mover, Online Compliance Utility (OCU), FirstPass (FP), Demand Analysis, EMS Transport / Hospital Status Dashboard tool, Patient Transfer of Care (TOC) tool, Resource Planner, Fire Operations & Accreditation Module (FOAM), Interactive Data Visualization (IDV), Billing Analytics Module (BAM) and Upgraded SQL Reporting Services tools, features, assistance or automated report distribution functionality.

**FirstWatch - Data Source #2 (ImageTrend ePCR)**

This Data Source has a minimum prerequisite of a base FirstWatch system that includes Data Source #1. Should additional Triggers or customized Reports be needed for this Data Source or you need additional information, please notify the FirstWatch representative shown at the top of page 1.

This quote does not include allowance for any potential costs / fees (directly) payable to ImageTrend in order for them to provide FirstWatch with a full and comprehensive data set which is required for FirstWatch to perform the quality monitoring expected from this ePCR Data Source. FirstWatch recommends that you discuss this project and any potential associated fees directly with ImageTrend to fully understand their potential cost of this Data Source interface and ongoing process.

**FirstWatch - Standard Triggers**

Standard FirstWatch triggers are defined as: existing (commercially available) FirstWatch trigger technology that does not require any custom programming. Regular triggers are based on existing functionality, related to existing data sources and data structures. Triggers requiring custom programming are considered non-standard or custom triggers and may have additional cost associated, which will be based on the estimated development efforts. Regular triggers are generally based on Syndromic Surveillance, Operational Performance, or Situational Awareness monitoring. Details available upon request...or see Regular Trigger definition document for more details.

**FirstWatch - Report Development**

FirstWatch has used its best effort in estimating the number of Report Development hours required for this project. Depending upon the complexity of actually developing & testing the aforementioned report, additional report development hours may be required (at additional cost) above & beyond estimated hours provided on this quote. If cancellation of Report occurs after customer's authorization to begin (by signing and returning this quote sheet or issuing a P.O. to FirstWatch), customer will be responsible for all costs associated with actual work completed prior to cancellation notification to FirstWatch. Again, please note that ALL Report Development hours quoted are actually always ESTIMATED based on best effort of FW team, along with customer input and accurate description of report needs/objectives (purpose).

When customer has FirstWatch Customized Reports and switches to new CAD, ePCR, RMS (or other data system); a quote will be provided for the required Report Re-Configuration. This is in addition to a \$7,500 fee for each new Data Source Interface required (one each for new CAD, ePCR, RMS, etc.). Report Re-Configuration and data mapping, testing & validation is needed to confirm that all FirstWatch Report generation processes are functioning correctly against all new data sources.

**Online Compliance Utility**

Online Compliance Utility (OCU) is a FirstWatch System Enhancement Module and therefore requires a standard FirstWatch System deployment be in place first. Online Compliance Utility is a queue-based module used to help the Authority and Contractors manage contractual performance & response time compliance via a web-based utility.

When customer has FirstWatch OCU enhancement module LIVE and switches to new CAD system; a Data Source Re-Configuration Fee of up to \$12,000 will be required to modify and validate OCU compliance tests and automated queue-based processes as well as OCU reports against customers new CAD system data. This is in addition to a \$7,500 new Data Source Interface fee for the base FirstWatch system (for total of \$19,500). When customer has OCU live under one response time compliance contract, and their response time compliance contract requirements are changed such that the OCU must be changed, there will be a Contract Re-Configuration Fee of up to \$6,000.

**FirstPass- w/ Standard Protocol, Clinical Triggers and Reports Bundle**

FirstWatch System Enhancement: ADDING FirstPass (FP) enhancement module to existing FirstWatch Base System. Please NOTE: the FirstPass enhancement module requires a data source interface into ePCR data system. FirstPass is a smart queue based QA/QI tool which includes a Recommended Base Bundle of (6) Standardized FirstPass Protocols (included with enhancement module) for: STEMI, Stroke, Cardiac, Trauma, Airway and Universal. These protocols are designed to provide measures against predefined, evidence based quality metrics. While the initial 6 protocols included in the bundle are preconfigured, the customer agency will also have the ability to add or vary unique metrics specific to their locality. Report Development Hours for Standardized/Base FirstPass Reports are included in the Bundle pricing, and will be based upon the above Standardized/Base FirstPass Protocols. Future Reports may offer simple overviews on; Protocol Deviation within the context of overall system (or individual) performance, Benchmarking and Paramedic Scorecards – all developed against the Standardized Protocols in the Bundle. Additional FirstPass Protocols, Reports and Clinical Triggers can be added (at additional cost initially/annually) and will be priced upon request. Please see Regional Manager for additional information.

