

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on August 5, 2019, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Clerk PRIOR TO THE CALL TO ORDER

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor	
C) Invocation – Sean Farver, Kirk Crossing	
D) Pledge of Allegiance – Timothy Lee Fox, Mayor	
E) Recognition of public service for Joyce Calvert and Richard Watts - James McHendry, City Planner	
F) Community Development Report – Lynn Burrow, Community Development Director	
1) Community Development Director's Report	3 - 12
G) City Manager Report – David Tillotson, City Manager	
H) Mayor Report – Timothy Lee Fox, Mayor	
I) Council Comments	
J) Public Comments	
K) Scheduled Business	
1) Discussion and possible action to approve minutes from July 12, 2019, and July 15, 2019 meetings. (Wendy Knight, City Clerk) Special Meeting - 12 Jul 2019 - Minutes - Html Regular Meeting - 15 Jul 2019 - Minutes - Html	13 - 20
2) Discussion and possible action to adopt a Resolution Approving the Incurring of Indebtedness by the Trustees of the Glenpool Utility Services Authority; Waiving Competitive Bidding; Approving Security Agreement; and Containing Other Provisions Relating Thereto. (David Tillotson, City Manager); (John Weidman, Bond Counsel) Resolution No. 2019008 Council Authorizing Resolution - 080519	21 - 22
3) Discussion and possible action to approve Ordinance No. 765, 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 RS-3 (Single-Family High-Density) to CS (Commercial Shopping), as recommended by the Planning Commission under application GZ-272; and repealing all Ordinances or parts of Ordinances in conflict herewith. (James McHendry, City Planner)	23 - 48

[Ordinance No. 765 GZ 272 staff report](#)

- | | | |
|----|---|---------|
| 4) | Discussion and possible action to approve the assessed INCOG fees for FY 2020, in the amount of \$20,811.00.
(David Tillotson, City Manager)
<u>INCOG Fees</u> | 49 - 50 |
| 5) | Discussion and possible action to nominate incumbent Robert Johnson, as OkMRF Board Trustee.
(David Tillotson, City Manager)
<u>OkMRF Board Election</u> | 51 - 55 |
| 6) | Discussion and possible action to approve acceptance of Overland Drainage Easement Dedication with a termination clause, from Summit Properties Land Development 2019, LLC.
(Lynn Burrow, Community Development Director)
<u>Overland Drainage Easement Dedication</u> | 56 - 60 |
| 7) | Discussion and possible action to approve acceptance of a General Utility Easement Scissortail Addition: Phase I, covering a tract of land owned by Summit Properties Land Development 2019, LLC.
(Lynn Burrow, Community Development Director)
<u>General Utility Easement - (B) Scissortail</u> | 61 - 65 |
| 8) | Discussion and possible action to approve acceptance of a General Utility Easement Scissortail Addition: Phase I, covering a tract of land owned by Summit Properties Land Development 2019, LLC.
(Lynn Burrow, Community Development Director)
<u>General Utility Easement - (C) Scissortail</u> | 66 - 70 |
| 9) | Discussion and possible action to approve acceptance of a Deed of Dedication for Public Roadway Right-of Way from Summit Properties Land Development 2019, LLC.
(Lynn Burrow, Community Development Director)
<u>Deed of Dedication for Public Roadway Right-of-Way</u> | 71 - 74 |

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on August 2, 2019 by 4:00 pm.

Signed: Wendy Knight

City Clerk



COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

To: Honorable Mayor, and Glenpool City Councilors

From: Lynn Burrow, PE
Community Development Director

Date: July 1, 2019

This report summarizes development improvement related activities within the City of Glenpool, documenting: (1) major public and private projects in the design process; (2) approved projects under construction, (3) current Planning Department items currently being processed; (4) Building and Field Inspection Department activities, and; (5) Code Enforcement Department business within the City of Glenpool.

I. CURRENT CITY OF GLENPOOL PUBLIC IMPROVEMENT PROJECTS:

A. SPEEDY'S SANITARY SEWER LIFTSTATION REHABILITATION PROJECT

- Contractor has completed the installation of all new structures and equipment at the liftstation site.
- To date there have been approximately 31 weather related delay days that have extended the project beyond the original contract completion date of June 20th.
- Project start-up is to be August 5th.
- Full Project completion is anticipated August, 2019 – barring additional weather delays.

B. WARRIOR ROAD REHABILITATION PROJECT

- Actual construction of the Phase I & II work started May 7th and is required to be completed by the start of 2019/2020 school year (August, 14th)
- Two additional construction phases required to fully complete the entire project will be structured and coordinated with the Glenpool School District in the future as necessary to minimize disruption of school related activities.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

C. ODOT TRANSPORTATION GRANT PROJECT

- This grant project was applied for through INCOG as part of Oklahoma Transportation Enhancement Program that is federally funded and administered by ODOT.
- The Glenpool application to ODOT through INCOG for project funding was approved by Glenpool City Council by Resolution No.10-12-01
- Transportation Enhancement Grant was applied for in March, 2013 and was awarded to the City in April, 2014.

The original proposal for the project consists of:

1. The installation of pedestrian sidewalks and associated landscape and street lighting improvements extending from the Tulsa County Recreation Center on Peoria Ave. connecting with the Glenpool School District campus at 146th Street and Warrior Road via Peoria Ave., 141st Street, Elwood Ave., and 146th Street at an estimated cost of \$688,569.
 2. The base grant consists of an 80/20% matching fund arrangement where the grant will cover 80% of the overall design and construction costs with a 20% City funded match amount.
- The current effort is to include multiple alternant sub-projects that will be designed and bid at the same time as the base project.
 - Currently, the scope of the base project is being finalized as well as the various alternate pieces - thus creating an overall project scope in phases should additional funding become available in the future.
 - The Design Consultant is currently adding one additional sub-project to overall project scope. This additional project will include the installation of pedestrian sidewalks along either side of Fern Avenue. from 141st Street to 144th Place at north property line of the High School campus.

D. 2019 PAVING REPAIR PROJECTS

- Twenty (20) individual paving repair projects were packaged and placed out to public bid in May, 2019.
- Thirteen (13) of the projects were chosen as the first phase of construction and were presented to the City Council at the June 17th Council meeting.
- The Phase I package of projects were approved by the Council and have been included in a Construction Contract Agreement with Dunham Asphalt Services, Inc.
- The seven (7) remaining projects included in the original bid package have been submitted for City Council approval at the July 1st Council meeting.
- The construction of all twenty (20) individual 2019 paving repair projects is anticipated to start in July with completion approximately September 1, 2019.

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

**Mayor Tim Fox, Vice-Mayor Momadou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight**

www.glenpoolonline.com

II. CURRENT CONSTRUCTION ACTIVITY WITHIN THE CITY:

A. ELM POINTE COMMERCIAL CENTER: ELM POINTE ADDITION: 141ST STREET & PEORIA AVENUE

- The completion of the multi-tenant retail buildings fronting onto Peoria Ave. has been accomplished.
- Interior tenant improvements on both retail buildings are progressing in pace with finalized leasing agreements.
- Full project completion (all building construction) is anticipated in July, 2019

B. ELM POINTE II RESIDENTIAL ADDITION: 141ST STREET AND MADISON AVENUE

- Street paving and final lot grading activity is underway currently with completion estimated for August, 2019
- Residential home construction is anticipated to start in September, 2019

C. BROOKOVER CORNER: COMMERCIAL COMPLEX - 151ST STREET & BROADWAY AVENUE

- Public paving construction started in June and is estimated to be complete in August.

D. GLENPOOL ELEMENTARY SCHOOL: ELWOOD AVENUE & 138TH STREET

- Glenpool School Administration has predicted full project completion in early August and will be ready for occupancy by start of 2019/2020 school year (August 14th).
- The predicted student load for the first year of operations is approximately 500, consisting of Pre-K and kindergarten classes.

E. GLEN HILLS: BLOCKS 1 THRU 6 (PHASE I): RESIDENTIAL ADDITION - 141ST STREET & IROQUOIS AVENUE.

- The installation of all Phase I private improvements specified in original Planned Unit Development approved are underway currently with completion anticipated in early August, 2019.
- The start of actual home construction has been initiated with the permitting of five (5) model homes and eight (8) pre-sold residences.

F. GLEN HILLS: BLOCKS 7 THRU 11 (PHASE II): RESIDENTIAL ADDITION - 141ST STREET & IROQUOIS AVENUE

- The start of construction related to public improvements necessary to serve the Phase II portion of the project (water, sanitary sewer, storm sewer, and paving) was started in June and is currently in progress.

- The full completion of Phase II development improvement construction, City processing of the final subdivision plat, and the start of actual home construction in the Phase II portion of the project is anticipated September, 2019.

G. THE PINES: RESIDENTIAL ADDITION - 141ST STREET & IRONWOOD AVENUE

- This single-family residential project is being developed under conditions and development standards approved in PUD No. 32.
- Full project completion anticipated in September, 2019 with the start of home construction at that time.

H. SCISSORTAIL: RESIDENTIAL ADDITION – 151ST STREET & POPLAR STREET

- This single-family residential project is being developed under the development standards set forth in PUD No. 39 and is generally located on the north side of 151st Street at Poplar Street.
- All Planning related processing and approvals have been completed regarding zoning and preliminary and final subdivision platting covering the first phase of the project.
- All Phase I site improvement construction document approvals and permitting has been completed.
- Start of site improvement construction on Phase I tract started in July and is anticipated to be complete in February, 2020

I. SOUTH 75 BUSINESS PARK: PHASE III

- This commercial/industrial project is located along east side of US Highway 75 extending from 161st Street to 166th Street and is being developed under the terms and conditions specified in a certain TIF District Agreement approved for the project.
- Full completion of development related public improvements is anticipated in late August, 2019

III. CURRENT PLANNING DEPARTMENT AND PLANNING COMMISSION ACTIVITIES:

A. ZONING

- **GZ-272:** a proposal to rezone Lots 12 & 13 of Block 2 Original Township and Lots 14, 15, 16, 17, 18 of Block 2 Original Township from RS-3 (single-family high density) to CS (commercial shopping); the 0.80 acres of land is generally located along north side of W. 146th St. S. (street address of 85 and 63 W. 146th St. South).
- **Specific Use Permit:** Retail Building Inc. application for 56' x 113' (43.94 sq. ft) full color electronic message center sign component. Per 11.7.5.A.8 of City's zoning

code, electronic and/or LED lighted signs may be permitted by granting of a Specific Use Permit, the full color electronic message center proposed is on a requested sign located on a part of Lot 1 Block 2 of Brookover Corner subdivision, on subject site of lot split (GLS 236), north of E. 151st St, just over half mile east of Hwy 75, at intersection of 150th Pl and S. Broadway Street on lands zone CG (commercial general)

B. LOT SPLIT

- None

C. SUBDIVISION PLAT APPLICATIONS PENDING REVIEW:

i. BROOKOVER CORNER I & II. MOAB HOLDINGS.

Commercial development is at northeast corner of intersection of 151st Street and U.S. 75, contains 51.78 acres. Together, the two (2) phases contain eight (8) lots and multiple Reserve Areas, primarily for stormwater drainage and detention. Developer's engineer AAB Engineering, LLC has additionally filed an application to close part of a Utility Easement containing a sanitary sewer line, which will be rerouted as a part of the Brookover Corner development. Review and approval schedule for both Final Plats and Utility Easement closing applications:

- 01/25/2019 TAC Review
- 02/11/2019 Planning Commission conditional approval
- 02/19/2019 City Council conditional approval.
- 03/04/2019 City Council Public Hearing for easement closure
- 4/22/2019 Applicant has submitted final plat(s), staff is in-review to confirm compliance with conditions of approval
- 5/2019 Brookover Corner 1, plat filed
- Brookover Corner 2 TBD | Final Plat COG application

ii. GLEN HILLS BLOCKS 1-6. K & S DEVELOPMENT INC.

Residential development located west of northwest corner of 141st Street and Peoria Avenue, containing 28.82 acres (Phase I). Proposed subdivision covers development of 86 single family residential lots under concepts and development standards established and previously approved in PUD No. 34.

- 9/28/18 Technical Advisory Committee Review

- 10/8/18 Planning Commission Tabled with direction to applicant to revised per staff comments, correct minimum house size in the private covenants to 1,500 square feet per the PUD
- 11/14/18 Planning Commission Conditionally Approved
- 12/03/18 City Council Conditionally Approved Final Plat
- 02/22/19 COG CD met with Select Design to review list of open items to be addressed prior to City's release of plat
- 03/29/2019 Applicant has submitted final plat(s), staff is in-review to confirm compliance with conditions of approval
- 5/2016 Glen Hills plat filed

iii. GLEN HILLS BLOCKS 7-11, K & S DEVELOPMENT INC.

Residential development located west of northwest corner of 141st Street and Peoria Avenue, contains 20.04 acres (Phase II). Proposed subdivision covers development of 79 single family residential lots under concepts and development standards established and previously approved in PUD No. 34.

- 9/28/18 Technical Advisory Committee Review
- 10/8/18 Planning Commission Approved subject to the corrections identified by Staff and those identified by the Planning Commission, including correcting the minimum house size in the private covenants to 1,500 square feet and provide assurances that construction traffic will only utilize 141st St.
- TBD | Final Plat COG application

iv. FINAL PLAT: SCISSORTAIL, BLOCKS 1 – 4, SUMMIT PROPERTIES, INC.

This residential development is at the intersection of 151st Street and Poplar Street, contains 29.13 acres (Phase I). Proposed subdivision covers development of 88 single family residential lots under concepts and development standards established and previously approved in PUD No. 39.

- 2/22/19 COG CD met with Select Design, indicated final plat submission is anticipated soon
- TBD | Final Plat COG application

v. REDBUD GLEN, GOLD TEAM REALTY GROUP

Preliminary plat for Redbud Glen, detached single-family residential subdivision plat on an approximate 20.1-acre site of land, generally located north of the northwest corner of 151st Street South and South Elwood Avenue intersection. Single-family detached homes gated community project is the northern most Development Area (C) of PUD 30.

