



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

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

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

Join Zoom Meeting

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

Meeting ID: 897 5355 5435

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

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM JULY 6, 2021.**

AGENDA

Page

- | | | |
|----|--|---------|
| A) | Call to Order - Joyce G. Calvert, Mayor | |
| B) | Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor | |
| C) | Invocation – Jason Cowan, Faith Church | |
| D) | Pledge of Allegiance – Joyce G. Calvert, Mayor | |
| E) | Community Development Report – David Tillotson, City Manager | |
| | 1) Community Development Director's Report June 7 2021 | 5 - 12 |
| F) | City Manager Report – David Tillotson, City Manager | |
| | 1) CM Report.07062021 | 13 - 14 |
| G) | Mayor Report – Joyce G. Calvert, Mayor | |
| H) | Council Comments | |

I) **Public Comments**

J) **Scheduled Business**

- 1) Discussion and possible action to approve, deny, or amend minutes from June 21, 2021 meeting. 15 - 29
(Wendy Knight, City Clerk)
[City Council Regular Meeting - 21 Jun 2021 - Minutes - Html](#)
- 2) Discussion and possible action to approve, deny or amend proposed Ordinance No. 789, amending Title 6 of the Code of Ordinances for the City of Glenpool in order to adopt a more effective noise ordinance in compliance with statutory requirements. 30 - 36
(Lowell Peterson, City Attorney)
[Staff Report - Amd Noise Ord 070621](#)
[Ordinance No. 789 AMD Title 6 Art C - Disturbing the Peace](#)
- 3) Discussion and possible action to approve, deny or amend an Emergency Clause in order to cause Amendment No. 789 (noise ordinance) to become effective immediately upon adoption. 37
(Lowell Peterson, City Attorney)
[Emergency Clause Ordinance No. 789](#)
- 4) **HYE – SAIN TRUST (BANNING CS):** Applications for Annexation (ANX2021-01), Comprehensive Plan Amendment (GCPA2021-01) and Zone Amendment (GZ-304). 38 - 59
The subject site is approximately 14.7 acres in size and is situated on the north side of West 161st South approximately 2,000 feet east of the US75 and West 161st South intersection. The applicant is requesting the 14.7-acre site be annexed into the City of Glenpool corporate limits. The proposed Comprehensive Plan Amendment will change the underlying land use from Suburban Residential to Industrial-Light and Medium. The proposed Zone Amendment will change the zoning from AG (Agricultural) to IL (Industrial Light).
Applicant's Representative: JR Donelson
(Gerald Gilbert, Planning Director)
 - A. Public Hearing on the proposed Annexation.
 - B. Discussion and possible action to approve, deny, or amend Ordinance No. 790 adopting the proposed Annexation.
 - C. Public Hearing on the proposed Comprehensive Plan Amendment.
 - D. Discussion and possible action to approve, deny, or amend Resolution No. 2021008 adopting the proposed Comprehensive Plan Amendment.
 - E. Public Hearing on the proposed Zone Amendment.
 - F. Discussion and possible action to approve, deny, or amend Ordinance No. 791 the proposed Zone Amendment.
[FINAL - STAFF REPORT ANX2021-01 - HYE-SAIN - BANNING CS - JULY 6 2021](#)
[FINAL - STAFF REPORT ATTACHMENTS ANX2021-01 - HYE-SAIN - BANNING CS - JULY 6 2021](#)
[HYE-SAIN TRUST ANX ORD 790](#)
[RES NO. 2021008 GCPA2121-01](#)
[ORD 791 Zone Change Amendment GZ-304](#)

- 5) **CARSON TRAILS PUD-43 PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT:** An Application for Preliminary Development Plan (PUD 43) and Preliminary Plat for a 124.166-acre site. The subject site is generally located north and east of the northeast corner of West 181st Street and South Union Avenue. The applicant proposes a rezone of the subject site from RS-3 (Single Family High Density), CS (Commercial Shopping) & AG (Agriculture) to Planned Unit Development (PUD 43). The proposed Preliminary Development Plan and Preliminary Plat are for a 394-unit subdivision of the subject site.
Applicant's Representative: Tanner Consulting LLC
(Gerald Gilbert, Planning Director)
- 60 - 107
- A. Public Hearing on Preliminary Development Plan **PUD 43**, *Carson Trails Subdivision*.
- B. Discussion and possible action to approve, deny, or amend Preliminary Development Plan **PUD 43**, *Carson Trails Subdivision*.
- C. Discussion and possible action to approve, deny, or amend Preliminary Development Plat, *Carson Trails Subdivision*.
[CC Staff Report CARSON TRAILS PUD AND PRELIMINARY PLAT STAFF MEMO - JULY 6 2021](#)
[CC - CARSON TRAILS PUD AND PRELIMINARY PLAT ATTACHMENTS - JULY 6 2021](#)
- 6) Discussion and possible action to approve or deny the Contract Bid received from Dunham's Asphalt Services Inc. for the 2021 Paving Repair Program Phase II Projects, in a total amount not to exceed \$246,000.00, to be funded from the approved FY 21/22 Budget Item No. 01- 6-14-6274: Street improvements, and to authorize the City Manager to execute the same.
(David Tillotson, City Manager)
[Phase II 2021 Paving Repair Program Projects](#)
- 108 - 174
- 7) Discussion and possible action to approve or deny the Contract Bid received from JE Dirt Wurx, LLC, for the Kendalwood North Park Drainage Improvement Project in a total amount not to exceed \$102,200.00, to be funded from the approved FY 21/22 Budget Item No. 01-6-14-6275: Park Improvements, and to authorize the City Manager to execute the same.
(David Tillotson, City Manager)
[Kendalwood North Park Drainage Improvement Contract Bid](#)
- 175 - 200
- 8) Discussion and possible action to enter into Executive Session for the purposes of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction because public disclosure of the matter discussed would interfere with the development of products or services if public disclosure would violate the confidentiality of the business; pursuant to 25 O.S. § 307.C.10. (Open Meeting Act).
(David Tillotson, City Manager)
- 9) Discussion and possible action to reconvene in Regular Session.
(Joyce Calvert, Mayor)

K) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on July 2, 2021, by 4:00 pm.
Signed: Wendy Knight

City Clerk



COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

To: Honorable Mayor and Glenpool City Council
From: Lynn Burrow, PE Community Development Director
Date: July 6, 2021

This report summarizes development improvement related activities within the City of Glenpool, documenting: major public and private projects in the design process; approved projects under construction, current Planning Department items being processed; Building and Field Inspection Department activities; and Code Enforcement Department cases within the City of Glenpool. Most current items are identified in red.

I. CURRENT CITY OF GLENPOOL PUBLIC IMPROVEMENT PROJECTS

A. WARRIOR ROAD REHABILITATION PROJECT: PHASE III

- Phase III of the overall project is set for acceptance of construction bids on April 1, 2021 to accommodate a construction start in late May with project completion due by the start of the 2021/2022 school year.
- Phase III of the project will fully complete the paving rehabilitation from 146th Street on the north end to the intersection with 151st Street at the south end of the overall project.

II. CURRENT PRIVATE CONSTRUCTION ACTIVITY:

A. ELM POINTE II: RESIDENTIAL ADDITION

- Currently, there are nine (9) active residential building permits within this addition and an additional sixteen (16) homes that have been completed.

B. GLEN HILLS (PHASE I): RESIDENTIAL ADDITION

- Currently, there are a total of sixteen (16) residences under construction in this addition in various stages of completion with an additional forty eight (48) homes having been completed.

D. THE PINES: RESIDENTIAL ADDITION

- Currently, there are four (4) residences under construction in this addition in various stages of completion with an additional five (5) homes having been completed.

E. SCISSORTAIL: RESIDENTIAL ADDITION

- Underground private utility services and street lighting are currently being installed throughout Phase I of the Addition.
- Public sanitary sewer and private waterline utilities installed to serve Phase I of the Addition have been completed. The public improvements will be presented to GUSA and the City

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Council for final acceptance upon the submittal of required Maintenance Bonding and approved Record Construction Drawings.

- Home building in the Phase I portion of the overall project has begun with the issuance of six (6) building permits in the month of March.

F. PARK 151 ADDITION: COMMERCIAL PROJECT

- Construction of all site related improvements have been completed.
- Tenant build-out in all seven building within the development is on-going currently.

G. DOLLAR TREE: COMMERCIAL PROJECT

- This Commercial project is located within Southwest Crossroads Addition on a parcel immediately west of the Chick-Fil-A restaurant.
- Site grading and a required public waterline extension serving the facility has been completed.
- Building construction is underway currently with completion anticipated in May.
- Shell Building near completion, inside tenant improvements underway.
- Tenant improvements nearly complete.
- **Store open for business.**

H. ELWOOD CREEK ADDITION: COMMERCIAL PROJECT

- This project is located immediately east of the PARK 151 project on the north side of 151st Street - west of Elwood Avenue consisting of 6.01 acres in total tract size.
- Site grading and erosion control measures are currently under construction.
- The installation of a public sanitary sewer service main extension serving this project is anticipated to begin in April.
- **Building permits have been issued.**

I. MAMMOTH LUXURY GARAGE CONDOMINIUMS: COMMERCIAL PROJECT

- This project is located at the northeast corner of 166th Street and Broadway Avenue and is a part Lot 1, Block 2, South 75 Business Park: Phase III.
- Site grading is underway currently.

J. BURGER KING

- Remodel and interior upgrade underway

K. ARBY'S

- Remodel and interior upgrade permits have been issued. Construction anticipated in the near future.

III. PLANNING DEPARTMENT ACTIVITIES:

A. SUBDIVISION PLATS, PLANNED UNIT DEVELOPMENTS, AND SPECIFIC USE PERMIT APPLICATIONS

REDBUD GLEN ADDITION (PUD 30A):

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- This project involves a 25.29-acre residential subdivision located at 149th street along the west side of Elwood Avenue and is being developed under the provisions approved for PUD 30A.
- A Major PUD Amendment and revised Preliminary Subdivision Plat was approved by the City Council on August 17th. The amendment added 10 acres to the original site and increased the number of lots from 64 to 74.
- **The Final Subdivision Plat was approved by the Planning Commission on June 14, 2021 and by the City Council on June 21, 2021.**

CARSON TRAILS: (PUD 43) RESIDENTIAL PROJECT

- A Planned Unit Development (PUD 43) application has been submitted covering a 124.2-acre site located north and east of the corner of 181st Street and South Union Avenue. This project proposes up to 450 single-family residential lots in two development areas. Area 'A' features a minimum lot size of 6,000 square feet and Area 'B' proposes 7,200 square foot as the minimum lot size. The minimum dwelling unit size is 1,200 square feet for either development area of the project.
- A TAC meeting review is scheduled for February 26, 2021.
- The Conceptual Preliminary Development Plan was presented to the Planning Commission on April 12, 2021 for Commission input.
- **PUD and Preliminary Plat is scheduled for review and action by the Planning Commission on June 14, 2021 and by the City Council on July 6, 2021.**

SOUTH 75 BUSINESS PARK PHASE III, IV, & V: PUD 42A & 42B

- Minor Amendment #2 to PUD-42A has been submitted for approval to reduce the minimum lot width and street frontage in the addition to 80 feet.
- A TAC meeting review for this amendment is scheduled for February 26, 2021.
- A Modification of the Limits of Access (MLOA2021-01) was reviewed and approved by the Planning Commission on March 8, 2021 and by the City Council on March 15, 2021.

SOUTH 75 BUSINESS PARK PHASE IIIA AND IIIB

- Preliminary Plat for a 20.55-acre lot and 11.09-acre lot.
- A TAC meeting review is scheduled for June 25, 2021.
- **The Preliminary Plat is scheduled for review and action by the Planning Commission July 12, 2021.**

GLENPOOL RIDGE ADDITION: SENIOR LIVING APARTMENT PROJECT

- This project involved the review and processing of a Specific Use Permit, Site Plan, and Variance Request applications for a proposed 76-unit senior living apartment project located approximately 625 feet west of US Highway 75 along the south side of West 161st Street.
- An Earth Change Permit application for the project was approved for site grading activities.
- Site Clearing and grubbing, grading, and erosion control activities have commenced.
- The Building Permit application for the project has been approved and issued to the General Contractor

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- Building construction is underway currently.

GRANDVIEW HEIGHTS NORTH: MULTI-FAMILY PROJECT

- Specific Use Permit and Site Plan applications were received and have been processed for this 120-unit apartment project located at 12150 South Yukon Avenue.
- The Specific Use Permit and Site Plan applications were approved by the Planning Commission on October 12th and by the City Council on October 19th.
- Site improvement and building design document submittals are anticipated in April.

ELWOOD CREEK ADDITION: COMMERCIAL PROJECT

- This project is located on the north side of E. 151st Street South (Highway 67) immediately east of Park 151 Addition and contains two commercial lots.
- The Final Subdivision Plat application has been reviewed and approved by the Planning Commission on December 14th, 2021.
- The Final Subdivision Plat was reviewed and approved by the City Council on January 19th, 2021.
- The public sanitary sewer extension required to provide service to this project is anticipated to begin construction in April.
- **Building permits have been issued.**

KUM & GO: COMMERCIAL PROJECT

- The Final Subdivision Plat was reviewed and approved by the Planning Commission on December 14th and by the City Council on January 19th, 2021.
- **Earth Permit has been issued and grading has begun on the project site.**

FRANKOMA POTTERY: COMMERCIAL PROJECT

- The Final Subdivision Plat was reviewed and approved by the Planning Commission on February 8, 2021
- The Final Subdivision Plat was approved by the City Council on February 16, 2021.
- Final Site Improvement and Building plans have been submitted for review, approval, and related permits.
- **Earth Permit has been issued and grading has begun on the project site.**

HYE – SAIN TRUST (BANNING CS)

- Annexation (ANX2021-01), Comprehensive Plan Amendment (CPA2021-01) and Zone Amendment (GZ-304) applications. The subject site is approximately 14.7 acres in size and is situated on the north side of West 161st South approximately 2,000 feet east of the US75 and West 161st South intersection.
- **The Annexation, Comprehensive Plan Amendment and Zone amendment is scheduled for review and action by the Planning Commission on June 14, 2021 and by the City Council on July 6, 2021.**

WADE'S RV EXPANSION

- A Zone Amendment (GZ-303) for an approximately 12 acres in site situated on the east side of US75 directly east of the intersection US75 and West 158th Street directly adjacent to Wade's RV. The Zone Amendment will change the zoning from RS-3 (Single-Family High Density) to CG (Commercial General).

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- The Zone Amendment was scheduled for review and action by the Planning Commission on June 14, 2021 and by the City Council on July 6, 2021.
- The Zone Amendment was withdrawn from consideration by the Planning Commission and City Council and will be “re-noticed” for future consideration by the Planning Commission and City Council.

B. SITE PLAN APPLICATIONS:

FRANKOMA POTTERY: COMMERCIAL PROJECT

- A proposed 10,900 square foot commercial pottery operation located on 4.7 acre site located on the SW Corner of W 171st St South and S Union Ave.
- A TAC meeting review of this project was held January 29, 2021.
- The Applicant’s Engineering Consultant is currently preparing corrections to site improvement construction plans resulting from TAC and City Staff review comments.
- A Pre-Construction meeting was held with the project engineer on July 22, 2021.
- Earth Change Permit has been issued and grading has begun on the project site.

QUALITY HEATING AND COOLING: OFFICE/WAREHOUSE PROJECT

- This project consists of the construction of a proposed 8,100 square foot building on a 1.81-acre site located at 200 East 161st Street South in South 75 Business Park: Phase III
- A TAC meeting review for this project was held January 29, 2021
- The Applicant’s Engineering Consultant is preparing corrections to site improvement construction plans resulting from TAC and City Staff review comments.
- The Site Plan was reviewed and approved by the Planning Commission on April 12, 2021
- A Pre-Construction meeting was held with the project engineer on April 22, 2021.
- Earth Change Permit has been issued and grading has begun on the project site.

MCGRAW/WINFIELD: OFFICE PROJECT

- A Site Plan application covering a proposed 4,434 square foot office building on a 1.15-acre site located at 12189 S Yukon Ave has been submitted for review and approval.
- A TAC meeting review of the project was held January 29, 2021
- The Applicant’s Engineering and Architectural consultants are preparing corrections to construction plans resulting from TAC and City Staff review comments.

SAME DAY AUTO: AUTOMOBILE TIRE AND REPAIR

- A Site Plan application for a 8,450 sq. ft. automobile repair and tire shop on a 1.5-acre site located within Brookover Corner II directly south of Sherwin Williams on South Broadway Street.
- A TAC meeting review was held February 26, 2021.
- The Applicant’s Engineering and Architectural consultants are preparing corrections to construction plans resulting from TAC and City Staff review comments.
- Final Site Improvement and Building plans have been submitted for review, approval, and related permits. Pre-construction meeting is set for April 29, 2021.
- Earth Change Permit and Building Permit has been issued and grading has begun on the project site.

WENDY’S MONTAPP ADDITION: FASTFOOD RESTAURANT

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- A Site Plan application for a Wendy's located on the SE corner of 121st and S. Yukon Ave.
- The Site Plan is scheduled for the April 30, 2021 TAC Meeting.

BTC BROADBAND: EQUIPMENT BUILDING

- A Site Plan application of a 400sf equipment building on .255 acre lot located within the S75 Business Park.
- The Site Plan is scheduled for the April 30, 2021 TAC Meeting.

C. LOT SPLIT APPLICATIONS:

SOUTH 75 BUSINESS PARK PHASE III - BTC BROADBAND: (GLS-254)

- This site is located near the southeast corner of 161st South and South Broadway Street in South 75 Business Park: Phase III
- The application is a request to split a 0.255-acre parcel from an existing 38.7-acre tract leaving a 38.45-acre remainder lot.
- A TAC meeting review for this lot split application is scheduled for February 26, 2021.
- The Lot Split was reviewed and approved by the Planning Commission on March 8, 2021.

SOUTH 75 BUSINESS PARK PHASE III – Lot 8 (GLS-255)

- A Lot Split application to subdivide an existing 38.45-acre site into a 6.81-acre lot resulting in a 20.55-acre and a 11.09-acre remainder lot.
- The site is located on the east side of South Broadway Street, approximately 1,200 feet south of 161st Street South.
- A TAC meeting review for this lot split application was held on March 26th, 2021.
- The Lot Split is scheduled for review by the Planning Commission on April 12th, 2021
- The Lot Split was reviewed and approved by the Planning Commission on March 8, 2021.

SOUTH 75 BUSINESS PARK PHASE IIIA AND IIIB

- Preliminary Plat for a 20.55-acre lot and 11.09-acre lot.
- A TAC meeting review is scheduled for June 25, 2021.
- **The Preliminary Plat is scheduled for review and action by the Planning Commission July 12, 2021**

IV. CURRENT BUILDING, CONSTRUCTION INSPECTION, AND CODE ENFORCEMENT

DEPARTMENT ACTIVITY: April, 2021

A. CURRENT COMMERCIAL AND RESIDENTIAL PROJECTS PERMITTED FOR DEVELOPMENT AND/OR BUILDING CONSTRUCTION:

- Brookover Corner I & II: Commercial Development
- Elm Pointe: Commercial Development
- Elm Pointe II: Residential Addition
- The Pines: Residential Addition
- Glen Hills Phase I: Residential Addition
- Scissortail Phase I: Residential Addition:

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- Park 151: Commercial Development
- South 75 Business Park Phase III: Commercial Development
- Dollar Tree - Southwest Crossroads: Commercial Building Project
- Beehive – MonTapp: Senior Living Project
- Tractor Supply Company: Greenhouse Addition
- Elwood Creek Addition: Commercial Building Project
- Glenpool Ridge Senior Living Project

CURRENT RESIDENTIAL AND COMMERCIAL BUILDING PERMIT STATISTICS:

New Residential Permits Issued in June, 2021	1
New Commercial Permits Issued in April, 2021	1
Current Active Residential Permits	78
Current Active Commercial Permits	26
2020 Residential Permits thru June	43
2021 Residential Permits Issued Thru June	67
2020 Commercial Permits Issued Thru June	9
2021 Commercial Permits Issued Thru April	9

B. CODE ENFORCEMENT DEPARTMENT: JUNE 2021

Typical Issues Addressed by Code Enforcement Department:

Public Nuisances and Misc. Code Violations:

- Inoperable or abandoned vehicles stored on private property.
- Trash or debris on private property
- Excessively high grass on private property
- Illegal vehicle parking on private property.
- Visual impairments caused by trees, shrubs, vehicles, etc. interfering with traffic flow
- Enforcement of Health and Safety Code violations
- Illegally Placed Signs

DEPARTMENT ACTIVITY FOR THE MONTH: JUNE 2021

ACTIVITY DESCRIPTION:	TOTALS:
Complaints received and investigated (year-to-date)	155
Open public nuisance cases thru March	20

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Code Enforcement Cases: June	41
High grass:	18
Fire damaged structures:	1
Illegally parked vehicles:	7
Nuisance abatements (contractor):	1
Notices issued for residences with no water service:	-0-
Tulsa County Health Department citations:	-0-
Illegally placed sign notices:	25
Damage to public facilities citations:	-0-
Excessive trash & debris notices:	4
Dilapidated structure/property notices:	1
Trash can/receptacle placement notices:	-0-
Misc.: Building Demolition & Removal	-0-
Inoperable/Abandoned Vehicles	2
Visual impairments caused by trees, shrubs, vehicles, etc. interfering traffic flow	6
Assessment Letters Issued in June	2
Total Assessment Letters Issued in June	10

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To: Mayor and Council

From: David Tillotson

Date: July 1, 2021

Re: City Manager Report

Finance

We continue to work on our fiscal-year closeout. This process will likely go on through September, at which time we must have all FY20-21 purchase orders closed and/or paid. Staff has already begun gathering the various financial reports needed by our consultants and auditors to prepare the annual financial statements for review. We will be opening the new fiscal year for purchases the week of July 5th.

Staff has also been working with the auditor on the FY19-20 audit and hope to have a draft audit soon for our review. All the audit field work has been completed by Hinkle and Company and they are waiting on answers for a few items that Susan and I are working to gather. Staff also met with their counterparts from the Creek II Rural Water District and the auditors who handle the contractual audit this week. This performance audit is just getting underway for FY20-21. I expect to receive the draft reports back on it later this summer.

Final interviews for our open Finance Director position have been scheduled for the early July and we are on track to choose a candidate by the middle of the month.

Open Positions

The City currently has positions open in the following departments:

- Finance: 1 position
- Public Works: 4 positions
 - Public Works Operations Manager
 - City Engineer/Public Works Director *new in FY21-22 budget
 - Water/Sewer Laborer *new in FY21-22 budget
 - Not advertised yet
 - Administrative Assistant *new in FY21-22 budget
 - Not advertised yet

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- Administration:
 - Part-time Administrative Assistant *new in FY21-22 budget
 - Not advertised yet

We are still finalizing job descriptions for several of the new positions approved in the budget and will be opening those positions up soon.

Economic Development

Both Arby's and Burger King are currently undergoing large renovation projects on their restaurants. Arby's has scheduled their Ribbon Cutting/Grand Opening ceremony for July 14th. From 3PM to 7PM that evening they will be hosting a Spirit Night for Glenpool Schools and will donate a portion of all proceeds to the school district. We will be sharing this information on our social media feeds in the coming days to help them promote the Spirit Night. I do not have a timeline yet from Burger King on their renovations.

Miscellaneous

- Red Cross Blood Drive – July 8th 1-7PM
- Chamber Luncheon – July 14th

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MINUTES
Regular Meeting
Monday, June 21, 2021 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Tim Fox
Jacqueline Triplett-Lund

COUNCIL ABSENT:

Chris Brobst

STAFF PRESENT:

David Tillotson
Susan White
Lowell Peterson
Wendy Knight
Lynn Burrow
Jim Martin

- A) Call to Order - Joyce G Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
- C) Invocation – David Gray, Glenpool Church of Christ**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) City Manager Report – David Tillotson, City Manager**

[CM Report.06212021](#)
- F) Mayor Report – Joyce G. Calvert, Mayor**
Mayor Calvert stated that staff did a fantastic job on this year's budget. She is

very appreciative of David answering all of her questions, and said the budget was very clear and concise. She also said that sometimes Councilors expect a lot from City staff, and they forget to say thank you - so "thank you" to all the staff that worked on the budget.

G) Council Comments

There were no council comments.

H) Public Comments

There were no public comments.

I) Scheduled Business

- 1) Discussion and possible action to approve, deny, or amend minutes from June 7, 2021 meeting.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the minutes as presented.

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

CARRIED.

[City Council Regular Meeting - 07 Jun 2021 - Minutes - Html](#)

- 2) Discussion and possible action to approve, deny, or amend the agreement with Retail Attractions for Fiscal Year 2021-2022, tabled from June 7, 2021 meeting.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of the agreement with Retail Attractions for Fiscal Year 2021-2022. Retail Attractions now has access to cell phone data that will help the City

understand it's market boundaries better which will assist in proving the market area to businesses that we are recruiting. The added cost for this data service is \$500 per month. Additionally, Mr. Hayes has also proposed a \$200 per month increase to his base contract. This contract has not had an increase in two years, and staff believes this \$200 per month increase to the base cost is reasonable. These two items would increase the monthly cost from \$2,500 per month to \$3,200 per month. With the continued growth of our commercial and retail base , staff believes it is important that the City renew this contract. Mr. Hayes and Retail Attractions has played a vital role in our retail success and we are currently working on another new project that will have a significant impact to our future if it comes to fruition.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To approve the agreement with Retail Attractions for Fiscal Year 2021-2022, tabled from June 7, 2021 meeting.

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

CARRIED.

[Staff Report - Retail Attractions Agreement](#)

- 3) Discussion and possible action to approve, deny or amend the professional services agreement with Crossroads Communications, LLC for Fiscal Year 2021-2022.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of the professional services agreement with Crossroads Communications, LLC for Fiscal Year 2021-2022. Crossroads continues to provide public relations, communications, marketing and economic development services for the City. These services cannot currently be provided internally by existing City staff and the cost to hire additional staff to handle these services would exceed the cost of the agreement with

Crossroads Communications. There are no substantive changes to the contract from last year and cost has stayed the same.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the professional services agreement with Crossroads Communications, LLC for Fiscal Year 2021-2022.

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

CARRIED.

[Staff Report - Crossroads Agreement](#)
[Crossroads Agreement.FY21-22.Final \(004\)](#)

- 4) Discussion and possible action to approve, deny or amend the 2021 Morris Park User Agreement with Indian Nations Youth Sports. (Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of the 2021 Morris Park User Agreement with Indian Nations Youth Sports. The proposed User Agreement with the Indian Nations Youth Sports ("User") provides the same terms and conditions as those agreed to in the past by the Council for the use of Morris Park by User from July 1 – December 31 of each annual term. The User Agreement does not provide for automatic renewal; therefore, a new agreement is proposed for the 2021 practice season.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve the 2021 Morris Park User Agreement with Indian Nations Youth Sports.

	For	Against	Abstained	Absent
Joyce Calvert	x			

Brandon Kearns	x			
Tim Fox	x			
Chris Brobst				x
Jacqueline Triplett-Lund	x			
	4	0	0	1

CARRIED.

[Staff Memo for 2021 Agreement 072121
proposed 2021 UA](#)

- 5) Discussion and possible action to approve, deny or amend REDBUD GLEN FINAL PLAT: A Final Plat application for a residential subdivision on a 25.29-acre site located on the west side of S Elwood Ave, approximately 700 feet north of the intersection of State Highway 67/E 151st Street S and S Elwood Ave. Applicant: Gold Team Realty Group, LLC; Applicant's Representative: Thurmond Consulting Inc. (Gerald Gilbert, Planning Director)

Mr. Burrow presented and recommended Council approval of REDBUD GLEN FINAL PLAT: A Final Plat application for a residential subdivision on a 25.29-acre site located on the west side of S Elwood Ave, approximately 700 feet north of the intersection of State Highway 67/E 151st Street S and S Elwood Ave. The applicant is requesting a Final Plat of the 74-lot Preliminary Plat (Redbud Glen Addition) approved by the Planning Commission on August 10, 2021 and City Council on August 17, 2020. The Final Plat will subdivide the 25.29-acre site into 74 residential lots and eight (8) reserve lots. The reserve lots are comprised of streets, open space areas and drainage facilities.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve REDBUD GLEN FINAL PLAT: A Final Plat application for a residential subdivision on a 25.29-acre site located on the west side of S Elwood Ave, approximately 700 feet north of the intersection of State Highway 67/E 151st Street S and S Elwood Ave.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst				x

Jacqueline Triplett-Lund	x				
	4	0	0	1	

CARRIED.

[CC STAFF REPORT REDBUD GLEN ADDITION FINAL PLAT - June 14 2021](#)

[CC STAFF REPORT ATTACHMENTS REDBUD GLEN ADDITION FINAL PLAT - JUNE 14 2021](#)

- 6) **CARSON TRAILS PUD-43 PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT:** A Zone Amendment Application (GZ-302) for Preliminary Development Plan (PUD 43) and Preliminary Plat for a 124.166-acre site. The subject site is generally located north and east of the northeast corner of West 181st Street and South Union Avenue. The applicant proposes a rezone of the subject site from RS-3 (Single Family High Density), CS (Commercial Shopping) & AG (Agriculture) to Planned Unit Development (PUD 43). The proposed Preliminary Development Plan and Preliminary Plat are for a 394-unit subdivision of the subject site.
Applicant's Representative: Tanner Consulting LLC
(Gerald Gilbert, Planning Director)

A. Public Hearing on Preliminary Development Plan **PUD 43**, *Carson Trails Subdivision*

B. Discussion and possible action to approve, deny, or amend Preliminary Development Plan **PUD 43**, *Carson Trails Subdivision*

C. Public Hearing on Preliminary Plat, *Carson Trails Subdivision*

D. Discussion and possible action to approve, deny, or amend Preliminary Development Plat, *Carson Trails Subdivision*

THIS ITEM WAS STRICKEN FROM THE AGENDA.

[CARSON TRAILS PUD AND PRELIMINARY PLAT STAFF MEMO - JUNE 21 2021](#)

[CARSON TRAILS PUD AND PRELIMINARY PLAT ATTACHMENTS - JUN 21 2021](#)

- 7) AMENDMENTS TO TITLE 11, ZONING REGULATIONS: Zoning

Ordinance Text Amendments pertaining to changes in the provisions for authorization, procedural and substantive requirements for, and effects of, adoption by the City Council of the City of Glenpool of a Planned Unit Development ("PUD") in the City of Glenpool.
(Lowell Peterson, City Attorney)

A. Public Hearing on the proposed Zoning Ordinance Text Amendment.

B. Discussion and possible action to approve, deny or amend the Zoning Ordinance Text Amendment.

Mr. Peterson presented the AMENDMENTS TO TITLE 11, ZONING REGULATIONS: Zoning Ordinance Text Amendments pertaining to changes in the provisions for authorization, procedural and substantive requirements for, and effects of, adoption by the City Council of the City of Glenpool of a Planned Unit Development ("PUD") in the City of Glenpool.

A. Mayor Calvert opened the Public Hearing at **6:33 p.m.**

- Isaac Ellis, attorney on behalf of Mr. Lindsay and Mr. Sharp, spoke in opposition of this item.
- Alan Woodcock, Glenpool resident, spoke in opposition of this item.

Mayor Calvert closed the Public Hearing at **6:46 p.m.**

B. Mr. Peterson recommended Council approval of the Zoning Ordinance Text Amendment.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve the Zoning Ordinance Text Amendment, Ordinance No. 788.

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

CARRIED.

[STAFF MEMO RE ORD 788 PUD AMENDMENTS 062121 \(003\)](#)
[ORDINANCE AMENDING PUD PROVISIONS 062121](#)

- 8) Discussion and possible action to approve, deny or amend the Emergency Clause for Zoning Ordinance Text Amendment, Ordinance No 788.

(Lowell Peterson, City Attorney)

Mr. Peterson presented and recommended Council approval of the Emergency Clause for Zoning Ordinance Text Amendment, Ordinance No 788.

- Alan Woodcock, Glenpool resident, spoke in opposition of this item.

Moved by Tim Fox, seconded by Jacqueline Triplett-Lund

To approve the Emergency Clause for Zoning Ordinance Text Amendment, Ordinance No 788.

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

CARRIED.

[Emergency Clause - 062121](#)

- 9) Discussion and possible action to approve or deny Change Order No. 2 in an amount not to exceed \$32,299.75, for Phase III Warrior Road Rehab Project, to be funded from the approved FY 2020/2021 Budget: Account No. 50-6-14-6360 (Street Improvements)
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of Change Order No. 2 in an amount not to exceed \$32,299.75, for Phase III Warrior Road Rehab Project, to be funded from the approved FY

2020/2021 Budget: Account No. 50-6-14-6360 (Street Improvements). The construction documents illustrate the areas of the Phase III paving that have been discovered to contain substandard subgrade soils. These existing 'soft' soils are highly plastic in nature and will need to be removed and replaced with more suitable materials to stabilize the new subgrade to adequately support the final paving and curbing. The General Contractor has retained the services of a Consulting Soils Engineering firm to investigate the situation and to recommend measures to address this previously unanticipated issue. The requested change order also includes several other increases in material and labor covering the temporary transition area paving that was installed at the south end of the Phase II project. It also covers a small amount of sidewalk removal and replacement necessary to soften the grade transition between the new top-of-curb elevation and the existing embankment along the private stormwater detention pond at the south end of the project.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve Change Order No. 2 in an amount not to exceed \$32,299.75, for Phase III Warrior Road Rehab Project, to be funded from the approved FY 2020/2021 Budget: Account No. 50-6-14-6360 (Street Improvements).

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

CARRIED.

[Warrior Road Phase III Change Order No. 2](#)

- 10) Discussion and possible action to approve or deny the appointment of Gerald Gilbert as Glenpool's representative to the Metropolitan Environmental Trust Board of Directors.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of the

appointment of Gerald Gilbert as Glenpool's representative to the Metropolitan Environmental Trust Board of Directors. Rob Werley is our current board member, and due to Rob's recent resignation, we need to appoint a new board member to represent Glenpool. Lynn Burrow has recommended we appoint our City Planner, Gerald Gilbert.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve the appointment of Gerald Gilbert as Glenpool's representative to the Metropolitan Environmental Trust Board of Directors.

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

CARRIED.

[Staff Report - MET Appointment](#)

- 11) Discussion and possible action to approve, deny or amend a COVID Pay Plan for City employees.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of a COVID Pay Plan for City employees in recognition of the exceptional performance and perseverance of the employees to keep this City functioning with very little loss of capabilities during the COVID Pandemic. This plan would pay all full-time and part-time employees a one-time pay based on their hire date. The funds for this pay plan would not come from the regular budget. Instead, the City has received CARES Act monies from the Federal Government as reimbursement for COVID related costs and suggests using these funds to pay for this plan.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To approve the COVID Pay Plan for City employees.

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

CARRIED.

[Staff Report - COVID Pay Plan](#)

- 12) Discussion and possible action to approve, deny or amend Budget Amendment #City-05.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of Budget Amendment #City-05. Budget Amendment for Fiscal Year 2020-2021 covers three issues. The first is the transfer of \$187,338.36 from the CARES Act monies that are held in the Dedicated Fund Balance the various City departments, GUSA, GIA, and PSP to cover the cost of the COVID Pay Plan. The second purpose is to increase the revenue account for the 1 Penny Dedicated Sales Tax in to reflect the actual amount received this year and to increase the expense account to transfer these funds to GUSA. The 1 Penny Dedicated Sales Tax covers the bond payments for the revenue bonds paid for by GUSA. The third purpose is to increase the revenue account for the 1 Penny Dedicated Sales Tax in Fund 51, Public Safety Capital, to reflect a portion of the actual amount received this year above the current budgeted amount and to increase the expense accounts in the same Fund for principal and interest on the Capital Leases paid for from PSC.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To approve Budget Amendment #City-05.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			

Chris Brobst				x
Jacqueline Triplett-Lund	x			
	4	0	0	1

CARRIED.