When customer has FirstWatch FirstPass enhancement module LIVE and switches to new ePCR system; a FirstPass Re-Configuration Fee of up to \$12,000 will be required to modify and validate FirstPass protocol tests and automated queue-based processes and FirstPass reports against customers new ePCR system data. This is in addition to a \$7,500 new Data Source Interface fee (for total of \$19,500).

**Demand Analysis Report**

Demand Analysis Report (DAR) is a FirstWatch System Enhancement Module and therefore requires a standard FirstWatch System deployment be in place first. The Demand Analysis enhancement module provides real-time views of select customer data related to demand by hour of day & day of week. The Demand Analysis module also offers customers with quick and easy data export function, which can download demand data into Excel for 20, 40 or 60 week intervals for each day of the week by hour with all formulas intact. Authorized users also have the ability to manually edit formulas, percentages and schedules, to fit their own agency specific requirements or demand objectives.

**Annual Support & Maintenance (ASM)**

Annual Support recurs annually and includes: system enhancements, updates and patches, 24/7 urgent technical support, business hour support for routine issues and guidance with configuration of your FirstWatch System. Support fees increase annually. Annual Support fee increase is projected (for budget purposes) at 5% per year.



To: Mayor and Council

From: Jesse Hale, Public Works Director

Date: June 16, 2025

Re: Discussion and possible action to approve or deny the agreement with The Metropolitan Environmental Trust (The M.e.t) to operate a recycling depot in Glenpool as well as provide Glenpool citizens with the opportunity to dispose of household hazardous waste at a regional location.

#### **Background**

The M.e.t. (Metropolitan Environmental Trust) is a non-profit organization focused on environmental responsibility. It educates the public, hosts awareness and collection events, and partners with communities to create and support environmental programs. These programs aim to ensure regulatory compliance, promote good environmental practices, and reduce waste.

Since April 1994, The M.e.t. has operated a recycling depot in Glenpool. This depot supplements the curb side recycling program in Glenpool, by accepting harder to gather recyclables such as glass, motor oil, cooking oil, batteries, and e-waste.

Glenpool's depot is staffed by workers from A New Leaf's vocational training program. This program offers vocational training for developmentally disabled members of the community.

#### **Recommendation**

Staff recommends approving the Agreement for the Provision of Services from The Metropolitan Environmental Trust (The M.e.t) and agrees to pay the \$27,314 assessment for FY 25/26 from the 02-6-19-6281.

#### **Attached**

Agreement for the Provision of Services

---

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](http://www.glenpoolonline.com)



WTI, One West Third Street, Suite 110, Tulsa, OK 74103 \*918-584-0584\*

**City of Glenpool**  
**CC: Jesse B. Hale**

Hello Jesse Hale,

Enclosed are two copies of a contract that requires signatures by the city. Please review this document and sign both copies. Then, please retain one for your records and return the other to **The Metropolitan Environmental Trust** in the envelope provided addressed to the following location:

**The Metropolitan Environmental Trust**

**1 W 3<sup>rd</sup> St.**

**Suite 110**

**Tulsa, OK 74103**

We appreciate your time.

Sincerely,

**Bobby Schultz**  
**Executive Director**

If you have any questions regarding this contract, please contact us at [met@metrecycle.com](mailto:met@metrecycle.com) or call at 918-584-0584. Thanks!

## **AGREEMENT FOR THE PROVISION OF SERVICES**

THIS AGREEMENT is entered into between the City of Glenpool (Glenpool), and The Metropolitan Environmental Trust (M.e.t.), a public trust, having Ten area jurisdictions as its beneficiaries including Glenpool.

### **I. RECITATIONS**

Glenpool, in conjunction with its comprehensive approach to solid waste management, desires to provide for its citizens a waste reduction recycling program, public education concerning responsible solid waste disposal, and household hazardous waste collection.

The M.e.t. has the ability and facilities in place to continue to operate a recycling program at its depot located within the jurisdictional boundaries of . The M.e.t. also has the expertise and the existing relationships to provide public education and to facilitate the collection of household hazardous waste on a regional basis.

The City of Tulsa, Oklahoma, has created a household pollutant collection facility (Facility) for Tulsa citizens to dispose of certain hazardous waste which is deleterious to the environment if disposed of incorrectly. The facility is located at 4502 S. Galveston. TARE and the City of Tulsa desire to make the facility available to area jurisdictions in a manner that is beneficial to the local environment, and consistent with Oklahoma Department of Environmental Quality MS4 water permits.

