



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on August 21, 2023, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFlKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

Passcode: 974088

One tap mobile

+13462487799, US (Houston)

+14086380968, US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 897 5355 5435

Passcode: 974088

Find your local number: <https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFlKbUNrUUxtdz09>

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

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM, AUGUST 21, 2023 .**

AGENDA

Page

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation – Jason Cowan, Faith Church**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Management Report**
 - 1) [CM Report.08212023](#)
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**
- H) **Public Comments**

4 - 5

- I) **Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)**
- 1) Minutes from August 7, 2023 meeting. 6 - 10
[City Council Regular Meeting - 07 Aug 2023 - Minutes - Html](#)
 - 2) Approve the acquisition of five (5) 2023 Ford Explorer Police Interceptor vehicles and related equipment, contingent on lease-purchase financing, and approve Resolution No. 2023010, a Resolution of the Governing Body of the City of Glenpool approving a Lease Purchase Agreement for Equipment between the City of Glenpool and RCB Bank, subject to mutual ratification and appropriation of funds by the City each fiscal year during the term of the agreement, with payments for the current fiscal year to be funded from approved FY 23/24 Public Safety Capital Account No. 51-6-03-6350 Vehicles. 11 - 27
[PD Vehicle Purchase](#)
[Resolution No. 2023010 Police Vehicle Lease Purchase](#)
 - 3) Budget Amendment CITY-01 for FY23-24, increasing the General Fund budget for CDBG federal grant revenues and Park improvements expenditures, and increasing the FY23-24 Public Safety Capital Fund budget for transfer from fund balance, with an increase in expenditures for capital lease principal and interest payments. 28 - 29
[23-24 City 01 Budget Amendment](#)
 - 4) Approval of the FY23-24 Lease Agreement with VFW Post 9126. 30 - 38
[Staff Report - VFW Lease Agreement](#)
 - 5) Denial of Foks Tort Claim as recommended by Oklahoma Municipal Assurance Group (OMAG). 39 - 42
[Folks Tort Claim](#)
 - 6) Certificate and Order to Tulsa County Clerk and Treasurer. 43 - 48
[Certificate and Order to Tulsa County](#)
- J) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- K) **Scheduled Business**
- 1) Scissortail II - A proposed Comprehensive Plan Amendment (CPA-01-2023). The subject site is 40.2-acres in overall size and is located east of E. 148th Street S and north of S. Poplar Street. The proposed Comprehensive Plan Amendment will change the land use designation for the subject site from Suburban Residential to General Residential. 49 - 100
Applicant: McGuire Bell Lago, LLC
Applicant Representative: Jeffrey Tuttle, Tuttle and Associates
(Gerald Gilbert, Development Services Director)
 - A. Public Hearing on the proposed Comprehensive Plan Amendment.
 - B. Discussion and possible action to approve, deny or amend the proposed Resolution No. 2023011.

*** APPLICANT HAS REQUESTED THE PUBLIC HEARING AND RESOLUTION BE TABLED UNTIL THE SEPTEMBER 5, 2023, CITY COUNCIL MEETING.**

[CC STAFF REPORT CPA-01-2023 AND GZA-307 - SCISSORTAILL II - AUGUST 21 2023](#)
[CC STAFF REPORT CPA-01-2023 ATTACHMENTS - SCISSORTAILL II - AUGUST 21 2023](#)
[Resolution No. 2023011](#)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on August 18, 2023, by 11:30 am.

Signed: Wendy Knight
City Clerk



To: Mayor and Council

From: David Tillotson

Date: August 17, 2023

Re: City Manager Report

Open Positions

We currently have 15 open positions. These vacancies include those new positions approved in the FY2023-2024 budget.

I have noted positions below that are in the process. We will begin advertising soon for the new positions approved in the FY23-24 budget.

- Public Works: 5 Positions
 - Water & Sewer Laborer – Position advertised.
 - Seasonal Streets and Parks Laborers (3)
 - Water Distribution Crew Leader
- Police Department: 7 Positions
 - Police Officer (5) –
 - Two scheduled for OPPRS Board approval with tentative start date of 8/28.
 - Two pending OPPRS Board approval, schedule TBD
 - 1 to be advertised.
 - Dispatch (2) – Position Advertised.
- Conference Center: 1 Position
 - Part-time Event Planner – Offer accepted, pending background.
- Development Services: 1 Position
 - Planner – Position advertised.
- Administration: 1 Position
 - IT Director

Capital Projects Update

- Kendalwood Park South – Phase 1 of the project is now complete. The equipment needed for Phase 2 is on order. We do not have an installation date yet.
- Sewer Plant Project – Contract finalized with Garver Engineering. A kickoff meeting with staff is scheduled for August 24th.
- Kendalwood Park North – Finalizing contract details with vendor approved by Council.
- FYE2023 Streets Improvement Package – Construction is tentatively scheduled to start by the end of the month on the bid projects.
- Interlocal Agreement Overlays – As of the last update we had from Tulsa County, the overlays for Elwood, 131st and 141st that were included in the Interlocal Agreement with Jenks and Tulsa County are still scheduled to start sometime in September.

City Events

- Summer Concert Series – The final concert series of our inaugural event was held August 17th. We will be evaluating this program in the coming months to determine if we should continue it next summer or pivot to other events. Any feedback you have, or have received from the public, would be welcome.
- BlackGold Farmer's Market – This event will run every Saturday through October 7th from 8:00 a.m. to 12:00 p.m. We have had a tremendous response to this event since it opened in June.