[Staff Report - Budget Amendment.CITY.FYE21
Budget Amendment.CITY.06172021](#)

- 13) Discussion and possible action to approve, deny or amend the Custodial Agreement between Vickie Yarbrough and the City of Glenpool, for cleaning of City Offices.
(Susan White, Assistant City Manager)

Ms. White presented and recommended Council approval of the Custodial Agreement between Vickie Yarbrough and the City of Glenpool, for cleaning of City Offices. Vickie Yarbrough has provided custodial services at City Hall and the second floor of the Police Department for several years. Mrs. Yarbrough wishes to renew her contract for next fiscal year with the same terms and conditions. The City has been extremely satisfied with the services performed by Mrs. Yarbrough and are appreciative of her desire to continue to provide this necessary assistance.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve the Custodial Agreement between Vickie Yarbrough and the City of Glenpool, for cleaning of City Offices.

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

CARRIED.

[Staff Report - Yarbrough Custodial Contract.06.21.21](#)
[Yarbrough Custodial Services - FY 2022 \(002\)](#)

- 14) Discussion and possible action to approve, deny or amend the annual Administrative Operations Agreement between the GEMS District and the City of Glenpool setting out certain clerical and accounting services to be provided by the City to GEMS as well as Emergency Medical Response Agency emergency medical services.
(Susan White, Assistant City Manager, Interim Treasurer)

Ms. White presented and recommended Council approval of the annual Administrative Operations Agreement between the GEMS District and the City of Glenpool setting out certain clerical and accounting services to be provided by the City to GEMS as well as Emergency Medical Response Agency emergency medical services. The Administrative Operations Agreement between City of Glenpool and GEMS has been updated to reflect the new fiscal year. Other than that it remains identical to the current Agreement.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the annual Administrative Operations Agreement between the GEMS District and the City of Glenpool setting out certain clerical and accounting services to be provided by the City to GEMS as well as Emergency Medical Response Agency emergency medical services.

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

CARRIED.

[Oper-Admin Agreement FY21-22](#)

- 15) 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, for FY 21-22 and FY 22-23, pursuant to 25 O.S. § 307(B)(2) (Open Meeting Act).
(Susan White, Assistant City Manager)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To enter into Executive Session at 7:15 p.m.

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

CARRIED.

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

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To reconvene in Regular Session at 7:43 p.m.

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

CARRIED.

- 17) Discussion and possible action to approve, deny, or amend a Collective Bargaining Agreement with the Fraternal Order of Police Lodge 133 for

FY 21-22 and FY 22-23.
(Susan White, Assistant City Manager)

Ms. White presented and recommended Council approval of a Collective Bargaining Agreement with the Fraternal Order of Police Lodge 133 for FY 21-22 and FY 22-23.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve a Collective Bargaining Agreement with the Fraternal Order of Police Lodge 133 for FY 21-22 and FY 22-23.

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

CARRIED.

[FOP CBA FY21-23.final.06.17.21\(2\)](#)

J) Adjournment

Mayor Calvert declared the meeting adjourned at 7:45 p.m.

To: HONORABLE MAYOR AND CITY COUNCIL
From: Lowell L. Peterson, City Attorney
Date: July 6, 2021
Subject: Amended Noise Ordinance

Background:

Title 21 [Crimes and Punishments] O.S. §§ 1361, 1362 and 1363 (Crimes Against Public Peace) declare that any person who, without authority of law:

- (i) willfully disturbs or breaks up any lawful assembly or meeting; or
- (ii) willfully or maliciously disturbs, either by day or by night, the peace and quiet of any City, neighborhood, family or person by loud or unusual noise, or by abusive, violent, obscene or profane language, whether addressed to the party so disturbed or some other person; or
- (iii) makes use of any profane, violent, abusive or insulting language toward or about another person, in the presence or hearing of such person, which language, in its common acceptation, is calculated to arouse to anger the person about or to whom it is spoken or addressed, or to cause a breach of the peace or an assault,

shall, upon conviction, be deemed guilty of a misdemeanor.

The foregoing sections of the Oklahoma Statutes state that any person found guilty of any misdemeanor may be fined in any sum not to exceed One Hundred Dollars (\$100.00) or may be imprisoned in the county jail not to exceed thirty (30) days or be penalized by both such fine and imprisonment at the discretion of the court.

The City Council has previously adopted Sections 6-1C-8 (Disturbing the Peace; Disorderly Conduct), 6-1C-9 (Noisy Conditions), 6-1C-10 (Unlawful Signs, Literature or Language) and 6-1C-11 (Insults To Teachers) of the City Code of Ordinances for the purpose of implementing the statutory provisions. However, many of the ordinances are outdated, do not accurately reflect the statutes and do not include a penalty provision.

Proposed Action:

Amend Section 6-1C-8 of the Code to include all of the statutorily recognized provisions and a penalty for enforcement purposes; and eliminate Sections 6-1C-9, 6-1C-10, and 6-1C-11 entirely.

Staff Recommendation:

Staff recommends that the Council adopt Ordinance No. 789 for the purposes stated above.

Attachments:

- Proposed Ordinance No. 789
- Emergency Clause

CITY COUNCIL OF THE CITY OF GLENPOOL

ORDINANCE NO. 789

AN ORDINANCE OF THE CITY OF GLENPOOL, OKLAHOMA, AMENDING TITLE 6 OF THE CITY CODE OF ORDINANCES (MISDEMEANORS, NUISANCES AND ANIMALS), CHAPTER 1 (GENERAL OFFENSES), ARTICLE C (OFFENSES AGAINST PUBLIC PEACE AND DECENCY), BY AMENDING SECTIONS 6-1C-8 (DISTURBING THE PEACE; DISORDERLY CONDUCT), 6-1C-9 (NOISY CONDITIONS), 6-1C-10 (UNLAWFUL SIGNS, LITERATURE OR LANGUAGE) AND 6-1C-11 (INSULTS TO TEACHERS), AND TO INCORPORATE AND REPLACE THE PROVISIONS OF CURRENT SECTIONS 6-1C-8 THROUGH 6-1C-11 INTO A SINGLE SECTION 6-1C-8 TO BE ENTITLED DISTURBING THE PEACE; DISORDERLY CONDUCT; PENALTY FOR VIOLATION AND TO RENUMBER CODE SECTIONS 6-1C-12 THROUGH 6-1C-15 AS SECTIONS 6-1C-9 THROUGH 6-1C-12, RESPECTIVELY, REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HERewith; PROVIDING A PENALTY FOR NON-COMPLIANCE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

WHEREAS, Section 1361 of Chapter 55 (Crimes Against Public Peace) of Title 21 (Crimes and Punishments) of the Oklahoma Statutes declares that any person who, without authority of law, willfully disturbs or breaks up any assembly or meeting not unlawful in its character, other than a religious meeting, public meeting of electors, or funeral, shall be deemed guilty of a misdemeanor; and

WHEREAS, Section 1362 of Chapter 55 (Crimes Against Public Peace) of Title 21 (Crimes and Punishments) of the Oklahoma Statutes declares that any person who shall willfully or maliciously disturb, either by day or by night, the peace and quiet of any City, neighborhood, family or person by loud or unusual noise, or by abusive, violent, obscene or profane language, whether addressed to the party so disturbed or some other person, shall be deemed guilty of a misdemeanor; and

WHEREAS, Section 1363 of Chapter 55 (Crimes Against Public Peace) of Title 21 (Crimes and Punishments) of the Oklahoma Statutes declares that any person who shall make use of any profane, violent, abusive or insulting language toward or about another person, in the presence or hearing of such person, which language, in its common acceptation, is calculated to arouse to anger the person about or to whom it is spoken or addressed, or to cause a breach of the peace or an assault, shall be deemed guilty of a misdemeanor; and

WHEREAS, each and all of foregoing Sections 1361, 1362 and 1363 of Chapter 55 (Crimes Against Public Peace) of Title 21 (Crimes and Punishments) of the Oklahoma Statutes state that any person guilty of any misdemeanor described therein may be fined in any sum not to exceed One Hundred Dollars (\$100.00), or may be imprisoned in the county jail not to exceed thirty (30) days, or be penalized by both such fine and imprisonment at the discretion of the court; and

WHEREAS, Pursuant to the Oklahoma Municipal Code, Title 11, Section 14-101, of the Oklahoma Statutes, a municipal governing body may enact ordinances, rules and regulations not inconsistent with the Constitution and laws of Oklahoma for any purpose mentioned in Title 11 of the Oklahoma Statutes or for carrying out their municipal functions; and

WHEREAS, Pursuant to the Oklahoma Municipal Code, Title 11, Section 22-120, of the Oklahoma Statutes, a municipal governing body may enact and enforce such ordinances, rules and regulations as it deems necessary for the protection of the public health, safety, morals or the general welfare of the community that are not inconsistent with state law;

WHEREAS, Consistent with the authority of the foregoing Sections 1361, 1362 and 1363 of Chapter 55 (Crimes Against Public Peace) of Title 21 (Crimes and Punishments), and the foregoing Sections 14-1-1 and 22-120 of Title 11 of the Oklahoma Statutes, the governing body of the City of Glenpool, being the City Council, has adopted Sections 6-1C-8 (Disturbing the Peace; Disorderly Conduct), 6-1C-9 (Noisy Conditions), 6-1C-10 (Unlawful Signs, Literature or Language) and 6-1C-11 (Insults To Teachers) of the City Code of Ordinances; and

WHEREAS, for the purpose of safeguarding the community from undue disruption of its peace and quiet enjoyment, it would be desirable and prudent to update such Sections 6-1C-8, 6-1C-9, 6-1C-10 and 6-1C-11 of the City Code of Ordinances, to more accurately reflect statutory and constitutional authority and intent, to include a penalty provision therein and to consolidate such Sections 6-1C-8, 6-1C-9, 6-1C-10 and 6-1C-11 into a single Section 6-1C-8 to be designated "Disturbing the Peace; Disorderly Conduct; Penalty for Violation"; and

WHEREAS, the Oklahoma Municipal Code, Title 11, Section 14-101, provides that the municipal governing body may repeal, alter or amend municipal ordinances, rules and regulations as the governing body ordains.

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

Section 1. That Title 6, Misdemeanors, Nuisances and Animals; Chapter 1, General Offenses; Article C, Offenses Against Public Peace and Decency, of the Code of Ordinances of the City of Glenpool, Oklahoma, shall be and hereby are amended to read as follows:

Title 6
MISDEMEANORS, NUISANCES AND ANIMALS
Chapter 1
GENERAL OFFENSES
Article C.
OFFENSES AGAINST PUBLIC PEACE AND DECENCY

SECTION:

6-1C-1: Assault And Battery

6-1C-2: Pointing Laser Devices

6-1C-3: Gambling
6-1C-4: False Registration
6-1C-5: Nudity; Improper Dress; Indecent Exposure
6-1C-6: Controlled Substances; Drug Paraphernalia
6-1C-7: Assemblies
6-1C-8: Disturbing The Peace; Disorderly Conduct; Penalty for Violation
~~6-1C-9: Noisy Conditions~~
~~6-1C-10: Unlawful Signs, Literature or Language~~
~~6-1C-11: Insults To Teachers~~
6-1C-129: Unlawful Use of E911 System
~~6-1C-1310: Concealed Weapons~~
6-1C-1411: Loitering on Private Property
~~6-1C-1512: Face Covering and Social Distancing During COVID-19 Pandemic Civil Emergency~~

[FOR PURPOSES OF THIS AMENDMENT, SECTIONS 6-1C-1 THROUGH
SECTION 6-1C-7 SHALL REMAIN UNCHANGED.

SECTION 6-1C-8 IS AMENDED AND REVISED IN ITS ENTIRETY.]

6-1C-8: DISTURBING THE PEACE; DISORDERLY CONDUCT; PENALTY FOR VIOLATION:

It is unlawful for any person to disturb the peace of the City, or any neighborhood, family or person by loud or unusual noise; by aggressive, violent, obscene, or profane conduct or language reasonably likely to cause offense or incite a breach of the peace; by unpermitted construction or demolition noise; or to conduct himself or herself in a disorderly manner, as such offenses are more fully set forth in this Section 6-1C-8. Any person guilty of any misdemeanor described herein may be fined in any sum not to exceed One Hundred Dollars (\$100.00) or may be imprisoned in the Tulsa County jail not to exceed thirty (30) days or be penalized by both such fine and imprisonment at the discretion of the City of Glenpool municipal court. Each calendar day of violation shall constitute a separate offense.

- A. **Disrupting an Assembly.** Any person who, without authority of law, willfully interrupts, disturbs or disrupts any lawful assembly of people, except as may be required by a public danger, shall be deemed guilty of a misdemeanor.
- B. **Loud or Unusual Noise.** Any person who, knowingly, willfully or maliciously disturbs, at any time of day or night, the peace and quiet of the City, any neighborhood, family or person by creating any loud or unusual noise of such character or duration as to be disruptive and annoying to a person of ordinary sensibilities, shall be deemed guilty of a misdemeanor. The following is exemplary but not exclusive of the characteristics of such prohibited noise:
1. **Music or Words.** The playing of any television, radio, phonograph, tape recorder, CD player or any musical instrument or operating, having operated on one's behalf or permitting to be operated, any device, whether electric or otherwise, with or without a loudspeaker, in such a manner as to emit music, words or similar noise at a volume deemed excessive by persons within a dwelling other than that of the source. An investigating peace officer may exercise reasonable discretion in determining whether to dismiss, give a warning to or issue a citation to the person or persons responsible for such noise.

2. Warning Signal. The prolonged or repeated sounding of a horn or a similar signal device on any vehicle or other mechanism for a duration in excess of that necessary as a danger signal.
3. Animal Noise. Allowing any animal within a person's custody or control to habitually bark, howl, yelp, roar or make similar noises.
4. Vehicle Noise. Discharging the exhaust of any internal combustion engine or motor vehicle of any category, except through a muffler or other device which will effectively prevent loud or explosive noises.
5. Construction or Demolition Noise. The erection (including excavation), demolition, alteration or repair of any building or structure other than between the hours of 7:00 a.m. and 10:00 p.m. where such activity results in the creation of unusually loud noise or noise that annoys, disturbs, injures or unreasonably impairs the comfort, repose, health, peace or safety of others except in the case of urgent necessity in the public interest of the public health and safety, for the duration of such emergency.
6. Pile Drivers and Other Heavy Equipment. The operation other than between the hours of 7:00 a.m. and 10:00 p.m. of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other form of heavy equipment, the use of which is attended by loud or repeated or continuous noise. Use of jake brakes on vehicles so equipped is prohibited except when used as an emergency device proven to avoid safety incidents.
7. Business Operations and Other Premises Activities. The carrying on of any business operations, or other activities upon any premises in such a manner so as to create any excessive, unnecessary, or unusually loud noise, which disturbs, injures, or unreasonably impairs the comfort, repose, health, peace or safety of another person of reasonable sensitivities.
8. Sensitive Hours. The creation of any of the above or substantially similar noises between the hours of 10:00 p.m. on Sunday through Thursday and 7:00 a.m. on the following day, or between the hours of 11:00 p.m. on Friday and Saturday and 7:00 a.m. on the following day in such a manner as to be plainly audible at a distance of 50 feet from the exterior of the yard, building, structure or vehicle within which the sound originates shall be prima facie evidence of a violation of this section. However, the fact that the above noises were created between 7:00 a.m. and 10:00 p.m. on Sunday through Thursday or between the hours of 7:00 a.m. and 11:00 p.m. on Friday and Saturday is not a defense to prosecution under this section.
9. Exemptions. The following sources of noise, unless intentionally abused, shall be exempt from this section:
 - a. Noise of safety signals and warning devices.
 - b. Noises resulting from any authorized emergency vehicle, when responding to an emergency.
 - c. Noises resulting from the provision of municipal or other governmental services.
 - d. Any noise resulting from activities of a temporary duration which is permitted by law and/or for which a waiver has been granted by the city council.
 - e. Parades and public gatherings for which a special waiver has been issued by the city council.
 - f. Bells, chimes, carillons or similar devices while being used for religious purposes or in conjunction with religious services or for national celebrations or public holidays. The

city council expressly finds this exemption to be a reasonable accommodation to protected expressive activity without unnecessary governmental entanglement.

- g. Lawn maintenance equipment when it is functional within manufacturer's specifications and with all mufflers and noise-reducing equipment in use and in properly operating condition, when used between the hours of 7:00 a.m. and 9:00 p.m.
- h. Non-amplified crowd noises or band noises resulting from lawful activities such as those planned by day care centers, schools, and governmental or community groups.
- i. Electronically or otherwise amplified announcements at athletic or similar special events between the hours of 8:00 a.m. and the conclusion of such event, but in no case later than the following 12:00 a.m.

C. Disorderly Conduct. It shall be unlawful for any person to engage in disorderly conduct in any public place or in any private dwelling or office occupied by the victim of such conduct. Disorderly conduct shall include but not be limited to:

- 1. Creating a Disturbance. Yelling, shouting or singing on public streets or audibly from private spaces between the hours of 11:00 p.m. and 7:00 a.m., or at any other time or place where such acts are performed in such manner as to annoy or disturb the occupants of any dwelling or in such a way as to disturb the occupants of any school, place of worship, hospital or similar institution.
- 2. Threatening Language. Using abusive, violent or otherwise threatening language, whether the language is addressed to the party who is disturbed or addressed to some other person(s). "Threatening language" includes any actual or implied threat to kill, to do bodily harm or injury or to destroy the property of another; the issuance of challenges to fight or the brandishing of weapons; or language which, in its common usage is reasonably likely to arouse to anger the person about or to whom it is spoken or addressed, or to incite a breach of the peace or an assault,
- 3. Fighting. Initiating or conducting a fight through any form of actual combat.

D. Unlawful Signs, Literature Or Language. It is unlawful for any person to display any sign, emblem, badge, flag, or device or distribute publicly any literature or use any language within the corporate limits of the City which, in its common acceptance, is insulting, profane, or abusive to the citizens of the City or to the general public and which is reasonably likely to, or of which the natural consequence is to, cause a breach of the peace or an assault.

E. Disruption of Authorized Activity on School Grounds. Any person who, for any cause, visits any public or private school in the City and conducts themselves in such a manner as to disrupt classroom, administrative or other educational activities shall be deemed guilty of a misdemeanor.

**[FOR PURPOSES OF THIS AMENDMENT, THE TEXT OF SECTIONS 6-1C-12 THROUGH
SECTION 6-1C-15 SHALL REMAIN UNCHANGED AND SHALL BE RENUMBERED SECTIONS
6-1C-9 THROUGH 6-1C-12, RESPECTIVELY.]**

Section 2. Severability Clause

If any section, sentence, clause, or phrase of this ordinance or any part hereof is for any reason found by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this ordinance or any other part hereof.

Section 3. Repeal of Conflicting Ordinances or Resolutions

All ordinances or parts of ordinances, and resolutions or parts of resolutions, in conflict herewith shall be and the same are now expressly repealed.

Section 4. Amendment Limited.

Except as otherwise amended by this Ordinance, Title 6, Misdemeanors, Nuisances and Animals; Chapter 1, General Offenses, Article C , Offenses Against Public Peace and Decency, of the Code of Ordinances of the City of Glenpool, Oklahoma shall remain in full force and effect.

Section 5. Declaration of Emergency

Emergency Clause separately approved.

APPROVED and ADOPTED by the City Council of the City of Glenpool on the _____ day of _____ 2021.

Joyce G. Calvert, Mayor

ATTEST:

Wendy Knight, City Clerk

APPROVED AS TO FORM:

Lowell Peterson, City Attorney

EMERGENCY CLAUSE

WHEREAS, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the peace, health, welfare and best interests of the City of Glenpool and the citizens thereof, *to wit*, specifically that the benefits to the citizens of Glenpool of having an effective noise ordinance will be expedited, an emergency is hereby declared to exist and Ordinance No. 789 shall therefore take effect and be in full force from and after its passage as provided by law.

PASSED and this Emergency Clause ruled upon separately and approved this ____ day of _____ 2021.

Joyce G. Calvert,

Mayor ATTEST:

Wendy Knight, City Clerk

[SEAL]

APPROVED AS TO FORM:

Lowell Peterson, City Attorney

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: GERALD S. GILBERT, PLANNING DIRECTOR

DATE: JULY 6, 2021

ITEM: HYE – SAIN TRUST (BANNING CS): ANNEXATION (ANX2021-01), COMPREHENSIVE PLAN AMENDMENT (CPA2021-01) AND ZONE AMENDMENT (GZ-304)

REQUEST: ANNEXATION (ANX2021-01), COMPREHENSIVE PLAN AMENDMENT (CPA2021-01) AND ZONE AMENDMENT (GZ-304) APPLICATIONS. THE APPLICANT IS REQUESTING A 14.7-ACRE SITE BE ANNEXED INTO THE CITY OF GLENPOOL CORPORATE LIMITS. THE PROPOSED COMPREHENSIVE PLAN AMENDMENT WILL CHANGE THE UNDERLYING LAND USE FROM SUBURBAN RESIDENTIAL TO INDUSTRIAL LIGHT. THE PROPOSED ZONE AMENDMENT WILL CHANGE THE ZONING FROM AG (AGRICULTURAL) TO IL (INDUSTRIAL LIGHT).

APPLICANT: HYE – SAIN TRUST

LOCATION: THE SUBJECT SITE IS SITUATED ON THE NORTH SIDE OF WEST 161ST SOUTH APPROXIMATELY 2,000 FEET EAST OF THE US75 AND WEST 161ST SOUTH INTERSECTION.

ZONING: AG

COMP PLAN: SUBURBAN RESIDENTIAL

APPLICANT REP: JR DONELSON

PROJECT DESCRIPTION

Annexation:

Annexation request from the HYE-SAIN Trust for a 14.7-acre site be annexed into the City of Glenpool's corporate limits. The site is currently undeveloped and is situated directly adjacent to the corporate limits of the city and is also within the city "fenceline". The corporate limits are situated directly south of the site along West 161st South.

Comprehensive Plan Amendment: The applicant is requesting to change the underlying Comprehensive Plan land use designation for the 14.7- acre site from Suburban Residential to Light Industrial.

Zone Amendment:

The applicant is requesting to change the underlying zoning of the 14.7-acre site from AG (Agriculture) to IL (Industrial Light) for a future light industrial/office use.

SURROUNDING ZONING / COMP PLAN / LAND USES

	Zoning	Comp Plan	Land Use
North	AG (Agricultural)	Suburban Residential	Vacant undeveloped
South	RE (Residential Estate)	General Residential	Single Family/ Undeveloped
East	AG (Agricultural)	Suburban Residential	Single Residence/Undeveloped
West	AG (Agricultural)	Suburban Residential	Vacant undeveloped

All three applications require public hearings before the Planning Commission and City Council. The Planning Commission reviewed and acted upon the application requests at their regular meeting held on June 14, 2021.

ANALYSIS

The subject site is situated just outside of the corporate city limits but within the City's "fenceline". As such, the applicant is requesting annexation into the city for future development. The Glenpool 2030 Plan (Comprehensive Plan) encourages "orderly annexation and extension of utilities and services in conjunction with future development when it occurs." Existing water, sewer, gas and electrical utilities will have to be extended to service the site and will be addressed during the site plan preparation and staff review process.

The subject site is shown in the Comprehensive Plan as Suburban Residential and is zoned Agricultural. The applicant is requesting a change from the Suburban Residential designation to Industrial Light as well as a rezone from AG (Agricultural) to IL (Industrial Zone) to accommodate a future light industrial/office use. Since the subject site is situated and fronting on a secondary arterial roadway, higher intensity/density land uses would be appropriate. As shown on the attached aerial photo / zoning map, at and near the US75 and West 161st South intersection are several existing commercial and industrial uses. The proposed changes would continue this development pattern.

PLANNING COMMISSION ACTION: The Planning Commission meeting on the proposed Annexation, Comprehensive Plan and Zone Amendment was held on Monday, June 14, 2021. After deliberating, the Planning Commission on a 4-1 vote (Commissioner Norton voting No) recommended that the City Council approve the Annexation, Comprehensive Plan and Zone Amendment.

STAFF RECOMMENDATION:

The Annexation, Comprehensive Plan and Zone Amendment were recommended for approval by the Planning Commission. Staff recommends the City Council affirm the Planning Commission actions and recommendation by taking the following separate actions:

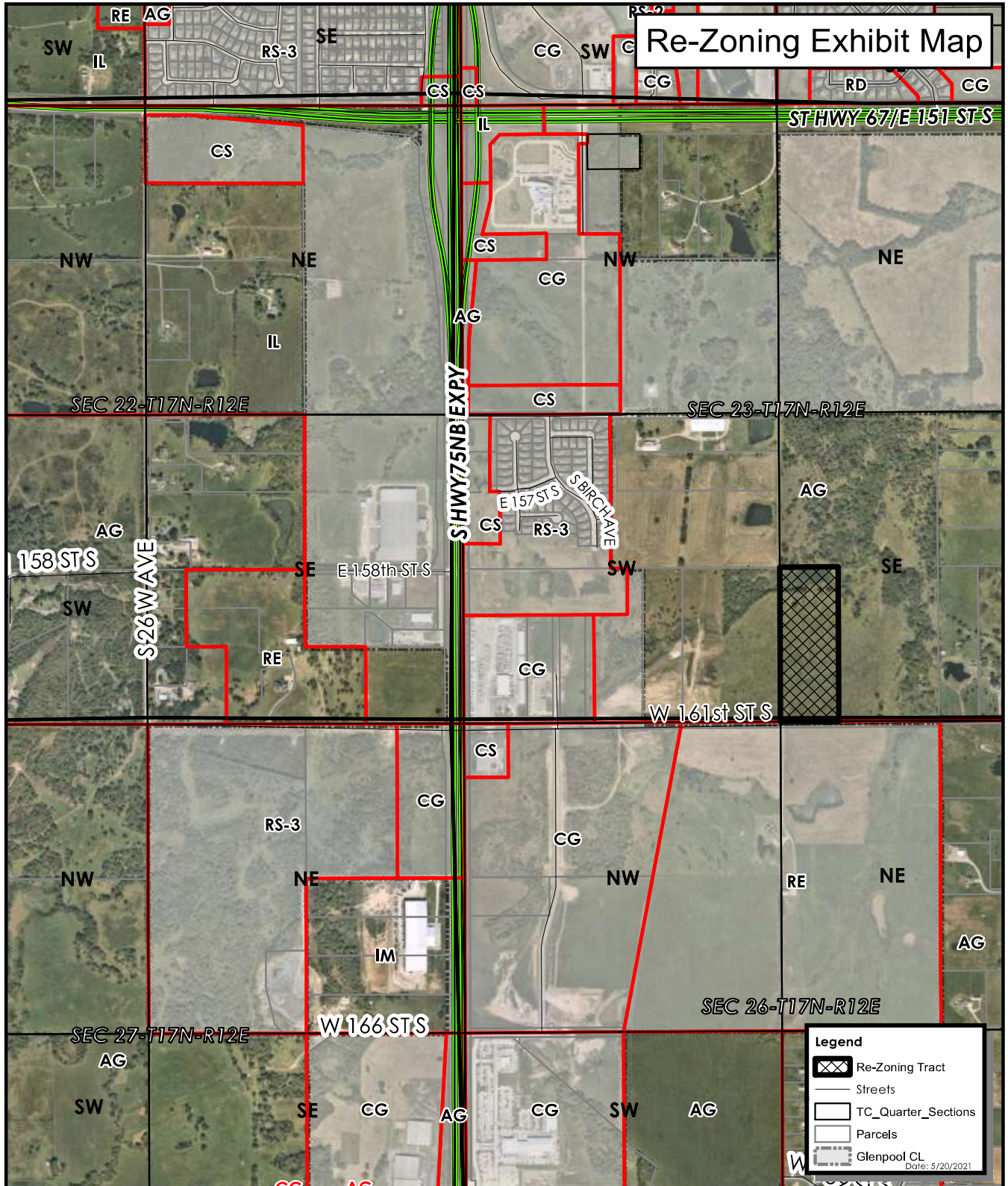
1. Approve the Annexation (ANX2021-01)
2. Approve the Comprehensive Plan Amendment (CMP2021-01) from Suburban Residential designation to Industrial Light
3. Approve the Zone Amendment (GZ 304) from AG (Agricultural) to IL (Industrial Light)

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Application(s)
3. Map(s)
4. Legal Description
5. Annexation Ordinance No. 790
6. Comprehensive Plan Resolution No. 2021008
7. Zone Change Ordinance, No. 791

Aerial Photo / Zoning Map

Re-Zoning Exhibit Map



ANX 2021-01: Request to bring in approx 14.7 acres of unplatted land into the City Limits of Glenpool, OK.
 Property Owner: Hye-Sain Trust
 Applicant: JR Donelson, Inc.
 Zoning: GZ-304 AG (Agriculture). Requesting to be IL (Industrial Light)



Applications



RECEIVED: _____
 TAC CONFERENCE: _____
 PC HEARING: _____

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

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

APPLICATION REQUIREMENTS:

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

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

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

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

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

**A. APPLICANT**

NAME: JR DONELSON
 COMPANY/INSTITUTION: JR DONELSON, INC.
 ADDRESS: 12820 S. MEMORIAL DR., #100
 CITY: BIXBY STATE: OK ZIP CODE: 74008
 PHONE: 918-394.3030 EMAIL: JRDON@TULSAcoxMAIL.COM

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
 NAME: HTE - SAIN TRUST
 COMPANY/INSTITUTION: _____
 ADDRESS: 5716 E 72nd CT
 CITY: TULSA STATE: OK ZIP CODE: 74136
 PHONE: 806-236-3708 EMAIL: TETER456@YAHOO.COM

C. SUBJECT PROPERTY

STREET ADDRESS: EAST OF HIGHWAY 75 ON 161st ST. So.
 PLAT NAME²: _____ LOT NO. _____ BLOCK NO. _____
 ZONING OR PUD NO.: AG PRESENT USE: VACANT
 COMPREHENSIVE PLAN DESIGNATION: SUBURBAN RESIDENTIAL
 PARCEL NO. 97223-72-23-41010 PARCEL NO. _____
 PARCEL NO. _____ PARCEL NO. _____

If the property has not been platted, is a legal address attached? YES ☒
 (No)

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



CITY OF GLENPOOL
REQUEST FOR ANNEXATION

APPLICANT: JR DONELSON, INC. 918-394.3030
Name Phone Number
12820 S. MEMORIAL DR., #100, BIXBY, OK 74008
Address
JRDON@TULSA COXMAIL.COM
Email Address

OWNER: HYE - SAIN TRUST 806-236-3708
Name Phone Number
5716 E. 72nd CT, TULSA, OK. 74136
Address
TETER456@YAHOO.COM
Email Address

COMMON DESCRIPTION: SEE ATTACHED, 161ST ST. SO / EAST OF
(Use common descriptive street name & number) HIGHWAY 75

LEGAL DESCRIPTION (INCLUDING SECTION, TOWNSHIP & RANGE)

SEE ATTACHED

Developed (0)%
Undeveloped (100)%
Platted (0)%
Unplatted (100)%

Size of Area: 14.7 ac Existing Zoning: AG

Current Assessed Valuation:
Land: 2902 Improvements: 0 Total: \$2902

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

If no, what zoning changes will be requested?

WE WILL REQUEST REZONING FROM 'AG' TO 'IL'

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

JR DONELSON, INC.

Type of Development Existing: NONE

Type of Development Anticipated: BUILDINGS FOR OFFICE & INDUSTRIAL

Please identify existing structure/s:

NONE

Application Fee: \$100.00 + publication

I, Becky Hye, hereby request the annexation of described property into the City of Glenpool.

Becky Hye
Full Legal Signature

[Signature]
Full Legal Signature

BECKY HYE
Name (print)

KATH SAIL
Name (print)

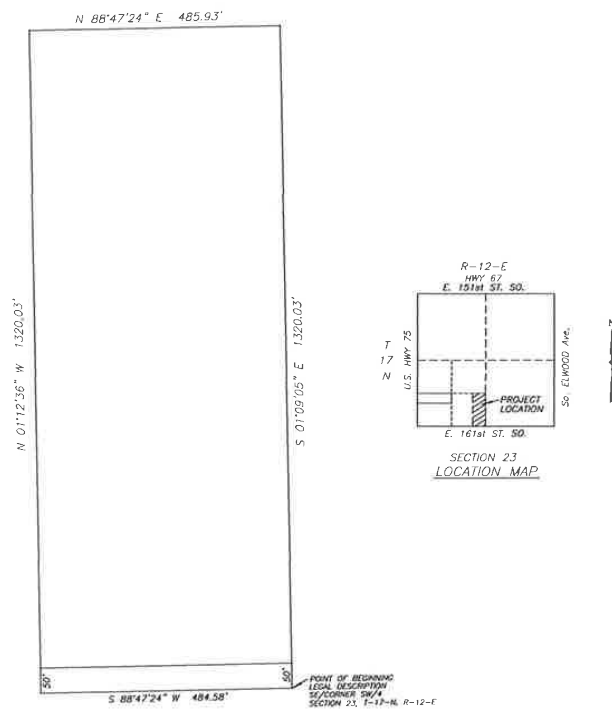
5/10/2021
Date

5/10/21
Date

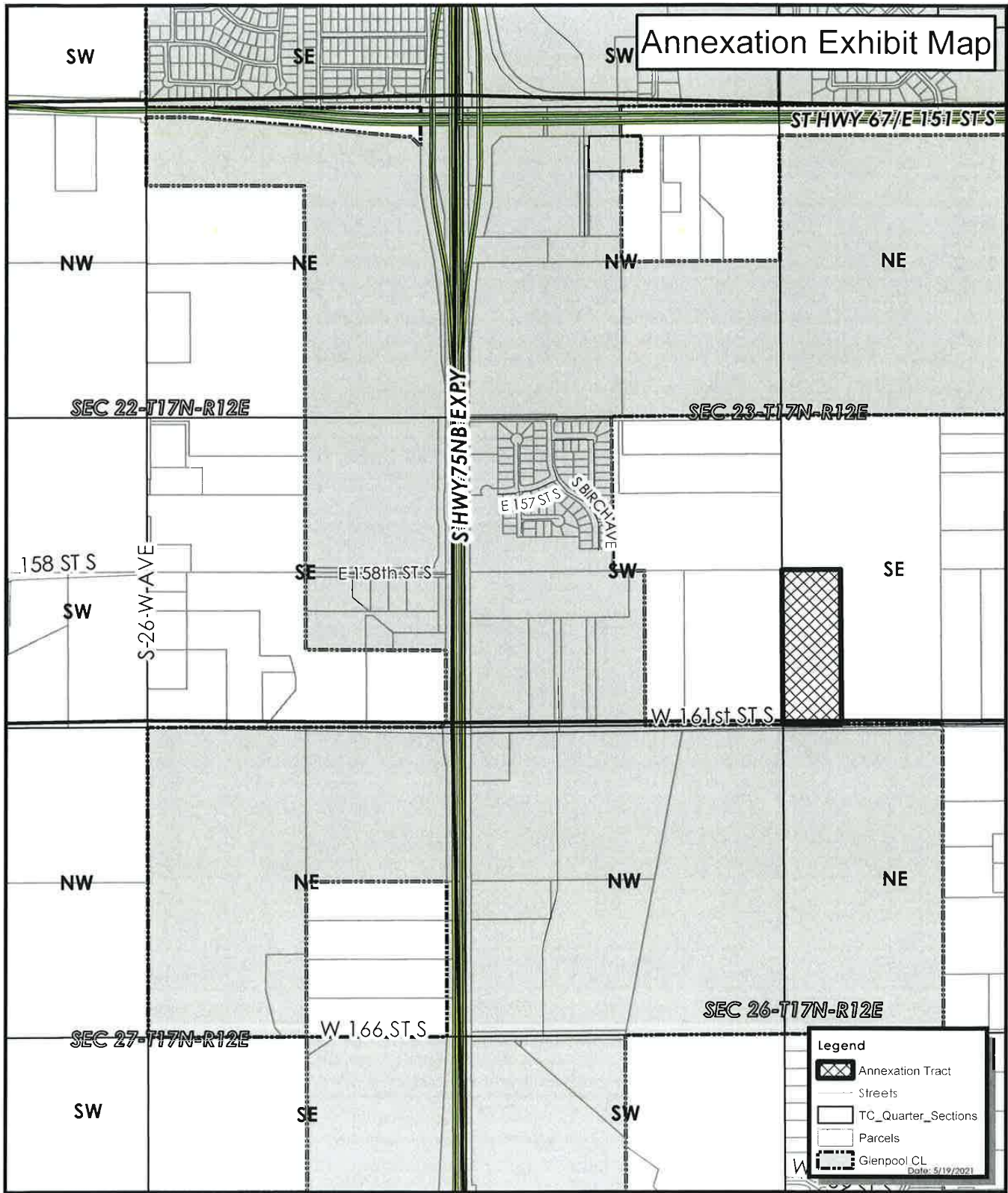
NOTE:

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.