In consideration of the foregoing, as well as, mutual promises and covenants contained in this agreement, the parties agree as follows:

### **II. M.e.t. DUTIES**

#### **Recycling Collection**

1. The M.e.t. agrees to provide recycling services at the recycling depot located within the jurisdictional boundaries of Glenpool as specified in this agreement. The M.e.t. will provide equipment, materials, and management of operations for recycling services at the depot location. The M.e.t. will be responsible for and will pay for electricity charges at the depot location.
2. The parties reserve the right to change the location of the existing depot or to add depots upon mutual agreement reduced to writing and signed by each.
3. The M.e.t. shall maintain records showing the types and quantities of materials

recycled at the depot, the expenditures for the operation of the M.e.t. depot program, revenue and cost generated from the sale of recyclable materials and any other record which is required by local ordinance, state law, federal law or regulation. Reports shall be made available at the M.e.t. monthly board meetings or upon request and reasonable notice at the M.e.t.'s place of business during normal business hours.

4. It is understood by the parties that the M.e.t. will enter into contracts with organizations that provide employment opportunities for adults with disabilities to man the recycling depot. The hours of operation and the number of workers present at each depot will be dependent upon the contract with the organization and the volume of the stream of recyclables at the depot.

### **Public Education**

5. The M.e.t. will promote the responsible disposal of solid waste and hazardous materials through messages to the public on television, radio, newspaper and social media; speeches to civic groups; and information booths at public events. Messages will include promotion of green businesses located within Glenpool, and anti-littering campaigns on the importance of composting to divert green waste from the public waste stream.

6. The M.e.t. will conduct a one-time event for the collection of tires, fire extinguishers, or other items not otherwise routinely collected by the M.e.t, at a regional location designed to attract citizens of Glenpool.

7. The M.e.t. will conduct the Enviro Expo event, or a similar event, that promotes area businesses and organizations dedicated to recycling and environmental responsibility.

### **III. HOUSEHOLD HAZARDOUS WASTE COLLECTION**

8. The M.e.t. will field requests via telephone or email, screen, and provide vouchers for the Tulsa Facility to hazardous household waste from citizens of Glenpool.

9. Vouchers will be created using the system agreed to between the M.e.t. and Tulsa. The M.e.t. will enter the name of the citizen and the type of materials to be delivered. The M.e.t. will educate the citizens on the existence of the local recycling depot and items they can take there rather than at Tulsa's Household Pollutant (HHP) Facility, including the convenience and its reduction in the weight at the HHP Facility. The M.e.t. will instruct citizens to bring with them valid identification that matches the name of the citizen shown on the voucher and prove residency in the area jurisdiction. The M.e.t. will instruct the citizen as to the consequences of including poundage exceeding 45 pounds, or different items permitted by the voucher.



citizens that have a voucher. Tulsa reserves the right to reject any materials that do not appear as acceptable on Exhibit A. Tulsa will not receive materials from any citizen of Glenpool that does not have a voucher.

11. Tulsa will charge the M.e.t. a fee for the disposal up to **45 pounds** for **\$62**. The Glenpool citizen is responsible for any additional fees for materials exceeding 45 pounds. at a cost of **\$1.37/lb**. Provided that automobile, boat and lawn equipment batteries will be accepted, but will not be included in the weight.

12. The M.e.t. will pay Tulsa for the voucher out of the funds provided to it by Glenpool under this agreement.

13. Glenpool authorizes the M.e.t. to make **15** vouchers available for its citizens to use the Tulsa facility plus any carryover vouchers from **FY 24/25**. Additional vouchers may be authorized in writing upon receiving notice from Glenpool and agreed to arrangements for payment.

14. The M.e.t. will deliver to Glenpool at the M.e.t. Board meeting, a monthly itemization showing the total number of vouchers. The poundage of and types of waste received, as well as the unanticipated items and excess poundage that were paid for by the citizen will be reported to Glenpool upon request.

#### **Excess Poundage, Unanticipated Products, Excess Number of Visits**

15. The parties anticipate that citizens may arrive at the facility with different products than they disclosed when making the voucher. The parties also anticipate that it may have more participation than anticipated and budgeted in this agreement.