Miscellaneous

- The City installed a new storm siren at the eastern edge of the Crossings neighborhood. This siren fills a coverage gap in our storm siren network. Electricity has been installed to the siren by OG&E and the siren its testing and programming processes. We believe this will happen prior to the end of August but should know more next week.
- We received word today from the Oklahoma Department of Commerce that Champagne Metals' Business Expansion Incentive Program award of \$300,000 is now official. Thanks to Joe Wuest and the Glenpool Chamber for their success helping Glenpool businesses navigate and apply for this program. We are working with Crossroads Communications on potential media stories for the three awards that were given to Glenpool businesses: Champagne Metals (\$300k), Premier Steel (\$150k), and T&L Foundry (100k)
- Labor Day Holiday (City facilities closed) – September 4th
- City Council Meeting – September 5th (Tuesday)

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

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

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

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

www.glenpoolonline.com



MINUTES
City Council Regular Meeting
Monday, August 7, 2023 Council Chambers 6:00 PM

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

COUNCIL ABSENT: Brandon Kearns

STAFF PRESENT: David Tillotson
Wendy Knight
Julie Casteen
Gerald Gilbert
Jesse Hale
David Agbetunsin
Madi Plett
Jeremy Plane

STAFF ABSENT: Susan White

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
Scott Major of Rosenstein, Fist & Ringold was also in attendance.
- C) Invocation – Jason Cowan, Faith Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Management Report**
- There is a new format to the City Manager's report that will be transitioning with other departments. This new format will be used for the first meetings of the month, whereas the older memo-style format will be used for other meetings.
 - Introduced **Julie Casteen, Finance Director**, and welcomed her back to the City of Glenpool. **Julie** has a great history with the City, and we

are excited to have her back.

[CM Report.08072023](#)

F) Mayor Report – Joyce G. Calvert, Mayor

- Thanked **David Tillotson, Jesse Hale**, and the Public Works crew for working diligently through the exceptional heat on the July 28 line break. Some lines needed to be dug by hand and employees were out until midnight. She is extremely grateful for everyone involved.
- Reminded everyone of the Empire concert on August 17th to be held at Black Gold Park instead of the Glenpool Conference Center. She urged the public to share this information so that everyone is aware.
- Announced that Congressman Hern is in town today and tomorrow visiting several locations. She encouraged everyone to check his schedule, and said she would be attending one of the sessions.

G) Council Comments

- **Councilor Lund** stated Senator Lankford was here last week. The turnout was excellent, and he gave a lot of great information. **Councilor Lund** also reminded everyone that school starts this Thursday, August 10th. She warned the public to pay attention to the 25 MPH signs posted in school zones.
- **David Tillotson** advised that the signs have been updated so there are lights on both the front and back sides of the signs, allowing those entering into the middle of the school zone to be able to see the flashing lights.
- **Mayor Calvert** informed the public that the Glenpool Chamber website announces when a legislator will be visiting. She encouraged the public to participate and said it is a great opportunity to ask questions.

H) Public Comments

There were no public comments.

I) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Minutes from July 17, 2023 meeting.
[City Council Regular Meeting - 17 Jul 2023 - Minutes - Html](#)
- 2) Resolution No. 2023009, updating signatories of Bancfirst accounts.
[Resolution No. 2023009 Bancfirst Signatories](#)
- 3) Updating signatories of the Mabrey Bank accounts, and authorizing the City Manager to sign the necessary bank forms.

[Staff Report - Mabrey Bank Account Signatories](#)

- 4) Updating signatories of the American Heritage Bank account and authorizing the City Manager to sign the necessary bank form.

[Staff Report - American Heritage Bank Account Signatories](#)

- 5) Appointment of Julie Casteen as City Treasurer.

[Staff Report -Treasurer Appt 08.07.23](#)

- 6) Annual Equitable Sharing Agreement and Certification.

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

To approve the Consent Agenda.

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

CARRIED.

[Equitable Sharing Agreement and Certification](#)

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

K) Scheduled Business

- 1) Discussion and possible action to approve or deny a quote from AAA Playgrounds for the purchase of playground equipment for Kendalwood Park South, in the amount of \$63,399.00.
(Jesse Hale, Public Works Director)

Mr. Hale presented and recommended Council approval of the quote from AAA Playgrounds for the purchase of playground equipment for Kendalwood Park South, in the amount of \$63,399.00. Phase 1 of this project exhausted the initial CDBG funds, where the City provided \$11,742.00 from General Fund as match. Glenpool's original grant application included not only fencing, sidewalks, and expanded parking (completed as part of Phase 1), but also a new playset, new swings, and a new shade, which were not completed in Phase 1 due to increased cost. As a result of this increased cost, Tulsa County approved additional funding in the amount \$63,399.00 based on the lowest and

best quote received for the park equipment.

Moved by Tim Fox, seconded by Jacqueline Triplett-Lund

To approve the quote from AAA Playgrounds for the purchase of playground equipment for Kendalwood Park South, in the amount of \$63,399.00.

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

CARRIED.