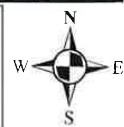
Map(s)



Annexation Exhibit Map



ANX 2021-01: Request to bring in approx 14.7 acres of unplatted land into the City Limits of Glenpool, OK.
Property Owner: Hye-Sain Trust
Applicant: JR Donelson, Inc.
Zoning: AG (Agriculture). Requesting to be IL (Industrial Light)



Legal Description

Property Description

A tract of land situated in the Southwest Quarter (SW/4) of Section 23, T-17-N, R-12-E, Tulsa County, State of Oklahoma being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Southwest Quarter (SW/4), thence S 88°47'24"W and along the south line of said Section 23 a distance of 484.58 feet; thence N 01°12'36"W for a distance of 1320.03 feet; thence N 88°47'24"E and parallel to the south line of said Section 23 for a distance of 485.93 feet to the East line of said Southwest Quarter (SW/4); thence S 01°09'05"E a distance of 1320.03 feet to the point of beginning and containing 14.7 acres more or less.

ORDINANCE NO. 790

**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 even 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:
General Location: 14.7-acre site situated on the north side of WEST 161ST SOUTH approximately 2,000 feet east of the US75 and WEST 161ST SOUTH intersection, and more particularly described as:

A tract of land situated in the Southwest Quarter (SW/4) of Section 23, T-17-N, R-12-E, Tulsa County, State of Oklahoma and being more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW/4), thence S 88°47'24"W and along the south line of said Section 23 a distance of 484.58 feet; thence N 01°12'36"W for a distance of 1320.03 feet; then N 88°47'24"E and parallel to the south line of said Section 23 for a distance of 485.93 feet to the east line of said Southwest Quarter (SW/4); thence S 01°09'05" a distance of 1320.03 feet to the point of beginning and containing 14.7 acres more or less.

2. 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 6th day of July 2021.

Joyce G. Calvert, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

RESOLUTION NO. 2021008

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SUBURBAN RESIDENTIAL LAND USE CHARACTER AND DESIGNATION TO THE INDUSTRIAL-LIGHT AND MEDIUM LAND USE CHARACTER AND DESIGNATION AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GCPA 2021-01; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

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

WHEREAS, the Planning Commission has therefore recommended that such property is more suitable for the Industrial Light zoning district than it is for the current Agricultural zoning district and has accordingly recommended adoption by the City Council of Ordinance No. 791; and

WHEREAS, the Comprehensive Plan provides that, When a proposed zoning action is deemed to be clearly inconsistent with Plan guidance, then approval of the proposed zoning action will require a concurrent amendment to the 2030 PLAN.

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

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

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED BY ORDINANCE NO. 791

General Location: 14.7-acre site situated on the north side of WEST 161ST SOUTH approximately 2,000 feet east of the US75 and WEST 161ST SOUTH intersection, and more particularly described as:

A tract of land situated in the Southwest Quarter (SW/4) of Section 23, T-17-N, R-12-E, Tulsa County, State of Oklahoma and being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW/4), thence S 88o47'24"W and along the south line of said Section 23 a distance of 484.58 feet; thence N 01o12'36"W for a distance of 1320.03 feet; then N 88o47'24"E and parallel to the south line of said Section 23 for a distance of 485.93 feet to the east line of said Southwest Quarter (SW/4); thence S 01o09'05" a distance of 1320.03 feet to the point of beginning and containing 14.7 acres more or less.

Be, and hereby is, amended from Suburban Residential to Industrial-Light and Medium.

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

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of July 2021.

Joyce G. Calvert, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

ORDINANCE NO. 791

AN ORDINANCE AMENDING ORDINANCE NO. 746, TITLE 11 OF THE CITY CODE OF THE CITY OF GLENPOOL (ZONING REGULATIONS), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM AG (AGRICULTURE) TO IL (INDUSTRIAL ZONE), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZ-304; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-304 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan, as amended by Resolution No. 2021008, current zoning patterns, established precedent and surrounding use; and

WHEREAS, the City Council has reviewed Application GZ-304 and considered the comments of staff and has concluded Council agrees with the recommendation of the Planning Commission.

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

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

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED BY ORDINANCE NO. 791

General Location: 14.7-acre site situated on the north side of WEST 161ST SOUTH approximately 2,000 feet east of the US75 and WEST 161ST SOUTH intersection, and more particularly described as:

A tract of land situated in the Southwest Quarter (SW/4) of Section 23, T-17-N, R-12-E, Tulsa County, State of Oklahoma and being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW/4), thence S 88°47'24"W and along the south line of said Section 23 a distance of 484.58 feet; thence N 01°12'36"W for a distance of 1320.03 feet; then N 88°47'24"E and parallel to the south line of said Section 23 for a distance of 485.93 feet to the east line of said Southwest Quarter (SW/4); thence S 01°09'05" a distance of 1320.03 feet to the point of beginning and containing 14.7 acres more or less.

Be, and hereby is, amended from AG (AGRICULTURE) to IL (INDUSTRIAL LIGHT).

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

PASSED AND APPROVED by the City Council of the City of Glenpool this 6th day of July 2021.

Joyce G. Calvert, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

TO: HON. MAYOR AND COUNCILORS, GLENPOOL CITY COUNCIL

FROM: GERALD S. GILBERT, PLANNING DIRECTOR

DATE: JULY 6, 2021

ITEM: CARSON TRAILS PUD 43 PRELIMINARY DEVELOPMENT PLAN AND
PRELIMINARY PLAT

REQUEST: PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT. APPLICANT PROPOSES A REZONE OF THE SUBJECT SITE FROM RS-3 (SINGLE FAMILY HIGH DENSITY), CS (COMMERCIAL SHOPPING) & AG (AGRICULTURE) TO PLANNED UNIT DEVELOPMENT (PUD 43). THE PROPOSED PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT ARE FOR A 394-UNIT SUBDIVISION OF THE SUBJECT SITE.

APPLICANT: ELWOOD CROSSING, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF WEST 181ST STREET AND SOUTH UNION AVENUE.

ZONING: RS-3, CS AND AG

COMP PLAN: SUBURBAN RESIDENTIAL AND GENERAL COMMERCIAL

APPLICANT REP: TANNER CONSULTING, LLC

BACKGROUND

The proposed project covers an area of approximately 124.9 acres adjacent to the "Eden South" neighborhood. The subject site is a part of a 1983 Preliminary Plat, "Eden South" which was a master-planned community covering approximately 160 acres. The plat proposed 587 lots. The zoning for the site when initially platted was RS-3. The current zoning for the site is RS-3. However, the minimum lot width in the RS-3 residential zone has been changed to 75 feet. In addition to the residential lots, an "L"-shaped commercial lot was included at the southwestern corner of the site. This was never developed.

Only a 41.5 acres portion of the 1983 Preliminary Plat was recorded and developed. The remaining preliminary platted area has expired due to inactivity. Future development will require a new preliminary and final plat.

The “Eden South” neighborhood is approximately 34.3 acres in size and is comprised of 122 residential lots and a 7.2-acre lot used for storm water detention and natural open space. The Carson Trails project proposes to master plan the remaining undeveloped 124.9-acres (7.2-acre lot included) of the original 160-acres as described below in the project description.

Pursuant to Section 11-9-9: Conceptual Development Plan (CDP) for a PUD. D. Process. 1 of the Zoning Ordinance, the applicant at the April 12, 2021 Planning Commission meeting presented to the Commission a Conceptual Development Plan (CDP) for the Carson Trails project with the intent of receiving preliminary feedback and comments on the plan. Since the item was for discussion purposes only, no action or recommendation by the Commission was made. Discussion was limited to questions, feedback and comments that centered on lot size, product type, as well as project amenities.

PROJECT DESCRIPTION:

ZONE AMENDMENT (PUD 43): As mentioned, the current zoning for the project site is RS-3 (Single Family Residential High Density), CS (Commercial Shopping) and AG (Agricultural). The applicant is requesting to change the zoning to PUD (Planned Unit Development). The purpose of a PUD is as follows:

- A PUD is a zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and the developer by expanding development options and flexibility, and reducing uncertainty.
- It is not the purpose of a PUD to maximize lot yield or to deviate from the standard zoning regulations without clear benefits to the City.
- The PUD applicant must submit a site development plan, concept plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield a substantial community benefit.

PUD PRELIMINARY DEVELOPMENT PLAN TEXT: In place of the underlying zoning, the applicant is proposing a Planned Unit Development (PUD) and has prepared the attached Preliminary Development Plan Text.

The Carson Trails PUD Preliminary Development Plan Text is attached to the staff report for the Council’s review. In short, the plan proposes to create two (2) development areas: Area A, which is 51.3 acres in size; and Area B, which is 73.6 acres in size. The Preliminary Plat for Area A has 200 units proposed and Area B 250 units. Contained within the Development Plan text are provisions for Development Standards, Access and Circulation, Signs, Utilities and Drainage, Platting and Site Plan requirements, Landscaping and Buffering.

Outlined in the table below, for comparative purposes, are PUD development standards for Area A, Area B; Eden South as it exists today; and the underlying RS-3 zone.

	PUD Area A	PUD Area B	Eden South	Current Code RS-3
Land Area	51.3 ac	73.6 ac	34.3 ac	34.3
No. of Lots	200	250	122	-
Lot Size (Min)	6,200 sf	7,200 sf	6,955sf	9,000 sf
Land Area Per DU	7,700 sf	8,400 sf	-	10,875 sf
Lot Width (Min)	60 ft	65 ft	65 ft	75 sf
Setbacks				
Front	25 ft	25 ft	25 ft	25 ft
Rear	20 ft	20 ft	20 ft	30/20 ft
Side	5 ft	5 ft	10/5 ft	10/5 ft
Street Side Yard	15 ft	15 ft	10 ft	10 ft
Min Dwelling Size	1,200 sf	1,400 sf	None	None
First Floor Exterior	75% (Masonry)	75% (Masonry)	N/A	60% (Masonry) on each floor

Also included in the PUD Preliminary Development Plan text are frontage landscaping, fencing and neighborhood amenity requirements as well as a requisite number of trees in each lot's front yard.

PRELIMINARY PLAT: A Preliminary Plat has been submitted as required by Section 11-3-16: Subdivision Required. "PUD subdivision plats shall be filed with the City concurrent with the Preliminary and Final PUD Zoning Amendment Plans. Plats shall be processed in accordance with the requirements of Title 12, *Subdivision Regulations*." The applicant has submitted a 394-unit Preliminary Plat that conforms to the proposed Preliminary Development Plan Text development regulations.

ANALYSIS:

To obtain approval of a PUD, the applicant must submit a site development plan, plats, parks and recreation schematic plans, amenity plans, and a written narrative describing the development standards proposed to govern the PUD, as well as any other documents to demonstrate **that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

1. *An efficient provision of infrastructure that sustains the natural environment;*
2. *Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
3. *Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*

4. *Good transitioning of housing types within the development and with development adjacent to the PUD;*
5. *Protection and preservation of natural resources and valued or sensitive land features; and*
6. *Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

The Preliminary Development Plan Text outlines features of the project commitments intended to satisfy the foregoing criteria as well as demonstrate that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits (as listed above). As described in the Preliminary Development Plan text the project proposes approximately 19 acres of common open space amenities as listed below:

- Paved walking/multiuse trails.
- A neighborhood/community park with playground and basketball court within the northern stormwater detention pond Reserve Area.
- Fishing piers.
- Playing fields
- Open spaces.
- Landscaped entrances.

The amenities listed above are specifically illustrated in Preliminary Development Plan Text, Exhibit B Conceptual Masterplan and Exhibit I Conceptual Park Site Plan.

As illustrated in the comparative chart above, the applicant is requesting deviations in several development standards that would otherwise apply to an RS-3 zone, including: minimum lot size, lot width, side setbacks and land area per d.u. (density). To allow these deviations a determination must be made by the Council that the deviations “should achieve a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan.”

The applicant has proposed several amenities and believes that these reductions are merited based upon the proposed amenity package.

PLANNING COMMISSION RECOMMENDATION:

A PUD “should achieve a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan.” In evaluating the PUD Development Text, staff believes that proposed amenities are not commensurate to the requested reduction in development standards, in particular the reduction in lot width from the RS-3 zone minimum of 75 feet to the proposed 60 feet in Area A. Staff position is based on the following:

- Eden South was developed as 65-foot wide lots. Since the proposed project is an extension of the Eden South neighborhood, staff believes the lots should be equal or greater in development criteria.
- The amenity ponds as proposed are necessary to develop the site regardless of lot size. The enhancements as proposed are limited in scope.
- Approved PUD's throughout the City with similar amenity features have been approved with 65-foot wide lots and are a benchmark for planned residential development.

In reviewing the Preliminary Development Plan, the Planning Commission recommended that the Council approve the PUD Preliminary Development Plan and Preliminary Plat subject to the following conditions:

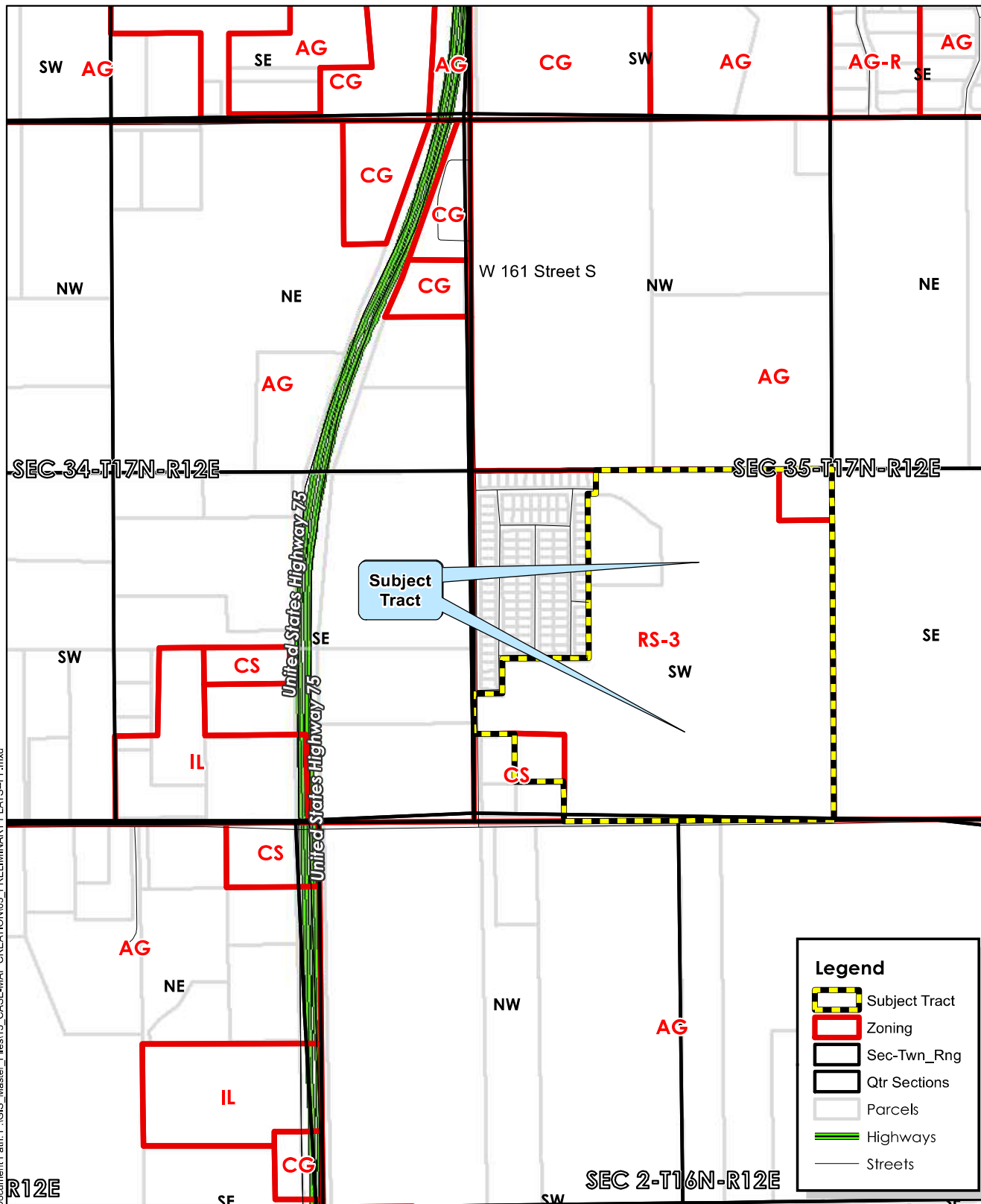
1. Approval of the Zone Amendment to PUD 43 and Preliminary Development Text with the modification to the Preliminary Development Plan text that the minimum lot width within the project area be 65 feet.
2. Minimum square footage per dwelling unit of 1,700 s.f.
3. Minimum side setback of 7.5 feet.
4. Staff also recommends approval of the Preliminary Plat with the same above conditions, with these notes:
 - A. Minimum lot width of 65 feet and minimum side yard width of 7.5 feet will be included as part of the Final Plat submitted for review and approval by the City.
 - B. Corrections to the Preliminary Plat provided to the applicant on June 3, 2021

ATTACHMENTS:

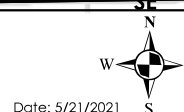
1. Aerial Photo/Zoning Map
2. Carson Trails PUD Development Plan Text
3. Application(s)
4. Map(s)
5. Legal Description

Aerial Photo / Zoning Map

Document Path: P:\GIS_Master_Files\15_CASE-MAP CREATION\05_PRELIMINARY PLATS-PP.mxd



Zone Change (PUD-43)
Currently RS-3 (Residential), CS(Commercial Shopping, & AG (Agriculture)
Requesting to be PUD (Planned Unit Development)
Property Owner: Elwood Crossing, LLC



Applications

CITY OF GLENPOOL PLANNING COMMISSION

[] ZONING

[x] PUD

[] PUD AMENDMENT

Preliminary Development Plan

RECEIVED FEB 03 2021 CASE NUMBER PUD 43

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: DATE FILED: TAC DATE: PC DATE: CITY COUNCIL DATE:

[x] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: BUILDING PERMIT APPLICATION NUMBER

[] GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS:

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: North and east of NE/Corner 181st St. & S. Union Ave. TRACT SIZE: 124.166 acres

LEGAL DESCRIPTION: See attached

PRESENT USE: Vacant/agricultural PRESENT ZONING: RS-3/CS/AG

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: PUD DEV. AREAS AFFECTED BY PUD AMENDMENT: N/A PUD PROPOSAL ATTACHED [x] Y [] N

PROPOSED USE: Single-family residential NATURE OF PUD AMENDMENT: N/A

Requesting approval of rezoning to PUD, to include Conceptual Development Plan (application 1/3)

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Tanner Consulting, LLC</u>	NAME <u>Elwood Crossing, LLC</u>
ADDRESS <u>5323 S. Louis Ave.</u>	ADDRESS <u>822 Countrywood Way</u>
CITY, ST, ZIP <u>Tulsa, OK 74105</u>	CITY, ST, ZIP <u>Sapulpa, OK 74066</u>
DAYTIME PHONE <u>(918) 745-9929</u>	DAYTIME PHONE <u>(918) 770-5131</u>
EMAIL <u>eenyart@tannerbaitshop.com</u>	EMAIL <u>jagresources3@gmail.com</u>
FAX <u>(918) 745-9969</u>	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature] 02/02/2021</u>	

DOES OWNER CONSENT TO THIS APPLICATION [x] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Planner/Engineer

APPLICATION FEES			
BASE APPLICATION FEE		\$ <u>250.00</u>	
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$ <u>250.00</u>
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X <u>1</u> =	\$ <u>50.00</u>	
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$ <u>74.00</u>	NOTICE SUBTOTAL \$ <u>124.00</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>374.00</u>

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

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER [] Y [] N

REVISED 7/23/2012

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.



Applicant's Signature

02/02/2021

Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: _____ Friday, _____ 10:00 a.m.

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool Planning Commission: Date: _____ Monday, _____ 6:30 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool City Council: Date: _____ Monday, _____ 7:00 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2012



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

APPLICATION FOR APPROVAL OF SUBDIVISION

☒ **PRELIMINARY PLAT:** Application must be accompanied by a \$200.00 application fee, the names and addresses of the abutting property owners plus \$1.00 for each name on that list in order to cover the cost of notification, three (3) copies of the proposed plat, three (3) copies of the preliminary construction plans and an area map. Please submit in pdf (portable document format) as well.

☐ **FINAL PLAT:** Application must be accompanied by a \$250.00 application fee and three (3) copies of the final plat and three (3) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, two (2) copies should be submitted on mylar, and ten (10) copies on paper completely signed and notarized. These copies should not be submitted until plat is in its absolute final form and ready to file of record with the Tulsa county clerk.

PROPOSED SUBDIVISION NAME: Carson Trails

SECTION: 35 TWP: 17N RANGE: 12E LEGAL DESCRIPTION: see attached plat

DEVELOPER'S NAME: Elwood Crossing, LLC 74037

DEVELOPER'S ADDRESS: 3714 W. 113th St. S., Jenks, OK PHONE: (918) 402-5402

ENGINEER'S NAME: Tanner Consulting, LLC PHONE: (918) 745-9929

Acreage Of Area Being Platted: 124.166 Number Of Lots: 394 Average Lot Size: 6600 + 8775 (typical)

Present Use Of Tract: agricultural Proposed Use Of Tract: single-family residential

Present Zoning: RS-3, CS, AG Proposed Zoning: PUD

Is Plat Part Of A PUD? _____ Zoning Case File/Number: GZ _____
(Pud Number)

Glenpool City Limits: ☒ INSIDE ☐ OUTSIDE ☐ PARTIALLY INSIDE

Water Supply: City water

Water Supply: ☒ CITY SEWER ☐ LAGOON ☐ SEPTIC TANK ☐ OTHER

Sewer

Street Resurfacing Proposed: Portland Cement/Concrete Asphaltic Concrete

Signature Of Developer/Agent: [Signature] Date: 05/07/2021

FOR STAFF USE ONLY

(DATE) (RCPT#)

Preliminary Application Received: _____

Preliminary Fee Received: _____

Preliminary Approval: _____

Final Application Received: _____

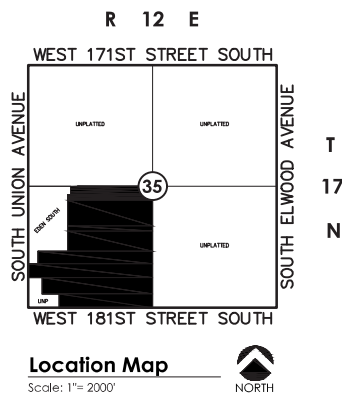
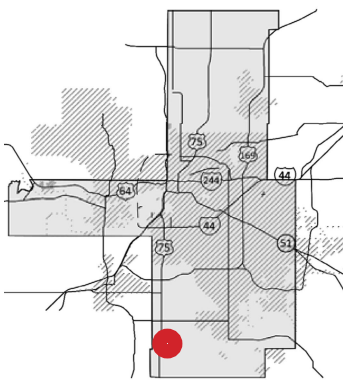
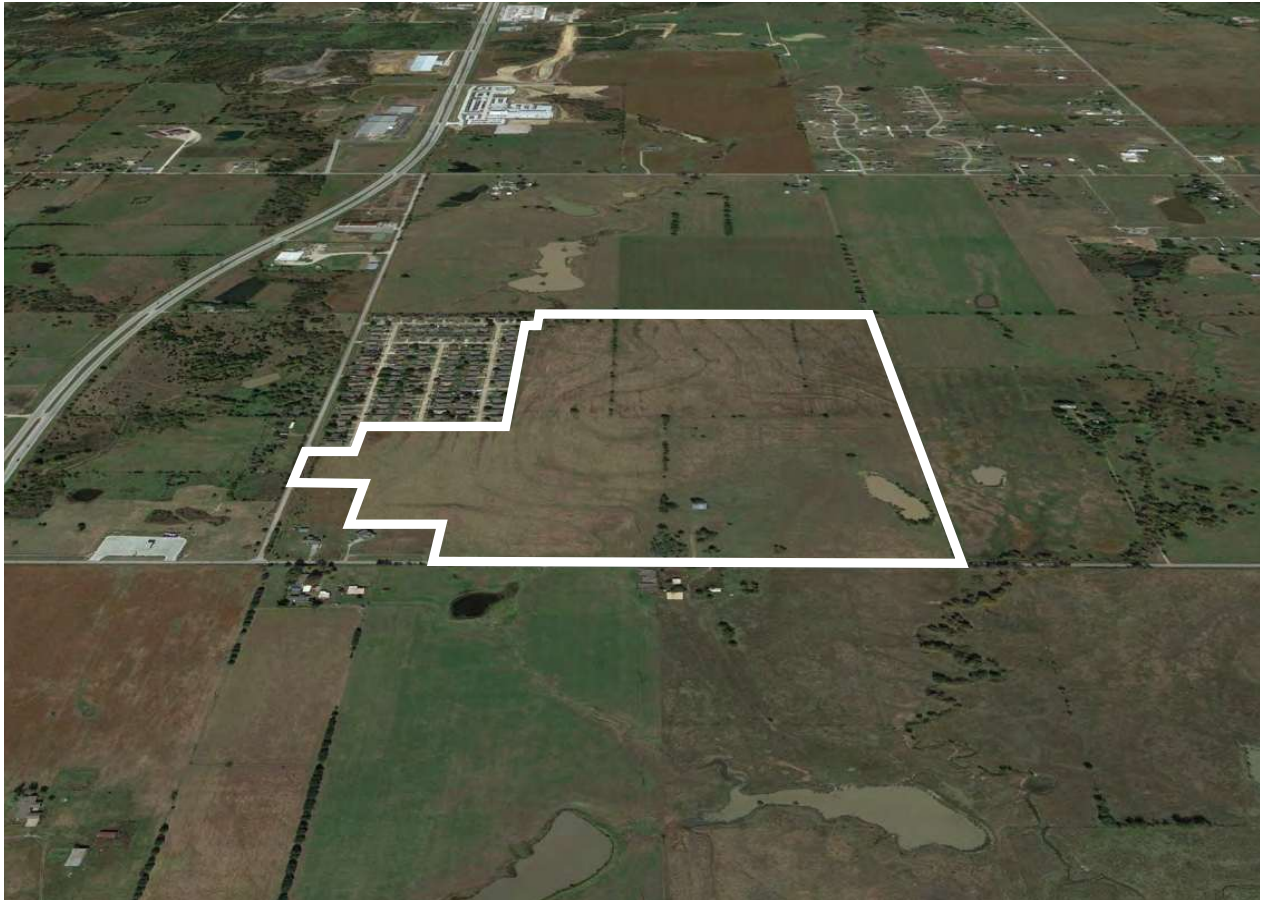
Final Approval: _____ Plat Release Date: _____

**Carson Trails PUD
Preliminary Development Plan Text**

PUD 43

Carson Trails

A PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN OF
124.166 ACRES LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF 181ST
STREET AND SOUTH UNION AVENUE IN THE CITY OF GLENPOOL, OKLAHOMA



JUNE 2021

OWNER/DEVELOPER:
ELWOOD CROSSING, LLC
c/o GARET THOMPSON
822 COUNTRYWOOD WAY
SAPULPA, OKLAHOMA 74066
JAGRESOURCES3@GMAIL.COM

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

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I. PROPERTY DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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

Development Area A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

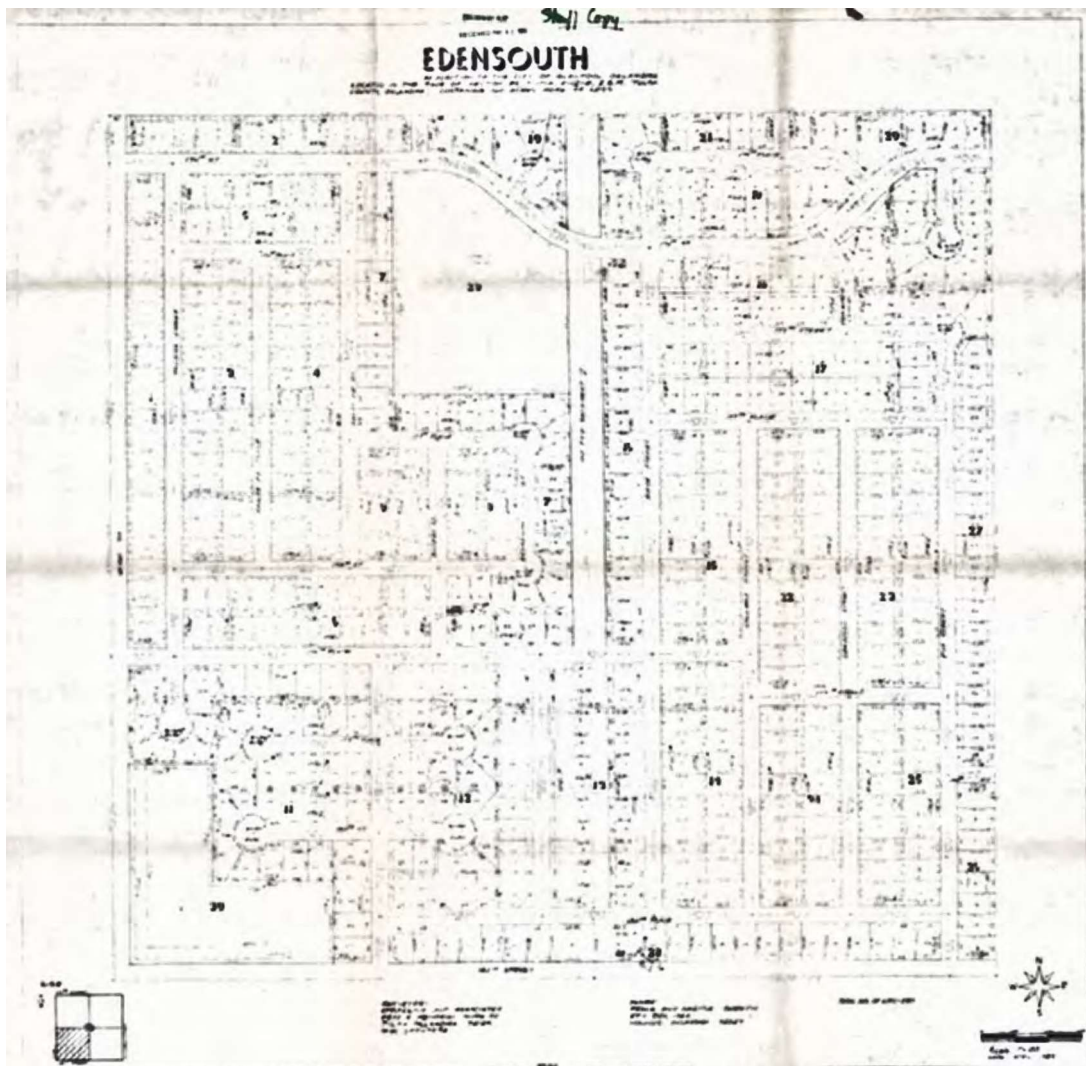
BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.

II. DEVELOPMENT CONCEPT

Carson Trails is a Planned Unit Development (PUD) of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma. The site enjoys excellent access from U.S. Highway 75, providing access to jobs, shops, restaurants, schools, and recreational and cultural amenities Glenpool has to offer.

Per the 1983 Preliminary Plat, "Edensouth" was originally a master-planned community of the entire Southwest Quarter of this Section (160 acres) and proposed 587 lots with RS-3 zoning and an "L"-shaped commercial lot at the southwestern corner of the site. A copy of the Preliminary Plat follows:



Approximately 38 years after the first phase of *Edensouth* was platted, there is renewed interest in continued single-family residential development in this area. Carson Trails is designed as a modern version of *Edensouth* with more and larger recreational amenities and higher development standards. Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Masterplan and in more detail on Exhibit I Conceptual Park Site Plan, Carson Trails is planned to have such amenities as:

- paved walking/multiuse trails throughout,
- a neighborhood / community park with playground and basketball court within the northern stormwater detention pond Reserve Area,
- fishing piers,
- playing fields,
- open spaces, and
- landscaped entrances.

Altogether, as represented, the site proposes approximately 19 acres of common open space amenities, exceeding 15% of the total site area.

Carson Trails is designed to provide a variety of home types, sizes, densities, and price points. Development Area A (adjoining *Edensouth*) is proposed as a transition area to larger lots and dwelling sizes in Development Area B (east of the overhead electric transmission lines). Development Area A inherits block size geometries from *Edensouth* (typically 107' lot depths) which result in lot sizes smaller than those proposed for Development Area B. However, modern houses are commonly larger in proportion to lot sizes than those of previous decades, achieved through relaxation of setbacks, more common use of additional stories in this Southern U.S. market, and the use of neighborhood amenity areas credited toward livability / open space requirements within each lot, as this PUD will afford. The larger Development Area B is planned to have its own identity and its own entrance from 181st Street, and may have a different neighborhood name than Development Area A.

The Glenpool 2030 Comprehensive Plan designates the site as "General Residential;" this is excepting the commercially-zoned area, which is designated "General Commercial." An amendment to the Comprehensive Plan Map is respectfully requested, if required, to redesignate this small area as "General Residential," consistent with the designation of the balance of the site parcel. Table 21: Future Land Use Designations Relative to Zoning Classifications provides that the zoning districts most closely associated with "General Residential" include (1) PUDs and (2) the highest density single-family residential district available in Glenpool, RS-3 Residential Single-Family High Density.¹ The plan proposed for the site is consistent with the following excerpt describing the "General Residential" designation, except that it will have more generous set-asides and amenities for residents than contemplated:

¹ Although the highest-density single-family zoning district available, the Glenpool Zoning Code was amended in recent years to require 75' minimum lot widths, 9,000 square feet minimum lot areas, and other bulk and area standards which rendered the original "Edensouth" master plan unworkable.