- 03/29/2019 TAC
- 04/08/2019 Planning Commission approved Redbud Glen preliminary plat
- 04/15/2019 City Council approved Redbud Glen preliminary plat
- 05/07/2019 Applicant submitted incomplete application
- 08/12/2019 Planning Commission to review final plat application, along with PUD 30 Final Development Plan

vi. TWIN PONDS PRELIMINARY PLAT: SUBMITTED BY DAN BEALER AND SELECT DESIGN

Application of preliminary plat, Twin Ponds, a proposed detached single-family residential home subdivision plat on an approximate 22.05-acres of AG (agriculture zone lands, project is subject site of PUD 31; site is generally located immediately north of West 181st Street South and 0.5-miles west of US Hwy 75 on lands now zoned AG (agriculture).

- 08/12/2019 Planning Commission to review preliminary plat application, along with PUD 31 Preliminary Development Plan

vii. RE-PLAT OF PART OF LOT 2, BLOCK 1 MONTAPP ADDITION (FINAL PLAT)

a re-plat of a part of lot 2 block 1 of Montapp Addition, approximately 900 feet south of W. 121st Street South east of Yukon Avenue, the subject site is zoned CG (commercial general)

- 08/12/2019 Planning Commission to review preliminary/final plat application

D. PLANNED UNIT DEVELOPMENT APPLICATIONS AND PROCESSING:

i. PUD 30 MAJOR AMENDMENT NO. 1 (PUD 30A: REDBUD GLEN):

Crafton Tull's request for approval of Major Amendment No. 1 to PUD 30 "Glenpool Center South," including a Preliminary Development Plan for property generally located at 423 W. 151st St. S.; north of northwest corner of 151st St. S. and S. Elwood Ave intersection. Subject property is north (approx.)

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momadou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

20-acres of PUD 30, designated for single-family residential development. Redbud Glen is proposed to be a gated subdivision with private streets and neighborhood amenities. Primary effect of the proposed Major Amendment is to relax minimum lot width and lot size requirements, while the lots will be smaller, the PUD states homes must have a minimum of 5,000 square feet of livability space.

- 11/28/18 TAC Review
- 12/10/18 Planning Commission Conditionally Approved Conceptual Development Plan only as per Staff recommendations
- 04/08/2019 Planning Commission approved Preliminary Development Plan + PUD Major Amendment
- 04/15/2019 City Council approved Preliminary Development Plan + PUD Major Amendment
- 08/12/2019 Planning Commission to review final plat application, along with PUD 30 Final Development Plan

ii. PUD 31, TWIN PONDS PRELIMINARY DEVELOPMENT PLAN

A request for approval of Planned Unit Development (PUD) 31, a PUD consisting of a 15 lot residential estate private gated community across 22.05 acres, located immediately north of West 181st Street South and 0.5-miles west of US Hwy 75 on lands now zoned AG (agriculture).

- 08/12/2019 Planning Commission to review preliminary plat application, along with PUD 31 Preliminary Development Plan

E. SITE PLAN APPLICATIONS PENDING REVIEW:

- i. BEEHIVE SENIOR CENTER:** application for approx. 25,000 square foot senior care facility in the MonTapp addition at Yukon and Vancouver. **IN-PROCESS**

IV. CURRENT BUILDING, CONSTRUCTION INSPECTION, AND CODE ENFORCEMENT DEPARTMENT ACTIVITY: JULY, 2019

A. CURRENT COMMERCIAL AND RESIDENTIAL PROJECTS PERMITTED FOR CONSTRUCTION:

- Brookover Corner Commercial Complex: 151st Street & Broadway Avenue
- Glenpool Elementary School: Elwood Avenue & 138th Street
- Elm Pointe Commercial Development: 141st Street & Peoria Avenue

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

- Glen Hills Residential Addition: Phase I: 141st Street & Iroquois Avenue
- Glen Hills Residential Addition: Phase II: 141st St. & Iroquois Avenue
- The Pines Residential Addition: 141st Street & Ironwood Avenue
- South 75 Business Park: Phase III Public Improvements: 161st Street
- Speedy's Liftstation Rehab. Project:
- MonTapp Commercial Building: 125th Court - West of Vancouver Avenue
- Scissortail Residential Addition: Phase I on 151st Street
- Park 151 Commercial Project: 151st Street & Elwood Ave.

B. CURRENT RESIDENTIAL AND COMMERCIAL BUILDING PERMIT STATISTICS:

New Residential Permits Issued in July, 2019	1
New Commercial Permits Issued in July, 2019	0
Current Active Residential Permits	28
Current Active Commercial Permits	14
2018 Residential Permits thru June	15
2019 Residential Permits issued thru July	17
2018 Commercial Permits Issued Thru July	5
2019 Commercial Permits Issued Thru July	2

C. CODE ENFORCEMENT DEPARTMENT: JULY, 2019

Typical Issues Addressed by Code Enforcement Department:

Public Nuisances:

- Inoperable or abandoned vehicles stored on private property.
- Trash or debris on private property
- Excessively high grass on private property

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
 Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
 City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

- Special Assessment requests researched and issued to real estate lenders
- Filing and releasing Mechanic Liens with the Tulsa County Recorder's Office
- Illegal vehicle parking on private property yards.
- Visual impairments caused by trees, shrubs, vehicles, etc. interfering traffic flow
- Bidding and subcontracting involved with nuisance abatement
- Enforcement of Health and Safety Code violations

A. DEPARTMENT ACTIVITY FOR THE MONTH: JULY, 2019

ACTIVITY DESCRIPTION:	TOTALS:
Complaints received and investigated (year-to-date)	688
Open public nuisance cases thru July	28
Code Enforcement Cases - July	
High grass:	36
Fire damaged structures:	-0-
Illegally parked vehicles:	17
Nuisance abatements (contractor):	6
Notices issued for residences with no water service:	1
Tulsa County Health Department citations:	-0-
Illegally placed sign notices:	31
Damage to public facilities citations:	-0-
Excessive trash & debris notices :	21
Dilapidated structure/property notices:	4
Trash can/receptacle placement notices:	12
Misc.: Building Demolition & Removal	-0-
Elderly & Disabled Citizen Assistance	6

MINUTES
Special Meeting
Friday, July 12, 2019 12100 S. Yukon Ave, Glenpool, OK
10:00 AM

COUNCIL PRESENT: Tim Fox
Momodou Ceesay
Joyce Calvert

COUNCIL ABSENT: Brandon Kearns
Jacqueline Triplett-Lund

STAFF PRESENT: Susan White
Wendy Knight
Lynn Burrow
James McHendry
Lea Ann Reed

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 10:10 a.m.
- B) Silent Roll Call, Declaration of Quorum - Wendy Knight, City Clerk;
Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Mayor Fox declared a quorum present.
- C) Scheduled Business**
- 1) Council participation in the ground breaking ceremony for The Shoppes at South Yukon. No action will be taken
(Susan White, Assistant City Manager)
- Council and staff participated in the ground breaking ceremony for The Shoppes at South Yukon. No action was taken.
- D) Adjournment**
There being no further business, Mayor Fox declared the meeting adjourned at 10:30 a.m.

MINUTES
Regular Meeting
Monday, July 15, 2019 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Jacqueline Triplett-Lund
Momodou Ceesay
Tim Fox

STAFF PRESENT:

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

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:05 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Mayor Fox declared a quorum present.
- C) Invocation – Aaron Hunter, Collective Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) City Manager Report – David Tillotson, City Manager**
- The paving projects that have been previously approved by Council, and the Kendalwood detention pond project will start this week.
 - There will be a meeting Wednesday involving the police department, public works and community development department, fire department, and Glenpool school district, discussing traffic control issues for the new elementary school.
 - Warrior road is still on schedule to be completed August 15th.

- We have discovered flooding damage to the outfall site of our sewer plant, and have started the process with FEMA and Tulsa county. We are trying to determine who has the responsibility for the river bank itself, for us to be able to protect our outfall site.
- David attended medical marijuana training last Friday. There are new laws and changes in zoning, and some of these laws will go into effect in August.

Councilor Lund asked about the location of the outfall site. **Mr. Burrow** responded that it is at 131st Street & the river - entrance by the power plant.

F) Mayor Report – Timothy Lee Fox, Mayor

- The groundbreaking for the Tapp Companies development went well last Friday.
- Tuesday night Mayor Fox and David Tillotson attended the annual INCOG meeting. Lt. Governor Matt Pinnell was the guest speaker, and he was very enthusiastic about bringing back tourism and revamping Route 66 to help the economy in Oklahoma.

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 minutes from July 1, 2019 meeting.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To approve the minutes as presented.

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

CARRIED.

[Regular Meeting - 01 Jul 2019 - Minutes - Html](#)

- 2) Discussion and possible action to approve the proposed Morris Park User Agreement with Indian Nations Youth Sports for youth football activities from July 1, 2019 through December 31, 2019.
(Lynn Burrow, Director of Community Development)

Mr. Burrow presented and recommended Council approval of the proposed Morris Park User Agreement with Indian Nations Youth Sports for youth football activities from July 1, 2019 through December 31, 2019. In addition to the terms and conditions, User must provide additional documentation before the Agreement is effective to allow use of the Premises.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To approve the proposed Morris Park User Agreement with Indian Nations Youth Sports for youth football activities from July 1, 2019 through December 31, 2019, on the basis of receiving proof of insurance and other required documents.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[Staff Memo for 071519](#)

[2019 User Agreement with Indian Nations 040119](#)

[Documents Needed from Indian Nations 070919](#)

[Medical Release and Liability Waiver - Morris Park](#)

- 3) Discussion and possible action to approve Change Order No. 1 to the existing Phase II agreement with Dunham's Asphalt Services in the amount of \$42,599.00, under the condition that the City be reimbursed 50% of that amount (\$21,299.50) from the Glenpool School District as an equal share of the reconstruction costs, with the City's portion (\$21,299.50) to be funded from FY 2019/2020 Annual Budget under item No.01-6-14-6274, Street Repairs.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of Change Order No. 1 to the existing Phase II agreement with Dunham's Asphalt

Services in the amount of \$42,599.00, under the condition that the City be reimbursed 50% of that amount (\$21,299.50) from the Glenpool School District as an equal share of the reconstruction costs, with the City's portion (\$21,299.50) to be funded from FY 2019/2020 Annual Budget under item No.01-6-14-6274, Street Repairs. This proposed Change Order covers the costs associated with the complete milling and asphalt paving overlay of all existing paving surfacing located on 138th Street serving the new Glenpool Elementary School project site.

Moved by Momodou Ceesay, seconded by Jacqueline Triplett-Lund

To approve Change Order No. 1 to the existing Phase II agreement with Dunham's Asphalt Services in the amount of \$42,599.00, under the condition that the City be reimbursed 50% of that amount (\$21,299.50) from the Glenpool School District as an equal share of the reconstruction costs, with the City's portion (\$21,299.50) to be funded from FY 2019/2020 Annual Budget under item No.01-6-14-6274, Street Repairs.

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

CARRIED.

[Memorandum City Council 07 15 19 2019 Phase II Paving Repair Change Order No. 1](#)

- 4) Discussion and possible action to approve Change Order No. 3 in the amount of \$12,828.00, adjusting the base contract amount to a total not to exceed \$445,902.00 for Phase I & II of the Warrior Road Rehab Project, and authorize the City Manager to execute same.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of Change Order No. 3 in the amount of \$12,828.00, adjusting the base contract amount to a total not to exceed \$445,902.00 for Phase I & II of the Warrior Road Rehab Project. This proposed Change Order results from: a change of quantity related to the omission of a certain amount of storm sewer piping specified in the original construction documents and not incorporated in the final bid package; and additional material and labor

costs necessary to relocate an existing fire hydrant at the southwest corner of 146th Street and Warrior Road. This relocation was deemed necessary to avoid any potential traffic conflict associated with the newly widened and realignment of the paving in this area of the project.

Moved by Joyce Calvert, seconded by Brandon Kearns

To approve Change Order No. 3 in the amount of \$12,828.00, adjusting the base contract amount to a total not to exceed \$445,902.00 for Phase I & II of the Warrior Road Rehab Project, and authorize the City Manager to execute same.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[Memorandum City Council Meeting Agenda Item 07 15 19 Warrior Road Change Order No. 3](#)

- 5) Discussion and possible action to approve acceptance of Overland Drainage Easement Dedication from South 75 Business Park. LLC. (Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval and acceptance of Overland Drainage Easement Dedication from South 75 Business Park. LLC. The proposed easement has been determined to be necessary to provide for the discharge of stormwater flows from the Phase III section of the South 75 Business Park commercial development project.

Moved by Momodou Ceesay, seconded by Brandon Kearns

To approve acceptance of Overland Drainage Easement Dedication from South 75 Business Park. LLC.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			

Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[Memorandum City Council Meeting 07 15 19 Drainage Esmt Dedication S 75 Bus. Park](#)

- 6) Discussion and possible action to enter into Executive Session for the purposes of: A) conferring on matters pertaining to economic development because public disclosure of the matter to be discussed would interfere with the development of products or services and would violate the confidentiality of the business, pursuant to 25 O.S. § 307.C.10. (Open Meeting Act); and B) discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of a salaried employee, in accordance with 25 O.S. § 307.B.1. (Open Meeting Act), to wit, discussion of possible amendment(s) of the City Manager's employment contract.
(Lowell Peterson, City Attorney)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To enter into Executive Session at 6:39 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

- 7) Discussion and possible action to reconvene in Regular Session.
(Timothy Lee Fox, Mayor)

Moved by Momodou Ceesay, seconded by Jacqueline Triplett-Lund

To reconvene in Regular Session at 8:14 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-	x			

Lund				
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

- 8) Discussion and possible action to approve proposed amendments to the City Manager's employment contract, as discussed in executive session, and to authorize Mayor Fox to execute any amendment(s) in the form of an addendum to the City Manager's employment contract, if one or more amendments is approved, without further City Council action.
(Timothy Lee Fox, Mayor)

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To make the following amendment to the City Manager's employment contract: a 2% increase in retirement contribution, and a \$3,000.00 single cash payment as a performance bonus, and to authorize Mayor Fox to execute the amendment in the form of an addendum to the City Manager's employment contract.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

J) Adjournment

Mayor Fox declared the meeting adjourned at 8:15 p.m.