Kendalwood South Park - Additional Funds

- 2) Discussion and possible action to approve, deny or amend the expansion of Morris Park and the design of the disc golf course(s), and the authorization to partner with the Oklahoma Disc Golf Foundation on a sponsorship drive for the construction of the course(s).
(Jesse Hale, Public Works Director)

Mr. Hale presented and recommended Council approval of the expansion of Morris Park, the design of the disc golf course(s), and the authorization to partner with the Oklahoma Disc Golf Foundation on a sponsorship drive for the construction of the course(s). This combination of disc golf courses will consist of one 9-hole beginner course and one 18-hole course with alternate tee pads for intermediate and advanced players. The beginner course will be situated in the existing Morris Park green space. The advanced course will lie west of Coal Creek in Morris Park West. With the addition of these two courses, Glenpool will fill the gap in the southwest portion of the metro devoid of disc golf.

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

To approve the expansion of Morris Park and the design of the disc golf course(s), and the authorization to partner with the Oklahoma Disc Golf Foundation on a sponsorship drive for the construction of the course(s).

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns				x

City Council Regular Meeting
August 7, 2023

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

CARRIED.

[Disc Golf](#)

L) Adjournment

Mayor Calvert declared the meeting adjourned at 6:18 p.m.



MEMORANDUM
August 15, 2023

To: Honorable Mayor and City Council

From: Jeremy Plane
Chief of Police

Re: Vehicle Purchase: Police Department

Background:

This item is for Council consideration and action regarding the approval and acceptance of quotes solicited and received from Dana Safety Supply Inc. (Brannen Motors in Unadilla, GA), Harris Radio, Glenpool Auto Body, Stop Stick, and Kustom Signal Radar. The attached quotes cover the price for 5 Ford Police Interceptor AWD Vehicles, emergency lighting and interior equipment purchase and installation, vehicle graphics application for all vehicles, and radar units. Below is the breakdown of vehicle and equipment costs.

Item	Cost	Amount	Total Cost
2023 Ford Interceptor	\$51,000.00	5	\$255,000.00
Transport from GA to OK	\$1,500.00	5	\$7,500.00
Vehicle Graphics	\$806.00	5	\$4,030.00
Emergency Vehicle Equipment	\$15,485.50	5	\$77,427.5
Kustom Signal Radar Unit	\$1,608.91	5	\$8,044.55
Harris Radio	\$4,284.00	5	\$21,420.00
Stop Stick	\$505.00	5	\$2,602.00
GRAND TOTAL			\$376,024.05

This purchase will replace high mileage police vehicles and aging and non-functioning vehicle equipment. These vehicles will be purchased through Brannen Motors to be delivered to Dana Safety Inc. and will come from Georgia. Vehicle pricing will not be available in Oklahoma until after August and expected delivery will be after February 2024. The vehicles from Dana/ Brannen Motors can be completed and delivered within three months of ordering.

The funding for this purchase will come from FY 2023/2024 Public Safety Capital Budget under item 51-6-03-6350 (Vehicles).

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City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com



Staff Recommendation:

Staff recommends approval of the sales quotes received from Dana Safety Inc./ Brannen Motors, Glenpool Auto Body, Kustom Radar, and Harris Radio for the purchase of 5 Ford Police Interceptor vehicles and equipment as described for a total purchase price of \$376,024.05.

Attachments:

A. Purchase Quotes:

- Dana Safety Inc., Brannen Motors
- Glenpool Auto Body
- Kustom Signal Radar
- Harris Radio
- Stop Stick

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DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Sales Quote

Telephone: 800-845-0405

Sales Quote No.	493531-A
Customer No.	MISC

Bill To
GLENPOOL POLICE

Ship To

Contact:
Telephone:
E-mail:

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.		Customer PO Number	Payment Method	
07/13/23	GROUND SHIPMENT		QUOTED FREIGHT			NET30	
Entered By			Salesperson		Ordered By		Resale Number
Cody Craig			Cody Craig - Oklahoma		GRAVES		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
1	1	N	INFO VEHICLE INFORMATION Warehouse: DROP			0.0000	0.00
1	1	Y	EVP EMERGENCY VEHICLE PACKAGE Warehouse: DROP			51,000.0000	51,000.00
1	1	N	VEHICLE 2023 FORD PIU - GREY - ECOBOOST Warehouse: DROP			0.0000	0.00
1	1	Y	**LIST ALL VEHICLE INFO - TO INCLUDE DEALER PROVIDING VEHICLE BK0534ITU20 SMC PB400 VS ALUM BUMPER 2020+ FORD PIUT Warehouse: DROP			450.0000	450.00
1	1	N	TRANSPORT Transport Vehicle from Dealer to OKC Warehouse: DROP			1,500.0000	1,500.00
1	1	Y	EMPLB SoundOff Mpower Lightbar 48 Red/Blue Duo SEE ATTACHED Vin #: Warehouse: DROP			1,798.0000	1,798.00

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Print Time	01:21:25 PM
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DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
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Sales Quote

Telephone: 800-845-0405

Sales Quote No.	493531-A
Customer No.	MISC

Bill To
GLENPOOL POLICE

Ship To

Contact:
Telephone:
E-mail:

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.		Customer PO Number	Payment Method	
07/13/23	GROUND SHIPMENT		QUOTED FREIGHT			NET30	
Entered By			Salesperson		Ordered By		Resale Number
Cody Craig			Cody Craig - Oklahoma		GRAVES		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
1	1	Y	ENGSA5200RSP 500 Series 200 W Siren Control Warehouse: DROP			777.0000	777.00
2	2	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: DROP 100J series composite speaker w/ universal bail brkt-100 watt			187.0000	374.00
1	1	Y	MISC MPOWER RED/WHITE - GRILLE - STUD Warehouse: DROP			125.0000	125.00
1	1	Y	MISC MPOWER BLUE/WHITE - GRILLE - STUD Warehouse: DROP			125.0000	125.00
12	12	Y	EMPSCG2STS5RBW TRIO MPOWER STUD Warehouse: DROP 1 EACH SIDE OF PB 1 EACH SIDE OF TAG 1 FRONT OF PB EACH SIDE 1 FOG 1 1/4 GLASS 1 WHEN OPEN HATCH			125.0000	1,500.00

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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method
07/13/23	GROUND SHIPMENT		QUOTED FREIGHT		NET30
Entered By		Salesperson		Ordered By	Resale Number
Cody Craig		Cody Craig - Oklahoma		GRAVES	
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
2	2	Y	PMP2WDG35B SOI MPOWER 4" 35 DEGREE WEDGE BLACK Warehouse: DROP	12.0000	24.00
2	2	Y	ENT2B3RBW UNDER MIRROR LIGHT - RED/BLUE/WHITE Warehouse: DROP	185.0000	370.00
1	1	Y	PNT1CRV05 SOI INTERSECTOR UNDER MIRROR ADPTR SET 2013+ PI SL Warehouse: DROP	15.0000	15.00
2	2	Y	PMP2BKDGAI 1/4 GLASS BRACKET FOR MPOWER Warehouse: DROP	30.0000	60.00
3	3	Y	3SRCCDCR 2 IN CARGO AREA / 1 IN PRISONER AREA Warehouse: DROP	55.0000	165.00
3	3	Y	SHOP CARGO DOME SWITCH RED/WHITE DUAL SWITCH Warehouse: DROP	15.0000	45.00
1	1	Y	ESLRL6105E SOI, SL RUNNING, 61", 5MOD, B/W, 2CLR/DUO Warehouse: DROP	298.0000	298.00

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Contact:
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Contact:
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E-mail:

Quote Date		Ship Via		F.O.B.		Customer PO Number		Payment Method	
07/13/23		GROUND SHIPMENT		QUOTED FREIGHT				NET30	
Entered By				Salesperson		Ordered By		Resale Number	
Cody Craig				Cody Craig - Oklahoma		GRAVES			
Order Quantity	Approve Quantity	Tax	Item Number / Description				Unit Price	Extended Price	
1	1	Y	ESLRL6105D SOI, SL RUNNING, 61", 5MOD, R/W, 2CLR/DUO Warehouse: DROP				298.0000	298.00	
2	2	Y	PSLVBK01 SOI MOUNT KIT FOR SL LIGHTS 2020+ PIU Warehouse: DROP				55.0000	110.00	
1	1	Y	ENGSYMD01 SOI SOUND OFF / BLUEPRINT SYNC MODULE Warehouse: DROP				250.0000	250.00	
1	1	Y	ENGLMK008 SOI BLUEPRINT PIU LINK MICRO KIT Warehouse: DROP				300.0000	300.00	
1	1	Y	PMP1BK002 2020 PIU WEDGE KIT Warehouse: DROP				75.0000	75.00	
6	6	Y	MISC MPOWER R/B DUO - WEDGE 3 INCH Warehouse: DROP				125.0000	750.00	
1	1	Y	7170-0735-09 GJ 2020+ Ford Police Interceptor® Utility Short Consol Warehouse: DROP 7170-0735-09 2020+ Ford Police Interceptor® Utility Short Console Box with Cup Holder, Armrest, and Mongoose® XE 9" Motion Attachment				980.0000	980.00	

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07/13/23	GROUND SHIPMENT		QUOTED FREIGHT			NET30	
Entered By			Salesperson		Ordered By		Resale Number
Cody Craig			Cody Craig - Oklahoma		GRAVES		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
2	2	Y	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: DROP			40.0000	80.00
1	1	Y	475-0063 JOTTO 2020 JOTTO PI UTILITY CAGE Warehouse: DROP			781.0000	781.00
1	1	Y	475-2063 JOTTO GR9, ZRT, AR-GL3-XL/870 Featuring SmartLok Techn Warehouse: DROP			450.0000	450.00
1	1	Y	475-0067 JOTTO 2020 FORD PI UTILITY CARGO BARRIER Warehouse: DROP			413.0000	413.00
1	1	Y	15371 GJ DUAL USB POWER PORT 4.2 A Warehouse: DROP			100.0000	100.00
1	1	Y	FITS ROCKER SWITCH KNOCK-OUT ***** 475-1251 JD REAR DOOR HANDLE AND LOCK COVER SET Warehouse: DROP			85.0000	85.00
1	1	Y	MISC 7160-1053 ZEBRA PRINTER MOUNT Warehouse: DROP			105.0000	105.00