General Residential

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

Development Types

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



SUPPLEMENTAL REPORT FROM 2017 INTERIM UPDATE (11.14.2017) | Page 26 of 53

- Parks and public spaces

Characteristics

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

The Glenpool 2030 Comprehensive Plan, through its Residential Area Goals, recognizes the need to "[p]rovide a variety of dwelling unit types, sizes, densities and price points in the residential areas to meet the needs of all citizens." Further, Glenpool Zoning Code Section 11-3-13.B.2. recognizes that the following type of development can only be achieved by use of a PUD and are encouraged by the City: "Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development."

By its design, as outlined in the Glenpool Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features

of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

This document is submitted for consideration in satisfaction of the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, will inform and allow the Planning Commission and City Council to determine that the proposed PUD is consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

The Conceptual Masterplan showing planned amenities, the additional development standards imposed by this PUD, and the highly restrictive private covenants to be imposed by the subdivision plats address the informational items outlined in the Glenpool Zoning Code (cf. Zoning Code Section 11-3-13.C.). As planned, private covenants, conditions, and restrictions (CCRs) by separate instrument will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan, such as requiring different elevations and/or exterior finishing materials between dwellings side-by-side or facing across a street, among other measures to be detailed within the CCRs. The architectural committee is customarily composed of members designated by the developer and/or builder group and whose purpose is to promote good design and compatibility within the subdivision and to enforce the covenants. Customarily, the architectural committee will review and approve all building plans, including site plans, exterior elevations, details regarding the composition of roofing and exterior building materials, including color schemes, prior to submittal to the City of Glenpool for Building Permit.

Development of the site in accordance with this PUD and the additional development standards imposed by the PUD 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.

The subject property is presently zoned RS-3 Residential Single-Family High Density, with CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site.

The PUD and the additional development standards imposed by the PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." This PUD proposes relaxing certain bulk and area requirements with respect to the current RS-3 zoning for the majority of the site. Except as otherwise specified herein, this PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746.

While the minimum land area requirement of the RS-3 Residential Single-Family High Density zoning would allow 500 lots, this PUD proposes a maximum of 450 lots and the Preliminary Plat reflects even fewer (394), due to planned open space areas. Of the 587 lots included in the original Edensouth Preliminary Plat, the full build-out of the area is now planned at 516 (102 *Edensouth* and 394 Carson Trails). Note: The PUD Conceptual Masterplan was drawn with typically 65'- and 70'-wide lots but can be redrawn to match the proposed development standards during the PUD review process as needed. The PUD Preliminary Plat submitted concurrently with this application accurately reflects the layout, lot sizes, and total number of lots.

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

This PUD and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

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

This PUD will result in a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan. It will create a development framework that provides both the developer and the City flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight (Section 11-3-13.B.3.). Improved development quality will be achieved via amenities which would not otherwise be required by straight zoning, such as generous planned neighborhood parks, trails, and open spaces, minimum landscaping requirements, and landscaping and other decorative treatments at development entrances and along the perimeter streets.

This PUD is intended to achieve the following goal of Zoning Code Section 11-3-13.B.2., specifically "encouraged by the City": "Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development." The PUD provides for a transition of development standards between established housing to the west in *Edensouth* and larger lots in Development Area B.

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

This PUD is a unique development project and provides appropriate development standards that are site and context sensitive.

The "Contextual Plan" / "Concept Plan" is represented on Exhibit B "Conceptual Masterplan." The densities associated with residential uses are listed in the development standards of this PUD.

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

During the planning and civil engineering design for the Carson Trails subdivision, anticipated impacts on community facilities (primarily utilities and streets) will be considered and the necessary measures will be taken to address those impacts.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] "Covenants" for the purpose of "review as to form" for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the draft Restrictive Covenants are being submitted along with the Preliminary Plat and PUD Preliminary Development Plan applications. The Restrictive Covenants provide for Homeowners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Upon PUD approval, the Restrictive Covenants will further incorporate the additional development standards imposed by the PUD in furtherance of the purposes and intent of the PUD provisions of the Zoning Code. Additionally, private CCRs will include highly restrictive private covenants intended to ensure a high quality development outcome through the construction of

homes and in perpetuity as the neighborhood matures and integrates into the family of neighborhoods comprising the Glenpool community.

Through this PUD and the additional development standards imposed by the PUD, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

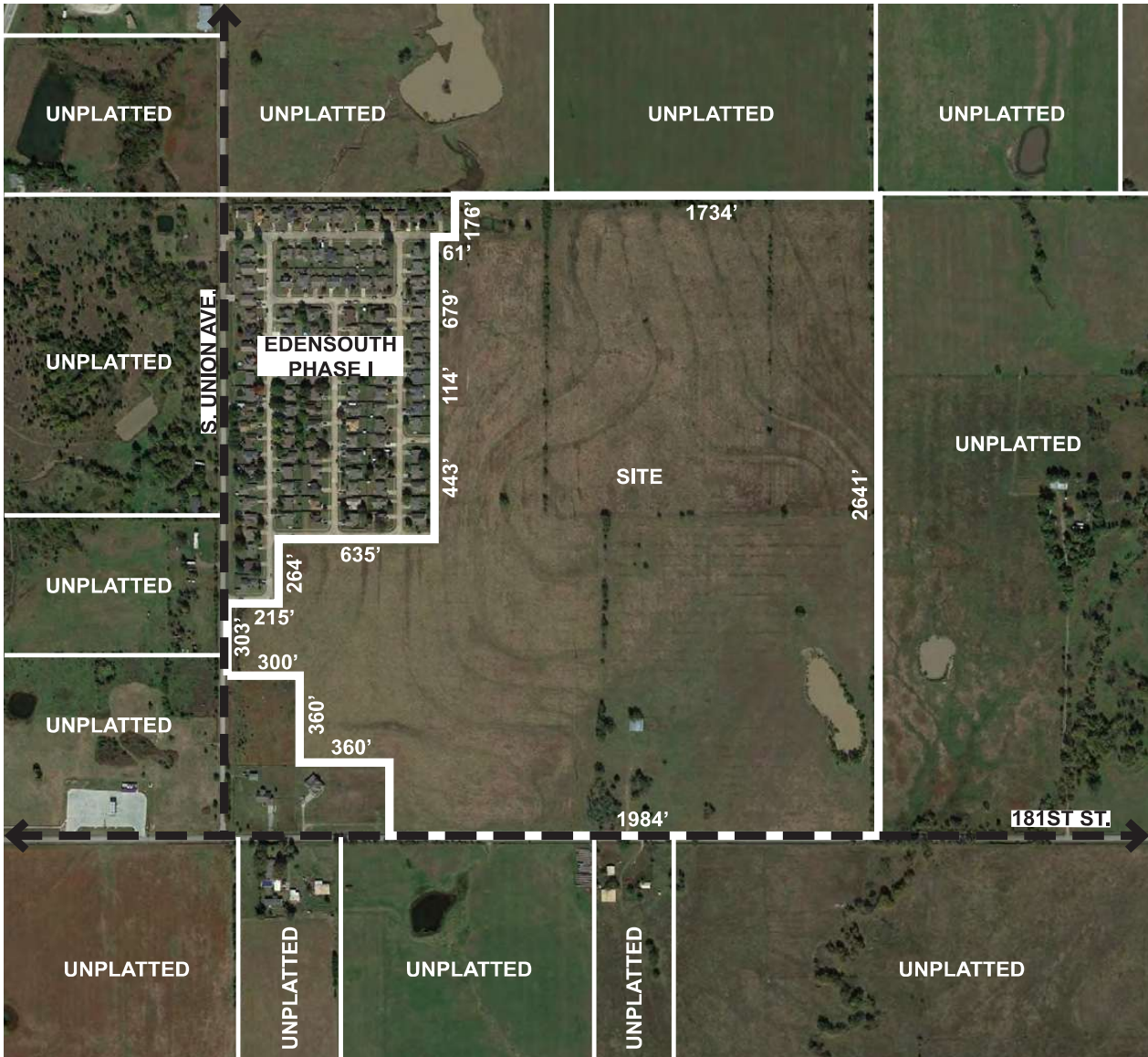
1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
 - a. Siting reserve areas and open spaces which honor the natural, rolling terrain, maintaining the character of the land, while
 - b. overlaying it with a classic neighborhood design, which will yield a huge future benefit in cost savings to the City of Glenpool. Bends in streets and corresponding utility lines (water, sanitary and storm sewer) require an increased number of fittings, i.e., elbows and "T" joints which increase the likelihood of leaks and breaks causing an increase in future utility maintenance;
2. Continuity of the roadway system which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via trails and sidewalks that improve pedestrian circulation;
4. Improved development quality via generous planned neighborhood amenities and landscaping and other decorative treatments at development entrances and along the perimeter streets.

(For illustration of items 1 through 4, see Exhibits B and I of this PUD)

Carson Trails

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



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JUNE 2021

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NOT TO SCALE



NORTH

Carson Trails

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020



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NORTH

III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A †:

Gross Land Area:	2,223,613 SF	51.323 AC
Net Land Area:	2,205,932 SF	50.641 AC
Permitted Uses: Single family dwellings and customary accessory uses, private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space, and essential services, all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD.		
Maximum Number of Lots:	200	
Minimum Lot Width:	60 FT	
Minimum Lot Size:	6,200 SF	
Minimum Land Area per Dwelling Unit:	7,700 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1	
Minimum Required Loading Spaces:	None	
Minimum Livability Space:	2,500 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,200 SF	
First Floor Exterior Materials:	75% masonry *****	

† Except as otherwise specified herein, this PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746.

* Maximum density equals the minimum land area per dwelling unit and is satisfied by the proportion of maximum number of lots to gross land area by and as calculated within this PUD. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development.

**** No access is allowed to the side street which will be designated on the subdivision plat(s).

***** See additional requirements in the Platting and Site Plan requirements section of this PUD.

III.B. DEVELOPMENT AREA B †:

Gross Land Area:	3,203,646 SF	73.546 AC
Net Land Area:	3,203,646 SF	73.546 AC
Permitted Uses: Single family dwellings and customary accessory uses, including private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space, and essential services, all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD.		
Maximum Number of Lots:	250	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	7,200 SF	
Minimum Land Area per Dwelling Unit:	8,400 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1	
Minimum Required Loading Spaces:	None	
Minimum Livability Space:	3,300 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,400 SF	
First Floor Exterior Materials:	75% masonry *****	

† Except as otherwise specified herein, this PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746.

* Maximum density equals the minimum land area per dwelling unit and is satisfied by the proportion of maximum number of lots to gross land area by and as calculated within this PUD. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development.

**** No access is allowed to the side street which will be designated on the subdivision plat(s).

***** See additional requirements in the Platting and Site Plan requirements section of this PUD.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The subject property is presently zoned RS-3 Residential Single-Family High Density, with some CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site. The subject property is vacant/agricultural, except for a small drainage facility corresponding to platted Lot 1, Block 8, *Edensouth* near the site's northwestern corner. A barn for storing hay or for similar agricultural purposes is located in the south-central portion of the site, and a large farm pond is located near the site's southeastern corner.

Existing land uses on surrounding properties are reflected on Exhibit A, and existing zoning is reflected on Exhibit F. *Edensouth* is zoned RS-3 and three (3) unplatted rural residential and vacant tracts near the site's southwestern corner are zoned CS. Beyond the Southwest Quarter of this Section, area properties are primarily vacant, agricultural, and rural residential and zoned AG. Exceptions include the Onestop Fuel station at the northwest corner of 181st Street and S. Union Ave. zoned AG and GSS / Global Sign Solutions / Global Sign Design sign fabrication and services business northwest of the site zoned AG. Much of the surrounding area is in unincorporated Tulsa County.

IV.B. ACCESS AND CIRCULATION: The subject property has 303.23 feet of frontage on South Union Ave. and 1984.11 feet of frontage on 181st Street. The subject property also has frontage on streets within *Edensouth*, including the 176th Street collector street. As planned, this collector street will be extended as a mid-section residential collector street to the site's east boundary. Another residential collector street is planned near the north-south mid-section and will extend to the site's north boundary. These collector streets will facilitate connectivity and development of the site and adjoining portions of the section.

Carson Trails exhibits a planning design that is a return to the reemerging classic neighborhood design as *Edensouth* was originally designed. Classic neighborhood design also yields a huge future benefit in cost savings to the City of Glenpool. Bends in streets and corresponding utility lines (water, sanitary and storm sewer) require an increased number of fittings, i.e., elbows and "T" joints which increase the likelihood of leaks and breaks causing an increase in future utility maintenance.

To facilitate traffic calming, offset intersections and four-way, stop sign-controlled intersections are intentionally designed.

Although streets within Carson Trails are proposed to be public, private streets will also be permitted by this PUD if desired at the time of platting any specific phase. Whether public or private, streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

Pedestrian linkages are proposed at various points to connect to the planned trail / linear park amenity corresponding to the overhead electric transmission line.

Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks. Sidewalks will be integrated with planned trails to further enhance pedestrian accessibility.

Limits of No Access (LNA) will be determined and imposed by future plats, except at approved street intersections.

IV.C. SIGNS: Subdivision entrance signage shall be permitted along both arterial street frontages and shall comply with standards for same as provided in the Glenpool Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Property Owners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas or easements containing neighborhood amenities. Signage shall otherwise comply with the Glenpool Zoning Code.

IV.D. UTILITIES AND DRAINAGE: Carson Trails is within the City of Glenpool water service area, per available mapping. Per City of Glenpool atlas utility mapping, there is an existing 8" waterline along the east side of S. Union Ave. and 6" and 8" waterlines within and serving *Edensouth*. Water service and fire protection will be designed and constructed during the engineering and permitting phase.

Per City of Glenpool atlas utility mapping, there are existing 8" sanitary sewerlines within and serving *Edensouth*, which subdivision also contains a lift station. It is anticipated that sanitary sewer capacity, such as the lift station, will need to be upgraded to serve "Carson Trails." As it will be a phased development, the scheduling of upgrades will be determined with the City of Glenpool at the time of design, permitting, and development.

Within "Carson Trails", an internal stormwater collection and drainage and detention facilities will be designed and constructed. As planned, the existing Lot 1, Block 8, *Edensouth*, will be enhanced with an expanded and fully functional stormwater detention pond, which will doubly serve as a neighborhood amenity. At least one (1) other stormwater detention pond will be located at the southeastern corner of the site, also serving as an amenity, presently planned to include a walking trail or sidewalk and fishing pier. Reserve Areas containing such facilities will be maintained by the Property Owners' Association to be established pursuant to the plat.

As found during surveying, electric, natural gas, telephone/communications, and cable/communications services are onsite or immediately adjacent within *Edensouth* or along Sectionline road frontages.

Exhibit C of this PUD reflects existing and conceptually proposed utility and stormwater drainage and detention facilities. The Conceptual Utility Plan (CUP) submitted with the PUD Preliminary Plat show existing and proposed utilities in greater detail.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. A minor ridgeline extends generally from the northeast to the southwest corners of the site, shedding water to the northwest and southeast corners of the site. Smaller drainage areas exit the site (1) where the southwestern tract corner intersects 181st Street and (2) near the intersection of 178th Street and S. Tacoma Ave. The entire site ultimately drains to North Duck Creek.

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

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Okemah Silt Loam, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes (eroded), Okema-Parsons-Pharoah Complex, 0-1% slopes, Coweta-Bates Complex, 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis-Pharoah Complex, 1-3% slopes. During engineering design and permitting phase of "Carson Trails," a geotechnical report will be performed to recommend

paving sections and subgrade design, development constraints associated with these soils types will be assessed and designs informed accordingly. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued for any building within the PUD until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. Private CCRs by separate instrument will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan. After the build-out phase, the architectural committee is customarily relayed to the Homeowners' Association to monitor the restrictive covenants for future improvements to existing homes.

The subdivision plat will serve as the site plan for all the single-family residential lots within the subdivision. Any neighborhood amenity buildings or structures will follow all applicable site plan review requirements as outlined in the Glenpool Zoning Code.

The masonry requirements of this PUD, including allowable materials, specific areas subject to and excluded from requirements, and related particulars are all as per Glenpool Zoning Code Section 11-4-11 in effect as of the date of the approval of this PUD.

IV.G. LANDSCAPING AND FENCING: Along 181st Street and South Union Avenue, a 10-foot-wide landscaped strip shall be provided within an easement or Reserve Area. Within the 10-foot-wide landscaped strip, an opaque fence shall be installed. The landscaped strip shall have large trees planted at a ratio of one large tree per 30 linear feet of arterial street frontage. If there are any overhead power lines that cause a conflict with the large trees, small trees may be used. All fencing, irrigation, and landscaping in the landscaped strip areas shall be maintained by the mandatory Homeowners' Association. Any landscaping that fails shall be replaced by the Homeowners' Association.

As reflected on the Exhibit B Conceptual Masterplan and Exhibit I Overall Site Amenities & Open Space Plan and in more detail on Exhibit J Conceptual Park Site Plan, interior Reserve Areas containing the overhead electric transmission line and stormwater detention are conceptually planned for neighborhood amenities such as parks, playgrounds, fishing piers, trails, playing fields, and open space, as shown. All these common areas and amenities shall likewise be maintained by the Homeowners' Association. Amenities are subject to change during engineering design and permitting.

Prior to occupancy, one (1) large species tree shall be installed in the front yard of all residential lots. Thereafter, the owner of the lot shall be responsible to maintain at least one (1) large tree in the front yard. All required trees shall be at least two (2) inches in caliper at the time of installation.

IV.H. SCHEDULE OF DEVELOPMENT: "Carson Trails" will be developed as market conditions permit. Due to the scale of the development, multiple phases are anticipated. Amenities will be constructed along with the phase containing same. As planned, the largest amenity area (existing Lot 1, Block 8, *Edensouth* and additional area to the north) will be constructed in the first phase, along with the initial site amenities within it. As future phases progress, the balance of site amenities will be added. The large amenity areas have ample room to allow, through time, further improvements beyond those initially planned.

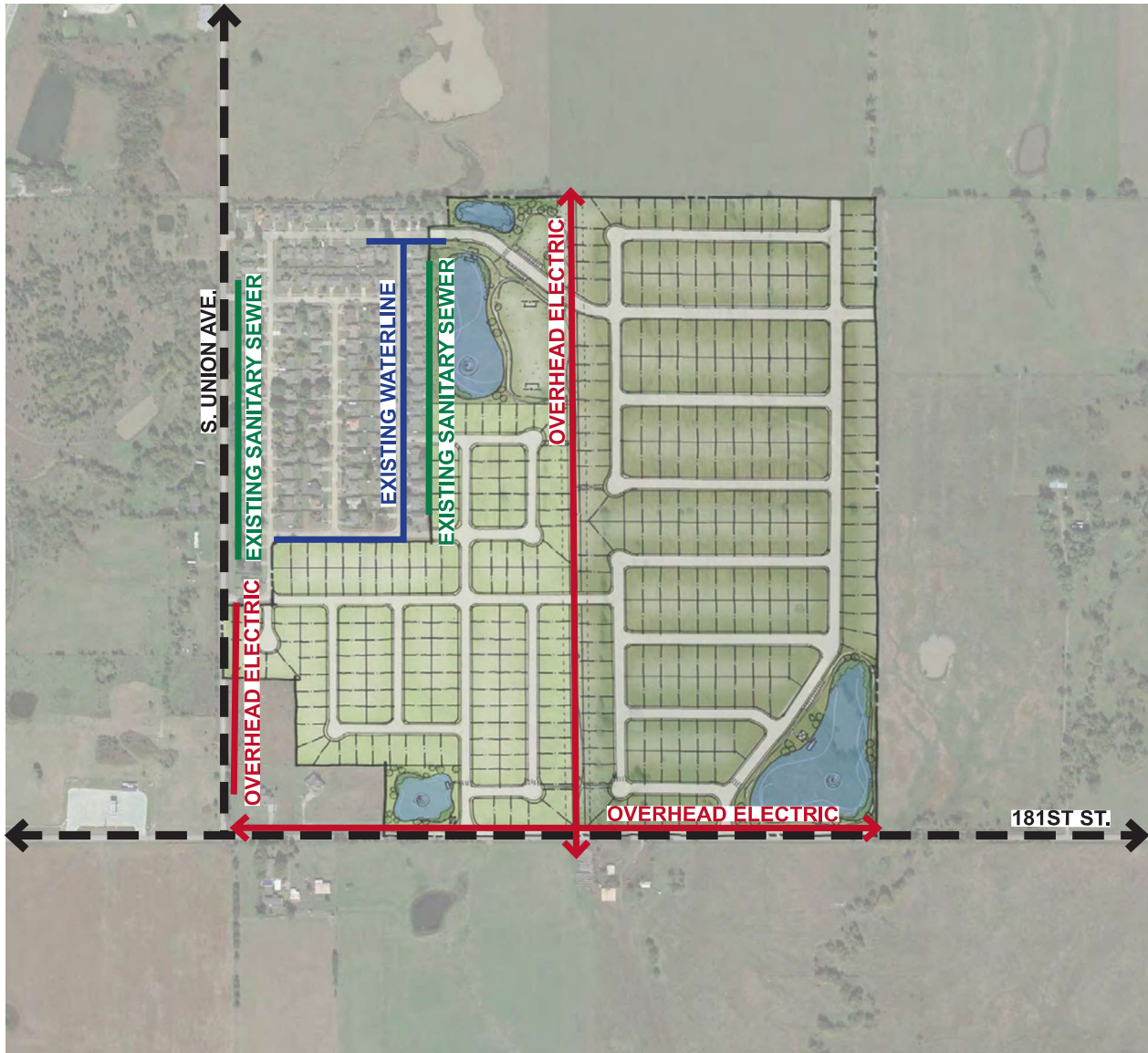
PUD 43

Carson Trails

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020
EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA



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JUNE 2021

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NOT TO SCALE



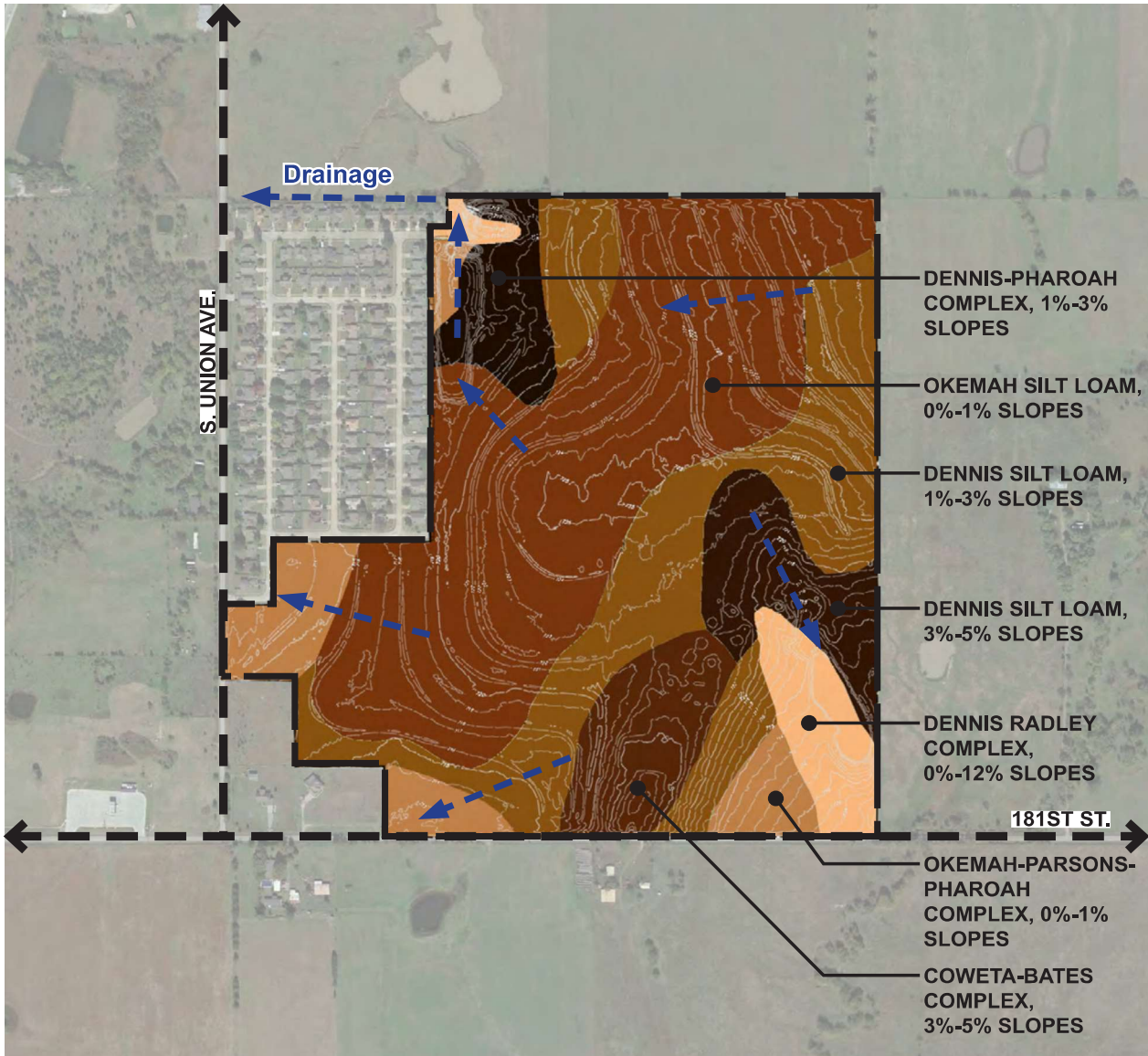
NORTH

Carson Trails

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED SEPTEMBER 29, 2020
TOPOGRAPHIC DATA FROM USGS