RESOLUTION NO. 2019008

A RESOLUTION APPROVING THE INCURRING OF INDEBTEDNESS BY THE TRUSTEES OF THE GLENPOOL UTILITY SERVICES AUTHORITY; WAIVING COMPETITIVE BIDDING; APPROVING A SECURITY AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING THERETO

WHEREAS, the Authority was created by a Declaration of Trust dated June 12, 1967, (the "Trust Indenture"), for the use and benefit of the City of Glenpool, Oklahoma (the "City"), under authority of and pursuant to the provisions of Title 60, Oklahoma Statutes 2011, Section 176 to 180.3, inclusive, as amended and supplemented (the "Act") and other applicable statutes of the State of Oklahoma (the "State"); and

WHEREAS, the Authority has heretofore issued its Utility System Revenue Bonds, Tax Exempt Refunding Series 2010A, in the aggregate principal amount of \$29,575,000.00, dated December 1, 2010 of which \$27,375,000.00 is currently outstanding; Utility System Revenue Bonds, Taxable Refunding Series 2010B, in the aggregate principal amount of \$2,740,000.00, dated December 1, 2010 of which \$2,180,000.00 is currently outstanding; and Utility System Revenue Bonds, Tax Exempt Refunding Series 2011, in the aggregate principal amount of \$7,315,000.00, dated January 1, 2011 of which \$6,410,000.00 is currently outstanding (herein collectively referred to as the "Prior Bonds"); and

WHEREAS, the Authority has determined that it would be economically advantageous at this time to issue its Utility System Revenue Bonds, Taxable Refunding Series 2019 in the aggregate amount of not to exceed \$41,500,000.00 (the "Series 2019 Bonds") for the purpose of paying the costs of refunding all of the outstanding indebtedness evidenced by the Prior Bonds, to fund certain capital improvements for the benefit of the City (the "Project") and to pay the costs of issuance of such bonds; and

WHEREAS, the Trustees of the Authority have received an offer from Wells Nelson and Associates, LLC, (the "Underwriter") to purchase the Series 2019 Bonds under the terms and conditions set forth in the Contract of Purchase (the "Purchase Agreement") between the Underwriter and the Authority a form of which has been presented to this meeting; and

WHEREAS, there has been presented with this resolution a form of Security Agreement (the "Security Agreement") between the Authority and the City relating to the Series 2019 Bonds.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA:

Section 1. The incurring of indebtedness by the Trustees of the Glenpool Utility Services Authority in the aggregate principal amount of not to exceed \$41,500,000.00 to be evidenced by the Series 2019 Bonds of the Authority is hereby approved by the Council of the City of Glenpool, Oklahoma, the governing body of the City.

Section 2. Competitive bidding is hereby specifically waived with respect to the issuance and sale of the Series 2019 Bonds and the issuance and sale of such Series 2019 Bonds to the

Underwriter for a purchase price of not less than ninety-nine percent (99.0%) of the principal amount of the Series 2019 Bonds, all pursuant to the terms of the Purchase Agreement, which purchase price may constitute an underwriter's discount equal to not more than one percent (1.0%) of the principal amount of the Series 2019 Bonds, is hereby specifically approved.

Section 3. The form of Security Agreement presented with this resolution be, and the same hereby is, approved, and the Mayor or Vice-Mayor of the City and City Clerk or any Deputy City Clerk of the City be, and they hereby are, authorized, directed and empowered to execute and deliver in the name and on behalf of the Authority the Security Agreement in said form and containing substantially the terms and provisions therein contained, with such additions or modifications as shall be approved by the officers executing the Security Agreement, the execution thereof by such officers being conclusive evidence of such approval.

Section 4. The Mayor or Vice-Mayor of Glenpool, Oklahoma, and City Clerk or any Deputy City Clerk of Glenpool, Oklahoma be, and they hereby are, authorized, directed and empowered to execute and deliver in the name and on behalf of the Authority all documents, closing papers, certificates and such other documents as are necessary to accomplish the issuance and delivery of the Series 2019 Bonds.

Section 5. The signatures of the officers of the City appearing on the Security Agreement and the agreements, documents, closing papers and certificates executed and delivered pursuant to this resolution shall be conclusive evidence of their approval of the changes, if any, in the form thereof and of their authority to execute and deliver such agreements and documents.

Section 6. The Mayor or Vice Mayor of the City of Glenpool, Oklahoma, and the City Clerk or any Deputy City Clerk of the City of Glenpool, Oklahoma be, and they hereby are, authorized and empowered for and on behalf of the City, to execute and deliver such further agreements and documents and to take such action as such officer or officers may deem necessary or desirable in order to carry out and perform the Security Agreement, as the same may be amended, and to effect the purposes hereof and to consummate the transactions contemplated by the Security Agreement and by the issuance and delivery of the Series 2019 Bonds.

EXECUTED this 5th day of August 2019.

CITY OF GLENPOOL, OKLAHOMA

By: _____
Mayor

ATTEST:

City Clerk

[SEAL]



TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER

DATE: AUGUST 05, 2019

ITEM: GZ-272

REQUEST: REZONE LOTS 1, 2, 3, AND 4 BLOCK 2, ORIGINAL TOWNSHIP GLENPOOL OKLAHOMA FROM RS-3 (SINGLE-FAMILY HIGH-DENSITY) TO CS (COMMERCIAL SHOPPING)

APPLICANT: MIKE THEDFORD, WALLACE ENGINEERING

SITE: LOTS 1, 2, 3, AND 4 BLOCK 2, ORIGINAL TOWNSHIP GLENPOOL OKLAHOMA; BETWEEN E. 145TH ST S AND E. 146TH STREET SOUTH, WEST OF S. BROADWAY STREET AND EAST OF BLACK GOLD PARK

ZONING: RS-3 - RESIDENTIAL SINGLE-FAMILY

COMP PLAN: OLD TOWNE DISTRICT

BACKGROUND

This item was first on the Planning Commission agenda on June 10, 2019. The item was tabled at the Planning Commission June 10 meeting, as an error was detected in the project description on the posted agenda. Following the June 10th meeting, the applicant requested to amend their original request, so the subject site, lots 1, 2, 3, and 4, Block 2 of the Original Township would be rezoned from RS-3 to CS.

Subject parcels are on lands previously platted as part of the original township of the City of Glenpool, located between 145th and 146th west of Broadway and east of Black Gold Park area. Subject sites not shown within a regulated FEMA Floodplain on the Tulsa County Floodplain Map. The applicant has indicated there are no plans for subject lands requested to be re-zoned from RS-3 to CS, but intends to develop the site following completion of the commercial strip shopping structure immediately south of the GZ-272 subject site. Plans are under review by COG staff.

FROM TABLE 11.3.2 OF THE CITY'S ZONING CODE:

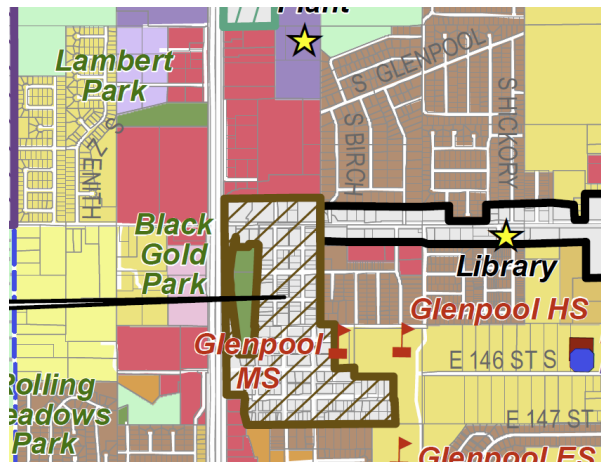
Commercial	CS	Commercial Shopping Center	Allow a range of neighborhood convenience and regional shopping centers to provide a wide range of retail and personal service uses where all uses generally occur indoors.
	CG	Commercial General	Allow a broad range of more intensive commercial uses that may have outdoor use, display, or storage.

SURROUNDING LAND USES

Land use and zoning of properties immediately adjacent to the subject site:

	Zoning	Land Use
North	RS-3 - Single Family High Density Residential	single-family home and vacant tract
South	CG + CS – commercial general and commercial shopping center	vacant, subject site of GLS 235
East	RS-3 - Single Family High Density Residential	emergency medical services
West	AG – public park	Black Gold Park

COMPREHENSIVE PLAN/ZONING



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use	Districts	Corridors
Rural	General Commercial	S.H. 67 Corridor (Former Special District 4)
Parks and Recreational Open Space	Industrial Light	U.S. 75 Corridor
Estate Residential	Industrial Medium	
Suburban Residential		
General Residential	Special District 1: Old Town District	
Neighborhood Conservation	Special District 2	
Attached Residential	Special District 3	
Multi-Family Residential	Special District 5: Central Business District	
Suburban Commercial	Special District 6	

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

ADOPTED 11/14/2017

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

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

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

Policy consideration, LAND USE Office/Commercial (pg. 19 of 53):

A.

Special District 1, Old Towne, is a unique area wherein office and commercial uses will be combined. Careful and planned redevelopment, particularly along Broadway, will focus on the unique potential of this area in combining these office reuses in existing structures with an existing stable residential area in close proximity to the Glenpool School Campus.

The landscape and buffer chapter of the Zoning Code has been adopted to enforce compatibility between business and existing and planned residential uses, particularly along the periphery of Special District 5 and Special District 1.

Commercial Areas Objectives (pg. 24)

1. Commercial uses should be located so as to provide the best access to the population they are intended to service.

TAC

1. Provided a list of uses allowed in CG, as opposed to CS zoning (see attachment Table 11-3-9 Nonresidential Uses by Zoning District.
2. Advised applicant CS was a zoning district that would facilitate uses of a typical strip style development as shown in their concept development.
3. Advised applicant the CG zoning designation was not in accordance with Comprehensive Plan, and should not be expanded.
4. Advised applicant that section 11.9.8.C.4.b of the zoning code states: *Notice of a proposed CG rezoning shall confer jurisdiction on the Planning Commission and City Council to consider and act upon CG, CS, OM, and OL or combination thereof, in the disposition of the application, and in like manner, notice of any proposed C rezoning shall confer jurisdiction to consider any less intensive C and O districts.* This information started a conversation; applicant subsequently amended their application to as it is presented before you today.

Subsequent to TAC meeting, applicant amended zoning request to only include northern parcels.

SERVICES

The City of Glenpool is the water and sewer provider at this site.

ANALYSIS AND DEVELOPMENT REQUIREMENTS

A zone change to a CS zoning designation at the subject sites would allow for uses that align with Comprehensive Plan goals.

The subject site meets the minimum dimensional requirements for lands zoned CS (commercial shopping).

Considering established and evolving land use development pattern at/adjacent to the subject site, the City's Comprehensive Plan goals for lands at/adjacent to the subject site, and the Planning Conditions recommendation to approve, Staff recommends approval of the applicant's request to rezone lots 1, 2, 3, and 4 of Block 2 Original Township, from RS-3 to CS.

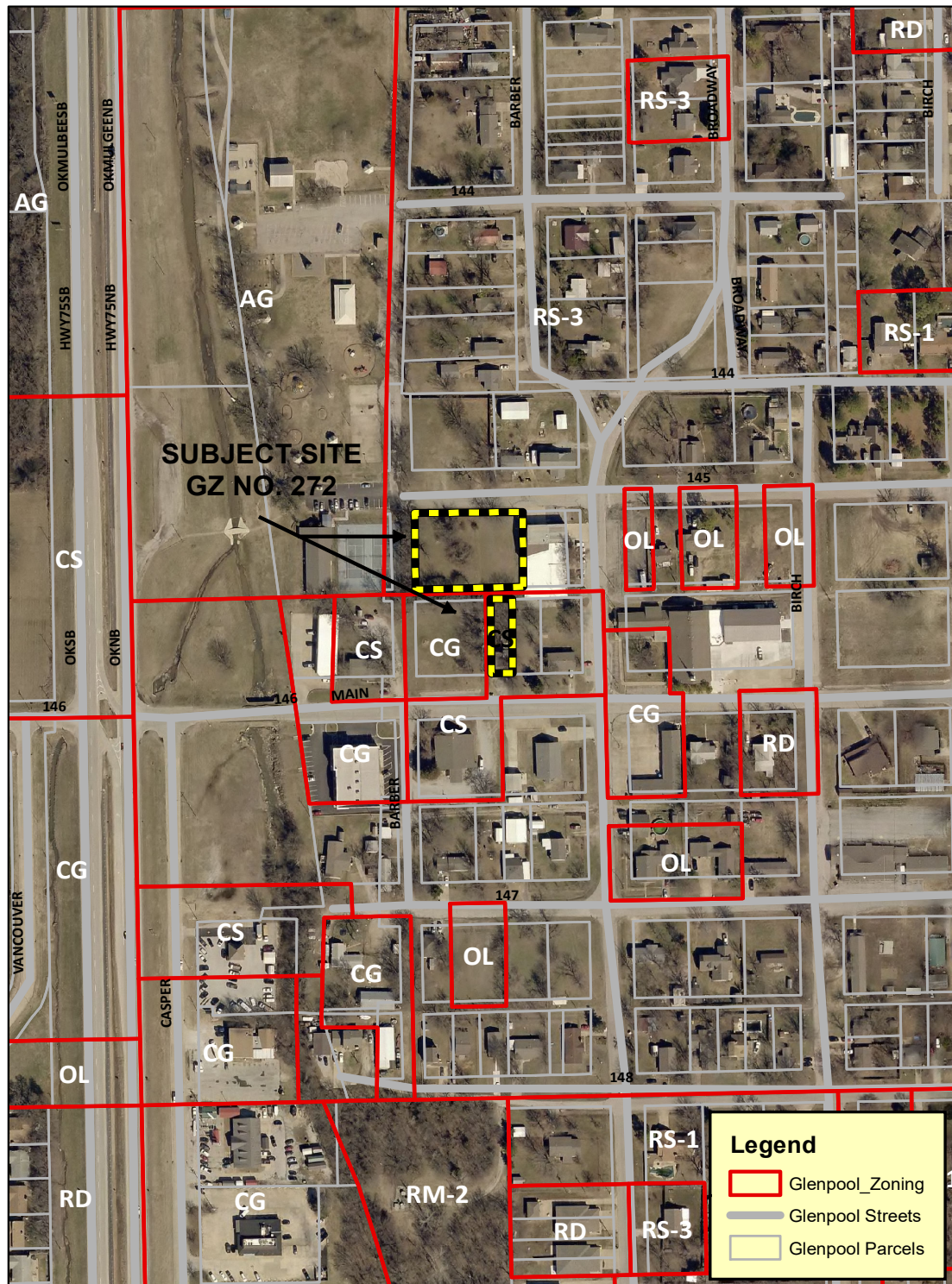
RECOMMENDED MOTION

Motion to approve zoning change, GZ-272 with Ordinance 765, changing zoning on Lots 1, 2, 3, and 4 of Block 2 Original Township, from RS-3 to CS.