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Quote Date	Ship Via		F.O.B.		Customer PO Number	Payment Method	
07/13/23	GROUND SHIPMENT		QUOTED FREIGHT			NET30	
Entered By			Salesperson		Ordered By		Resale Number
Cody Craig			Cody Craig - Oklahoma		GRAVES		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
1	1	Y	7160-0882-03 5430 DOCK - CAN BE CHANGED Warehouse: DROP			910.0000	910.00
1	1	Y	MISC POWER SUPPLY FOR COMPUTER Warehouse: DROP			200.0000	200.00
1	1	N	INSTALL 33 HOURS @ 82.50 HOUR Warehouse: DROP			2,722.5000	2,722.50
1	1	Y	SHOP SHOP SUPPLIES - WIRE/CONNECTORS/RELAYS/INSTALL KIT Warehouse: DROP			250.0000	250.00
2	2	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: DROP			50.0000	100.00
1	1	Y	MB8U25 25 FT ANTENNA CABLE WITH 3/4 IN BRASS MOUNT Warehouse: DROP			25.0000	25.00
1	1	Y	QWB800 MOTOROLA 1/4 WAVE BLACK ANTENNA Warehouse: DROP			25.0000	25.00

Print Date	07/31/23
Print Time	01:21:25 PM
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Printed By: Cody Craig

Continued on Next Page

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Sales Quote

Telephone: 800-845-0405

Sales Quote No.	493531-A
Customer No.	MISC

Bill To
GLENPOOL POLICE

Ship To

Contact:
Telephone:
E-mail:

Contact:
Telephone:
E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
07/13/23	GROUND SHIPMENT	QUOTED FREIGHT		NET30	
Entered By		Salesperson	Ordered By	Resale Number	
Cody Craig		Cody Craig - Oklahoma	GRAVES		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
			Approved By: _____ ☐ Approve All Items & Quantities Quote Good for 30 Days		

Print Date	07/31/23
Print Time	01:21:25 PM
Page No.	1

Printed By: Cody Craig

Subtotal	67,635.50
Freight	350.00
Order Total	67,985.50

Glenpool Auto Body
 Every Repair Deserves Perfection
 18586 S. Hwy 75, Mounds, OK 74047
 Phone: (918) 827-4244

Workfile ID: e6e3c254
 PartsShare: 7j8Qwf
 Federal ID: 47-5662588

Estimate

RO Number:

Customer:	Insurance:	Adjuster:	Estimator:	Linda Bell
Glenpool PD		Phone:	Create Date:	4/18/2023
		Claim:		
		Loss Date:		
		Deductible:		

VIN:	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color:	Mileage Out:	
State:	Production Date:	Condition:	Job #:

Line	Ver	Operation	Description	Qty	Extended Price \$	Part Type	Labor	Type	Paint
1	E01		Stripe PD unit	1	550.00	Other	4.0	Body	

Estimate Totals	Discount \$	Markup \$	Rate \$	Total Hours	Total \$
Parts					550.00
Labor, Body			64.00	4.0	256.00
Subtotal					806.00
Sales Tax					0.00
Grand Total					806.00
Net Total					806.00

Estimate Version	Total \$
Original	806.00

Insurance Total \$:	0.00
Received from Insurance \$:	0.00
Balance due from Insurance \$:	0.00
Customer Total \$:	806.00
Received from Customer \$:	0.00
Balance due from Customer \$:	806.00

Payment Authorization

I hereby authorize any and all insurance payments and supplements for repairs made to my vehicle to be paid directly to the repair shop. I do hereby appoint the repair shop as my attorney in fact to accept on my behalf any and all checks, drafts, or bills of exchange and to endorse all such checks, drafts, or bills for deposit as credit on my account for repairs on my vehicle.

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

4/18/2023 9:24:36 AM

Quote Number 00005700



KUSTOM SIGNALS, INC.

Prepared By Jenny Coughenour
Phone (913) 428-3280
Fax (913) 492-1703
Email jcoughenour@kustomsignals.com

Address 10901 W 84th Terrace, Suite 100
Lenexa, Kansas 66214
United States
Created Date 4/17/2023
Expiration Date 7/17/2023

Quote To:

Name Deputy Chief Matthew Graves
Bill To Name GLENPOOL POLICE DEPARTMENT
Bill To 14600 S ELWOOD AVE
GLENPOOL, OK 74033-0070
USA

Ship To Name GLENPOOL POLICE DEPARTMENT
Ship To 14600 S ELWOOD AVE
GLENPOOL, OK 74033-0070
USA

Product Code	Quantity	Product Description	Sales Price	Total Price
833	5.00	Raptor RP-1 Dual Directional K-Band Antennas with Same Direction and DuraTrak™	\$1,608.91	\$8,044.55

Totals

Subtotal	\$8,044.55
Shipping and Handling	\$0.00
Total Amount	\$8,044.55

* Applicable Sales Tax Not Included. Seller may charge Buyer a 25% restocking fee.

OK NAPSO Contract #00218

27-Month Standard Warranty
Includes Shipping

Option available but NOT INCLUDED in price total Please ADD if interested**

CRS 895 RADAR Wireless Speed Sense Module, includes antenna, cable, cable extender and fastener (p/n 050-6300-00)
\$268

Quote Acceptance

Signature _____
Name _____
Title _____
Date _____



L3Harris Technologies, Inc.
Public Safety and Professional Communications
221 Jefferson Ridge Parkway
Lynchburg, Virginia 24501
Phone: 1-800-368-3277
Fax: 321-409-4393

Quote Name: Glenpool Police Dept._XG75M_16075_041123

Date: 4/11/2023 Valid for 30 days
Sales POC: Greg Kolsut
Sr. Specialist Account Manager
405-315-2741
Greg.Kolsut@L3Harris.com