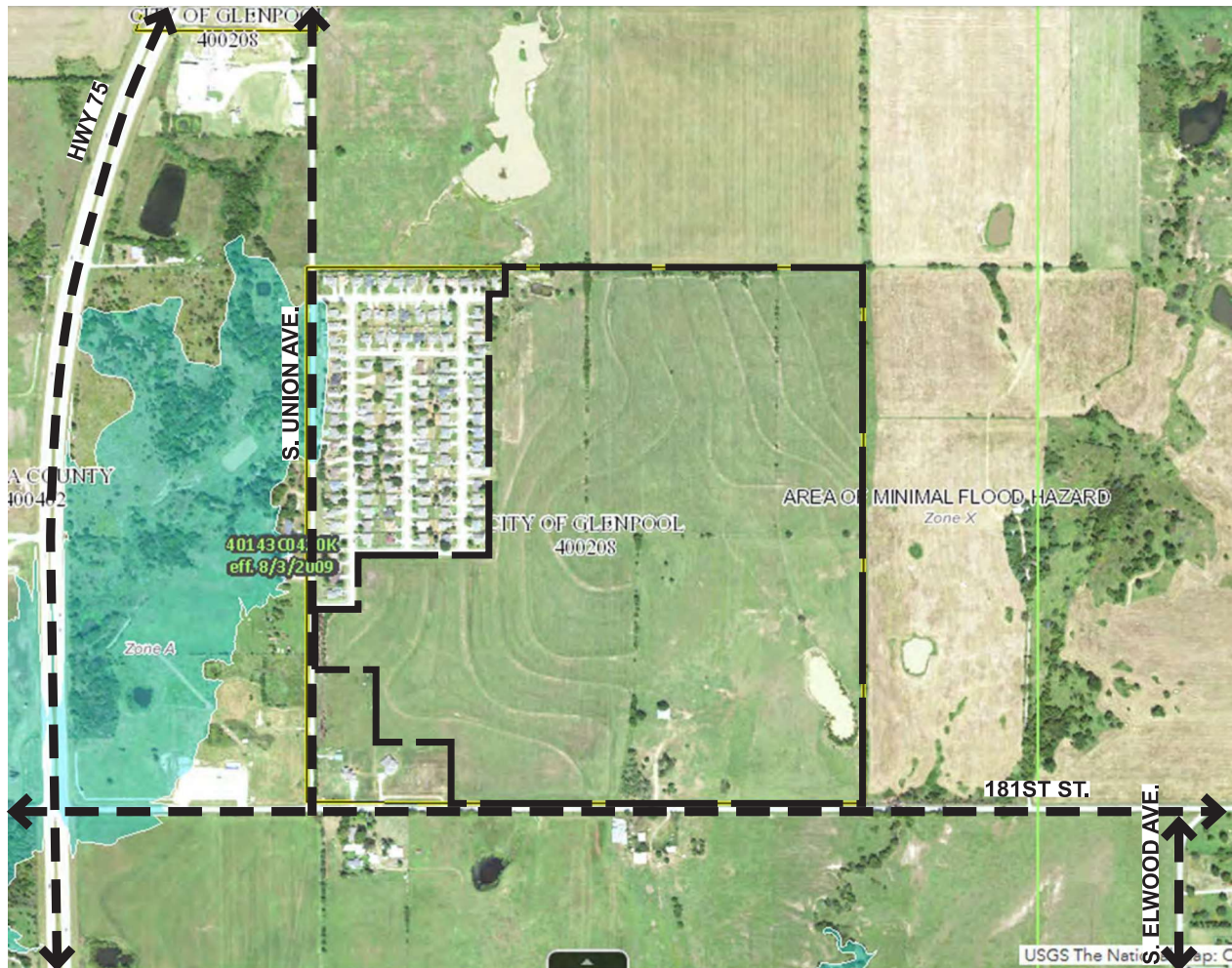


Carson Trails

EXHIBIT E

FEMA FLOODPLAIN MAP

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



***ENTIRE SITE IS WITHIN
UNSHADED ZONE X -
AREA OF MINIMAL FLOOD
HAZARD**

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PUD _____
JUNE 2021

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NOT TO SCALE



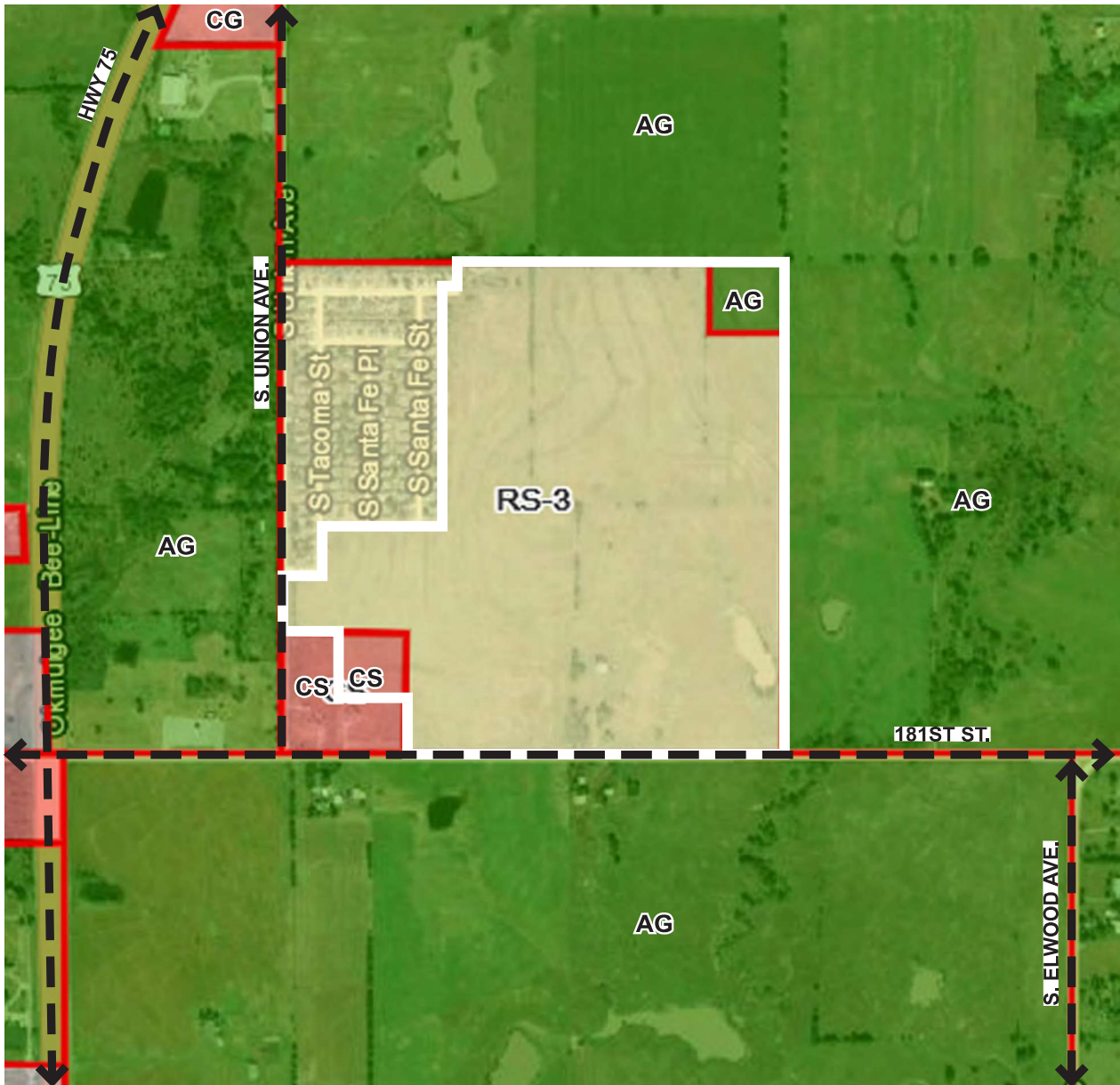
NORTH

Carson Trails

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020



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PUD
JUNE 2021

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NOT TO SCALE

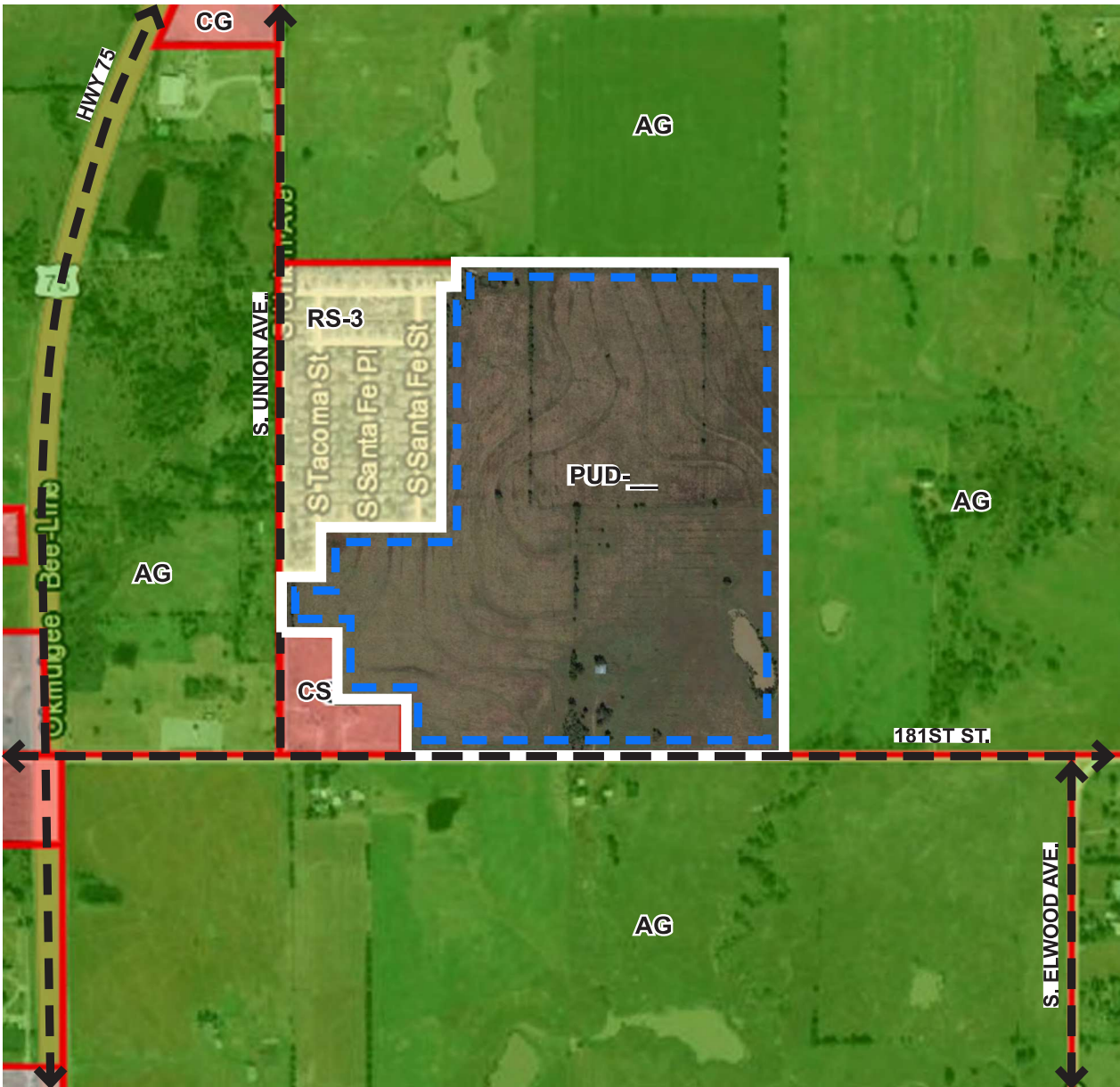


Carson Trails

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020



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JUNE 2021

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NOT TO SCALE

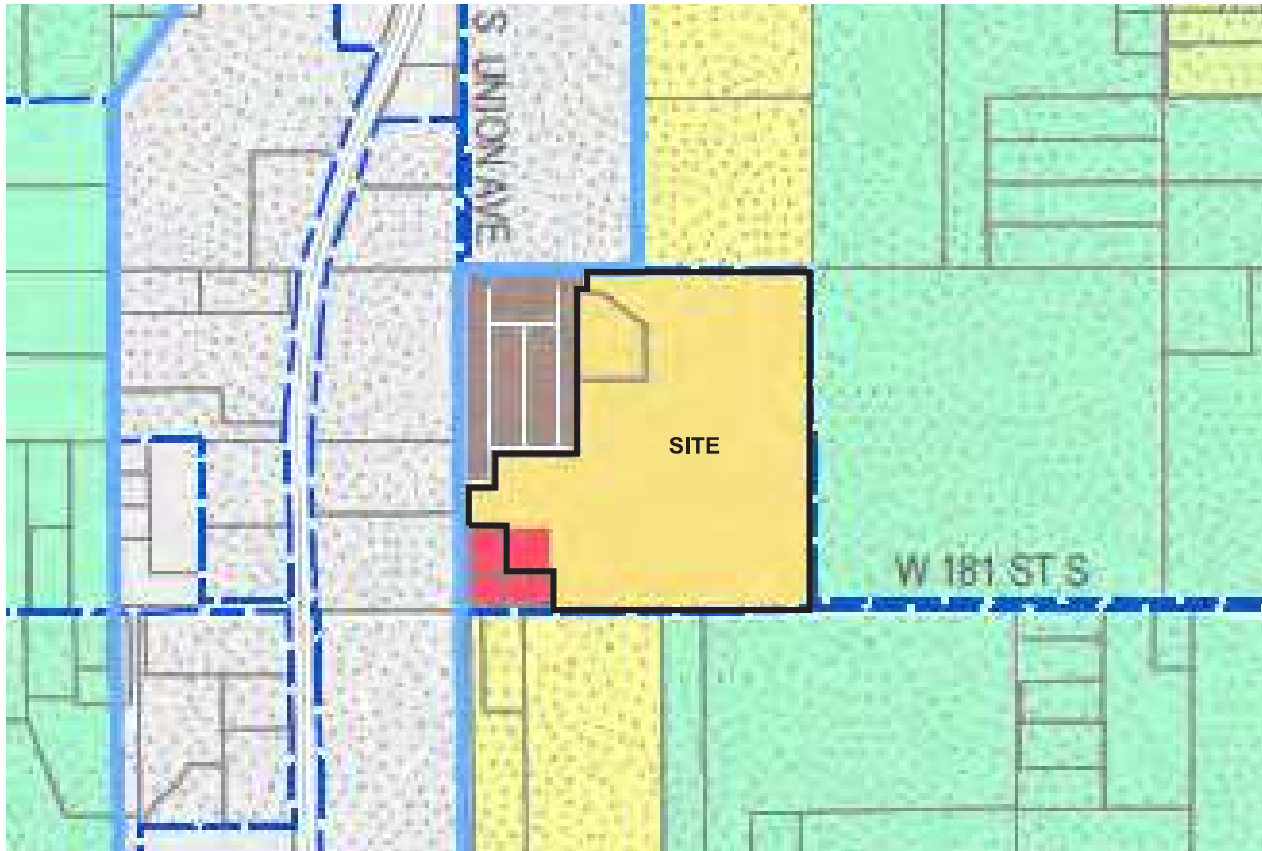


NORTH

Carson Trails

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



Legend

Land Use

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

- General Commercial
- Industrial Light
- Industrial Medium

Districts

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

Corridors

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

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

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

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PUD _____
JUNE 2021

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

NOT TO SCALE

ADOPTED
11/14/2017



NORTH

PUD _____

Carson Trails

EXHIBIT I OVERALL SITE AMENITIES & OPEN SPACE PLAN



24



TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5523 S LEWIS AVE, TULSA, OK 74105 | 918.743.9929

PUD _____
JUNE 2021

NOT TO SCALE

NORTH

PUD _____ Carson Trails

EXHIBIT JCONCEPTUAL PARK SITE PLAN



25



TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5523 S LEWIS AVE, TULSA, OK 74105 | 918.743.9929

PUD _____
JUNE 2021

NOT TO SCALE

NORTH

PUD Development Standards Crosswalk

for

PUD _____

19105 Carson Trails

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Tables 11-3-8/11-3-9 for RS-3, CS, AG	SF residential, accessory uses, neighborhood amenities, essential services	

Development Standards (Compared to RS-3)

2.	Maximum Density 500 lots	450 lots	Z.C. per min. land area per dwelling unit
3.	Minimum Lot Width 75 FT	60 FT (A) 65 FT (B)	
4.	Minimum Lot Size 9,000 SF	6200 SF (A) 7200 (B)	
5.	Maximum Building Height 35 FT	35 FT & 2 Stories	PUD: Architectural features 5' additional height
6.	Minimum Off-street Parking Per Table 11-6-3.1	Per Table 11-6-3.1	
7.	Minimum Required Loading Spaces 1	0	
8.	Minimum Land Area per Dwelling Unit 10,875 SF	7700 SF (A) 8400 SF (B)	Satisfied by proportion of lots to gross land area
9.	Minimum Livability Space Duplex 5,000 SF	2500 SF (A) 3300 SF (B)	May be located on lot or common open space
10.	Minimum Masonry 60%	75%	PUD first floor only
11.	Minimum Yard Setbacks Per RS-3	Per RS-3*	* Side Yards: Z.C. 10 FT / 5 FT; PUD 5 FT / 5 FT
12.	Other Bulk and Area Requirements Per RS-3	Per RS-3	

Miscellaneous Development Standards

13.	Minimum Dwelling Size N/A	1200 SF (A) 1400 SF (B)	
14.	Signage Serving Neighborhood Amenities Per Zoning Code	Number and size varies	PUD: must be approp. f/purpose & neigh. scale
15.	Landscaping - Arterial Frontage Minimum Landscaped Strip Width 10 FT	10 FT	
16.	Landscaping - Arterial Frontage Minimum Landscaped Trees 1 per 50 LF	1 per 30 LF	
17.	Landscaping - Requirements Per Lot N/A	1 tree	large species; 2 IN caliper min.; replacmt. reqd.
18.	Amenities Required No	Yes	
19.	Plat PUD Restrictive Covenants Required Yes	Yes	
20.	Private CCRs Required No	Yes	

Preliminary Plat

Legal Description

I. PROPERTY DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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

Development Area A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: 2021 STREET REPAIR PROGRAM: PHASE II PROJECTS

DATE: JULY 6, 2021

Background:

This is a request for Council consideration and action regarding the City's 2021 Street Repair Program involving street surface milling, removal, replacement, and other related improvement projects at various locations within the City. As you are aware, the Community Development Department has developed and maintains a master list of problem areas and situations within our public street system that require varying degrees of repair and/or replacement that are greater in scope than the City is able to accomplish with current staffing and equipment. This master list prioritizes these identified areas to be addressed as FY funding becomes available. As in the past, these current projects generally consist of miscellaneous street repair, replacement, and asphalt overlay projects dispersed around the City. In an effort to continue this street repair program, bid documents were prepared, advertised, and bids taken and publicly read on May 27th covering twenty two (22) individual projects referred to as being the 2021 Street Repair Program. The attached mapping illustrates the various locations chosen as the 2021 Program projects. As you are aware, Dunham's Asphalt Services, Inc. was the low Bidder for the overall 2021 Repair Program list of Projects with a total bid price of \$519,000.00 per the attached Bid Tabulation. Staff reviewed the Bid Proposal and supporting Bid Bond and Bid Affidavit for accuracy and format and was satisfied that this firm understands the scope of the Work in each individual project.

As noted in the initial Staff Report presented to the Council on June 7th, the total 2021 Program Bid Package and related pricing submitted by Dunham's Asphalt Services, Inc. was approved and was approved to be divided into two Project Phases and ultimately into two individual Construction Contract Agreements. This was done so that the Phase I price (\$273,000.00) of the overall bid total stayed within the current FY 2020/2021 Budget account balance for Budget Item No. 01-6-14-6274 (Street Repairs)

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;
Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

The balance of the overall 2021 Project Bid (\$246,000.00) is being presented for Council consideration and approval as the Phase II portion of the overall 2021 Paving Repair Program and, if approved, would be funded from the newly adopted FY 2021/2022 General Budget under the same Annual Budget Item No. 01-6-14-6274. Note that the proposed package of Phase II Projects includes Project No.: 1, 2, 11, 12, 18, 20, 21, and 22.

Staff Recommendation:

The Staff recommends Council approval of the portion of the overall Contract Bid Package covering the Phase II projects received from Dunham's Asphalt Services Inc. in a total amount not to exceed \$246,000.00 to be funded from the FY 2021/2022 Annual Budget Under Item No. 01-6-14-6274 (Street Improvements). If approved as recommended, Staff also recommends authorization be given to the City Manager to enter into a Construction Contract Agreement covering the completion of the selected Phase II projects.

Attachments:

- A. Bid Tabulation
- B. Submitted Bid from Dunham's Asphalt Services, Inc.
- C. Project Identification and Location Maps

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City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com



Bid Tabulation

City of Glenpool Street Repair Program: 2021 Projects

Contractors Requesting and Receiving Bid Packages:

A. Dunham's Asphalt Services, Inc.
B. A & A Asphalt, Inc.

Contractors Attending Non-Mandatory Pre-Bid Meeting: May 20, 2021

A. Dunham Asphalt Services, Inc.

Contractors Submitting Bids for Public Reading: May 27, 2021 Total Bid:

A. Dunham's Asphalt Services, Inc.	\$519,000.00*
B. A & A Asphalt, Inc.	\$587,500.00

*Selected low Bidder and Total Bid

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Construction Contract

CITY of GLENPOOL

**2021 PAVING REPAIR PROGRAM
All PROJECTS**

**MISCELLANEOUS PUBLIC STREET PAVING
REPAIR, REMOVAL, REPLACEMENT,
and
OVERLAY PROJECTS**

May, 2021

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

BID PROPOSAL

This Bid Proposal is hereby submitted by: Dunham's Asphalt Service
INC (hereinafter called "Bidder"), organized and
operating under the laws of the State of Oklahoma

Submitted To: The City of Glenpool, Oklahoma (hereinafter called "Owner").

This date: May 27, 2021

In compliance with the Advertisement for Bids, Bidder hereby proposes to perform all Work for the pavement removal, construction, reconstruction, and replacement including asphaltic pavement milling and overlays in accordance with the CONTRACT DOCUMENTS for the 2021 Paving Repair Program, within the time set forth therein, and at the total price stated below:

2021 Paving Repair Program Total Bid Price: (Projects No. 1 Thru 22)

*Lump Sum in Words: Five hundred nineteen thousand
Dollar

*Total Bid Price: 519,000.00

By submission of this Bid, the Bidder certifies that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence Work under this Contract within ten (10) calendar days of the date to be specified in the Notice to Proceed and to fully complete the project within:

Ninety (90) consecutive calendar days (Base Project Bid).

No Bidder may withdraw a Bid within thirty (30) days after the actual opening and public reading thereof.

Bidder acknowledges receipt of the following Addenda pertaining to the Base Project:

1

Bidder agrees to perform all Work described in the CONTRACT DOCUMENTS for the lump sums listed for each specified project and for the total lump sum of listed all projects as specified in the attached Bid Schedule and as stated above.

*Note: Bids shall not include sales tax or other similar taxes.

Bid Submitted By:

Dunham's Asphalt Services, Inc
Company Name

6213 S 103rd W. Ave
Spokane OK
74066
Address & Contact Information

Company Representative:

[Signature]
Name (Signature)

Tim Quattrocchi
Name (Print)

As: Project Manager
Title



Attest:

By: [Signature]
Signature

As: Secretary
Title

City of Glenpool

Paving Repair Program – 2021 Projects

Date: April 21, 2021

Project No. Location and Description

1. **Kendalwood Addition: Existing Pavement Surface and Base Removal and Replacement Located on East 140th Place South - Beginning Approximately 150' West of South Poplar Street.**

- Mill approximately 1,450 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Saw cut, remove, and dispose of existing asphaltic paving base and a minimum of 8" of existing sub-grade material at all locations within the Project Area.
- Compact exposed paving subgrade in the excavated base and subgrade areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4" diameter Class "A" crushed limestone aggregate material level with the existing paving base grade.
- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4" of Type 'A' asphaltic concrete base in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving grade at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Nineteen thousand Dollars

Total Price: 19,000.⁰⁰

2. Kendalwood Addition: Existing Pavement Surface and Base Removal and Replacement Located on East 140th Place South - Beginning Approximately 20' West of South Poplar Street.

- Mill approximately 1,700 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Saw cut, remove, and dispose of existing asphaltic paving base and a minimum of 8" of existing subgrade material at all locations within the Project Area.
- Compact exposed paving subgrade in the excavated base areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4" diameter Class "A" crushed limestone aggregate material level with the existing paving base grade.
- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4" of Type 'A' asphaltic concrete in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving grade at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Twenty two thousand Dollars

Total Price: 22,000.⁰⁰

3. Beale Estates Addition: Existing Concrete Paving Surface and Base Removal, Repair, and Replacement Located on South Ironwood Street - Beginning Approximately 200' North of the Intersection with East 141st Street.

- Remove 4350 sf of existing concrete paving, curbing, and 8" of subgrade material from the back of existing curb to the centerline of the existing street (west side) as marked in the field - the Project Area.

- Remove all removed and excavated materials from the Project Area to an off-site location as approved by the City Engineer.
- Replace removed subgrade with ¾" Class "A" limestone aggregate subgrade material compacted to 95% of Standard Density to a level 6" below existing concrete paving surface grade.
- Place 6" of Class "A" Portland Cement concrete having a minimum 28-day compressive strength of 3,500 PSI within the Project Area.
- Match final finished surface, gutter, and top of curbing grade within the Project Area with existing paving and gutter grade at all perimeter points connecting with, and transitioning to, undisturbed existing concrete paving surface.
- Provide saw-cut control joints on 20' centers within the Project Area

Lump Sum in Words: Sixty Six thousand Dollars

Total Price: \$66,000

4. Rolling Meadows Addition: Existing Pavement Surface Removal and Replacement on South Yukon Avenue and on West 149th Place South.

- Mill approximately 5,400 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Twenty thousand Dollars

Total Price: \$20,000

5. Glen Park Addition: Existing Pavement Surface Removal and Replacement on East 133rd Street South – East of the Intersection with South Elwood Avenue.

- Mill approximately 750 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Ten thousand Dollars

Total Price: 10,000,-

6. Glen Park Addition: Existing Pavement Surface Removal and Replacement on East 133rd Street South – on Either Side of the Intersection with South Maple Place.

- Mill approximately 1,800 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area

6. Glen Park Addition: Existing Pavement Surface Removal and Replacement on South Maple Street – North of the Intersection with East 133rd Street South.

- Mill approximately 1,750 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Eleven thousand Dollars

Total Price: 11,000

- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: _____

Total Price: _____

7. Glen Park Addition: Existing Pavement Surface Removal and Replacement on East 132nd Street South – Between South Elwood Avenue and South Maple Street.

- Mill approximately 1,450 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Ten thousand Dollars

Total Price: 10,000

8. Glen Park Addition: Existing Pavement Surface Removal and Replacement on South Maple - South of East 132nd Street.

- Mill approximately 2,500 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Eleven thousand dollars

Total Price: 11,000.⁰⁰

9. Taylors Pond Addition: Existing Pavement Surface Removal and Replacement on West 150th Street South - East of South Justin Avenue.

- Mill approximately 4,000 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face

of gutter - maintaining positive paving surface and gutter drainage through the Project Area.

- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Sixteen thousand dollar

Total Price: 16,000.⁰⁰

10. Glen Park Addition: Existing Pavement Surface Removal and Replacement on South Oak Place - South of the Intersection with East 131st Street South.

- Mill approximately 2,500 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Fourteen thousand dollar

Total Price: 14,000.⁰⁰

11. Kendalwood Addition: Existing Pavement Surface Removal and Replacement on East 138th Place South - West of the Intersection with South Poplar Place.

- Mill approximately 2,400 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Fourteen thousand dollars

Total Price: 14,000.00

12. Kendalwood Addition: Existing Pavement Surface & Partial Base Removal and Replacement Located on South Oak Street Beginning Approximately 140' South of 138th Place South to Approximately 110' North of 138th Street South and on 138th Place South and 138th Street South - East of South Oak Street.

- Mill approximately 13,400 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Saw cut, remove, and dispose of 1,800 sf of existing asphaltic paving base and a minimum of 8" of existing sub-grade material within The Project Area as indicated on the site mapping and as marked in the field.
- Compact exposed paving subgrade in the excavated base areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4" diameter Class "A" crushed limestone aggregate material level with the existing paving base grade.

- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4" of Type 'A' asphaltic concrete in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface and gutter grade in the Project Area with existing paving and gutter at all perimeter points connecting with and transitioning to undisturbed existing gutter and paving surfacing.

Lump Sum in Words: Thirty Nine Thousand Dollars

Total Price: 39,000 -

13. Brentwood Addition: Existing Pavement Surface Removal and Replacement on East 134th Place South - East of the Intersection with South Fern Street.

- Mill approximately 1,050 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Ten Thousand Dollars

Total Price: 10,000.⁰⁰

14. Brentwood Addition: Existing Pavement Surface Removal and Replacement on East 135th Street South - East of the Intersection with South Fern Street.

- Mill approximately 1,400 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

Lump Sum in Words: Ten thousand Dollars

Total Price: 10,000.⁰⁰

15. Brentwood Addition: Paving Surfacing and Partial Base and Subgrade Removal and Replacement Located on South Fern Street, East 140th Street South, and South Fern Place South.

- Mill approximately 10,700 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.

- Saw cut, remove, and dispose of 1,500 sf of existing asphaltic paving base and a minimum of 8" of existing sub-grade material within The Project Area as indicated on the site mapping and as marked in the field.
- Compact exposed paving subgrade in the excavated base areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4" diameter Class "A" crushed limestone aggregate material level with the existing paving base grade.
- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4" of Type 'A' asphaltic concrete in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface and gutter grade in the Project Area with existing paving and gutter at all perimeter points connecting with and transitioning to undisturbed existing gutter and paving surfacing.

Lump Sum in Words: Thirty thousand dollars

Total Price: 30,000.00

16. Existing Pavement Surface Removal and Replacement on South Casper Street and West 126th Street South.

- Mill approximately 4,500 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area

- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing paving on either side of the street - maintaining positive paving surface drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Seventeen thousand dollar

Total Price: 17,000.⁰⁰

17. Pepper Tree Addition: Existing Pavement Surface Removal and Replacement on South Fern Street and East 143rd Street South.

- Mill approximately 2,750 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing paving on either side of the street - maintaining positive paving surface drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Seventeen thousand dollar

Total Price: 17,000.⁰⁰

18. Glenpool - Old Town: Existing Pavement Surface Removal and Replacement on East 144th Place South and on South College Street.

- Mill approximately 4,300 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing paving on either side of the street - maintaining positive paving surface drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Eighteen thousand dollars

Total Price: 18,000.00

19. Appaloosa Acres III Addition: Existing Pavement Surface Removal and Replacement on South Glen Street North of East Glenpool BLVD.

- Mill approximately 13,300 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing

paving on either side of the street - maintaining positive paving surface drainage through the Project Area.

- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Thirty one thousand dollars

Total Price: 31,000⁰⁰

20. Glenpool High School: Existing Pavement Surface Removal and Replacement on South Fern Street (Warrior Road) - North of East 146th Street South.

- Mill approximately 7,900 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing paving on either side of the street - maintaining positive paving surface drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: _____

Total Price: _____

20. Glenpool High School: Existing Pavement Surface Removal and Replacement on South Fern Street - North of East 146th Street South and on East 146th Street South – East of Fern Avenue.

- Mill approximately 15,000 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Saw cut, remove, and dispose of 800 sf of existing asphaltic paving base and a minimum of 8" of existing sub-grade material within The Project Area as indicated on the site mapping and as marked in the field.
- Compact exposed paving subgrade in the excavated base areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4" diameter Class "A" crushed limestone aggregate material level with the existing paving base grade.
- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4" of Type 'A' asphaltic concrete in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface and gutter grade in the Project Area with existing paving and gutter at all perimeter points connecting with and transitioning to undisturbed existing gutter and paving surfacing.

Lump Sum in Words: Thirty two thousand dollars

Total Price: 32,000.00
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2

21. Glen Park Addition: Existing Pavement Surface Removal and Replacement on South Maple Street - North of the East 138th Street South Intersection.

- Mill approximately 1,600 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from the edge of existing paving on either side of the street - maintaining positive paving surface drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Eleven thousand dollars

Total Price: 11,000.00

22. Glen Ridge Addition: Installation of Paving French Subgrade Drain System Including Existing Pavement Surface Removal and Replacement Located on South Nyssa Place, 145th Street South, and East 145th Place South.

- Saw-cut, remove, and dispose of existing concrete surfacing from 14 existing residential driveway crossings.
- Saw-cut, remove, and dispose of existing asphaltic street surfacing from two public street crossings.
- Removal and replacement of 14 existing private mailboxes.
- Excavation of 1250 LF of 2' X 2' pipe trench.
- Remove and dispose of excess excavated trenching soil material.
- Installation of 1250 LF of fiberglass filter mesh-rapped 6" ID perforated PVC French drain type piping backfilled with 200 CY of limestone aggregate material.
- Installation of 14 concrete driveway replacement patches with Standard Class "A" Portland Cement Concrete

- Installation of two asphalt street paving base and subgrade patches for pipe trench crossings - including concrete curb and gutter replacement.
- Installation of discharge slope-wall for 6" ID French drain piping.
- Installation of 5,000 sf of sod for all disturbed yard areas outside of the existing paving.
- Mill approximately 18,000 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site -- the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving grade at all perimeter points connecting with and transitioning to undisturbed existing paving surfacing.

Lump Sum in Words: Ninety one thousand
Dollars

Total Price: 91,000.00

20. Glenpool High School: Existing Pavement Surface Removal and Replacement on South Fern Street - North of East 146th Street South and on East 146th Street South – East of Fern Avenue.

- Mill approximately 15,000 sf. of existing asphaltic surfacing, 2” in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Saw cut, remove, and dispose of 800 sf of existing asphaltic paving base and a minimum of 8” of existing sub-grade material within The Project Area as indicated on the site mapping and as marked in the field.
- Compact exposed paving subgrade in the excavated base areas to within 95% of standard density.
- Replace excavated paving subgrade material with 3/4” diameter Class “A” crushed limestone aggregate material level with the existing paving base grade.
- Compact placed aggregate in the excavated areas to within 95% of standard density.
- Place a minimum of 4” of Type ‘A’ asphaltic concrete in the excavated areas compacted to within 95% of Standard Density.
- Sweep and clean all milled paving surfacing within the Project Area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and excavated surfaces within the Project Area.
- Place 2” of Type “B” asphaltic concrete wearing surface in the project area, compacted to 95% of Standard Density, continuous from face of gutter to face of gutter - maintaining proper drainage through the Project Area.
- Match final finished surface and gutter grade in the Project Area with existing paving and gutter at all perimeter points connecting with and transitioning to undisturbed existing gutter and paving surfacing.

Lump Sum in Words: _____

Total Price: _____

CITY OF GLENPOOL
PAVING REPAIR PROGRAM – 2021 PROJECTS
BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Dunham's Asphalt Services, Inc.
6213 S. 103rd West Ave
Sapulpa, OK 74066

SURETY (Name and Address of Principal Place of Business):

Employers Mutual Casualty Company
PO Box 712
Des Moines, IA 50306-0712

OWNER (Name and Address):

City of Glenpool, Oklahoma
12205 South Yukon Avenue
Glenpool, OK 74033

BID

Bid Due Date: May 27, 2021

Description (Project Name and Include Location):

City of Glenpool: Paving Repair Program – 2021 Projects

BOND

Bond Number:

Date (Not earlier than Bid due date): May 27, 2021

Penal sum Five Percent of Amount Bid

(Words)

\$ 5%

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.



BIDDER

Dunham's Asphalt Services, Inc.

(Seal)

Bidder's Name and Corporate Seal

By: [Signature]

Signature

SURETY

Employers Mutual Casualty Company

(Seal)

Surety's Name and Corporate Seal

By: [Signature]

Signature (Attach Power of Attorney)

JEFF CALL
Print Name
Vice President
Title
Attest: [Signature]
Signature
Project Manager
Title

Shirley Greene
Print Name
Attorney-in-Fact
Title
Attest: _____
Signature

Title

Note: Above addresses are to be used for giving required notice.

IMPORTANT: Surety companies executing BONDS must appear on the Treasure Department's most current list (Circular 570 as amended) and be authorized to transact business in Oklahoma.

Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
2. This obligation shall be null and void if:
 - 2.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 2.2 All Bids are rejected by Owner, or
 - 2.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
3. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
4. Surety waives notice of any, and all, defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for

issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

5. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

10. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

P.O. Box 712 • Des Moines, Iowa 50306-0712



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Shirley Greene

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

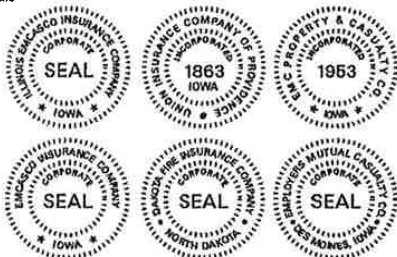
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 30th day of March, 2020.

Seals



Scott R. Jean
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother
Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 30th day of March, 2020 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2022.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 30th day of March, 2020, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 27th day of May, 2021.

J D Clough
Vice President

NON-COLLUSION AFFIDAVITT
(City of Glenpool/Glenpool Public Trust Authority)

STATE OF OKLAHOMA)

) ss.

COUNTY OF TULSA)

A. For the purposes of competitive bidding and the subsequent award and entry into a Contract for the provision of services, performance of work, or the purchase of materials, I, Tim Quattrocchi, being of lawful age and having been first duly sworn, on oath, hereby certify:

1. that I am a duly authorized agent of Danhar's Asphalt Service Inc Company as the Bidder/Contractor/Vendor submitting the competitive Bid attached herewith,
2. that for the purpose of certifying to facts pertaining to any existence of collusion among Bidders and between Bidders and any City of Glenpool or Public Trust Authority officials, administrators, or employees, as well as to facts pertaining to the giving, or the offer of giving, things of value to such entities or personnel in return for special consideration in the awarding and/or awarding of any Contract or purchase pursuant to said Bid;
 - a. I am fully aware of the facts and circumstances surrounding the development and preparation of the Bid to which this statement is attached and have been personally and directly involved in such preparations and proceedings leading to the submission of said Bid, and;
 - b. neither the Bidder nor anyone subject to the Bidder's direction or control has been party to, or involved with;
 - any collusion among Bidders in the restraint of freedom of competition by any agreement to bid at a fixed price or to refrain from bidding,
 - any collusion with any City or Public Trust Authority official, administrator, or employee as to quantity, quality, or price in the Bid attached herewith or in the prospective award of Contract or as to any term or condition of such prospective Contract,
 - any discussions between other Bidders and any City or Public Trust Authority official, administrator, or employee concerning the exchange of monetary sums or other things of value for special consideration in the acceptance or approval of the Bid attached herewith, or the subsequent awarding of a Contract.

B. I Tim Quattrocchi further certify that,

1. if the attached Bid is approved and accepted and a Contract awarded subsequently, neither the Bidder/Contractor/Vendor nor anyone subject to their direction or control has paid, given, or donated or have agreed to pay, give, or donate to any official, administrator, or employee of the City or Public Trust Authority any money or other thing of value, either directly or indirectly to influence the acceptance and approval of the Bid attached herewith and the subsequent award of Contract.

2. unless expressly disclosed otherwise, no City or Public Trust Authority officer, administrator, employee, or agent has a financial interest in the business of the Bidder/Contractor/Vendor or are related within the third degree to the City Manager, any member of the City of Glenpool City Council, Planning Commission, Board of Adjustment, or the City's Purchasing Agent or any other officer, administrator, or employee of the City or Public Trust Authority, and will acquire no interest, either directly or indirectly, that will otherwise conflict in any manner with the performance of services, work, or the purchase of materials called for under this Bid and any subsequent award of Contract.


Signature
Tim Quattrocchi
Printed Name



ATTEST:

This instrument was subscribed, signed, and sworn to before me this 27th day of

may 2021 June, 2019 by: Tim Quattrocchi as the duly authorized agent of Dunham's Asphalt Services, Inc. company named above.




Notary Public

My Commission Expires: 6.6.22



Employers Mutual Casualty Company – Seal Addendum

In light of the impacts surrounding the COVID-19 virus and resultant governmental measures to limit social contact in all settings, Employers Mutual Casualty Company hereby authorizes its Attorneys-in-Fact to affix Employers Mutual Casualty Company's corporate seal to any bond executed by said Attorney-in-Fact for Employers Mutual Casualty Company by attaching this Seal Addendum. In accordance with the above, Employers Mutual Casualty Company hereby affirms that the corporate seal hereon shall be deemed affixed to said bond with the same force and effect as if Employers Mutual Casualty Company's raised corporate seal was present.

Dated this 3rd day of April, 2020.