Attachments:

1. Aerial Photo
2. Zoning Map
3. Table 11-3-9 Nonresidential Uses by Zoning District

4. Application Submittal
5. 2019/06/27 Email request
6. 2019/07/08 Planning Commission Staff Report
7. Ordinance No. 765



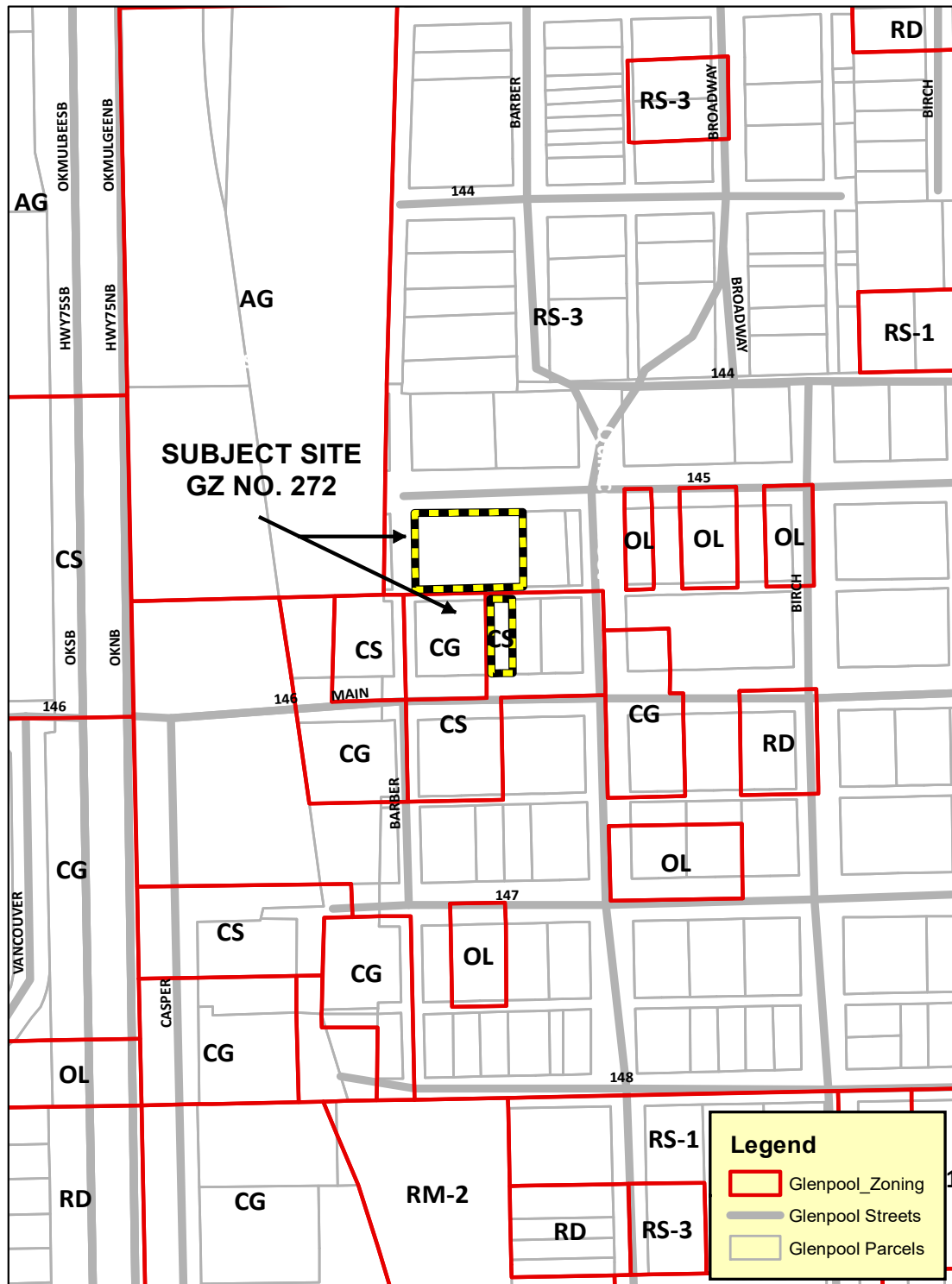


TABLE 11-3-9 Nonresidential Uses by Zoning District																		
Land Use	Zoning Districts																	
	Agricultural / Residential											Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD	PUD
Heliport, Accessory	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A
Hospital, Clinic, Lab, Medical Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P
Hotel, Motel	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P
Indoor Recreation and Amusement, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Indoor Recreation, Fitness, Health Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P
Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-	-
Industrial, Light, Flex Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Landfill (Disposal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-	-
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Nursing, Convalescent Home	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-	-	P	P
Office, General	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Outdoor Recreation, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P
Outdoor Sales and Display, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Outdoor Sales and Display, Seasonal	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P
Pawnshop, Short Term Financing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Personal Services	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P	P
Place of Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
Public / Private School ¹	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Research, Testing Lab, Product Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P	P
Retail Plant Nursery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Salvage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-	-
Self-Storage Facility, Exterior Access	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Self-Storage Facility, Interior Access	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Shopping Center: Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P
Shopping Center: General Retail	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P

11-3-9: Nonresidential Uses by Zoning District

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential											Nonresidential					PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Adult Day Care, Care Home	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	P
Alcohol Sales, On-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	LA	P	P	-	-	P
Alcohol Sales, Off-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Assisted Living, Congregate Care	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	P
Automobile, Major Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile, Minor Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Automobile, Rental or Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Bank, Financial Institution	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P
Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Child Care Center	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
College, Technical, or Vocation School	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Commercial Drive-In / Drive-Through Food	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P
Concrete, Asphalt Batching Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	TS	TS	TP	-
Concrete, Asphalt Batching Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-
Convenience Retail and Service	-	-	-	-	-	-	-	-	-	-	LA	LA	P	P	P	P	P
Craft Brew / Restaurant, Wine Tasting	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Detention / Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Essential Services	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P
Extraction (Gas, Gravel, Minerals, Oil, Sand)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Funeral Home, Mortuary	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Farm, Agricultural	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Gas Station	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Grocery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
Heavy Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-

TABLE 11-3-9 Nonresidential Uses by Zoning District																		
Land Use	Zoning Districts																	
	Agricultural / Residential										Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD	
Storage of Flammable or Noxious Substances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-	
Tavern, Night Club	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
Telecommunication, Mounted Antenna	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	
Telecommunication, Wireless Tower	S	S	S	S	S	S	S	S	S	S	S	S	L	L	P	P	-	
Temporary Open Air Carnival, Circus, Event	TS	-	-	-	-	-	-	-	-	-	-	-	TS	TS	TS	TS	-	
Wind Energy Conversion System	L	L	-	-	-	-	-	-	-	-	-	-	-	L	L	L	-	
Vending Kiosk, ATM	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
Veterinary Clinic	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	
NOTE:																		
¹ High Schools shall have their principal vehicular entrance and exit on an arterial street, as set out on the <i>Major Street and Highway Plan</i> .																		

CITY OF GLENPOOL PLANNING COMMISSION

☒ ZONING ☐ PUD ☐ PUD AMENDMENT

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



APPLICATION INFORMATION

RECEIVED BY: Paul DATE FILED: 5/3 TAC DATE: 5/31 PC DATE: 6/10 CITY COUNCIL DATE: _____
☐ RES ☒ NON-RES ☒ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____
☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 63 W 146TH ST S/85 W 146TH ST S, GLENPOOL, OK TRACT SIZE: .80 AC.(35,000 SF)

LEGAL DESCRIPTION: _____
 LOTS 1, 2, 3 & 4 - BLOCK 2 and LOTS 12 & 13 - BLK 2, ORIGINAL TOWN OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

PRESENT USE: VACANT/RESIDE PRESENT ZONING: CS/RS-3

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED ☐ Y ☒ N
 PROPOSED USE: RETAIL NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME MIKE THEDFORD, WALLACE ENGINEERING	NAME Jin Woong Kim
ADDRESS 123 N. MLK, JR. BLVD.	ADDRESS 7022 E 127TH ST S
CITY, ST, ZIP TULSA, OK. 74103	CITY, ST, ZIP BIXBY, OK 74008
DAYTIME PHONE 918.806.7352	DAYTIME PHONE _____
EMAIL MTHEDFORD@WALLACESC.COM	EMAIL k.jinwoong@gmail.com
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? CONSULTANT

APPLICATION FEES					
BASE APPLICATION FEE		\$	300		
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$		APPLICATION SUBTOTAL	\$ 300
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$			
SIGNS	\$50 X 2 =	\$	100		
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	5	NOTICE SUBTOTAL	\$ 105
RECEIPT NUMBER: _____				TOTAL AMOUNT DUE	\$ 405

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 7/23/2017

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

5-3-19

Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: _____

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

- Glenpool Planning Commission: Date: _____

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

- Glenpool City Council: Date: _____

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 7/23/2017

**LIST OF OWNERS
300-FOOT RADIUS - REPORT NO. 2363893**

SUBJECT PROPERTY:

**Lots 1, 2, 3 & 4 and Lots 12, 13, 14, 15, 16, 17 & 18 in Block 2
ORIGINAL TOWN OF GLENPOOL**

**Jim Woong Kim
7022 E 127th St S
Bixby OK 74008**

Properties in the ORIGINAL TOWN OF GLENPOOL

1, 2, 3 / 1
City of Glenpool
A J Bess
PO Box 70
Glenpool OK 74033

4, 5, 6 / 1
Herman A & Wanda L Bell
PO Box 124
Glenpool OK 74033

5 & W/2 of 6 / 2
Glenpool Industrial Authority Trust
ATTN : Lowell Peterson
12205 S Yukon Ave
Glenpool OK 74033

7, 8, 9, 10, 11 / 2
Larry & Annita Calvert
349 E 148th St
Glenpool OK 74033

1, 2, 3, 4, 5, 6 / 3
United Pentecostal Church of Glenpool
PO Box 653
Glenpool OK 74033

ORIGINAL TOWN OF GLENPOOL - continued

Blk A , B and tract in 14-17-12
Town of Glenpool
PO Box 70
Glenpool OK 74033

Blk C and tract in 14-17-12
Samuels Investment Properties LLC
17502 S Elwood
Mounds OK 74044

Blk D and tract in 14-17-12
Glenpool Main Development LLC
1122 W 156th St S Ste 100
Glenpool OK 74033

Blk E
Herberet H Eastham
PO Box 102
Glenpool OK 74033

Tract in 14-17-12
Price and Son's Construction Inc
200 E 151st St
Glenpool OK 74033

Lots 7 rhu 12 Blk 12 Stewart's Plat
Clarence Ronald Ball Daniel Lee Ball, Trustees
Of The Clarence Ronald Ball Trust
PO Box 187
Glenpool OK 74033

Lots ;8 thru 10 & N8.9 of Lot 11 Blk 12 Stewart's Plat
Zio USA Holdings Series E-14446 S Barber St
7633 E 63rd Pl Ste 300
Glenpool OK 74033



TO: PROPERTY OWNERS WITHIN 300 FEET RADIUS OF SUBJECT PROPERTY (PER
TULSA COUNTY ASSESSOR RECORDS)
FROM: JAMES-TYLER MCHENDRY, CITY PLANNER
RE: GZ-272 (RE-ZONE REQUEST) PUBLIC HEARING LEGAL NOTICE
DATE: May 16, 2019

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF GLENPOOL, OKLAHOMA
PLANNING COMMISSION AND CITY COUNCIL**

CASE NUMBER GZ-272

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission **Monday, June 10th 2019 at 6:30 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the proposed change of zoning classification of 0.80 acres of property between E. 145th Street and E. 146th Street (Main Street) and S. Broadway Street to S. Barber Street from CS (Commercial Shopping Center) and RS-3 to CG (Commercial General).

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, July 1st, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4 and Lots 12 and 13 of Block 2 Original Township, Glenpool, OK

**PROPOSED REZONE: FROM CS (COMMERCIAL SHOPPING) AND RS-3 (SINGLE FAMILY HIGH DENSITY)
TO CG (COMMERCIAL GENERAL)**

All persons interested in this request are invited to attend. In the event that the proposed rezoning request is recommended for approval at the **Monday, June 10th 2019 at 6:30 p.m.** meeting by the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, July 1st, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

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

Dated at Glenpool, Oklahoma, May 16, 2019.

IF YOU HAVE QUESTIONS PLEASE CONTACT:

James-Tyler McHendry, AICP
City Planner
City of Glenpool
918.209.4617
jmchendry@cityofglenpool.com

569134
Published in the Tulsa World, Tulsa County, Oklahoma, May
24, 2019

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF GLENPOOL, OKLAHOMA
PLANNING COMMISSION AND CITY COUNCIL**

CASE NUMBER GZ-272

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission **Monday, June 10th 2019 at 6:30 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the proposed change of zoning classification of 0.80 acres of property between E. 145th Street and E. 146th Street (Main Street) and S. Broadway Street to S. Barber Street from CS (Commercial Shopping Center) and RS-3 to CG (Commercial General).