Lieutenant Robert Glasby
Glenpool Police Dept.
14536 S. Elwood Ave
Glenpool, OK 74033
(918)322-8110

L3Harris' Internal Use Only	
Quote by:	S. Spence
CRM #	
CCC Case #	INC-000300707

Item	Part Number	Description	Qty	List Price	Discount	Sale Price	Extended Sale Price
10	MAMW-SDMXX	MOBILE,XG-75M/M7300,764-870MHZ,HALF DPLX	5	\$ 2,510.00	30%	\$ 1,757.00	\$ 8,785.00
20	AN-225001-004	Antenna,Element,700/800 2dB Low Profile	5	\$ 60.00	30%	\$ 42.00	\$ 210.00
30	AN-125001-002	Antenna,Base,Standard Roof Mnt Low Loss	5	\$ 80.00	30%	\$ 56.00	\$ 280.00
40	MAMW-PKGPT	Feature Package,P25 Trunking	5	\$ 1,200.00	30%	\$ 840.00	\$ 4,200.00
50	MAMW-NPL3R	Feature,Max(1024) System/Groups	5	\$ 0.01	100%	\$ -	\$ -
60	MAMW-PKG8F	Feature,256-AES,64-DES ECP Encryption	5	\$ 650.00	30%	\$ 455.00	\$ 2,275.00
70	MW-PL4F	Feature, P25 Phase 2, TDMA	5	\$ 250.00	30%	\$ 175.00	\$ 875.00
80	MW-PL8Y	FEATURE, ENCRYPTION LITE	5	\$ 0.01	100%	\$ -	\$ -
90	MAMW-NCP9E	Control Unit,CH721,Scan,Remote Mount	5	\$ 785.00	30%	\$ 549.50	\$ 2,747.50
100	MW-MC9T	MICROPHONE,STD,CH721,ANGLED CONNECTOR	5	\$ 225.00	30%	\$ 157.50	\$ 787.50
110	MAMW-NZN7R	ACCESSORIES,XG-75M/M7300 REMOTE MOUNT	5	\$ 360.00	30%	\$ 252.00	\$ 1,260.00

Lead time is subject to material availability at time of order

Total Sale Price \$ 21,420.00

Terms and Conditions:

- The Terms and Conditions are governed by the agreement between L3Harris Technologies and City of Norman. Please reference MBP# 16075 and contract number 1518, if applicable.
- Storing battery packs is not recommended because the chemicals in the battery degrade over time and this affects the functionality of the battery. Improper storage of batteries may void warranty.
- Pricing does not include installation, programming, taxes or shipping (if applicable), unless otherwise noted. These items may be waived based on the terms and conditions which are applicable to this quote (Item 1) and could be subject to change.

Purchase Order requirements:

Purchase Order issued to L3Harris Technologies - PSPC - 221 Jefferson Ridge Parkway - Lynchburg, VA 24501

The Purchase Order should include the following references:

Must include Quote Name and Date. If applicable, include MBP#.

All orders must contain valid model number, quantity, and price for each item.

Frequencies must be supplied with order if applicable.

Requested Delivery Date; If related to Grant Funding, important to provide Grant name, Agency, deadline and product receipt deadline, when applicable.

Shipping will default to Best Way ground, unless otherwise specific. Special shipping/delivery instructions (ex. Delivery lift gate required?) must be noted if applicable. Non Standard packing will be billed to the customer.

Bill to and Ship to addresses along with contact information must be included. Provide customer account number if readily available.

L3Harris DUNS#: 101474992; Cage Code: 1PNR4; Tax ID 34-0276860.

Confidential, Proprietary, & Competition Sensitive

**Ship To**

Matthew Graves
Glenpool Police Department
14536 S. Elwood Ave.
Glenpool, OK 74033
United States
918-322-8110
mgraves@cityofglenpool.com

Bill To

Attn: Accounts Payable
Glenpool Police Department
Po Box 70
Glenpool, OK 74033
United States

Quotation

Quote Number 2023-26455
Terms Net 30 Days
Date 08/01/2023
Sales Person Cyndi Alley
Valid Until 08/31/2023
Shipping Fedex
Contract Number
Cooperative

#	Qty.	Product	Item Code	Unit Price	Ext. Price
1	5	9' Stop Stick Kit w/Tray - Red	S3011K	\$ 505.00	\$ 2,525.00

Quotation Totals

Currency: US Dollar
Subtotal: \$ 2,525.00
Shipping Provider: Fedex
Shipping: \$ 77.00
Total: \$ 2,602.00

Quotation Accepted By

Quote Number 2023-26455
P.O. Number
Tax Exempt # 670630

Print Name _____

Title _____

Signature _____

Date _____

Stop Stick LTD • 365 Industrial Drive • Harrison, Ohio 45030 • United States
Phone: 513-202-5500 • Fax: 513-202-0240
<http://stopstick.com>

1 / 1

Unless otherwise stated, sales are U.S. Dollars, EXW Harrison, OH. Payment Net 30 Days from ship date.



To: Honorable Mayor and City Council

From: Julie Casteen, Finance Director

Date: August 18, 2023

Re: Police Vehicle Lease Purchase Agreement

Background:

The FY24 Approved Budget includes the purchase of five (5) Ford Police Interceptors and associated equipment, funded by a lease-purchase agreement.