Employers Mutual Casualty Company



By: _____

James D. Clough, Vice President

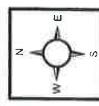
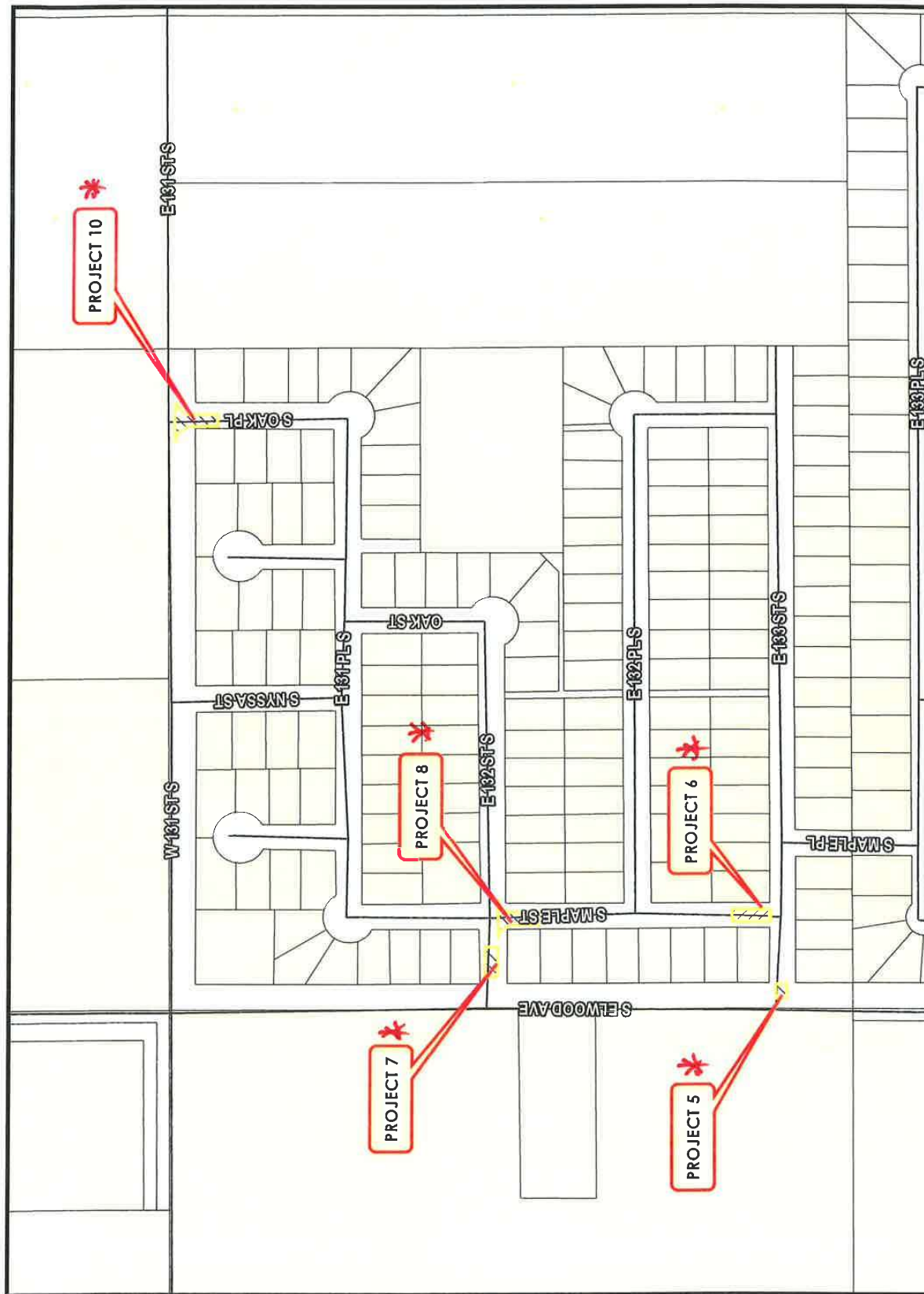
717 Mulberry Street | Des Moines, IA 50309-3872 | P.O. Box 712 | Des Moines, IA 50308-0712 | 515.280.2511 | 800.447.2295 | www.emcins.com

Employers Mutual Casualty Company
EMCASCO Insurance Company
EMC Reinsurance Company

Illinois EMCASCO Insurance Company
Dakota Fire Insurance Company
EMC Property & Casualty Company

Union Insurance Company of Providence
EMC Risk Services, LLC

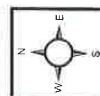
EMC Underwriters, LLC
EMC National Life Company (affiliate)



*** PHASE 1 PROJECTS**

PROJECTS: 5-8, & 10

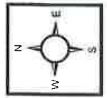




* Phase 1 Projects

PROJECTS: 3 & 15

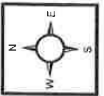
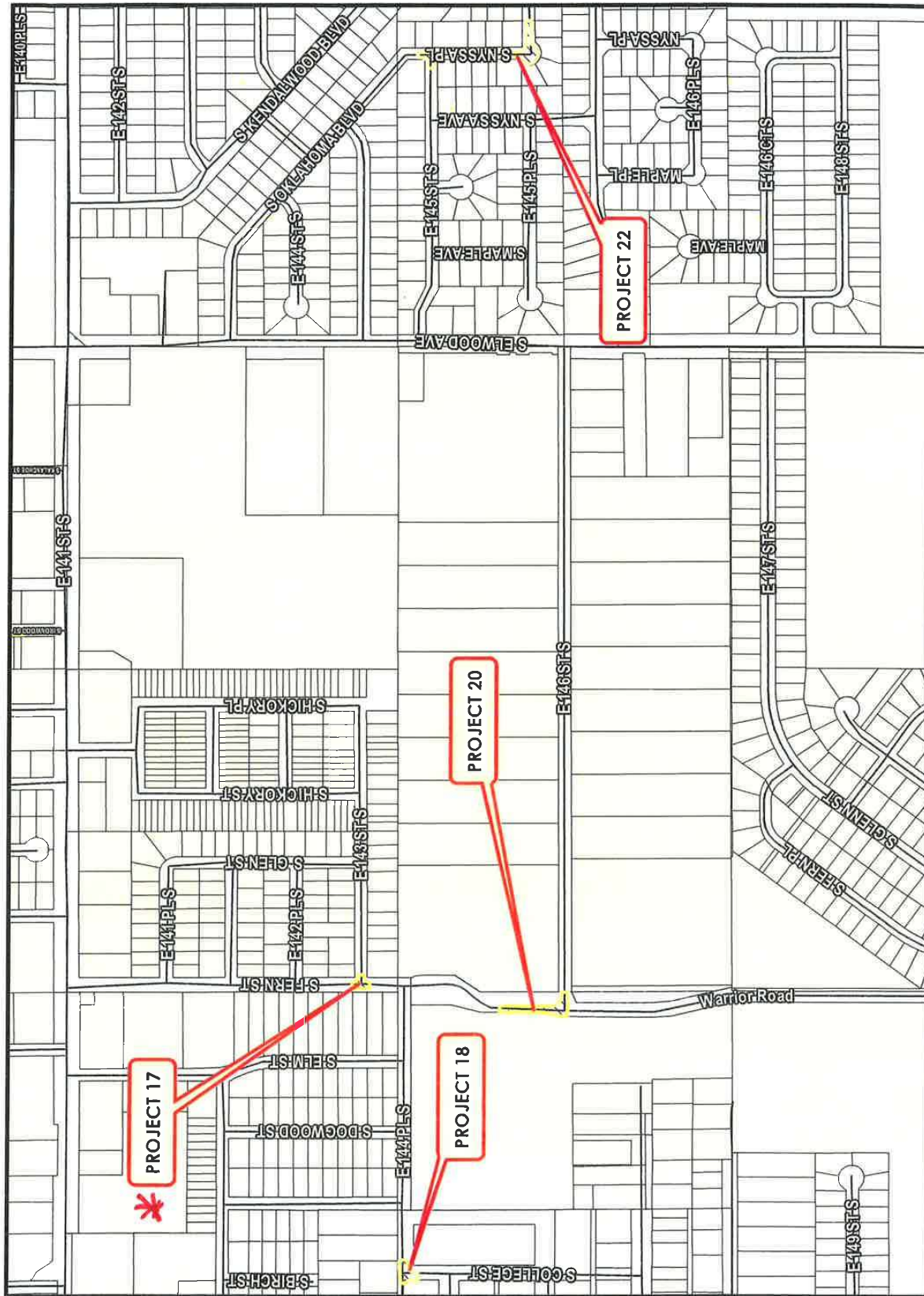




*** PHASE 1 PROJECTS**

PROJECTS: 4 & 9

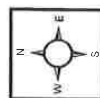




** PHASE I PROJECTS*

PROJECTS: 17-18, 20 & 22





PROJECTS: 1-2, 11-12, & 21

Project #1

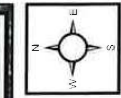


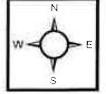
Not to Scale

E 140TH PLACE S & S POPLAR ST (East of Intersection)
STREET PROJECT AREA

Phase II Project





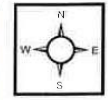


Not to Scale

Phase 1 Project

S IRONWOOD STREET
STREET PROJECT AREA

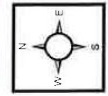
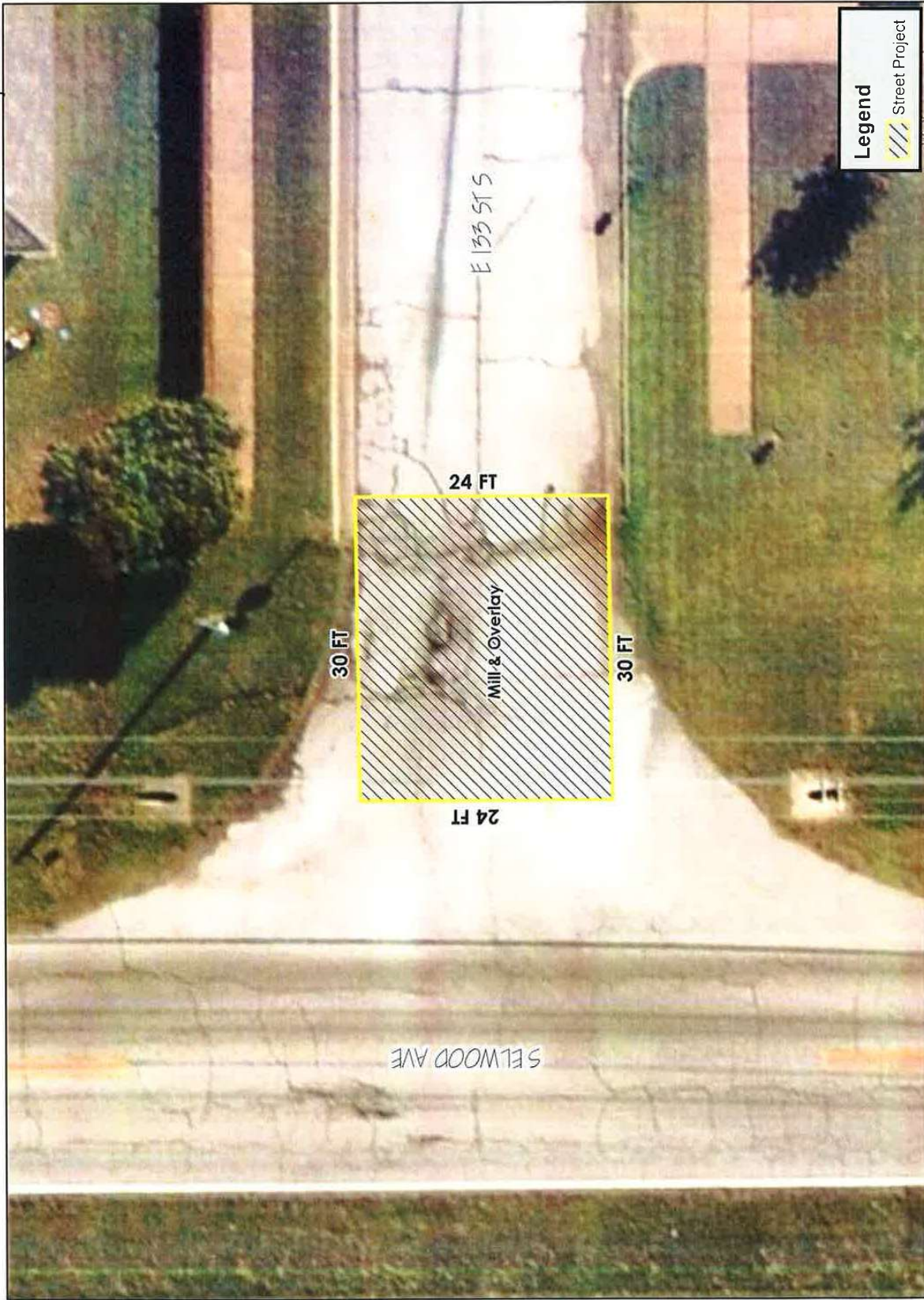




Page 170 of 171 Not to Scale

S YUKON AVENUE & W 149TH ST S
STREET PROJECT AREA



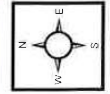
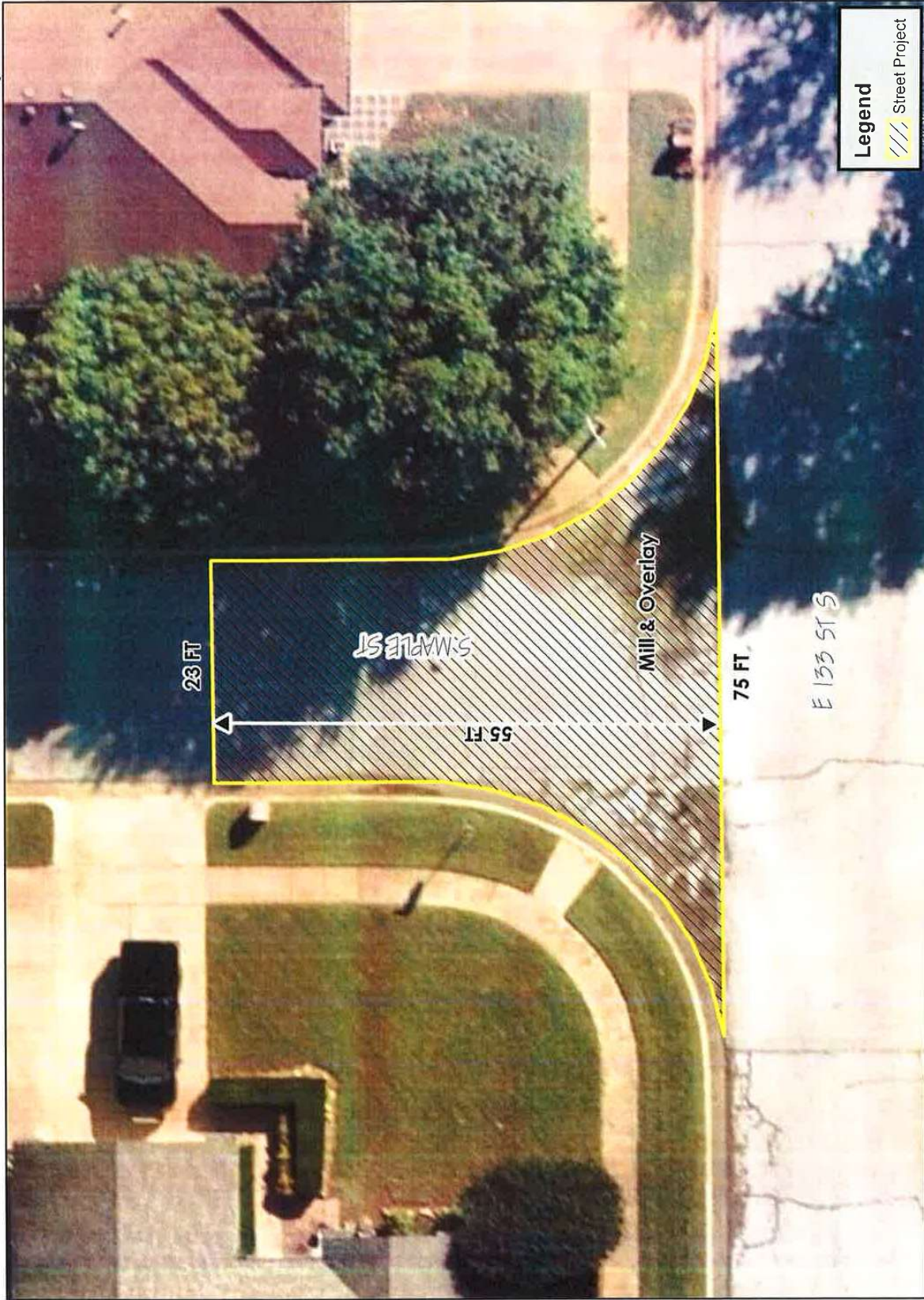


Not to Scale

Phase 1 Project

E 133RD ST & SELWOOD AVE
STREET PROJECT AREA



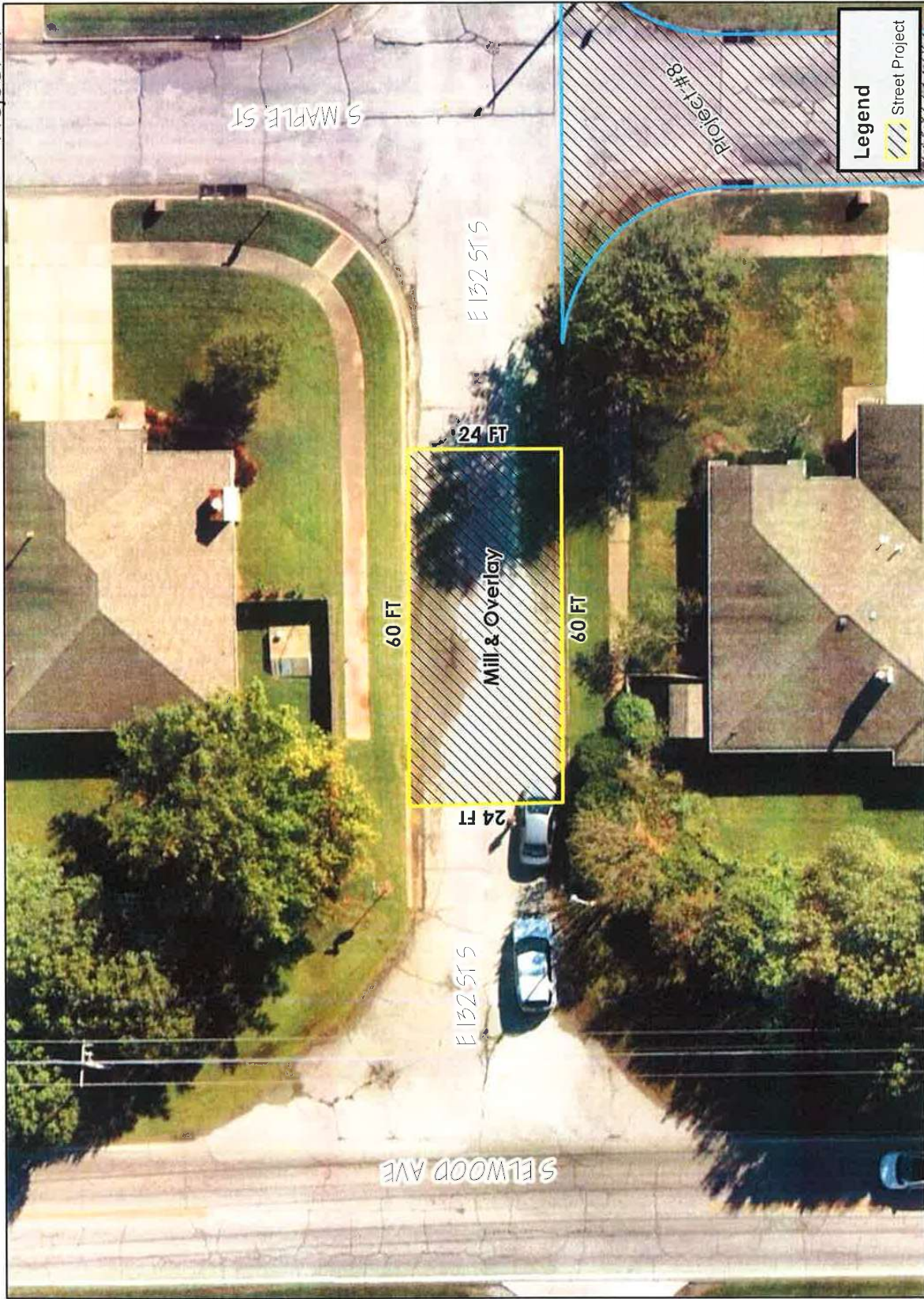


E 133RD ST & S MAPLE PLACE
STREET PROJECT AREA



Prime 1 Roadway

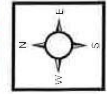
Project #7

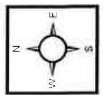
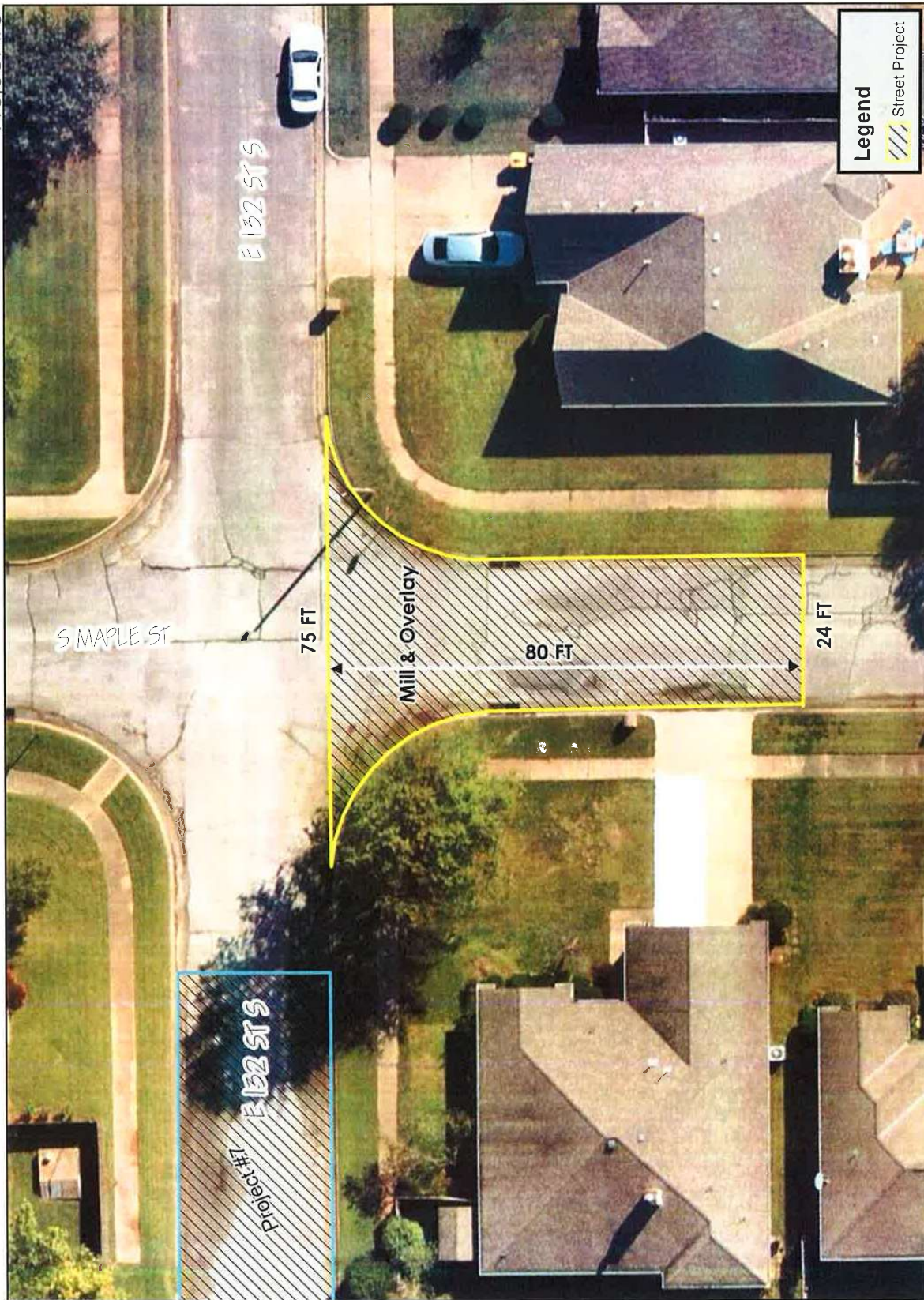


E 132ND ST & S ELWOOD AVE
STREET PROJECT AREA

PHASE 1 PROJECT

Not to Scale



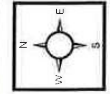


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Phase I Project

S MAPLE ST & E 132ND ST S
STREET PROJECT AREA



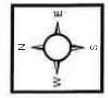


Not to Scale

W 150TH PLACE & S JUSTIN AVE
STREET PROJECT AREA

PHASE 1 PROJECT



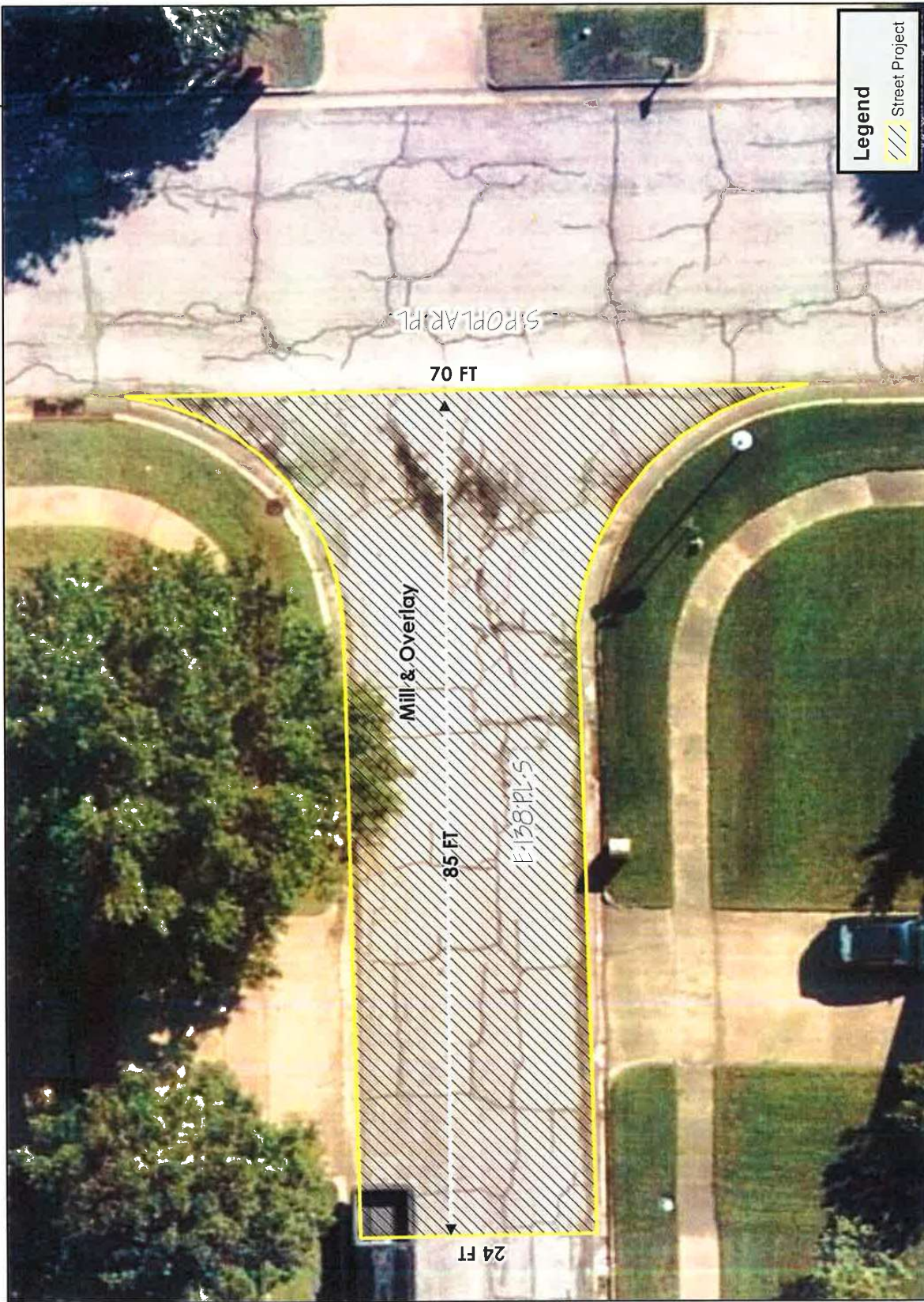


Not to Scale

S OAK PLACE & W 131 ST S
STREET PROJECT AREA

PHASE 1 PROJECT



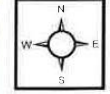


Not to Scale

PHASE II PROJECT

E 138 PLACE S & S POPLAR PLACE
STREET PROJECT AREA





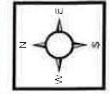
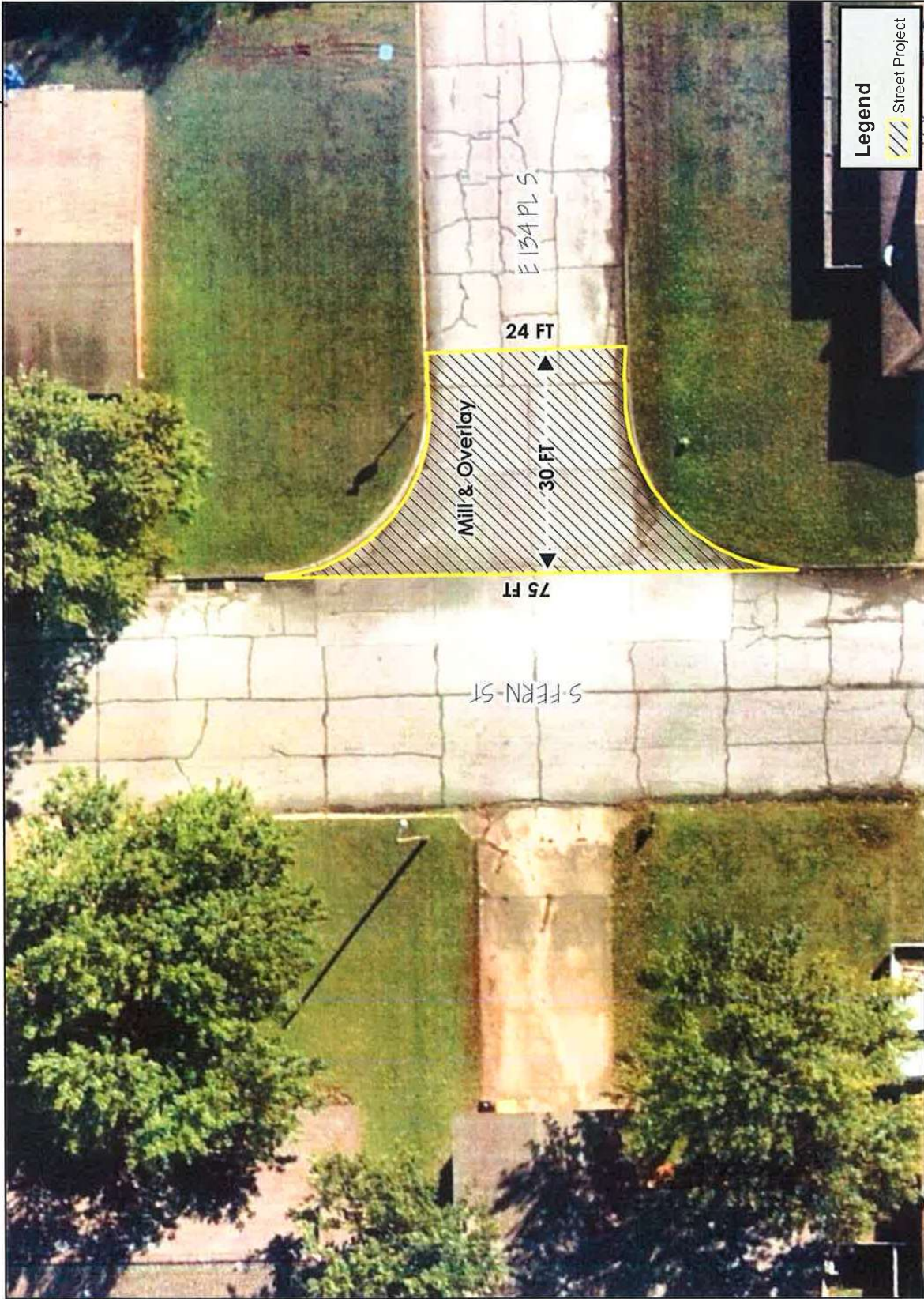
Not to Scale

S OAK STREET & E 138 ST S & E 138 PL S

STREET PROJECT AREA

PHASE II PROJECT



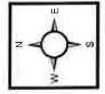
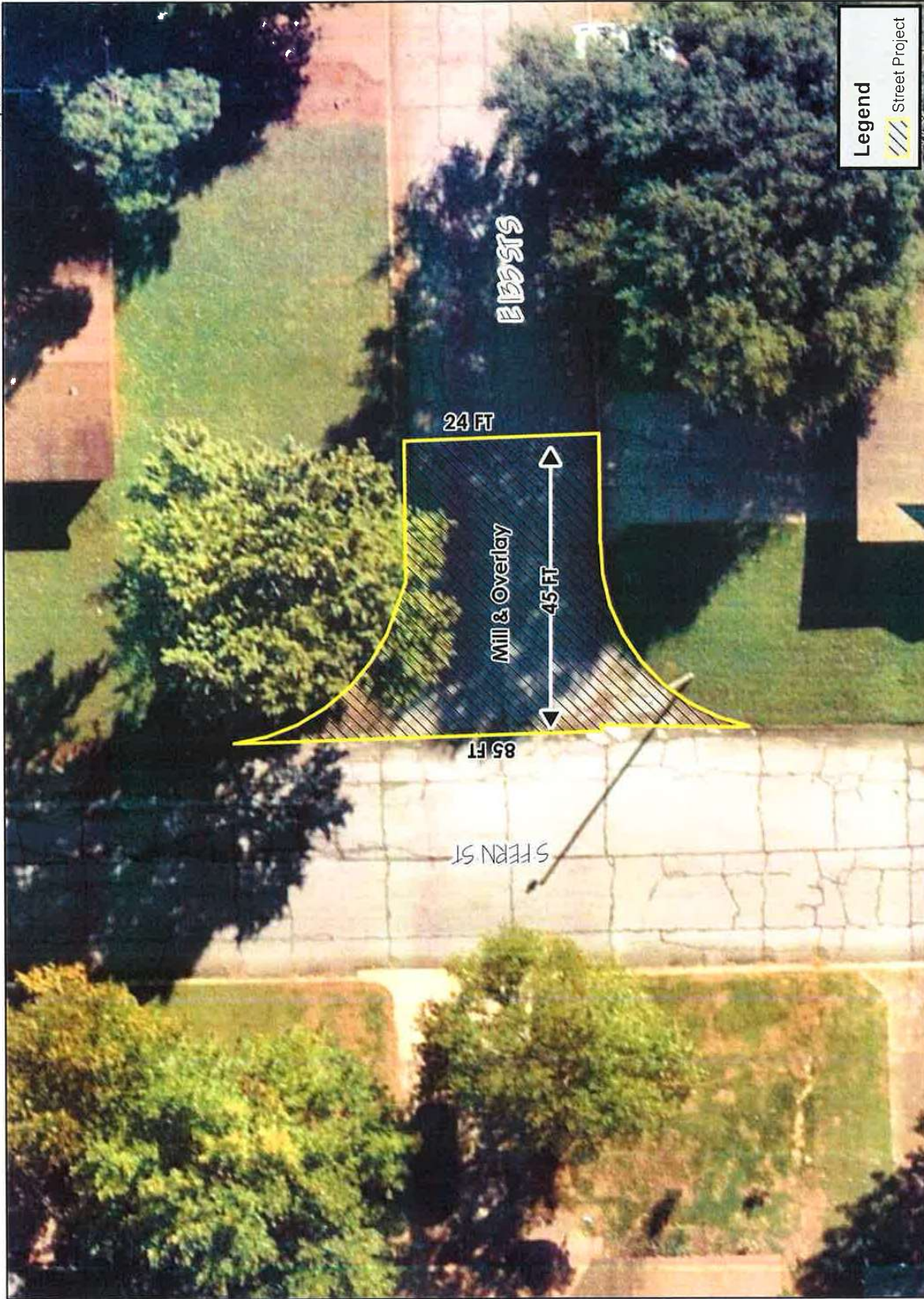


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Phase I Project

E 134 PLACE S & S FERN ST
STREET PROJECT AREA



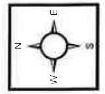


Not to Scale

PHASE 1 PROJECT

E 135 ST S & S FERN ST
STREET PROJECT AREA





Not to Scale

Phase I Project

S FERN ST & E 140 ST S & S FERN PL
STREET PROJECT AREA



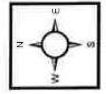
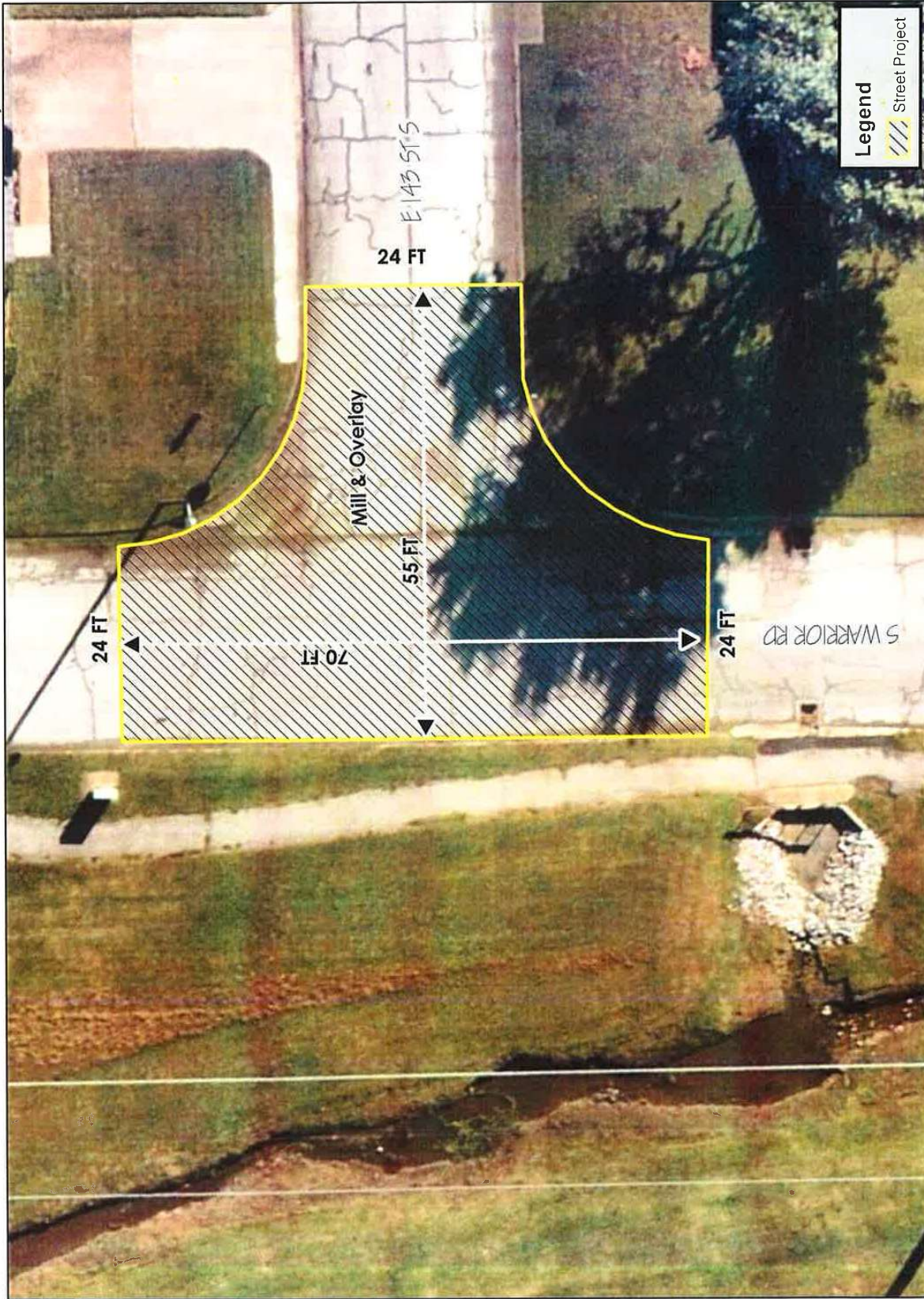
Project #16