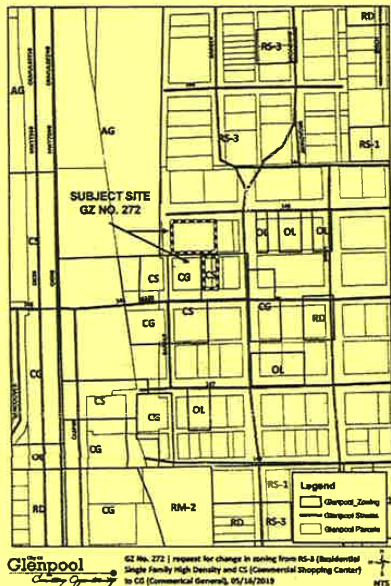
The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, July 1st, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION: Lots 1, 2, 3, and 4 of Block 2 & Lots 12 and 13, Original Township, Glenpool, OK

PROPOSED REZONE: FROM CS (COMMERCIAL SHOPPING) AND RS-3 (SINGLE FAMILY HIGH DENSITY) TO CG (COMMERCIAL GENERAL)

All persons interested in this request are invited to attend. In the event that the proposed rezoning request is recommended for approval at the **Monday, June 10th 2019 at 6:30 p.m.** meeting by the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, July 1st, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, May 16, 2019.



Affidavit of Publication

I, Melissa Marshall, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

05/24/2019

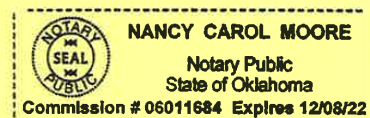
Newspaper reference: 0000569134

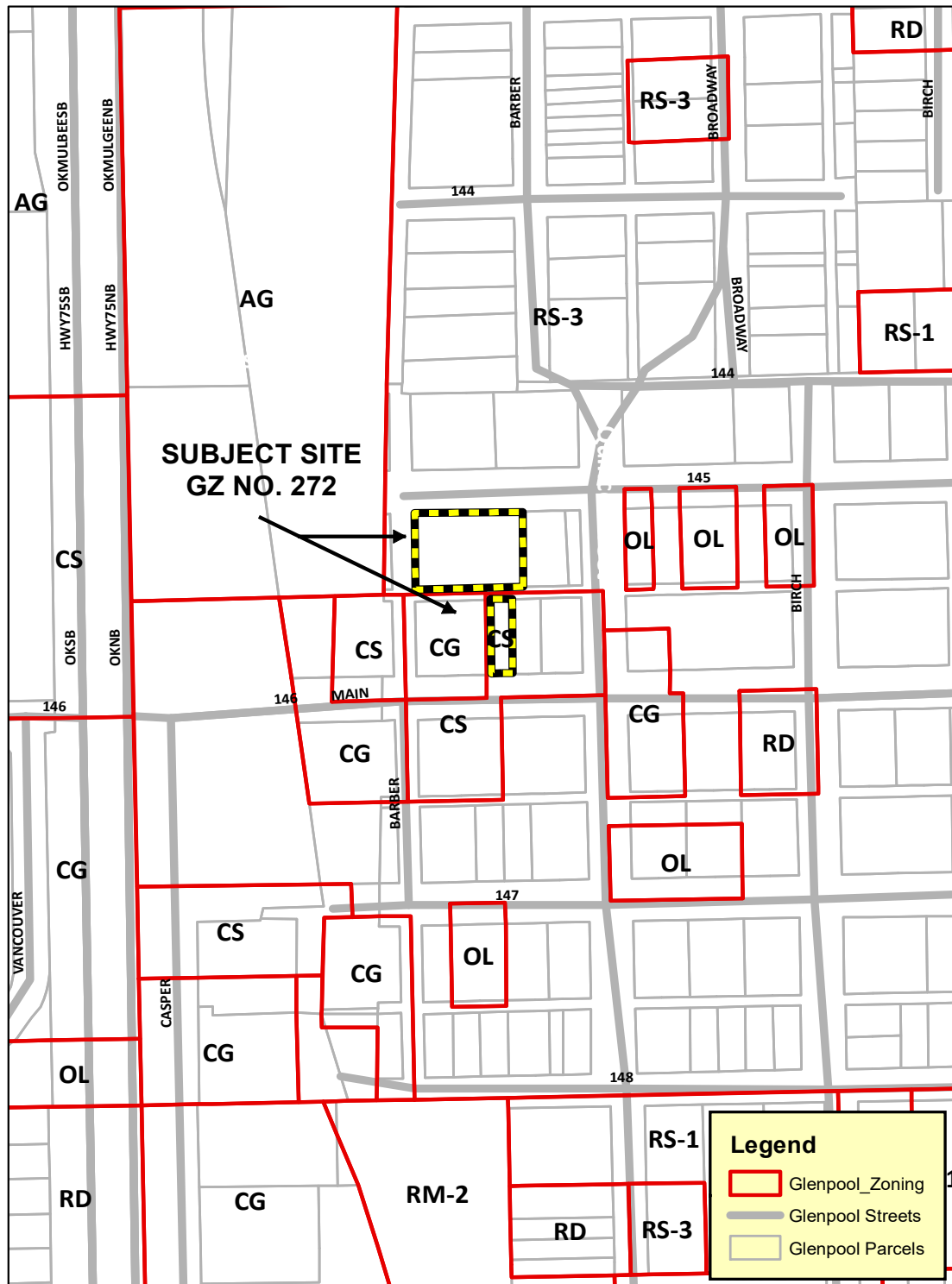
M. Marshall
Legal Representative

Sworn to and subscribed before me this date: MAY 28 2019

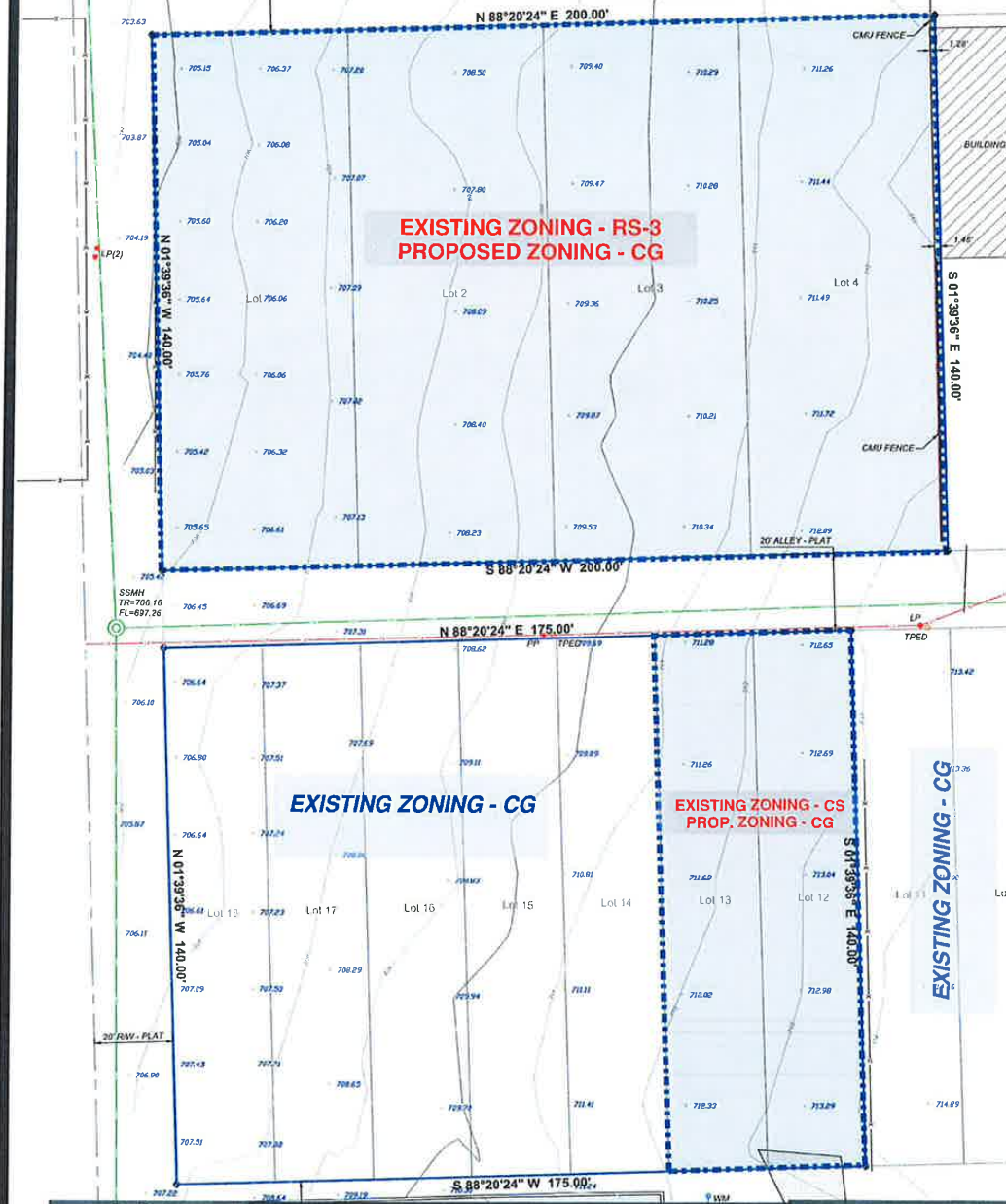
Nancy Carol Moore
Notary Public

My Commission expires DEC 08 2022



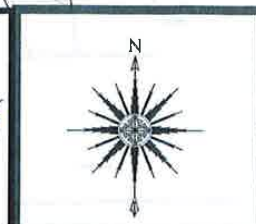


REZONE EXHIBIT



wallace

Wallace Engineering
Structural and Civil Consultants

From: [Mike Thedford](#)
To: [James McHendry](#)
Cc: [Lynn Burrow](#); [Alan Taylor](#); [Meenakshi Krishnasamy](#); [Weldon Bowman](#)
Subject: Glenpool(Old Town) Retail
Date: Thursday, June 27, 2019 6:47:13 PM

James,

The owner has agreed to the concept you and I discussed by phone and would like to move forward with staff recommendation to change the rezone request from CG to CS for the lots north of the alley. As part of this, the intent is to leave the lots south of the alley CG/CS as they currently are. Moving forward with the lot combination for all lots north and south, this would leave the southern lot as split zoning.

The intent is to implement the current site plan for the southern portion immediately. Based on our interpretation of the zoning code, the split zoning would have little to no impact on the intent of the development and prospective variances requested.

The hope is that the PC/CC hearing schedule could be maintained under this scenario. Continuing from the June 10th PC meeting, this would track the July 8th PC and July 15th CC hearing. However, in order to meet this schedule, clarification would be needed on the public notice requirements and if this could be handled under the original application.

Key points outlined below:

- Request on behalf of the owner the rezoning application on Lots 12 & 13 be withdrawn - this would leave zoning CS on 12 & 13.
- Confirm lot combination of lots 12 thru 18 on the south. This results in "split" zoning on the those combined lots. Essentially, current zoning remains after the lot combination - CS for 12 & 13 and CG for 14 thru 18.
- On behalf of the owner and as part of the solution, request/agree with the staff recommendation to change the application for lots 1 thru 4 from CG to CS (north of alley). This would result in a rezoning from RS-3 to CS instead of CG on the north.
- Confirm lot combination of lots 1 thru 4, north of the alley.
- **Results: 1 lot zoned CS north of the alley, 1 lot with split zoning CG/CS south of the alley.**

Please confirm if this is achievable. Let me know if you have any questions or comments.

Regards,

Mike Thedford
Land Development Planner

Wallace Logo Gmail Sig.png



Please note our new address

Wallace Engineering Structural Consultants, Inc.

Structural and Civil Consultants

123 North Martin Luther King Jr. Boulevard

Tulsa, Oklahoma 74103

918.584.5858 O | 918.806.7352 D | 918.497.0627 C

Tulsa | Kansas City | Oklahoma City | Denver | Atlanta | Chicago



This email and any files transmitted with it may contain confidential or privileged information. If you have received this email message in error, please notify the sender by email and delete this email from your system. The unauthorized use or dissemination of confidential or privileged information contained in this email is prohibited.



TO: GLENPOOL PLANNING COMMISSION

FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER

DATE: JULY 08, 2019

ITEM: GZ-272

REQUEST: REZONE LOTS 1, 2, 3, 4, 12, AND 13 BLOCK 2, ORIGINAL TOWNSHIP GLENPOOL OKLAHOMA FROM CS (COMMERCIAL SHOPPING) AND RS-3 (SINGLE-FAMILY HIGH-DENSITY) TO CG (COMMERCIAL GENERAL)

APPLICANT: MIKE THEDFORD, WALLACE ENGINEERING

SITE: LOTS 1, 2, 3, 4, 12, AND 13 BLOCK 2, ORIGINAL TOWNSHIP GLENPOOL OKLAHOMA; BETWEEN E. 145TH ST S AND E. 146TH STREET SOUTH, WEST OF S. BROADWAY STREET AND EAST OF BLACK GOLD PARK

ZONING: RS-3 - RESIDENTIAL SINGLE-FAMILY AND CS - COMMERCIAL SHOPPING

COMP PLAN: OLD TOWNE DISTRICT

BACKGROUND

This item was first on the Planning Commission agenda on June 10, 2019. The item was tabled at the Planning Commission June 10 meeting, as an error was detected in the project description on the posted agenda. Since the June 10th meeting, **the applicant has requested to withdraw the request to rezone the properties south of the alley (Lots 12 and 13, Block 2) from CS to CG, but to move forward with the zoning request hearing on lots north of the alley way (Lots 1, 2, 3, 4, Block 2), from RS-3 to CS** (see Friday, June 28, 2019 email, attached).

Applicant requests zoning change from RS-3 to CS only on lots 1, 2, 3, and 4 of Block 2 Original Township, from RS-3 to CS.

Subject parcels are on lands previously platted as part of the original township of the City of Glenpool, located between 145th and 146th west of Broadway and east of Black Gold Park area. Subject sites not shown within a regulated FEMA Floodplain on the Tulsa County Floodplain Map.

The applicant has indicated **there are not plans** for subject lands requested to be re-zoned from RS-3 to CS.