Two financial institutions responded to a request for financing quotes. The most favorable terms were quoted by RCB Bank in Vinita. The recommended lease term is four years with quarterly payments at 4.72% interest rate, compounded monthly. Sixteen (16) quarterly payments of \$23,310.18 bring the total acquisition cost with documentation fee to \$372,962.88, including interest of \$33,035.38.

Payments will be made from the Public Safety Capital Fund, account numbers 51-6-90-6550 (principal) and 51-6-90-6555 (interest).

A summary of the financing quotes is attached for your review.

Staff Recommendation:

Staff recommends that the City Council adopt Resolution 2023010 authorizing the City Manager to finalize and execute a Lease Purchase Agreement for Equipment with RCB Bank.

Attachments:

Financing quotes

Resolution 2023010

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

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

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

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

www.glenpoolonline.com

Financing Quotes - FY24 Police Vehicles (5)

8/14/2023

Vehicle/Equipment Cost : \$339,927.50

Term: 4 years, Quarterly Payments					
Financial Institution	Quoted Rate	Issuance Cost	Quarterly Payment	Annual Total	Total Payments
RCB Bank	4.72%	\$275.00	\$ 23,310.18	\$ 93,240.72	\$ 372,962.88
Community Leasing Partners	5.64%	\$0.00	\$ 23,781.66	\$ 95,126.64	\$ 380,506.56

Term: 5 years, Quarterly Payments					
Financial Institution	Quoted Rate	Issuance Cost	Quarterly Payment	Annual Total	Total Payments
RCB Bank	4.72%	\$275.00	\$ 19,076.72	\$ 76,306.88	\$ 381,534.40
Community Leasing Partners	5.64%	\$0.00	\$ 19,545.00	\$ 78,180.00	\$ 390,900.00

RESOLUTION NO. 2023010

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GLENPOOL APPROVING A LEASE PURCHASE AGREEMENT FOR EQUIPMENT BETWEEN THE CITY OF GLENPOOL AND RCB BANK FOR FIVE (5) 2023 FORD EXPLORER POLICE INTERCEPTORS, SUBJECT TO MUTUAL RATIFICATION AND APPROPRIATION OF FUNDS BY THE CITY EACH FISCAL YEAR DURING THE TERM OF THE AGREEMENT.

WHEREAS, the governing body of Lessee has determined that a true and very real need exists for the acquisition of five (5) 2023 Ford Explorer Police Interceptors and related equipment *equipment listed includes all attachments, accessions, and additions now and hereafter acquired (the "Equipment"). Lessee desires to finance the Equipment by entering into a Lease Purchase Agreement for Equipment with RCB Bank as Lessor and City of Glenpool as Lessee (the "Agreement") according to the terms set forth in the Bid Proposal from Dana Safety Supply dated July 13, 2023; and the Equipment will be used by Lessee for the purpose of:

Fulfilling essential public safety functions; and

WHEREAS, the governing body of Lessee has taken the necessary steps, including any legal bidding requirements, under applicable law to arrange for the acquisition of such Equipment; and

WHEREAS, the governing body hereby directs its legal counsel to review the Agreement and negotiate appropriate modifications to said Agreement so as to assure compliance with state law and local statutory law, prior to execution of the Agreement by those persons so authorized by the governing body for such purpose.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Glenpool that:

The terms of said Agreement are in the best interests of Lessee for the acquisition of such Equipment and the governing body of Lessee designates and confirms the following persons to execute and deliver, and to or attest, respectively, the Agreement and any related documents necessary to the consummation of the transactions contemplated by the Agreement.

Name and Title of Persons to Execute and Attest Agreement:

David. Tillotson, City Manager

Wendy Knight, City Clerk

BE IT FURTHER RESOLVED, Lessee covenants that it will perform all acts within its power which are or may be necessary to ensure that the interest portion of the Rental Payments coming due under the Agreement will at all times remain exempt from federal income taxation under the laws and regulations of the United States of America as presently enacted and construed or as hereafter amended.

PASSED AND APPROVED this 21st day of August 2023.

Joyce G. Calvert, Mayor

Attest:

Wendy Knight, City Clerk



To: Honorable Mayor and City Council

From: Julie Casteen, Finance Director

Date: August 18, 2023

Re: FY23-24 City Budget Amendment CITY-01

Background:

The attached budget amendment includes the following items:

1. Increase the General Fund FY23-24 revenue budget for CDBG federal grant funds and increase the General Fund FY23-24 expenditure budget in the Parks Improvements line item so that we can encumber the funds for the playground equipment project. As you may remember, this project was approved by the City Council at the last Council meeting on August 7, 2023. An additional allocation of \$63,199 in federal CDBG grant funds was provided with no additional match required.
2. Increase the FY23-24 Public Safety Capital Fund budget for capital lease principal and interest payments for police vehicles, with a matching increase to the transfer from fund balance.

Staff Recommendation:

Staff recommends approval of Budget Amendments CITY-01.