16. In the event that the citizen has materials in excess of 45 pounds excluding batteries, Tulsa will require that the citizen pay Tulsa for the overage at the time they appear at the facility. The M.e.t. will not be responsible and will not pay for materials in excess of 45 pounds delivered by a citizen at a scheduled voucher. The M.e.t. will instruct the citizen as to the consequences of including more poundage, prior to arrival at the facility.

17. If the citizen includes materials routinely accepted at M.e.t. such as motor oil, batteries, cooking oil and grease, the M.e.t. will direct the citizen to deposit those materials at the M.e.t. recycling depot.

#### **IV. PAYMENT**

18. Glenpool will pay the M.e.t. a total of **\$27,314** payable in two equal installments due within 30 days after the receipt of invoices from the M.e.t. showing the duties performed and the amount due. In the event that Glenpool authorizes vouchers at the

performed and the amount due. In the event that Glenpool authorizes vouchers at the Tulsa Facility in excess of the number agreed to above, Glenpool will pay the M.e.t. in advance or in a mutually agreed upon manner for an additional number of vouchers at the rate of **\$62** per voucher. Unused vouchers shall roll over to the next contract year.

#### **V. TERM**

19. The term of this Agreement shall commence on **July 1, 2025**, and conclude on **June 30, 2026**. This agreement may be renewed for a period equal to the initial term upon written agreement to the extension, signed by both parties. In no event shall an extension term be longer in duration than 1 year.

#### **VI. TERMINATION**

20. This agreement may be terminated by either party for cause after notice and an opportunity has been given to present reasons why such action should not be taken. Grounds constituting cause include but are not limited to, failure to comply with the provisions of this agreement, any applicable laws, ordinances or material regulations or guidelines; one party has been unduly dilatory in executing its duties under this agreement; or non-payment. In the event of termination, the M.e.t. shall be entitled to payment for otherwise valid and allowable obligations incurred in good faith prior to notice of termination. The M.e.t. shall make all necessary efforts to mitigate the damages caused by the termination.

21. Neither forbearance nor payment by either party shall constitute waiver of any remedies for any default or breach that exists then or occurs later.

#### **VII. DISCLAIMER OF AGENCY**

22. In the performance of this agreement, the parties shall be deemed to be and shall be independent contractors and, as such, neither shall be entitled to any benefits applicable to employees of the other. Neither party is authorized or empowered to act for the other for any purpose and shall not on behalf of the other enter into any contract, warranty and/or representation as to any matter. Neither shall be bound by the acts or conduct of the other except as expressly set out in this agreement.

#### **VIII. AMENDMENT**

23. This agreement may be amended only in writing and signed by all parties.

#### **IX. SEVERABILITY**

24. If any provision under this agreement, or its application to any person or

circumstance is held invalid by any court of competent jurisdiction, such invalidity does not affect any other provision of this contract or its application that can be given effect without the invalid provision or application.

**X. ENTIRETY OF THE AGREEMENT & VENUE**

25. This Agreement sets forth the entire understanding of the parties and supersedes any oral agreements. The terms of this agreement shall be interpreted and construed under the laws of the State of Oklahoma.

THIS AGREEMENT may be executed in several counterparts, each of which shall be deemed the original, but all of which shall constitute one and the same instrument.

**City of Glenpool**

**The M.e.t.**

\_\_\_\_\_  
(title)  
Attest:

\_\_\_\_\_  
(title) *TJSEL*  
Attest: *VICE-CHOR*

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
*Ellen Bussut*  
Secretary

Date: \_\_\_\_\_  
(seal)

Date: *5-8-25*

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
*Burton MacChes*  
Attorney

**Exhibit A – Accepted and Non-Accepted Household Hazardous Waste**

The waste list below is to be accepted by Tulsa from outside jurisdictions through



services provided by The M.e.t.

- Fluorescent and CFL Light Bulbs
- Oil Based Paints and Paint Thinner
- Latex Paint\*
- Flammable Liquids
- Lawn Chemicals
- Automotive Fluids
- Cooking Oil/Grease
- Aerosols
- Household and Car Batteries
- Household Cleaners
- Pool Chemicals

The listed wastes below are not accepted by Tulsa.

- Industrial or Commercially Generated Waste (including non-hazardous waste)
- Medical or Biomedical Waste
- Asbestos
- Food or Organic Waste
- Radioactive Material
- Ammunition/Explosives
- Electronics
- Tires
- Compressed Gas Cylinders
- Unknown Materials or Substances

*\*Since latex paint is not harmful to the environment and due to budgetary concerns, M.e.t. staff encourages Glenpool citizens to dry out their latex paint and not bring it to the facility.*