FROM TABLE 11.3.2 OF THE CITY'S ZONING CODE:

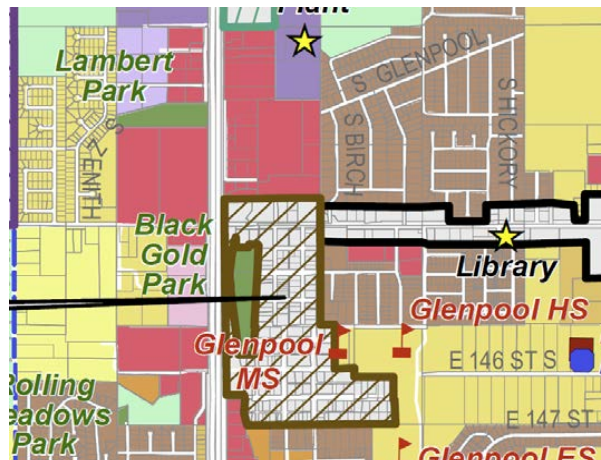
Commercial	CS	Commercial Shopping Center	Allow a range of neighborhood convenience and regional shopping centers to provide a wide range of retail and personal service uses where all uses generally occur indoors.
	CG	Commercial General	Allow a broad range of more intensive commercial uses that may have outdoor use, display, or storage.

SURROUNDING LAND USES

Land use and zoning of properties immediately adjacent to the subject site:

	Zoning	Land Use
North	RS-3 - Single Family High Density Residential	single-family home and vacant tract
South	CG + CS – commercial general and commercial shopping center	vacant, subject site of GLS 235
East	RS-3 - Single Family High Density Residential	emergency medical services
West	AG – public park	Black Gold Park

COMPREHENSIVE PLAN/ZONING



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use	Districts	Corridors
Rural	General Commercial	S.H. 67 Corridor (Former Special District 4)
Parks and Recreational Open Space	Industrial Light	U.S. 75 Corridor
Estate Residential	Industrial Medium	
Suburban Residential		Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.
General Residential	Special District 1: Old Towne District	Glenpool Annexation Fence Line
Neighborhood Conservation	Special District 2	Glenpool Corporate Limits
Attached Residential	Special District 3	Unincorporated Area
Multi-Family Residential	Special District 5: Central Business District	Parcel Boundary
Suburban Commercial	Special District 6	

ADOPTED
11/14/2017

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

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

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

Policy consideration, LAND USE Office/Commercial (pg 19 of 53):

A.

Special District 1, Old Towne, is a unique area wherein office and commercial uses will be combined. Careful and planned redevelopment, particularly along Broadway, will focus on the unique potential of this area in combining these office reuses in existing structures with an existing stable residential area in close proximity to the Glenpool School Campus.

The landscape and buffer chapter of the Zoning Code has been adopted to enforce compatibility between business and existing and planned residential uses, particularly along the periphery of Special District 5 and Special District 1.

Commercial Areas Objectives (pg 24)

1. Commercial uses should be located so as to provide the best access to the population they are intended to service.

TAC

1. Provided a list of uses allowed in CG, as opposed to CS zoning (see attachment Table 11-3-9 Nonresidential Uses by Zoning District.
2. Advised applicant CS was a zoning district that would facilitate uses of a typical strip style development as shown in their concept development.
3. Advised applicant the CG zoning designation was not in accordance with Comprehensive Plan, and should not be expanded.
4. Advised applicant that in accordance with 11.9.8.C.4.b of the zoning code, which states

Notice of a proposed CG rezoning shall confer jurisdiction on the Planning Commission and City Council to consider and act upon CG, CS, OM, and OL or combination thereof, in the disposition of the application, and in like manner, notice of any proposed C rezoning shall confer jurisdiction to consider any less intensive C and O districts.

Subsequent to TAC meeting, applicant amended zoning request to only include northern parcels.

SERVICES

This City of Glenpool is the water and sewer purveyor at this site.

ANALYSIS AND DEVELOPMENT REQUIREMENTS

Considering established and evolving land use development pattern at/adjacent to the subject site, the City's Comprehensive Plan goals for lands at/adjacent to the subject site, Staff recommends approval of the applicant's request to rezone only lots **1, 2, 3, and 4 of Block 2 Original Township, from RS-3 to CS.**

RECOMMENDATION

A zone change to a CS zoning designation at the subject sites would allow for uses that align with Comprehensive Plan goals.

RECOMMENDED MOTION

Motion to approve applicant's amended zoning change, GZ-272, changing the zoning on **Lots 1, 2, 3, and 4 of Block 2 Original Township, from RS-3 to CS.**

Attachments:

1. Aerial Photo
2. Zoning Map
3. Table 11-3-9 Nonresidential Uses by Zoning District
4. Application Submittal
5. 2019/27/06 Email request

ORDINANCE NO. 765

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 RS-3 (SINGLE-FAMILY HIGH-DENSITY) TO CS (COMMERCIAL SHOPPING), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZ-272; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-272 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan, current zoning patterns, established precedent and surrounding use; and

WHEREAS, the City Council has reviewed Application GZ-272 and considered the comments of staff, and has concluded that the 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. 765

Lots 1, 2, 3 and 4, Block 2, Original Township, a subdivision of the City of Glenpool pursuant to the recorded plat thereof.

Be, and hereby is, amended from RS-3 (Single-Family High-Density) to CS (COMMERCIAL SHOPPING).

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 5th day of August 2019.

Timothy Lee Fox, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney



To: Mayor and Council

From: David Tillotson, City Manager 

Date: July 22, 2019

Re: INCOG Fees

Background:

Staff has received notification from INCOG that their FY2020 budget has been approved by the Board of Directors and the General Assembly. Our total assessment for this fiscal year is \$20,811.00, which is an increase of approximately \$500 over last year. These assessment fees cover our annual dues as well as several other groups we belong to that fall under INCOG's umbrella of operations. We believe these groups provide beneficial services for our City.

Staff Recommendation:

Staff recommends approval of the assessment from INCOG for Fiscal Year 2020 in the amount of \$20,811.00.

Attachments:

- INCOG Letter dated July 10, 2019



Regional Partners — Regional Solutions

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

July 10, 2019

Tim Fox, Mayor
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033-0070

Dear Mayor Fox:

The INCOG Board of Directors and General Assembly have adopted the Fiscal Year 2020 Work Program and Budget. We are extremely pleased that we can continue to serve your city and look forward to working with you in the coming year. Listed below is a summary of INCOG fees for Fiscal Year 2020 for your city:

Fiscal Year 2020 INCOG total assessment for the City of Glenpool:

INCOG Dues	\$ 9,874
Area Agency on Aging	\$ 1,250
Coalition of Tulsa Area Governments	\$ 3,082
Green Country Stormwater Alliance	\$ 4,250
Mapping & MSAG Maintenance	\$ 2,355
TOTAL	\$ 20,811

For your convenience, in the next week or so our accounting department will send you an actual invoice to pay these dues.

If you have any questions, or if I can be of any assistance, please do not hesitate to call me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rich Brierre", is written over a horizontal line.

Rich Brierre
Executive Director

cc: David Tillotson



To: Mayor and Council

From: David Tillotson, City Manager 

Date: July 31, 2019

Re: OMRF Board Election

Background:

The Oklahoma Municipal Retirement Fund (OkMRF) Board has an At-Large Trustee position coming open. There are three individuals who have been nominated for this seat: Robert Johnson, who is the incumbent for this seat; Madonna Sanders, a HR professional for the City of Del City; and Mark Whinnery, the City Manager of Drumwright.

Staff Recommendation:

Staff recommends the City cast it's vote for Robert Johnson to continue in his role as an OkMRF Board Trustee.

Attachments:

- OMRF Election Notice Letter



July 15, 2019

Dear OkMRF Member:

The Oklahoma Municipal Retirement Fund ("OkMRF") has received three (3) nominations for the At-Large Trustee position:

1. Robert Johnston
2. Madonna Sanders
3. Mark Whinnery

The governing body of all OkMRF Members may cast by resolution one (1) vote to fill the At-Large Trustee position. Enclosed please find a resolution which can be used as your ballot in the 2019 OkMRF Board of Trustees election.

The list of nominees is enclosed including a brief bio with information provided by each nominee.

The ballot must be returned to the OkMRF office **by August 30, 2019**. The nominee receiving the largest number of votes shall be elected to the office of OkMRF Trustee representing the entire membership.

We sincerely appreciate and encourage your participation in the election process. If you should have any questions about the election process, please call. Hope you and yours had a safe and blessed Independence Day!

Sincerely,

Jodi S Cox CPA, Executive Director & CEO

BOARD OF TRUSTEES

Donna Doolen Ada District 3	Joe Don Dunham Alva District 8	Tamera Johnson Shawnee District 4	Robert Johnston Frederick At-large	Jim Luckett, Jr Thomas District 7	Robert Park Sallisaw District 2	Melissa Reames Stillwater District 5	Tim Rooney Muslang District 6	Ed Tinker Glenpool District 1	George Wilkinson Weatherford Trustee Emeritus
-----------------------------------	--------------------------------------	---	--	---	---------------------------------------	--	-------------------------------------	-------------------------------------	---



**2019 ELECTION OF TRUSTEE: AT-LARGE TRUSTEE
OKLAHOMA MUNICIPAL RETIREMENT FUND ("OkMRF")**

The governing body of each OkMRF Member is entitled to cast by resolution one vote for the office of OkMRF Trustee At-Large. The resolution (enclosed) must be returned **no later than August 30, 2019**. Please note: **Resolutions should be signed with a seal affixed to the ballot. Any resolutions unsigned, will not be valid. To ensure your ballot has been received in the OkMRF office, please call 1-888-394-6673, Ext 100.**

CAST YOUR VOTE FOR ONE (1) OF THE THREE (3) FOLLOWING NOMINEES ON THE ENCLOSED RESOLUTION:

ROBERT JOHNSTON

- Mr. Johnston, immediately following high school, spent four (4) years in the U.S. Marine Corps and subsequently completed his Bachelor's degree in Business Management with a minor in Philosophy from Cameron University.
- He is presently the City Manager for the City of Frederick.
- Prior to that he was an Administrative Assistant/Public Works Director of Clinton and the Tonkawa City Manager.
- He started his career in City Government in 1981 and has been an OkMRF Participant for the past thirty-eight (38) years.
- Mr. Johnston is very active in many local government organizations.
- He served as Board Member and President of CMAO, MESO and OML.
- He was Regional Vice-President of the International City/County Management Association (ICMA).
- He currently serves as Board Chair of the OMPA Board.
- He has completed coursework for a Master's of Public Administration at the University of Oklahoma and is a Credentialed Manager by the ICMA.
- Mr. Johnston was honored as the recipient of MESO's Ray Duffy Award.
- He also was honored as the recipient of OML's Don Rider Award.
- In 2013, Mr. Johnston was inducted to the Oklahoma Hall of Fame for City and Town Officials.
- He has served on the OkMRF Board since 2014.
- In 2017, Mr. Johnston received his Certificate of Achievement in Public Plan Policy.
- He currently serves as the Vice Chairman of the OkMRF Board and the OkMRF Administrative Chair.

MADONNA SANDERS

- Ms. Sanders has over twenty (20) years of experience in Human Resources.
- She started her career in Government working as an Administrative Assistant for the Oklahoma County Assessor.
- In 2007, she was hired as the Human Resources Assistant for the City of Del City.
- She has over twelve (12) years of experience in coordinating and managing health and retirement benefits for the Del City employees.
- She recently acquired an Oklahoma Insurance Adjusters License which is now required by the State to handle and process Worker's Compensation Claims.
- Ms. Sanders currently serves as Del City's Workers Compensation Adjuster.
- In 2013, she received an award from the Oklahoma Career and Technical Education Equity Council for Outstanding Business/Industry Partner.
- She formerly worked with Mid Del Technology Center to train/instruct students preparing them for graduation.
- Ms. Sanders further mentored students on job application and interview process.

CONTINUED ON BACK

MARK WHINNERY

- Mr. Whinnery holds a Bachelor's degree in Communications from State University of New York.
- He obtained his Master's Degree in Human Resources from Webster University, St. Louis, MO.
- He also obtained his Master of Military Operational Art and Science Degree from Air Command and Staff College.
- Mr. Whinnery has been the City Manager of Drumright since October 2012.
- He is the past President of the Drumright Chamber of Commerce.
- He serves as the Rotary Club of Drumright Secretary.
- He is a retired Colonel from the United States Air Force after serving 25 years in a variety of human resources assignments.
- His last military assignment was serving as the Mission Support Group Commander at Scott Air Force Base, IL where Mark provided human resources, engineering, contracting, police, fire, and logistic support to the installation while supervising over 1,500 people and managing a \$50 million budget.
- Mr. Whinnery has been an Air Force Fellow at the Rand Corporation in Santa Monica, CA.
- Prior to entering the Air Force, Mr. Whinnery worked for the New York State Retirement System



CITY OF FREDERICK, OKLAHOMA

FREDERICK PUBLIC WORKS AUTHORITY

200 W. Grand • P.O. Box 399

FREDERICK, OKLAHOMA 73542

(580) 335-7551 • FAX (580) 335-5144

<http://www.frederickok.org>

July 15, 2019

Dear OMRF Member Governing Board:

Any day now you will be receiving your ballot for the Trustee At-Large position for the OK Municipal Retirement Fund (OkMRF). I have had the great privilege of serving in this position for the last five years and would very much like to continue to serve.

I have 38 years of local government management experience, all in Oklahoma, and have provided statewide, and beyond, leadership through various municipal organizations. As I did five years ago, I humbly offer to you: my broad and deep municipal experience; five years of specific familiarity with the issues being dealt with at monthly OkMRF Board meetings; completion of the Certificate of Achievement in Public Plan Policy and other related training; a continued willingness and availability to serve with the full support of the Frederick City Council; and an ongoing personal interest in the OkMRF Retirement Programs.

Therefore, I respectfully request that you consider my qualifications and prior service as you cast your ballot for this significant position. Should you have questions or comments, please contact me at citymanager@frederickok.org or 580-335-1551.

Sincerely,

Robert B. Johnston
City Manager

HOME OF
HACKBERRY FLAT
Wetland Restoration Project



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE OF OVERLAND DRAINAGE EASEMENT DEDICATION
WITH TERMINATION CLAUSE

DATE: AUGUST 5, 2019

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a certain Overland Drainage Easement dedication to the public and having a Termination Clause. The proposed dedication is to be granted by Summit Properties Land Development 2019, LLC as the underlying property owner. As illustrated on Exhibit A1 of the proposed dedication, the easement covers a certain area lying adjacent to and immediately north of the north boundary of the Phase I subdivision plat of Scissortail Addition. The purpose of this easement is to provide public access to certain stormwater management facilities to be constructed within the area covered by the easement. The proposed improvements include underground storm sewer piping and related structures that drain to and from a stormwater detention pond being constructed to serve a portion of the Phase I area of Scissortail. The intent of the one-year Termination Clause associated with this easement is to allow the detention pond to be re-constructed in a different location within the Phase II portion of the project at a future date. The area within this easement is to be re-developed as three residential building lots within Phase II of the project without being incumbered by the original easement grant.