S CASPER ST & W 126 ST S
STREET PROJECT AREA

Phase I Project

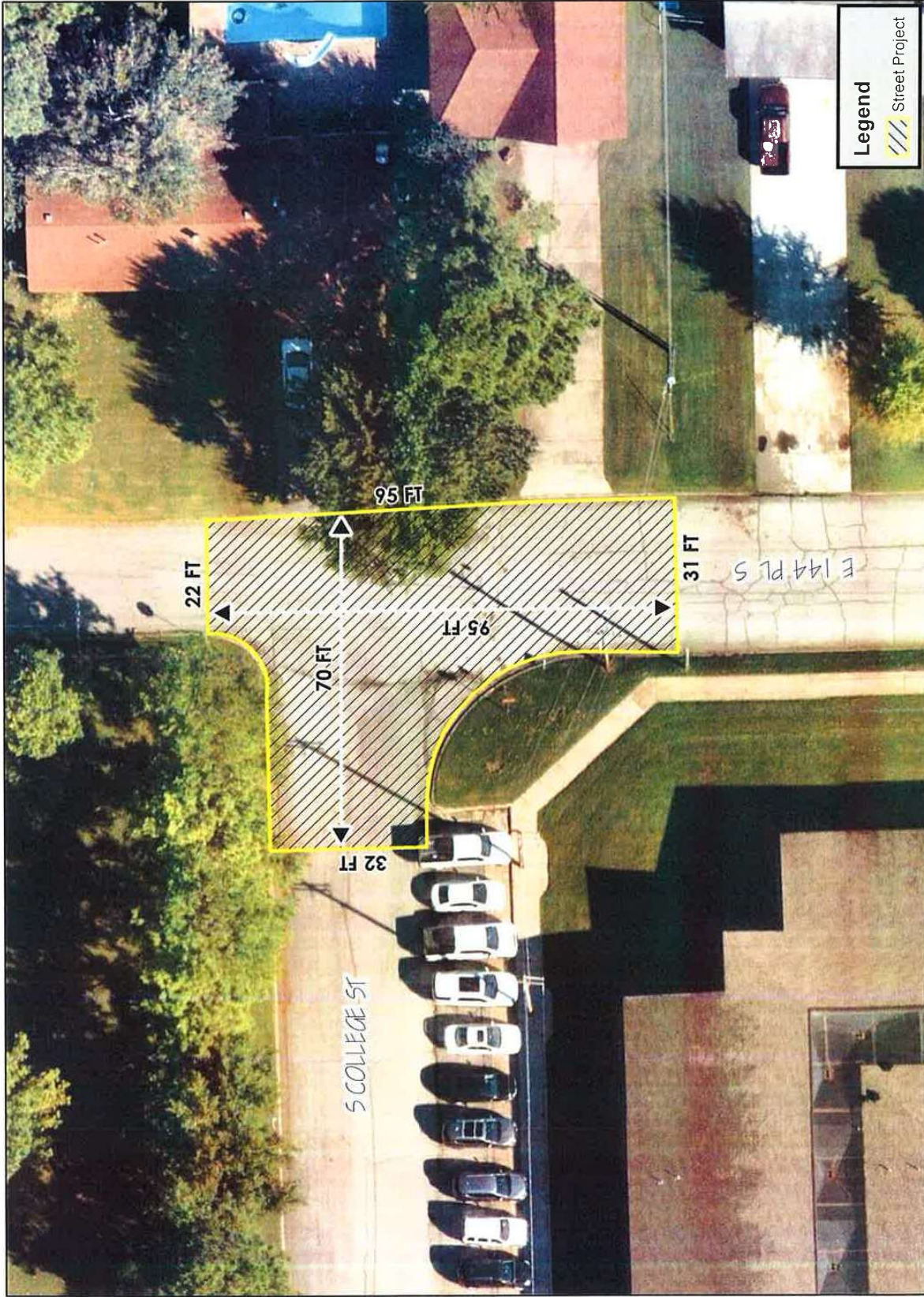




S WARRIOR ROAD & E 143 ST S
STREET PROJECT AREA

Phase I Project Not to Scale

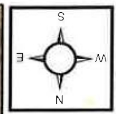
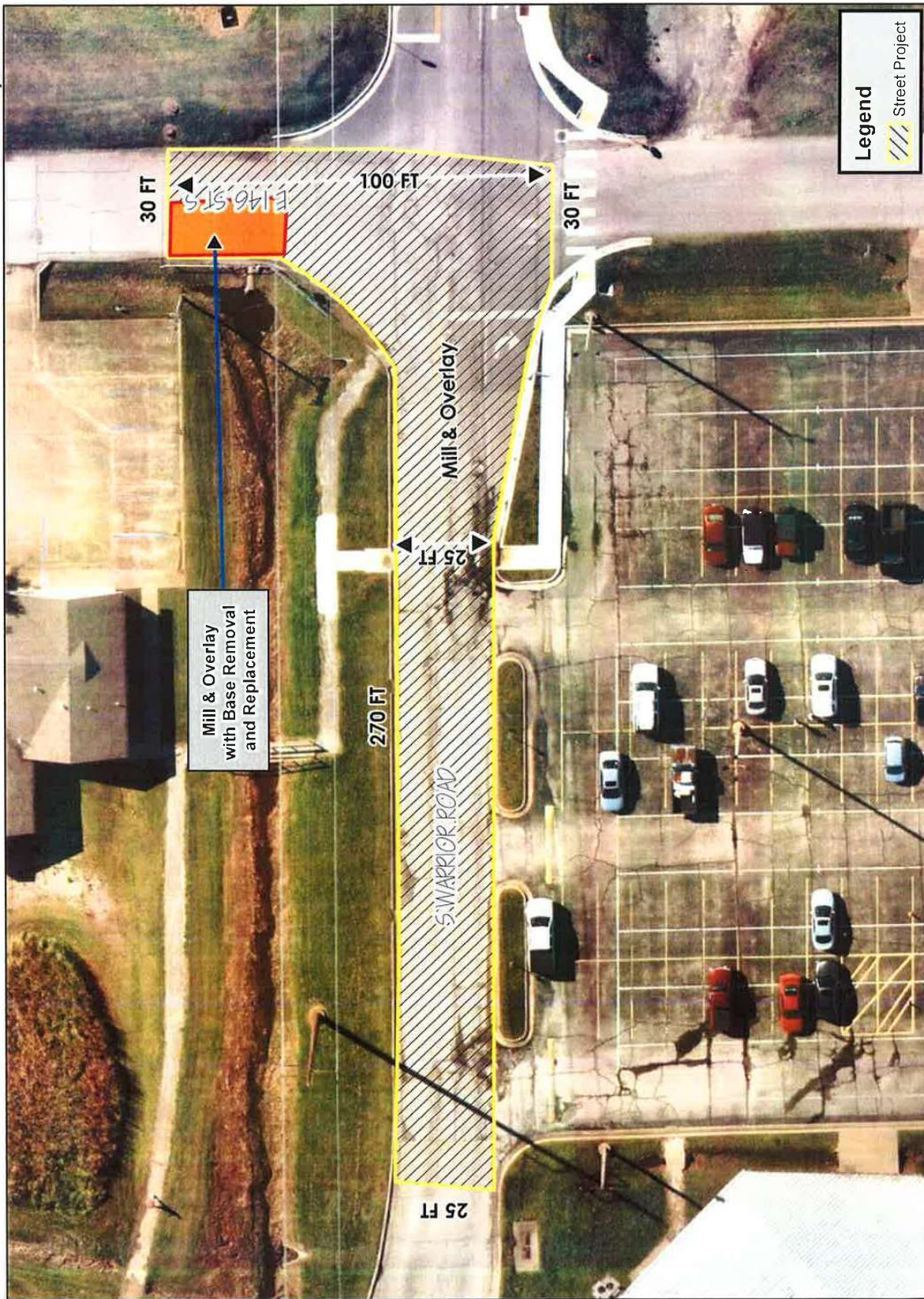




S COLLEGE ST & E 144TH PL S
STREET PROJECT AREA

Phase II Project



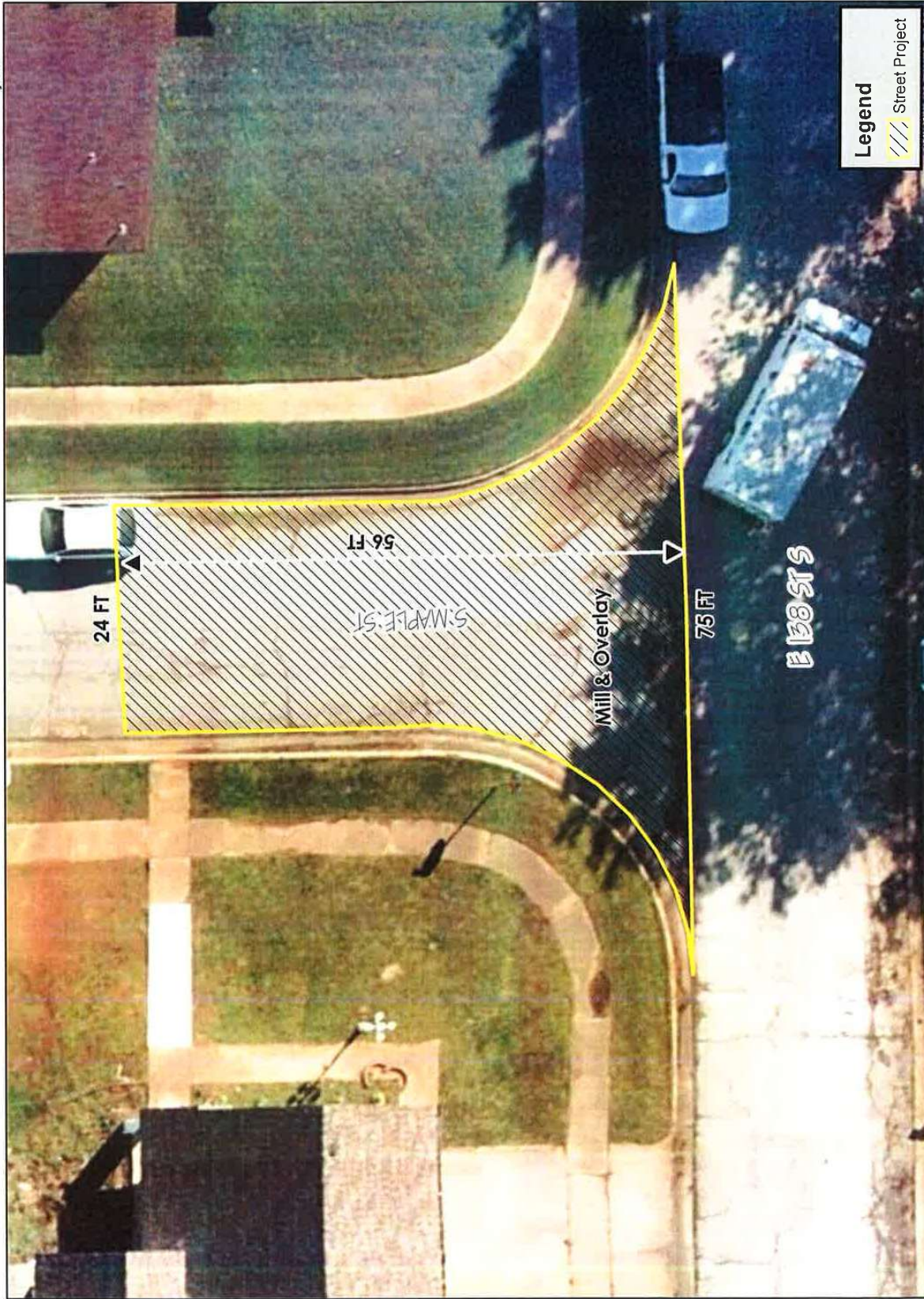


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PHASE II Project

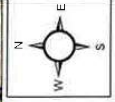
E 146TH ST S & S WARRIOR ROAD
STREET PROJECT AREA





Phase II Project

S MAPLE ST & E 138 ST S
STREET PROJECT AREA



Not to Scale

E 145 ST S & S NYSSA PL
STREET PROJECT AREA

Phase II Project

Glenpool
City of
Creating Opportunity
DATE: 11/20/2015

Lynn Burrow

To: Plan Holders: City of Glenpool 2021 Paving Repair Program
Cc: Robert Werley
Subject: Bid Document Addendum

All Plan Holders,

The attached documents are those that outline and define two amendments to the original Bid Document Package advertised and issued regarding the referenced City of Glenpool improvement project. Note that the addendum covers the relocation of the original Project No. 6 along with the modified description of this relocation. The Addendum also modifies the location and project description of Project No. 20 as it was issued originally. Please substitute these two modified projects into the original Bid Package accordingly and only include these modified scopes in your final bid for the project as a whole. Note that the formal Bid opening for this project is to be held at 10:00 AM on May 27th as was originally set. Please contact me (cell number) if you have questions or need clarifications. Thanks.

LYNN BURROW PE/PLS/CFM

Community Development Director
City Engineer
City of Glenpool
12205 S. Yukon Ave
Glenpool, Ok. 74033
(918) 209-4613 Office
(918) 209-4611 Fax
(918) 899-1293 Cell
Email: lburrow@cityofglenpool.com





E 133RD ST & S MAPLE PLACE
STREET PROJECT AREA

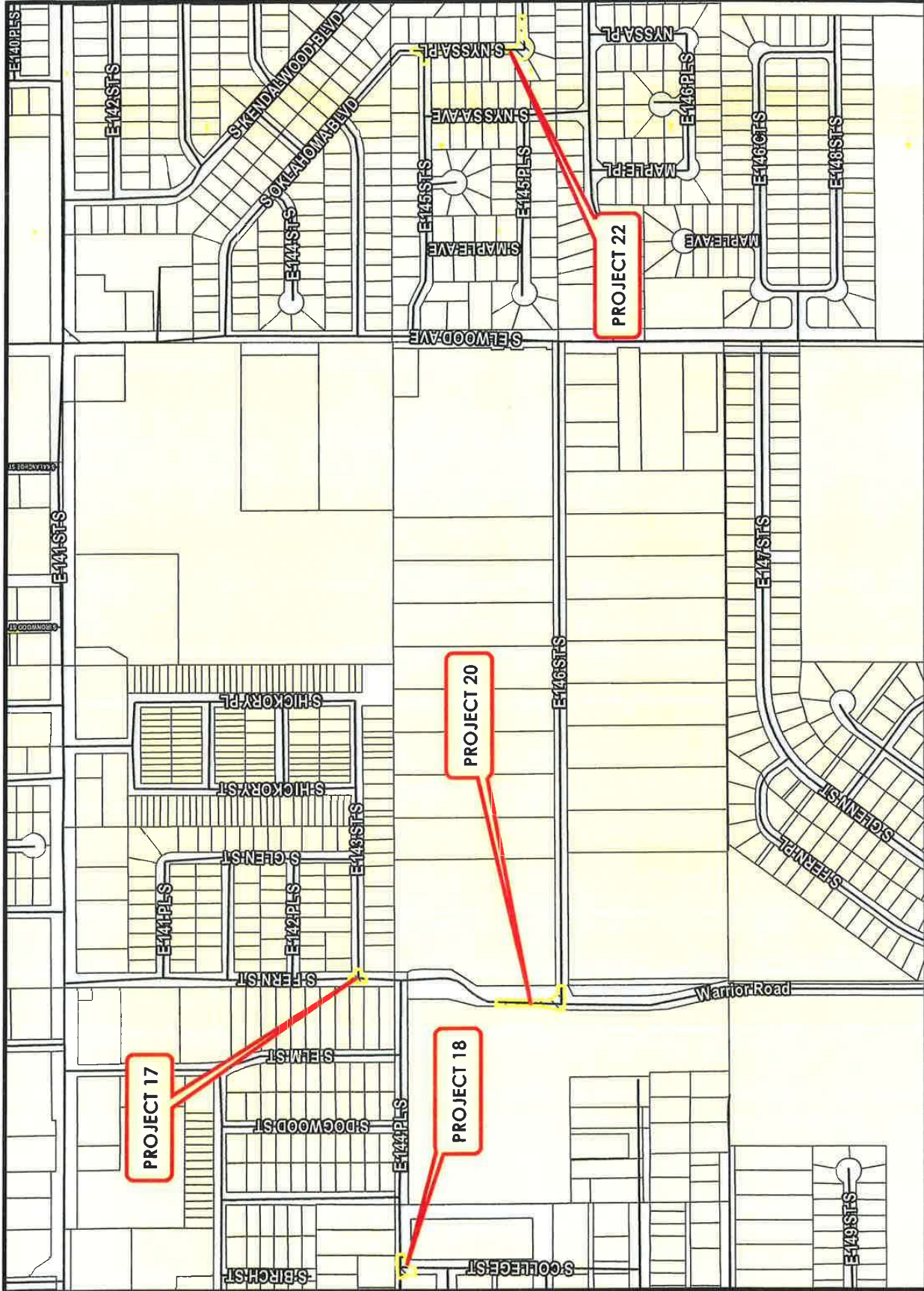


6. Glen Park Addition: Existing Pavement Surface Removal and Replacement on South Maple Street – North of the Intersection with East 133rd Street South.

- Mill approximately 1,750 sf. of existing asphaltic surfacing, 2" in depth, the full width of street paving from face of gutter to face of gutter within the limits marked in orange at the site – the Project Area.
- Remove and dispose of millings from the Project Area to an offsite location specified by the City Engineer.
- Sweep and clean all milled paving surfacing within the Project area as necessary to remove all loose material.
- Seal all existing cracking of the exposed paving base material within the Project Area with an ODOT approved bituminous sealer.
- Apply an ODOT approved bituminous tack coat to all milled and crack sealed surfaces within the Project Area
- Place 2" of Type "B" asphaltic concrete wearing surface in the project area - compacted to 95% of Standard Density continuous from face of gutter to face of gutter - maintaining positive paving surface and gutter drainage through the Project Area.
- Match final finished surface grade in the Project Area with existing paving and gutter grade at all perimeter points connecting with and transitioning to undisturbed existing paving and gutter surfacing.

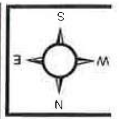
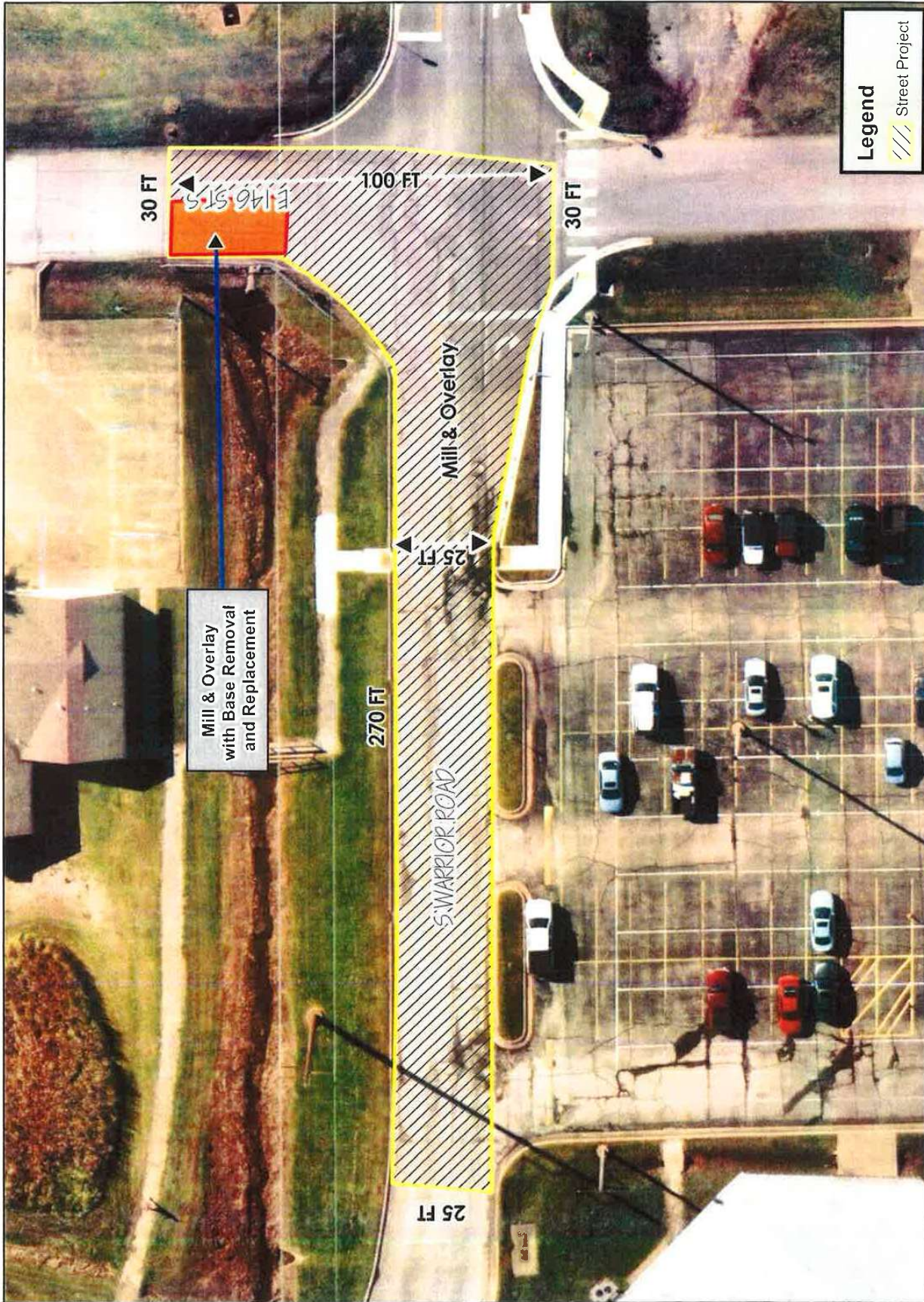
Lump Sum in Words: _____

Total Price: _____



PROJECTS: 17-18, 20 & 22





Not to Scale

E 146th St S & S Warrior Road
STREET PROJECT AREA





MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

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

**RE: CONSTRUCTION CONTRACT CONSIDERATION
KENDALWOOD NORTH PARK: DRAINAGE IMPROVEMENT
PROJECT**

DATE: JULY 6, 2021

BACKGROUND

This item is for Council consideration and action regarding the review and approval of a Construction Contract Bid submitted to the City by JE Dirt Wurx, Inc in the total amount of \$102,200.00 covering various drainage improvements designed for Kendalwood North Park.

The attached Bid Tabulation results from the construction bid process that was advertised per the attached publication with bids received and publicly read on June 17th. As noted in the Bid Tabulation, bids were submitted by five (5) different construction contractors with total prices ranging from a low of \$102,200.00 to a high of \$351,649.00. As the Council recalls, this park improvement plan was submitted to and approved by ODEQ as a Special Environmental Project (SEP). The approval of a concept drainage improvement plan was a result of City negotiations with ODEQ pertaining to the monetary fine assessed the City arising from discharge permit violations involving the City's wastewater treatment plant.

Note that the attached construction documents illustrate and detail various onsite re-grading, above and below grade drainage improvements, and the re-configuration of existing park facilities based on the conceptual Master Plan for the park developed by Greg Helms Architects. The attached Master Plan illustrates our effort to convert the existing park facility to one that contains many more user-friendly and ADA compliant type playground structures including other recreational uses. The proposed Master Plan improvements include a softball practice field, various pavilion structures, a basketball court, and a dog-park facility – all supported by the existing walking trail, new site security lighting, and a certain amount of off-street vehicle parking. The site grading and drainage improvement project is the first step in converting the existing public park into the type of facility envisioned by the Master Plan. It should be noted that the proposed SEP was approved by ODEQ with the requirement that the drainage improvements be designed, contracted for, and completed by October 1st, 2021.

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

The attached Engineers Recommendation received from Midwest Engineering Group recommends Council approval of the bid received from JE Dirt Wurx, Inc. It should be noted that this project is to be funded from the approved FY 2021/2022 Annual Budget under Account No. 01-6-14-6275 (Park Improvements)

Staff Recommendation:

Staff has reviewed the Bid Document Package received from JE Dirt Wurx, Inc. and agrees with the Project Engineer's recommendation regarding the award of the project to this company based on qualifications and the bid pricing submitted. Therefore, Staff recommends Council approval and acceptance of the Contract Bid as submitted in the total amount not to exceed \$102,200.00 and authorize the City Manager to issue the Notice of Award and to execute a Contract Agreement for same on behalf of the City of Glenpool.

Attachments:

- A. Construction Contract Bid Tabulation
- B. Engineer's Recommendation
- C. Notice of Award
- D. Publisher's Affidavit
- E. Bid Document Package from JE Dirt Wurx, Inc.
- F. Drainage Improvement Construction Documents:
- G. Kendalwood North Park Master Plan

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

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Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

BASE BID - no Addendums

No.	Items	Unit	Est. Quantity	Engineer's Estimate		JE Dirt Work, LLC		Bison Civil, LLC		D Owen Construction, LLC		DT Specialized Services, Inc.		Weldon Construction Company, LLC	
				Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
1	Construction Staking	LS	1	\$ 5,500.00	\$ 5,500.00	\$ 2,000.00	\$ 2,000.00	\$6,500.00	\$6,500.00	\$ 2,750.00	\$5,250.00	\$5,000.00	\$5,000.00	6,000.00	\$6,000.00
2	Excavation, Embankment and Subgrade	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 45,700.00	\$ 45,700.00	\$100,000.00	\$100,000.00	68,750.00	\$68,750.00	\$279,139.00	\$279,139.00	43,300.00	\$43,300.00
3	Connect to Existing Precast Storm Structure	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 1,500.00	\$ 1,500.00	\$3,500.00	\$3,500.00	2,150.00	\$2,150.00	800.00	\$800.00	625.00	\$625.00
4	15" HDPE PIPE	LF	308	\$ 50.00	\$ 15,400.00	\$ 63.31	\$ 19,499.48	\$20,790.00	\$67,500.00	45.00	\$13,860.00	42.00	\$12,936.00	156.35	\$48,125.00
5	18" NYLOPLAST Basin Assemblies	EA	4	\$ 2,500	\$ 10,000.00	\$ 2,500.00	\$ 10,000.00	\$14,700.00	\$58,800.00	4,195.00	\$17,580.00	2,357.00	\$9,438.00	3,000.00	\$12,000.00
6	24" NYLOPLAST Basin Assembly	EA	1	\$ 3,050	\$ 3,050.00	\$ 4,000.00	\$ 4,000.00	\$5,842.00	\$23,368.00	4,570.00	\$18,570.00	4,496.00	\$18,486.00	2,700.00	\$10,800.00
7	Asphalt Pavement (Patch Existing Walking Trail)	SY	20	\$ 35	\$ 700.00	\$ 17,500.00	\$ 17,500.00	\$2,440.00	\$9,760.00	37.50	\$1,406.25	100.00	\$4,000.00	125.00	\$5,000.00
8	SEEDING/EROSION CONTROL	LS	1	\$ 20,000	\$ 20,000.00	\$ 17,500.00	\$ 17,500.00	\$20,000.00	\$20,000.00	17,500.00	\$17,500.00	37,850.00	\$37,850.00	7,000.00	\$7,000.00
Total of All Unit Price Bid Items					\$98,150.00		\$102,199.48		\$173,772.00		\$129,610.00		\$351,649.00		\$122,250.00



June 24, 2021

VIA EMAIL

Lynn Burrow, Director of Community Development
City of Glenpool, GUSA
12205 S Yukon Avenue
Glenpool, OK 74033

Re: City of Glenpool, Oklahoma Drainage Improvement Project for Kendalwood North

Lynn,

Midwest Engineering Group, LLC reviewed the contractor's bid responses received at the bid opening in Glenpool, OK on June 17, 2021 and found them to be consistent with the information requested. Based on this available information, Midwest Engineering Group, LLC recommends that City of Glenpool, GUSA awards the contract for the Drainage Improvement Project for Kendalwood North to the lowest responsive responsible bidder, which is JE Dirt Wurx LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Danny Coltrane'.

Danny Coltrane, P.E.
Midwest Engineering Group, LLC

25A North Main, Sapulpa, OK 74066

Tel: 918.264.9405

Affidavit of Publication

TULSA BEACON
P.O. Box 35099
Tulsa, Oklahoma, 74153
(918) 523-4425

Published in the Tulsa Beacon newspaper,
in Tulsa County, in the State of Oklahoma,
on June 3 and 10, 2021.

ADVERTISEMENT FOR BIDS

KENDALWOOD PARK NORTH
DRAINAGE IMPROVEMENT
PROJECT FOR
GLENPOOL UTILITY SERVICES
AUTHORITY CITY OF
GLENPOOL, OK

MIDWEST ENGINEERING GROUP
PROJECT #: 2021-GLENPOOL-07-001

I, Susan Biggs, of lawful age, being duly sworn upon oath, deposes and says: That I am the Office Manager of the Tulsa Beacon, a Weekly newspaper printed and published in the City of Tulsa, County of Tulsa, and State of Oklahoma, and that the advertisement referred to, a true and printed copy is hereunto attached, was published in said Tulsa Beacon in consecutive issues on the following dates to wit:

1st Insertion	June 3, 2021	Advertisement for Bids City of Glenpool
2nd Insertion	June 10, 2021	Kendalwood Park North Drainage Improvement

That said newspaper has been published continuously and uninterruptedly in said county during a period of one-hundred and four consecutive weeks prior to the publication of the attached notice or advertisement; that it has been admitted to the United States mail as publications (second-class) mail matter, that it has a general paid circulation, and publishes news of general interest, and otherwise conforms with all of the statutes of the State of Oklahoma governing legal publications.

Publication Fee \$ 215.59

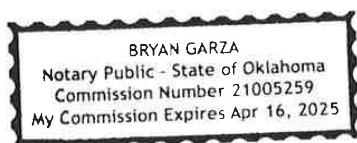
Susan E Biggs
Editor, Publisher or Authorized Agent

SUBSCRIBED and sworn to before me this 10th day of

June, 2021.

Bryan Garza
Notary Public

My commission expires: Apr. 16, 2025.



Sealed Bids for the construction of the KENDALWOOD PARK NORTH DRAINAGE IMPROVEMENT PROJECT (Project) will be received, by Glenpool Utility Services Authority at the office of the City of Glenpool Community Development Department at 12205 South Yukon Avenue, Glenpool, Oklahoma until 2:00 PM local time on June 17th, 2021, at which time the Bids received will be publicly opened and read.

The project consists of the drainage improvements of an existing park known as the "Kendalwood Park North". The drainage improvements will consist of regrading of the site, adding ditches, trapezoidal channels and an underground stormwater conveyance pipe network. The underground stormwater conveyance pipe network will consist of 15" HDPE pipe and series of drain basins that will connect into an existing stormwater system along S. Poplar Pl. The project will also include erosion control measures for grading and drainage activities and a temporary construction entrance. The site shall be stabilized and planted to a satisfactory state established by the City of Glenpool, Oklahoma. The drainage improvements take into consideration future park improvements as outlined by the preliminary master site plan.

Bids will be received for a single prime Contract. Bids shall be on a lump sum and unit price basis, with additive alternate bid items as indicated in the Bid Form.

A non-mandatory pre-bid conference will be held on June 10th, 2021 at 2:00 PM local time at City of Glenpool Community Development Department at 12205 South Yukon Avenue, Glenpool, Oklahoma.

The Issuing Office for the Bidding Documents is: Drexel Technologies, Inc., 10940 W. 86th Street, Lenexa, Kansas, Phone: (913) 371-4430 or (888) 202-1301 Fax: (913) 371-7128, www.drexeltech.com.

Copies of plans and specifications can be seen or purchased for a Non-Refundable fee on-line at www.drexeltech.com in their eDistribution plan room, additional assistance is available at distribution@drexeltech.com. Information regarding this project can be found in the "Public Jobs" link on the website. Contractors desiring the Contract Documents for use in preparing bids may also obtain a set of such documents from Drexel Technologies, 10840 West 86th Street, Lenexa, KS 66214, telephone number is 913-371-4430. Bidding documents will be shipped only if the requesting party assumes responsibility for all related charges. Corporate, certified, or cashier's checks shall be made payable to Drexel Technologies, Inc.

Questions on the Bid Documents from general contractors and sub-contractors will be answered by written addendum through the office of the Consulting Engineer. Questions from produce suppliers or equipment suppliers will only be considered through general contractors and sub-contractors. Submit all questions about the meaning or intent of the Bidding Documents to Jeff Zimmerman of Midwest Engineering Group, LLC in writing or email jzimmerman@midwest-engineers.com or by phone at (816) 919-3329. Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all parties recorded as having received the Bidding Documents. Questions received less than ten days prior to the date for opening of Bids may not be answered. Request for consideration of "equivalent" products will only be considered in writing from general contractors and sub-contractors. No requests for alternate or "equivalent" products will be considered the ten (10) days prior to Bid opening. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

A certified check on a solvent bank or a bid bond by a satisfactory surety in an amount equal to 5% of the total amount of the bid must accompany each bid proposal as bid security.

No Bidder may withdraw a bid for a period of ninety (90) days from the date of opening bids.

All bidders are required to obtain plans and specifications from Drexel Technologies Plan Room and must be listed as a plan holder for the bid submitted to be valid. Any bidder not listed on the plan holders list will have their bid rejected.

Engineer's Contact Information:
Midwest Engineering Group L.L.C.
Jeff Zimmerman
25A N Main
Sapulpa, OK 74066
(816) 919-3329

Owner's Contact Information:
City of Glenpool, GUSA
Mr. Lynn Burrow,
Director of Community Dev.
12205 S. Yukon
Glenpool, OK 74033
(918) 322-5409



NOTICE OF AWARD

Date of Issuance:

Owner: GLENPOOL UTILITY SERVICES
AUTHORITY

Owner's Contract No.:

Engineer: MIDWEST ENGINEERING GROUP

Engineer's Project No.: 2021-GLENPOOL-07-001

Project: KENDALWOOD PARK NORTH DRAINAGE
IMPROVEMENT PROJECT

Contract Name:

Bidder:

J.E. Dirt Wurx, LLC

Bidder's Address: 1206 SE 15th Wagoner, OK 74467

TO BIDDER:

You are notified that Owner has accepted your Bid dated 06/24/2021 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

"KENDALWOOD PARK NORTH DRAINAGE IMPROVEMENT PROJECT".