Staff Recommendation:

Staff has reviewed and approved the document format and content of the proposed Overland Drainage Easement grant and is requesting Council approval and acceptance of the dedication as submitted.

Attachments:

- A. General Utility Easement Dedication with Termination Clause and Supporting Documents

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momadou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

**TEMPORARY STORMWATER DETENTION
AND OVERLAND DRAINAGE EASEMENT
WITH TERMINATION CLAUSE**

KNOW ALL MEN BY THESE PRESENTS:

That SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC, an Oklahoma Limited Liability Company, by Jared Lemons, its Member, of Tulsa County, State of Oklahoma, the owner of the legal and equitable title to the following described real estate ("Grantor"), in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, do hereby assign, grant and convey to the City of Glenpool, Tulsa County, Oklahoma, a municipal corporation, ("Grantee"), its successors and assigns, a temporary stormwater detention and overland drainage easement ("Temporary Easement") over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Attached Exhibits 'A1' & 'A2'

with right of ingress and egress to and from the same, for the purpose of Grantor's constructing, maintaining, operating, and replacing stormwater drainage and detention facilities and appurtenances as permitted by, and according to standards and specifications established by, Grantee. Such stormwater drainage and detention facilities constructed within said Temporary Easement shall be in accordance with standards and specifications approved by Grantee.

Grantee is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and Grantor, for him/her and their heirs, administrators, successors and assigns, covenants and agrees that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land nor shall there be any alteration of the grades or contours in such Temporary Easement area unless approved by Grantee.

Grantor further covenants and agrees that such stormwater drainage and detention facilities shall be maintained by Grantor to the extent necessary to achieve the intended drainage, retention and detention functions, including repair of appurtenances and removal of obstructions and siltation. Said stormwater drainage and detention facilities shall be maintained in accordance with the following standards:

1. Grass areas shall be mowed (in season) at regular intervals of less than four (4) weeks minimum or as needed to maintain quality standards should weather conditions cause a faster growth pattern.
2. Concrete appurtenances shall be maintained in good condition and replaced if damaged.
3. Areas within the easements shall be kept free of debris.
4. Cleaning of siltation and vegetation from concrete channels shall be performed twice yearly.
5. Such other standards as Grantee may lawfully impose on similarly situated parties.

Grantor further covenants and agrees that in the event the terms of this Temporary Easement are violated by the Grantor or any person in privy with Grantor, such violation will be promptly corrected and eliminated immediately upon receipt of notice from Grantee, or Grantee shall have the right to remove or otherwise eliminate such violation, and Grantor or its heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

The easement granted herein is hereby acknowledged to run with the land and shall remain in full force and effect for one (1) year from the date of this instrument or upon communication, from Grantor

In the event that Grantor communicates to Grantee, upon the expiration of one (1) year from the date of this instrument, that the intentions and purposes for which this Temporary Easement is granted have not been fulfilled, this Temporary Easement shall be extended for a successive one (1) year or until Grantor communicates its intention to subdivide the property and files a corresponding plat, thus terminating this Temporary Easement whichever occurs first. This Temporary Easement shall not be extended beyond the second one (1) year term without separate written agreement by Grantee.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 17
day of July 2019.

By Jared Lemons
Jared Lemons, Member

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of July 2019, personally appeared, Jared Lemons, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires: _____
Notary Public 13, 2023

ACCEPTED BY CITY COUNCIL: City of Glenpool (GRANTEE)
A Municipal Corporation

Date: _____ by: _____
Mayor: Tim Fox

ATTEST: _____ APPROVED AS TO FORM: _____

Wendy Knight
City Clerk

Lowell Peterson
City Attorney

EXHIBIT A1

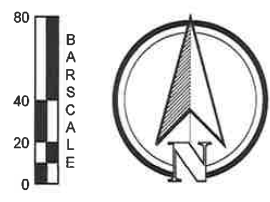
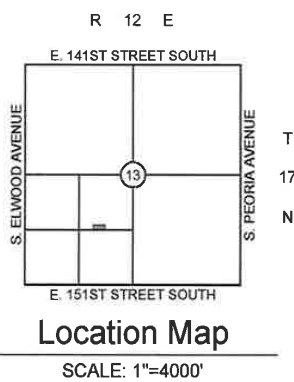
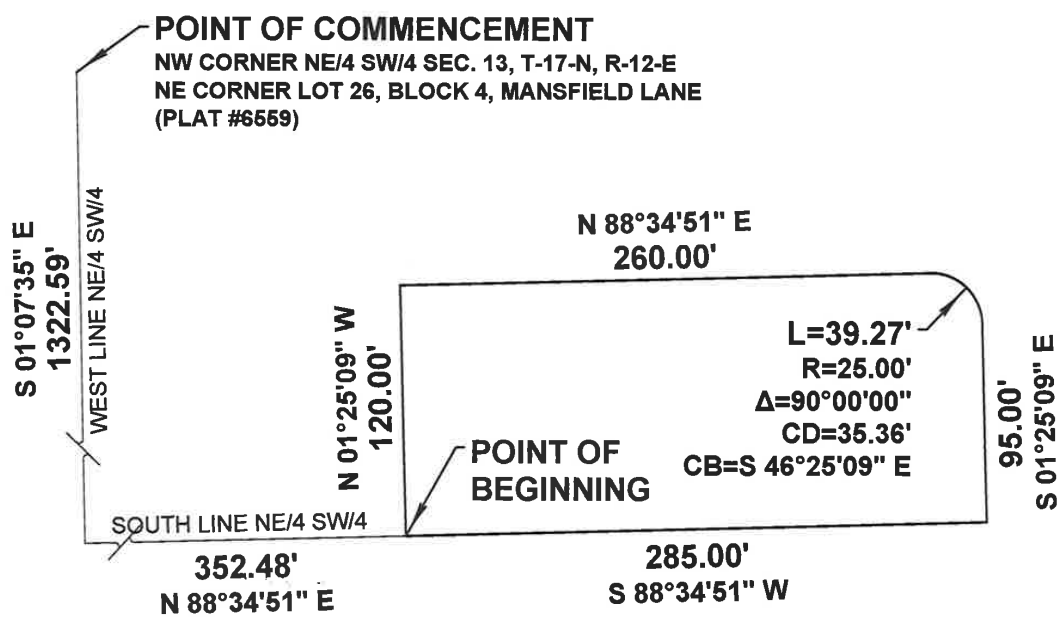


EXHIBIT A2

Legal Description

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID POINT OF COMMENCEMENT BEING THE NORTHEAST CORNER OF LOT 26, BLOCK 4, MANSFIELD LANE, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, RECORDED AS PLAT NO. 6559 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE S 01° 07' 35" E, ALONG THE EAST LINE OF SAID MANSFIELD LANE AND THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 1322.59 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE N 88° 34' 51" E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 352.48 FEET, TO **THE POINT OF BEGINNING**; THENCE N 01° 25' 09" W, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 120.00 FEET; THENCE N 88° 34' 51" E, PARALLEL WITH AND 120.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 260.00 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 46° 25' 09" E AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 95.00 FEET, TO A POINT ON SAID SOUTH LINE; THENCE S 88° 34' 51" W, ALONG SAID SOUTH LINE, A DISTANCE OF 285.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.7820 ACRES / 34,065.87 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON AUGUST 22, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 07' 35" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

Albert Jones III



1.3.19



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE OF GENERAL UTILITY EASEMENT
SCISSORTAIL ADDITION: PHASE I

DATE: AUGUST 5, 2019

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a certain General Utility Easement covering a tract of land owned by Summit Properties Land Development 2019, LLC. as illustrated on the map labeled Exhibit B1. The proposed General Utility Easement Dedication was required as a condition of subdivision plat and public improvement approval for the Phase I area of the Scissortail residential addition. The described easement covers a tract of land 15.00 feet in width located within the un-platted area immediately north of and adjacent to the Scissortail Phase I plat. The proposed easement is being dedicated as a means of providing access to public and private utility services from within Scissortail to a currently undeveloped and un-platted area lying immediately north of the Phase I plat as an extension of Reserve Area 'B' within Phase I of the addition. The proposed General Utility Easement is in the City of Glenpool standard general utility easement format.

Staff Recommendation:

Staff has reviewed and approved the location, intent, and document format of this General Utility Easement grant and is requesting Council approval and acceptance of this dedication for public purposes as submitted.

Attachments:

- A. Deed of Dedication and Exhibits
- B. Vicinity Map

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

GENERAL UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC, an Oklahoma Limited Liability Company, by Jared Lemons, its Member, of Tulsa County, State of Oklahoma, the owner of the legal and equitable title to the following described real estate ("Grantor"), in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, does hereby assign, grant and convey to the City of Glenpool, Tulsa County, Oklahoma, a municipal corporation, ("Grantee"), its successors and assigns, a utility easement over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Attached Exhibits 'B1' & 'B2'

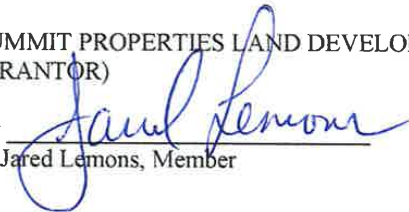
for the purpose of permitting Grantee and Franchise Utility services thereon, through, over, or across said property, together with all necessary and convenient appurtenances thereto; to use and maintain the same; and affording Grantee and Franchise Utility service provider officers, agents, employees, and/or all persons under contract with either, the right of access to and upon said premises and strip of land for the purposes of surveying, excavating for, operating, repairing, and maintaining all such utility services and associated appurtenances.

The Grantee and Franchise Utility service providers are hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid and Grantor, for itself and its heirs, administrators, successors, and assigns, covenants and agrees that no building, structure, wall, or other above ground obstruction will be placed, erected, installed, or permitted upon the above described real estate; and further covenants and agrees that, in the event the terms of this paragraph are violated by the Grantor or other persons in privity with it, such violation will promptly be corrected and eliminated upon receipt of notice from the Grantee or Franchise Utility supplier, or the Grantee or Franchise Utility supplier shall have right to remove or otherwise eliminate such violation, and Grantor, its heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

TO HAVE AND TO HOLD such easement unto to the City of Glenpool (Grantee), its successors or assigns as aforesaid:

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 17 day of July 2019.

SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC
(GRANTOR)

By 
Jared Lemons, Member

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of July 2019, personally appeared, Jared Lemons, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires:



Jan Hunt
Notary Public

ACCEPTED BY CITY COUNCIL:

City of Glenpool (GRANTEE)
A Municipal Corporation

Date: _____

by: _____
Mayor: Tim Fox

ATTEST:

APPROVED AS TO FORM:

Wendy Knight
City Clerk

Lowell Peterson
City Attorney

EXHIBIT B1

POINT OF COMMENCEMENT
NW CORNER NE/4 SW/4 SEC. 13, T-17-N, R-12-E
NE CORNER LOT 26, BLOCK 4, MANSFIELD LANE
(PLAT #6559)

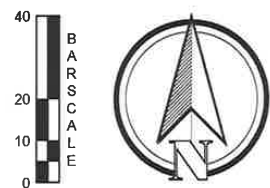
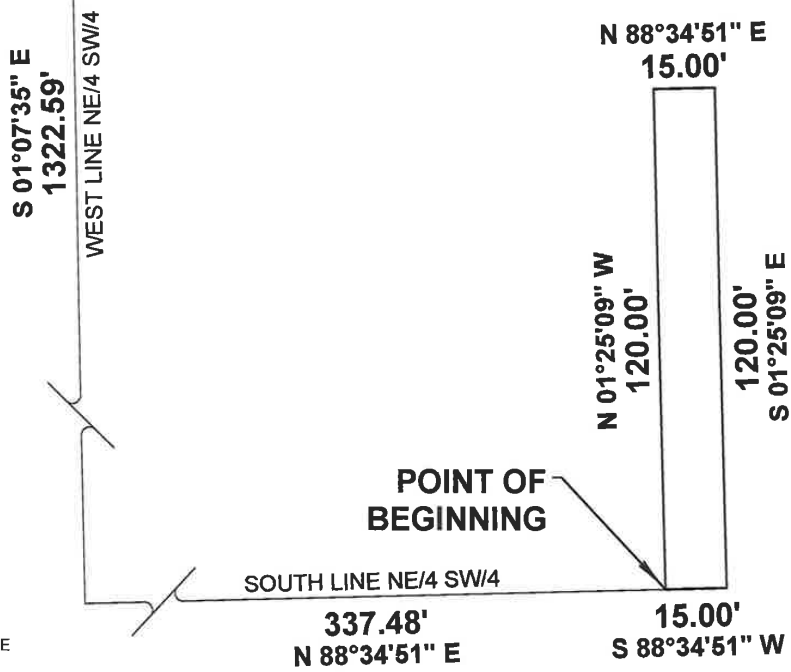


EXHIBIT B2

Legal Description

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID POINT OF COMMENCEMENT BEING THE NORTHEAST CORNER OF LOT 26, BLOCK 4, MANSFIELD LANE, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, RECORDED AS PLAT NO. 6559 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE S 01° 07' 35" E, ALONG THE EAST LINE OF SAID MANSFIELD LANE AND THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 1322.59 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE N 88° 34' 51" E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 337.48 FEET, TO **THE POINT OF BEGINNING**; THENCE N 01° 25' 09" W, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 120.00 FEET; THENCE N 88° 34' 51" E, PARALLEL WITH AND 120.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 15.00 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 120.00 FEET, TO A POINT ON SAID SOUTH LINE; THENCE S 88° 34' 51" W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.0413 ACRES / 1,800.00 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON AUGUST 22, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 07' 35" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580





MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE OF GENERAL UTILITY EASEMENT
SCISSORTAIL ADDITION: PHASE I

DATE: AUGUST 5, 2019

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a certain General Utility Easement covering a tract of land owned by Summit Properties Land Development 2019, LLC. as illustrated on the map labeled Exhibit C1. The proposed General Utility Easement Dedication was required as a condition of subdivision plat and public improvement approval for the Phase I area of the Scissortail residential addition. The described easement covers a tract of land 17.50 feet in width located within the un-platted area immediately south of and adjacent to the Scissortail Phase I plat. The proposed easement is being dedicated as a necessary means of providing access to public and private utility services from within Scissortail to a currently undeveloped and un-platted area lying immediately south of the Phase I plat and adjacent to 151st Street. The proposed General Utility Easement is in the City of Glenpool standard general utility easement format.

Staff Recommendation:

Staff has reviewed and approved the location, intent, and document format of this General Utility Easement grant and is requesting Council approval and acceptance of this dedication for public purposes as submitted.

Attachments:

- A. Deed of Dedication and Exhibits
- B. Vicinity Map

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

GENERAL UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC, an Oklahoma Limited Liability Company, by Jared Lemons, its Member, of Tulsa County, State of Oklahoma, the owner of the legal and equitable title to the following described real estate ("Grantor"), in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, does hereby assign, grant and convey to the City of Glenpool, Tulsa County, Oklahoma, a municipal corporation, ("Grantee"), its successors and assigns, a utility easement over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Attached Exhibits 'C1' & 'C2'

for the purpose of permitting Grantee and Franchise Utility services thereon, through, over, or across said property, together with all necessary and convenient appurtenances thereto; to use and maintain the same; and affording Grantee and Franchise Utility service provider officers, agents, employees, and/or all persons under contract with either, the right of access to and upon said premises and strip of land for the purposes of surveying, excavating for, operating, repairing, and maintaining all such utility services and associated appurtenances.

The Grantee and Franchise Utility service providers are hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid and Grantor, for itself and its heirs, administrators, successors, and assigns, covenants and agrees that no building, structure, wall, or other above ground obstruction will be placed, erected, installed, or permitted upon the above described real estate; and further covenants and agrees that, in the event the terms of this paragraph are violated by the Grantor or other persons in privity with it, such violation will promptly be corrected and eliminated upon receipt of notice from the Grantee or Franchise Utility supplier, or the Grantee or Franchise Utility supplier shall have right to remove or otherwise eliminate such violation, and Grantor, its heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

TO HAVE AND TO HOLD such easement unto to the City of Glenpool (Grantee), its successors or assigns as aforesaid:

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 17
day of July 2019.

SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC
(GRANTOR)

By Jared Lemons
Jared Lemons, Member

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of July, 2019, personally appeared, Jared Lemons, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires:



Lee Hunt
Notary Public

ACCEPTED BY CITY COUNCIL:

City of Glenpool (GRANTEE)
A Municipal Corporation

Date: _____

by: _____
Mayor: Tim Fox

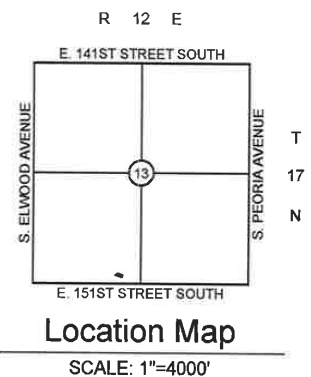
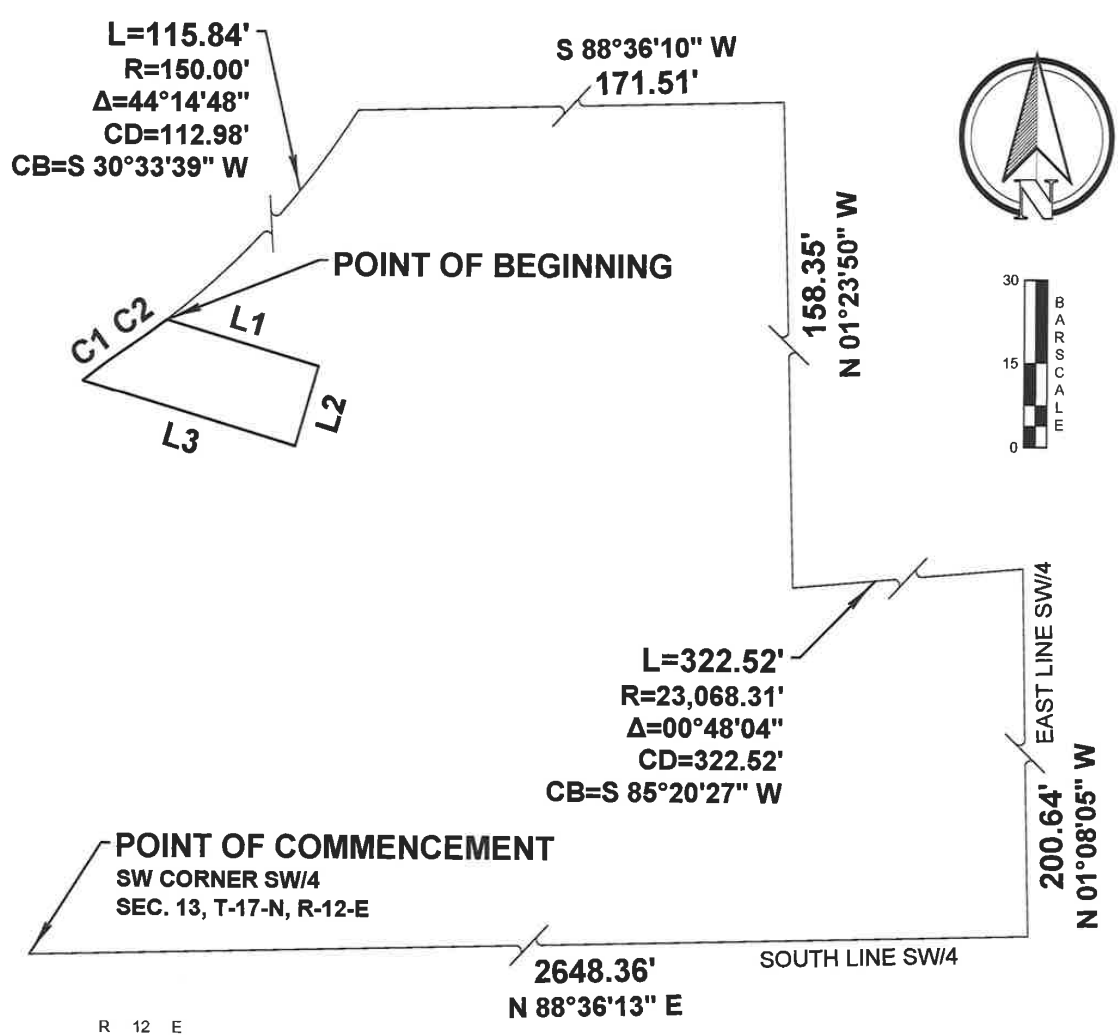
ATTEST:

APPROVED AS TO FORM:

Wendy Knight
City Clerk

Lowell Peterson
City Attorney

EXHIBIT C1



Line Information

Line No.	Length	Bearing
L1	29.12'	S 73°35'31" E
L2	15.00'	S 16°24'29" W
L3	40.70'	N 73°35'31" W

Curve Information

Curve No.	Radius	Central Angle	Length	Chord Bearing	Chord Distance
C1	100.00'	05°23'53"	9.42'	N 53°37'34" E	9.42'
C2	150.00'	03°38'27"	9.53'	N 54°30'17" E	9.53'

EXHIBIT C2

Legal Description

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 88° 36' 13" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 2648.36 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE N 01° 08' 05" W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 200.64 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 67 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5278, PAGE 1655 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE ALONG A CURVE TO THE LEFT, ALONG LAST SAID NORTH RIGHT OF WAY, HAVING A RADIUS OF 23,068.31 FEET, AN ARC LENGTH OF 322.52 FEET, A CENTRAL ANGLE OF 00° 48' 04", A CHORD BEARING OF S 85° 20' 27" W AND A CHORD DISTANCE OF 322.52 FEET; THENCE N 01° 23' 50" W A DISTANCE OF 158.35 FEET; THENCE S 88° 36' 10" W A DISTANCE OF 171.51 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 115.84 FEET, A CENTRAL ANGLE OF 44° 14' 48", A CHORD BEARING OF S 30° 33' 39" W AND A CHORD DISTANCE OF 112.98 FEET TO **THE POINT OF BEGINNING**; THENCE S 73° 35' 31" E A DISTANCE OF 29.12 FEET; THENCE S 16° 24' 29" W A DISTANCE OF 15.00 FEET; THENCE N 73° 35' 31" W A DISTANCE OF 40.70 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 9.42 FEET, A CENTRAL ANGLE OF 05° 23' 53", A CHORD BEARING OF N 53° 37' 34" E AND A CHORD DISTANCE OF 9.42 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 9.53 FEET, A CENTRAL ANGLE OF 03° 38' 27", A CHORD BEARING OF N 54° 30' 17" E AND A CHORD DISTANCE OF 9.53 FEET **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.0120 ACRES / 524.53 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON NOVEMBER 30, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 88° 36' 13" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580





MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE OF DEED OF DEDICATION FOR
PUBLIC ROADWAY RIGHT-OF-WAY

DATE: AUGUST 5, 2019

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a Deed of Dedication covering a certain tract of land from Summit Properties Land Development 2019, LLC. As illustrated on the map labeled Exhibit D1, the proposed Right-of-Way Dedication was required as a condition of subdivision plat approval for the Phase I area of Scissortail residential addition and covers a tract of land 50.00 feet in width located within the un-platted area known as Phase II of the overall Scissortail subdivision. The proposed street right-of-way is being dedicated as a public street necessary to provide secondary vehicular access to and from the Phase I portion of Scissortail Addition by connecting with the existing 148th Street in Mansfield Lane Addition. If accepted, the right-of-way being dedicated shall be known as a combination of 148th Street, Oak Street, 149th Street, and Poplar Street as illustrated on the attached exhibit. Street and drainage improvements currently being constructed within this proposed right-of-way are being installed per City of Glenpool standard design specifications and shall be accepted for ownership upon full completion and the provision of the required maintenance bonding.

Staff Recommendation:

Staff has reviewed and approved the document format and content of this right-of-way grant and is requesting Council approval and acceptance of this Deed of Dedication for public purposes as submitted.

Attachments:

- A. Deed of Dedication
- B. Vicinity Map

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC, an Oklahoma Limited Liability Company, by Jared Lemons, its Member, of Tulsa County, State of Oklahoma, the owner of the legal and equitable title to the following described real estate ("Grantor"), in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, does hereby dedicate to the City of Glenpool, Tulsa County, Oklahoma, a municipal corporation, ("Grantee"), its successors and assigns, for the benefit of the public, forever, the following described property, to wit:

See Attached Exhibits 'D1', 'D2' & 'D3'

together with all improvements thereon and appurtenances there-unto belonging.

TO HAVE AND TO HOLD such easement unto to the City of Glenpool (Grantee), its successors or assigns as aforesaid:

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 17 day of July 2019.

SUMMIT PROPERTIES LAND DEVELOPMENT 2019, LLC
(GRANTOR)

By 
Jared Lemons, Member

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of July 2019, personally appeared, Jared Lemons, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires




Notary Public

ACCEPTED BY CITY COUNCIL:

City of Glenpool (GRANTEE)
A Municipal Corporation

Date: _____

by: _____
Mayor: Tim Fox

ATTEST:

APPROVED AS TO FORM:

Wendy Knight
City Clerk

Lowell Peterson
City Attorney

EXHIBIT D1

POINT OF COMMENCEMENT
NW CORNER NE/4 SW/4 SEC. 13, T-17-N, R-12-E
NE CORNER LOT 26, BLOCK 4, MANSFIELD LANE
(PLAT #6559)

POINT OF BEGINNING
SE CORNER LOT 31, BLOCK 4
MANSFIELD LANE (PLAT #6559)

Line Information

Line No.	Length	Bearing
L1	95.13'	N 88°34'36" E
L2	50.00'	N 88°52'25" E
L3	13.00'	S 88°34'51" W
L4	95.00'	S 01°25'09" E
L5	50.00'	S 88°34'51" W
L6	95.00'	N 01°25'09" W
L7	94.87'	S 88°34'36" W

Curve Information

Curve No.	Radius	Central Angle	Length	Chord Bearing	Chord Distance
C1	25.00'	89°42'12"	39.14'	N 43°43'31" E	35.26'
C2	25.00'	90°17'34"	39.40'	S 46°16'22" E	35.45'
C3	25.00'	90°00'00"	39.27'	S 43°34'51" W	35.36'
C4	25.00'	90°00'00"	39.27'	N 46°25'09" W	35.36'
C5	25.00'	29°55'35"	13.06'	S 73°37'03" W	12.91'
C6	50.00'	150°08'44"	131.03'	N 46°16'22" W	96.63'
C7	25.00'	29°55'35"	13.06'	N 13°50'12" E	12.91'
C8	25.00'	90°17'48"	39.40'	N 46°16'29" W	35.45'

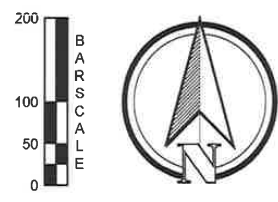
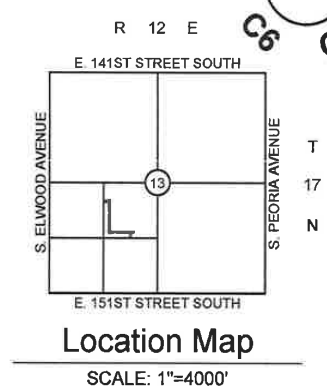


EXHIBIT D3

Legal Description

... (CONTINUED FROM SHEET 2) THENCE S 88° 34' 36" W A DISTANCE OF 94.87 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), SAID POINT BEING THE NORTHEAST CORNER OF LOT 22, BLOCK 1 OF SAID MANSFIELD LANE; THENCE N 01° 07' 35" W, ALONG THE EAST LINE OF SAID MANSFIELD LANE AND THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 50.00, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 1.8659 ACRES / 81,278.03 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON AUGUST 22, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 07' 35" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

Albert Jones III

1.3.19