The Contract Price of the awarded Contract is: \$ 102,200.00 Dollars.

[3] unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner [3] counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security *[e.g., performance and payment bonds]* and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner:

Authorized Signature

By: David Tillotson

Title: City Manager

Copy: Engineer

EJCDC® C-510, Notice of Award.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

Page 1 of 2

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

**GLENPOOL UTILITY SERVICES AUTHORITY
12205 S. YUKON
GLENPOOL, OKLAHOMA 74033**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement for Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the

EJCDC® C-410, Bid Form for Construction Contracts.

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effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BASE BID

Base Bid					
Item No.	Description	Unit	Quantity	Bid Unit Price	Bid Price
1	Construction Staking	LS	1	2,000	2,000
2	Excavation, Embankment and Subgrade	LS	1	45,700	45,700
3	Connect to Existing Precast Storm Structure	EA	1	1,500	1,500
4	15" HDPE PIPE	LF	308	63.31	19,500
5	18" Nyloplast Basin Assemblies	EA	4	2,500	10,000
6	24" Nyloplast Basin Assembly	EA	1	4,000	4,000
7	Asphalt Pavement (Patch Existing Walking Trail)	SY	20	100	2,000
8	Seeding/Erosion Control	LS	1	17,500	17,500
Total of Base Bid Unit Price Bid Items					\$102,200.00

Note: The unit prices bid for this contract shall include all costs for labor, materials, and equipment required to satisfactorily furnish and complete the Work. Each unit price shall include full compensation for all equipment, material, labor, and other incidentals for performing the Work defined in the contract documents per line item. Payments shall be at the respective unit prices bid for the quantity of work performed. Payment for all work incidental to the satisfactory completion of the Work, not identified as a line item, shall be included in the unit prices for the various items as bid in the Bid Form. Unit prices have been computed in accordance with Paragraph 13.03 of the General Conditions.

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within 45 calendar days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 60 calendar days after the date when the Contract Times commence to run.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

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ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security in the form of a Bid Bond (EJCDC No. C-430) or Certified Check [circle type of security provided]
 - B. List of Proposed Subcontractors;
 - C. List of Proposed Suppliers;
 - D. List of Project References;
 - E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - F. Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

- 9.01 This Bid is submitted by:

An Individual

BIDDER: [Typed or Printed]

By: _____
[Individual's Signature]

Doing Business As:

A Corporation

BIDDER: [Corporation Name Typed or Printed]

_____ JE Dirt Work LLC _____

State or Jurisdiction of Incorporation: OKlahoma

Type: ☐ General Business ☐ Profession ☐ Services ☒ Limited Liability

By: Josh Eidsen _____

Harold Soeman

[Signature of Corporate Secretary]

Name: [Typed or Printed]

Josh Eidsen

Title:

owner

Attest:

Harold Soeman

[Signature of Corporate Secretary]

Date of Qualification to do business in ~~7200~~ Oklahoma [State or other jurisdiction]
where Project is located] is 7 / 13 / 11.

A Partnership

BIDDER: [Partnership Name Typed or Printed]

By:

[Signature of general partner – attach evidence of authority to sign]

Name: [Typed or Printed]

A Joint Venture

BIDDER: [Joint Venture Name Typed or Printed]

First Joint Venture Name:

By:

[Signature of Joint Venture Partner – attach evidence of authority to sign]

Name: [Typed or Printed]

Title:

MERCHANTS BONDING COMPANY, INC.

MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.
2100 FLEUR DRIVE • DES MOINES, IOWA 50321-1158 • (800) 678-8171 • (515) 243-3854 FAX

Bid Bond

CONTRACTOR:

(Name, legal status and address)

J.E. Dirt Wurx, LLC

1206 SE 15th

Wagoner, OK 74467

OWNER:

(Name, legal status and address)

City of Glenpool

12205 South Yukon

Glenpool, OK 74033

BOND AMOUNT: Five Percent of Total Amount Bid (5%)

PROJECT:

(Name, location or address, and Project number, if any)

Kendalwood Park, Grading and Drainage

SURETY:

(Name, legal status and principal place
of business)

Merchants National Bonding, Inc.

A Corporation

2100 Fleur Drive, Des Moines, IA 50321-1158

This document has important legal
consequences. Consultation with
an attorney is encouraged with
respect to its completion or
modification.

Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 17th day of June, 2021

Hannah Steeman
(Witness)

J.E. Dirt Wurx, LLC

(Principal)

(Title)

(Seal)

Vicki Wilson
(Witness) Vicki Wilson

Merchants National Bonding, Inc.

(Surety)

(Title) Carey Kennemer, Attorney-in-Fact

(Seal)

CON 0657 (6/12)

Printed in cooperation with American Institute of Architects (AIA). The language in this document conforms exactly to the language used in AIA Document A310-Bid Bond-2010 edition.

MERCHANTS
BONDING COMPANY
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Bobby J Young; Carey Kennemer; Cathy Combs; Daniel A Woolsey; Deborah L Raper; Dwight A Pilgrim; Gary Liles; James Richardson; Jamie M Burris; John Kelly Deer; John McClellan; Michael Bettlach; Randy D Webb; Shelli R Samsel; Stephen Poleman; Teresa A Smith; Travis E Brown; Vaughn Graham; Vaughn Graham Jr; Vicki Wilson

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of May, 2020.



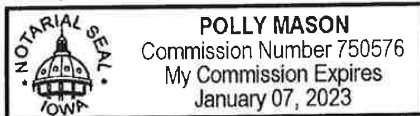
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of May, 2020, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Polly Mason

Notary Public

(Expiration of notary's commission
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of June, 2021.



William Warner Jr.
Secretary

POA 0018 (1/20)

City Of
Glenpool
Creating Opportunity

C1	COVER SHEET
C2	EXISTING SITE PLAN
C3	PRELIMINARY MASTER SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C6	EROSION CONTROL PLAN
C7	STORM SEWER PLAN & PROFILE
C8	EROSION CONTROL DETAILS
C9	STORM SEWER DETAILS
C10	

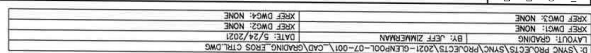


25-A N. MAIN ST., SAPULPA, OK 74066
TEL: 918.264.9405

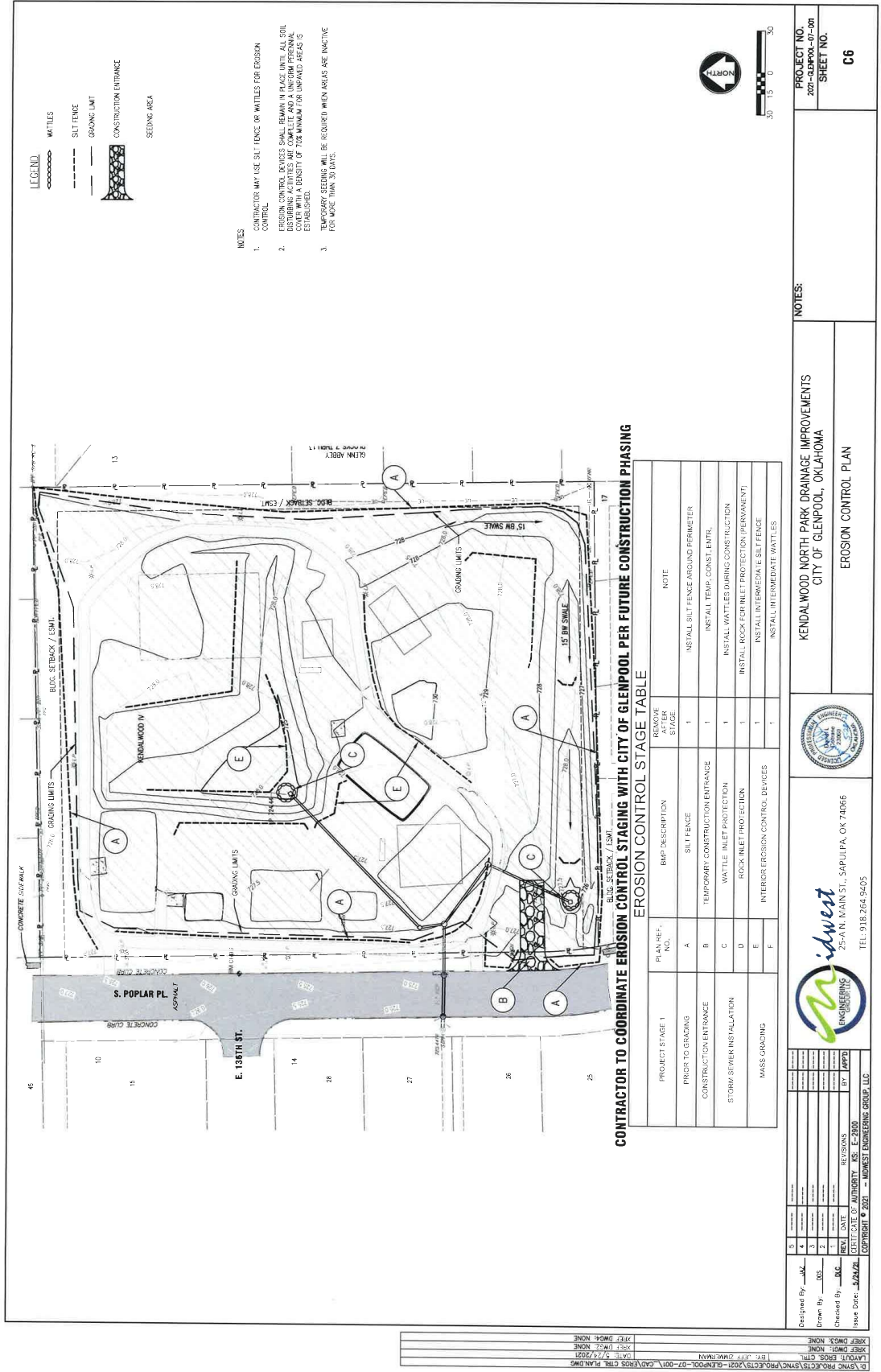
KENDALWOOD NORTH PARK DRAINAGE IMPROVEMENTS
CITY OF GLENPOOL, OKLAHOMA

COVER SHEET

PROJECT NO.	0021 - GLENPOOL - 07 - 001
SHEET NO.	







LEGEND

- WATTLES
- SILT FENCE
- GRADING LIMIT
- CONSTRUCTION ENTRANCE
- SEEDING AREA

NOTES

1. CONTRACTOR MAY USE SILT FENCE OR WATTLES FOR EROSION CONTROL.
2. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A INSURANCE FURNISHED ADEQUATE EVIDENCE OF FUNDING FOR IMPROVED AREAS IS ESTABLISHED.
3. TEMPORARY SEEDING SHALL BE REQUIRED WHEN AREAS ARE INACTIVE FOR MORE THAN 30 DAYS.



CONTRACTOR TO COORDINATE EROSION CONTROL STAGING WITH CITY OF GLENPOOL PER FUTURE CONSTRUCTION PHASING

PROJECT STAGE	PLAN SHEET NO.	BRP DESCRIPTION	REMOVE AFTER STAGE	NOTE
PRIOR TO GRADING	A	SILT FENCE	1	INSTALL SILT FENCE AROUND PERIMETER
CONSTRUCTION ENTRANCE	B	TEMPORARY CONSTRUCTION ENTRANCE	1	INSTALL TEMP. CONST. ENTR.
STORM SEWER INSTALLATION	C	WATTLE INLET PROTECTION	1	INSTALL WATTLES DURING CONSTRUCTION
	D	ROCK INLET PROTECTION	1	INSTALL ROCK FOR INLET PROTECTION (PERMANENT)
MASS GRADING	E	INTERIOR EROSION CONTROL DEVICES	1	INSTALL INTERMEDIATE SILT FENCE
	F		1	INSTALL INTERMEDIATE WATTLES

Designed By	Drawn By	Checked By	Issue Date
JAVZ	DK	DK	JAVZ
REV. DATE	REVISIONS		
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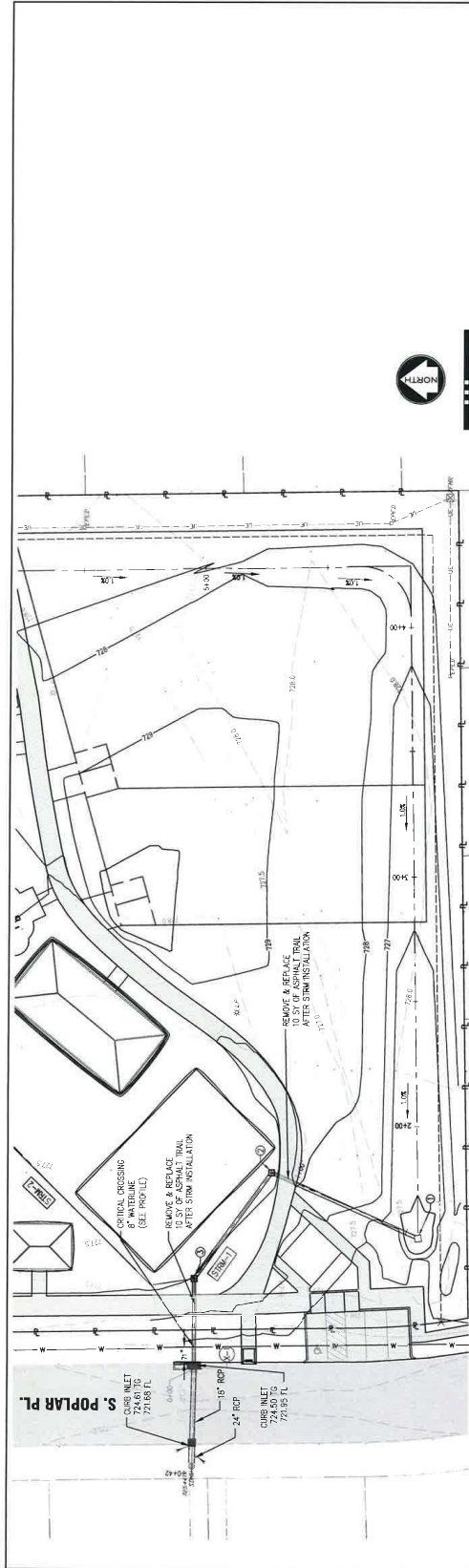


25-A.N. MAIN ST., SAPULPA, OK 74066
TEL: 918.264.9405

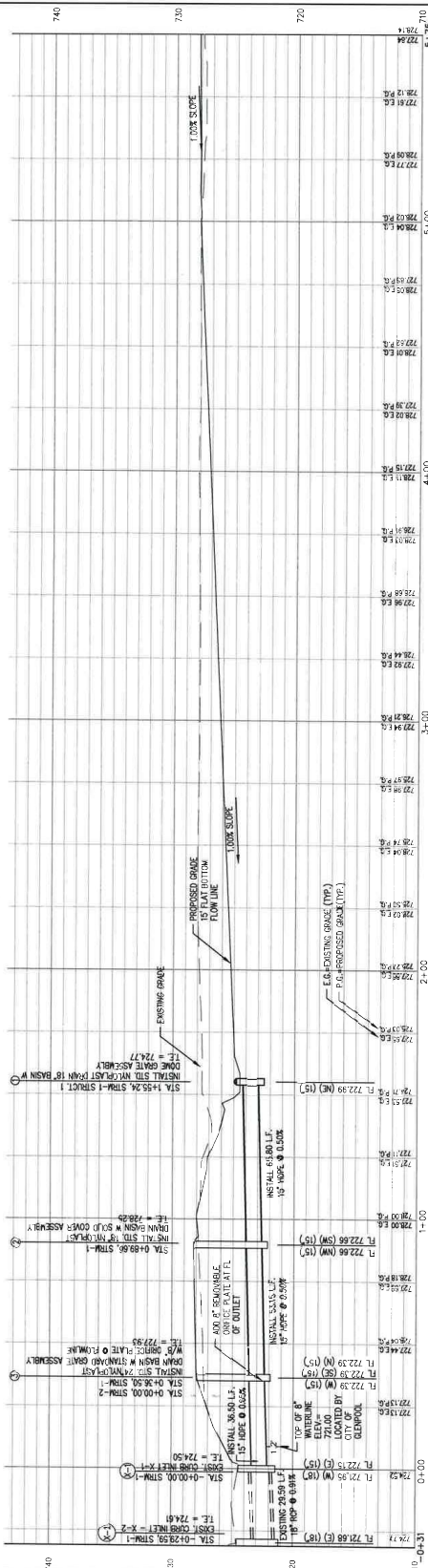
KENDALWOOD NORTH PARK DRAINAGE IMPROVEMENTS
CITY OF GLENPOOL, OKLAHOMA
EROSION CONTROL PLAN

PROJECT NO.
202-GLNPOOL-07-001
SHEET NO.
C6

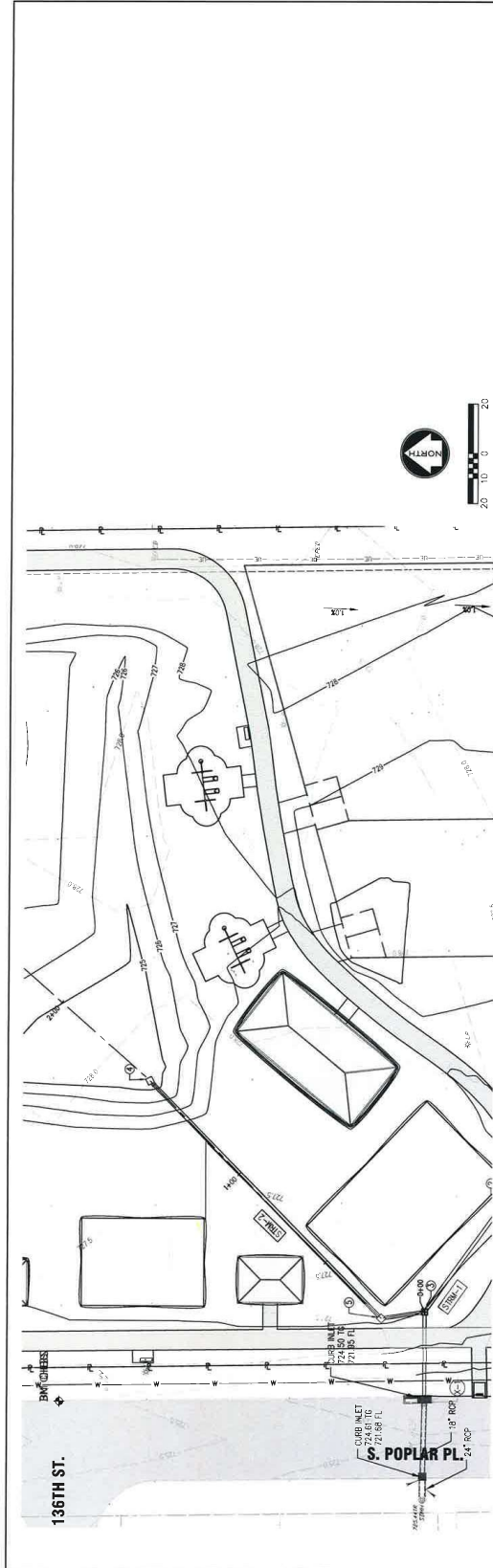
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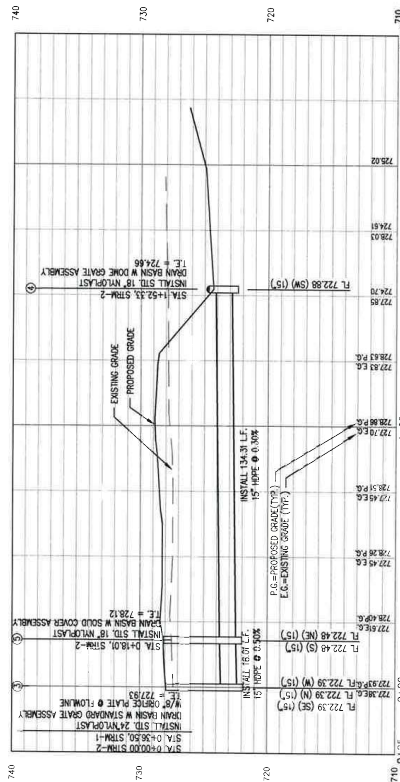
STRM-1 PROFILE



PROJECT NO. 202-48P00-07-001		SHEET NO. C7	
NOTES:		KENDALWOOD NORTH PARK DRAINAGE IMPROVEMENTS CITY OF GLENPOOL, OKLAHOMA	
STORM SEWER P&P			
		25 N. MAIN ST., SAFFULPA, OK 74066 TEL: 918.264.9405	
DESIGNED BY: JAZZ	DATE: 5/24/2021	REVISIONS:	BY: JAZZ
DRAWN BY: JAZZ	DATE: 5/24/2021	REVISIONS:	BY: JAZZ
CHECKED BY: JAZZ	DATE: 5/24/2021	REVISIONS:	BY: JAZZ
IN CHARGE: JAZZ	DATE: 5/24/2021	REVISIONS:	BY: JAZZ



STRM-2 PROFILE



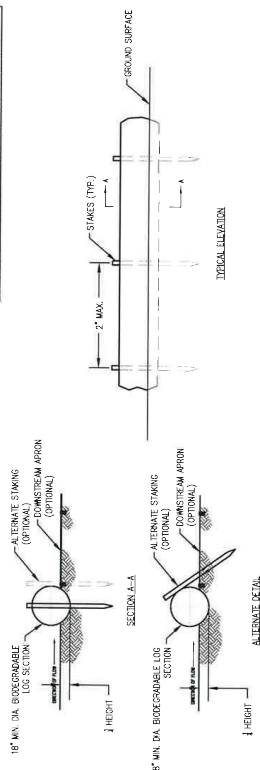
PROJECT NO. 2021-02-000-07-001 SHEET NO. C8		NOTES: KENDAL WOOD NORTH PARK DRAINAGE IMPROVEMENTS CITY OF GLENPOOL, OKLAHOMA STORM SEWER P&P	
DESIGNER 25-A N. MAIN ST., SAPULPA, OK 74066 TEL: 918.264.9405		CITY OF GLENPOOL ENGINEER 	
Drawn By: JAC Check By: JAC Issue Date: 5/24/2021	REV. DATE REVISIONS 1 5/24/2021 1.00 2 5/24/2021 1.01 3 5/24/2021 1.02	Copyright © 2021 - Midwest Engineering Group, LLC	

D:\SYNCHRO PROJECTS\SYNCHRO\PROJECTS\2021-02-000-07-001-GLENPOOL-STORM SEWER P&P
 DATE: 5/24/2021
 BY: JAC
 CHECKED: JAC
 APPROVED: JAC

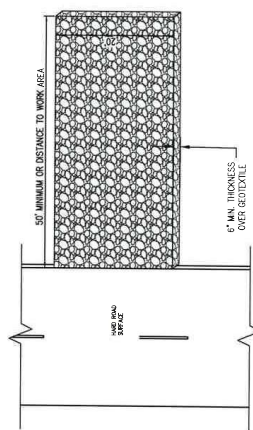
1. SLOPE INTERUPTIONS SHALL BE PLACED ALONG CONTOUR LINES, WITH A SHORT SECTION TURNED UPRIGHT AT EACH END OF THE BARBER.
2. THE SPACING OF THE WATLES OR LOGS SHALL NOT EXCEED 250 FEET, AND THE BARBERS MUST SHALL BE STAGGERED.
3. INSTALL WATLES AND BIOGRADABLE LOGS PER MANUFACTURER'S INSTRUCTIONS.
4. A MINIMUM OF 3" WATLES OR LOGS SHALL BE USED WITH A MAX. SPACING LENGTH OF 250 FEET. SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH 7 MAX. SPACING.
5. WATLES AND BIOGRADABLE LOGS DAMAGED BY CONTRACTORS INCLUDING REPAIR MAINTENANCE OR LACK OF MAINTENANCE, SHALL BE REPAIRED IMMEDIATELY BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WATLES AND LOGS PRACTICES.
7. EXCLUDING WOOD BASED MAT, SHALL MEET THE NORTH AMERICAN WEED FREE PLANTING STANDARDS.

	9" SEDIMENT LOG OR 12" OR 6" FILTER SOCK (71)	12" SEDIMENT LOG OR 12" FILTER SOCK (71)	20" SEDIMENT LOG OR 18" FILTER SOCK (71)
SLOPE GRADIENT	44% 1 V	40	80
	34% 1 V	30	50

	LOW FLOW	HIGH FLOW
0'-5"	50%W / COMPOST	EXCEL/SOR / WOOD CHIPS / COCONUT FIBER
5'-6"	STRAW / COMPOST	EXCEL/SOR / WOOD CHIPS / COCONUT FIBER
8'-10"	STRAW / COMPOST	EXCEL/SOR / WOOD CHIPS / COCONUT FIBER



WATTLES AND BIODEGRADABLE LOG



1. INITIAL PIERCE TO START OF DRILLING.
2. USE 3 TO 4 INCH AGGREGATE STONE FOR CONCRETE APPLICATIONS AND 2 TO 3 INCH FOR RESIDENTIAL APPLICATIONS.
3. A DUMP MUST BE AT LEAST 20 FEET WIDE AND 50 FEET LONG (MINIMUM) ON THE DISTANCE TO THE FOUNDATION, MINIMUM 10 FEET.
4. REPAIRS AS NEEDED TO MAINTAIN 4 INCH DEPTH OVER ENTIRETY.
5. REMOVE AND OR SCUMED TRACED OR WASHED DOWN PUBLIC ROAD IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

Designed By: <u>WZ</u>	5	00000000000000000000	00000000000000000000
	4	00000000000000000000	00000000000000000000
Drawn By: <u>HH</u>	3	00000000000000000000	00000000000000000000
	2	00000000000000000000	00000000000000000000
Checked By: <u>QC</u>	1	00000000000000000000	00000000000000000000
	REV.	DATE	REVISIONS
CERTIFICATE OF AUTHORITY KS: E-2000 Issue Date: <u>5/24/21</u> Copyright © 2001 LUMCONET ENGINEERING GROUP, L.P.			



Midwest
ENGINEERING
CARBON LLC
25-A N. MAIN ST.,
TEL: 918 264-9405

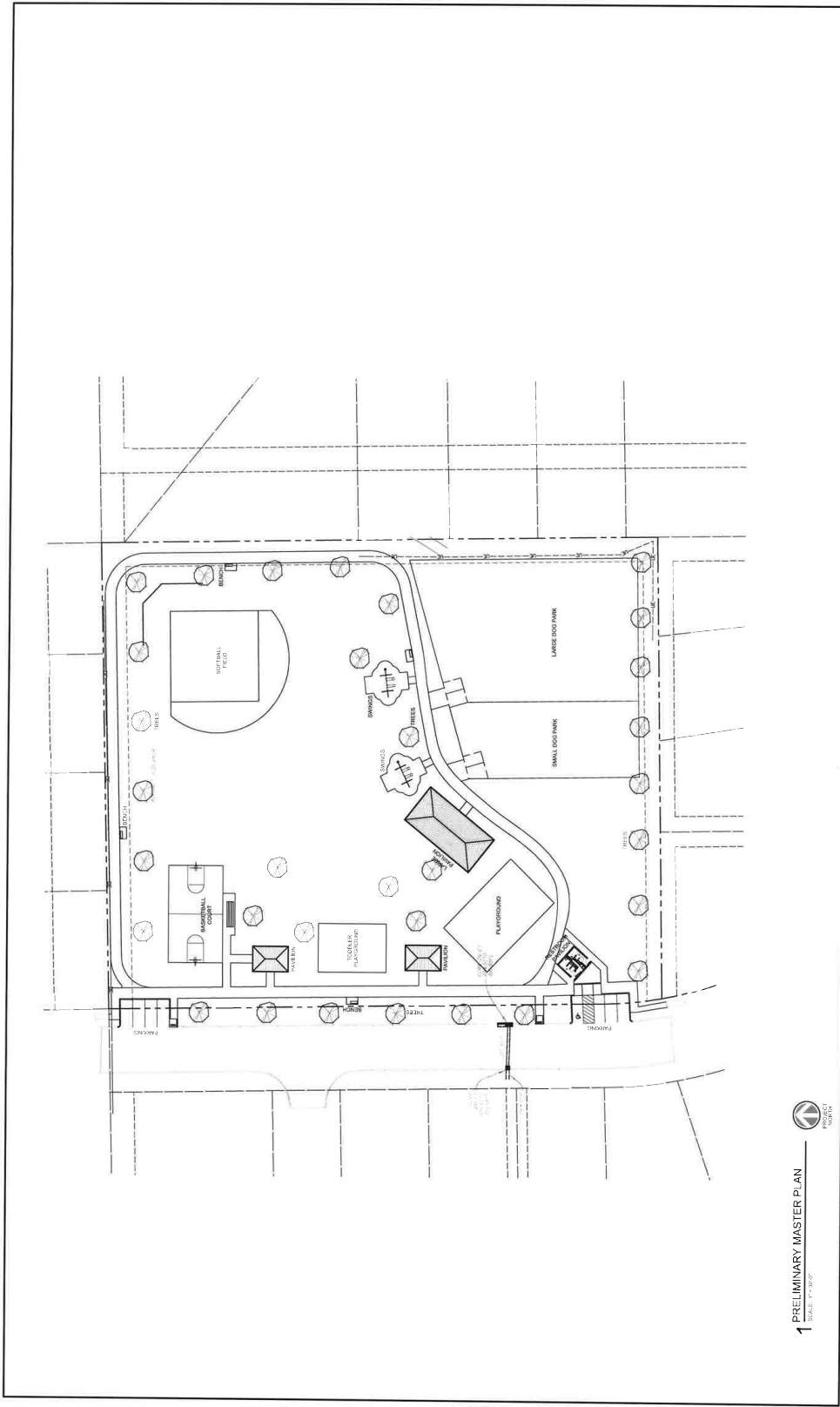


KENDALWOOD NORTH PARK DRAINAGE IMPROVEMENTS
CITY OF GLENPOOL, OKLAHOMA
EROSION CONTROL DETAILS

NOTES:

PROJECT NO.
2021-GLNPOOL-07-0
SHEET NO.

Page 196 of 200



1 PRELIMINARY MASTER PLAN



PRELIMINARY DESIGN	04.20.17
DESIGN DEVELOPMENT	05.10.17
SCHEMATIC DESIGN	06.10.17
PRELIMINARY MASTER PLAN	07.10.17
FINAL MASTER PLAN	08.10.17
CONSTRUCTION DOCUMENTS	09.10.17

PROJECT NO.	17-000
FILE	03.10.17
SCALE	AS NOTED
DATE	07.10.17
DESIGNED BY	CSH
CHECKED BY	CSH
APPROVED BY	CSH

SCALE	
-------	--

ARCHITECT

GS HELMS + ASSOCIATES

904.938.7277 | 904.938.7277

1000 N. GULF BLVD. SUITE 1000

MIAMI, FL 33132

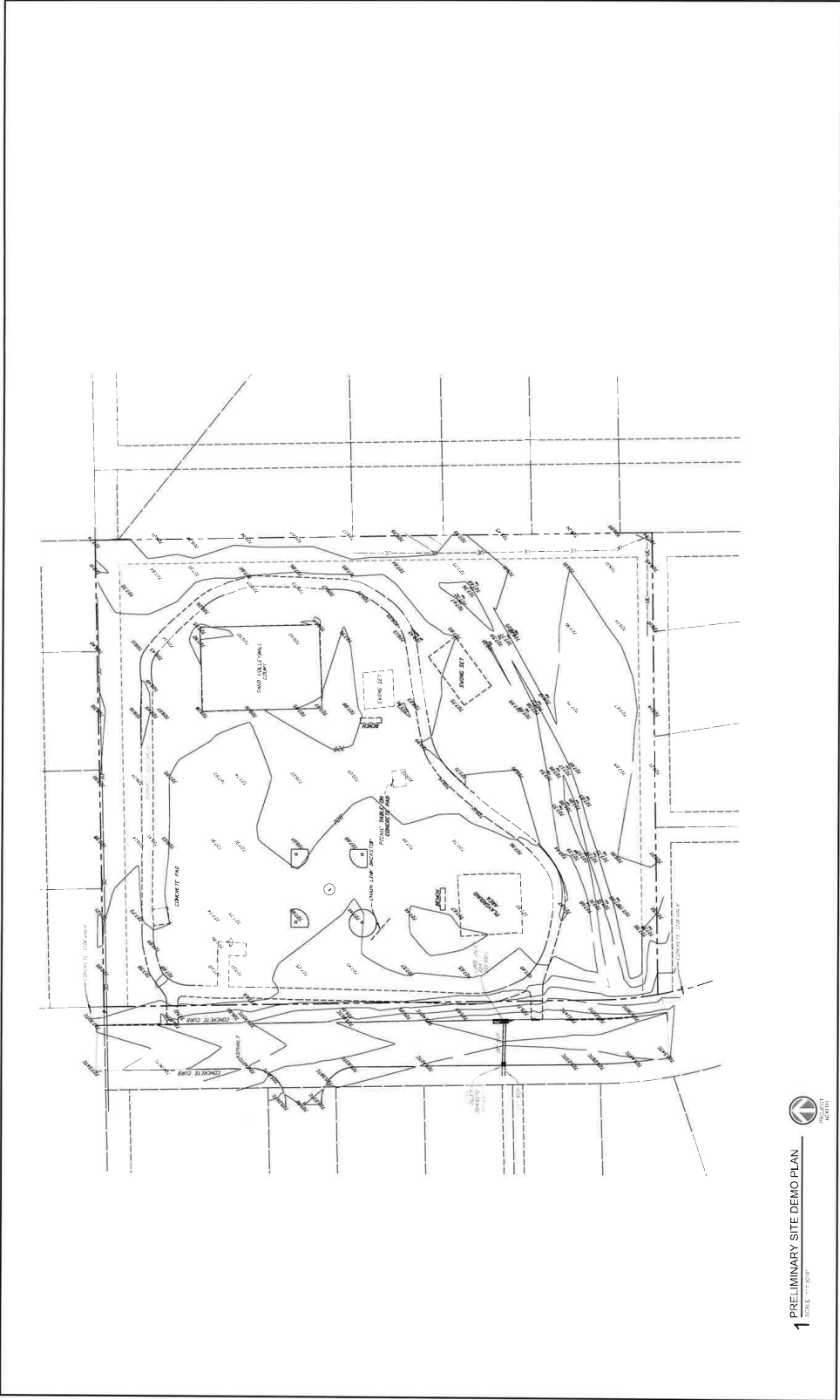
PROJECT TITLE

SHEET TITLE

CITY OF GLENWOOD, OKLAHOMA
KENDALWOOD NORTH PARK
 1300 STREET & 10TH AVENUE, GLENWOOD, OK
PRELIMINARY MASTER PLAN

SHEET NUMBER

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SHEET NUMBER

CITY OF KANSAS, KANSAS
KENDALWOOD PARK
RENOVATION
1586 STREET & POPP PLACE - GLENPOOL, OK
PRELIMINARY SITE DEMO PLAN

PROJECT TITLE
SHEET TITLE

ARCHITECT
GS HELMS
ASSOCIATES
1501 W. 15TH AVENUE
SUITE 100
GLENPOOL, OK 74244

PROJECT NO.	1501-000
DATE	05.18.21
SCALE	AS SHOWN
DRAWN BY	CSH
CHECKED BY	CSH
APPROVED BY	CSH

SCALE

PRELIMINARY DESIGN	05.18.21
PRELIMINARY DESIGN	05.18.21
REVISED/AMENDMENT	05.18.21
REVISION	SCALE



1 PRELIMINARY SITE DEMO PLAN
SCALE: 1"=50'

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