Attachments:

Budget Amendment Form CITY-01

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

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

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

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

www.glenpoolonline.com

**City of Glenpool
Budget Amendment**

Fiscal Year: 2023 - 2024

Amendment No: CITY-01

Date Requested: 8/21/2023

Revenue:

Fund	Account Number	Acct Name	Increase / (Decrease)	New Budget Amount
01	5-00-5253	CDBG	\$ 63,199.00	\$ 63,199.00
51	5-00-5409	Transfer from Fund Balance	\$ 93,241.00	\$ 93,241.00
		Total	\$ 156,440.00	

Expense:

Fund	Account Number	Acct Name	Increase / (Decrease)	New Budget Amount
01	6-14-6275	Park Improvements	\$ 63,199.00	\$ 113,199.00
51	6-90-6550	Principal - Capital Lease	\$ 80,880.00	\$ 447,511.00
51	6-90-6555	Interest - Capital Lease	\$ 12,361.00	\$ 41,556.00
		Total	\$ 156,440.00	

Notes:

Additional CDBG Allocation for playground equipment at Kendalwood South Community Park and principal and interest payments on Police Vehicle Lease Purchase agreement with RCB Bank.

Approved by the City of Glenpool

Chair

Date _____



To: Mayor and Council

From: David Tillotson, City Manager

Date: April 28, 2022

Re: VFW Lease Agreement

Background:

VFW Post 9126 entered into a Lease Agreement with the City last fiscal year to occupy space in the Bonnie Chapman Senior Center. Staff is recommending we renew that contract with one significant change: we are suggesting that we remove the VFW from the responsibility of cleaning the restrooms. Given the shared use of the space between the VFW and the seniors, especially with the allowance by the senior of outside groups to use their side of the building, we believe it in the City's best interest to contract these services out separately.

We are excited to continue to provide this space for a group that is dedicated to helping veterans in Glenpool and look forward to working with them in the years to come.

Staff Recommendation:

Staff recommends approval of the Lease Agreement with VFW Post 9126 for FY2023-2024.

Attachments:

- VFW Lease Agreement

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

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

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

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

www.glenpoolonline.com

**LEASE AGREEMENT BETWEEN THE CITY OF GLENPOOL AND GLENPOOL VETERANS OF FOREIGN
WARS POST 9126**

This Agreement is entered into this ____ day of _____, 2023, by and between the City of Glenpool, Oklahoma, a municipal corporation (**City**) and the Glenpool Veterans of Foreign Wars Post 9126 (**Lessee**).

I. LICENSE

City leases to **Lessee** the southern portion of the **Bonnie Chapman Senior Center** located at 46 West 145th St S, Glenpool, OK 74033 (**Premises**) for **Lessee's** sole and exclusive use, together with the non-exclusive right to use the restrooms, kitchen, and storm shelter (emergency use only) (collectively the "**Common Areas**"), during the term of the Agreement. A site plan that shows the **Premises** and **Common Areas** is attached as Exhibit 1 and incorporation herein by reference. **Lessee** understands that the northern portion of the building is reserved for the exclusive use of the Glenpool Senior Citizens Group and any share used of that space must be authorized by and coordinated with this group.

City agrees to pay for the electrical, natural gas and water costs on behalf of the **Premises** during the full term of this Agreement.

Within its limitations as a non-profit 501(c)(19) organization, **Lessee** may charge an annual membership fee, activities/user fees, and hold fundraiser events to cover its operating expenses.

The Glenpool City Manager shall appoint one person to act as a **Liaison**. The **Liaison** may attend meetings as needed of the **Lessee** Board of Directors. **Lessee** shall send said appointee timely notice of all meetings. Said appointee shall serve as liaison between the **City**, the **Lessee** and community.

II. TERM AND CONSIDERATION

The term of this license shall commence July 1, 2023, and shall expire on June 30, 2024, unless sooner terminated in accordance with the terms and conditions of the Agreement. This agreement does not renew automatically. The Agreement may renew annually by

written agreement of the parties.

As consideration for the **Lessee** to use the **Premises**, **Lessee** agrees to all terms and conditions of this Agreement regarding use and maintenance of the property. Additionally, the **Lessee** agrees to provide the following services for the benefit of the **City** and the community:

1. Maintain the Veteran's Memorial, to include:
 - a. Replacement of the branch flags and POW/MIA flag as needed
 - b. Mowing regularly
 - c. All landscaping and mulching of the site

Note: The **City** agrees to purchase the US flags upon notice from the **lessee** of the need to replace them. Additionally, the **City** agrees to repair and/or replace the flagpoles as needed, unless the flagpoles are damaged as a result of negligence by **Lessee**.

2. Weed and mulch the landscape beds at the **Premises**.

Note: The **City** agrees to supply the mulch for both the Veteran's Memorial and the **Premises**.

3. Provide at least 9 hours of volunteer work at 3 different City events, for an annual cumulative total of 27 hours.
4. Host programs for veterans and citizens. These events may be held at City events or on Premises.

III. IMPROVEMENTS

The **Premises** shall remain the property of the **City**, and may not be modified, altered, or destroyed without the prior written permission of the City Manager. No other improvements, structures or fixtures of any kind may be built or brought upon said property without the prior written permission of the City Manager. The **City** shall have the absolute right to both choose and approve any contractor selected to perform any construction or alterations of the premises.

Lessee shall follow all Oklahoma State laws and City of Glenpool ordinances regarding improvements made to the premises.

Lessee shall contract directly with the telephone, cable and internet companies for installation and monthly service on the **Premises**. The cost of the installation and ongoing services shall be borne by the **Lessee**.

Any improvements, structures, or fixtures of any kind, which are built or brought upon said property, shall become the property of the **City** upon the termination of this Agreement unless the **City** gives prior written permission for their removal. Any structures added by the **Lessee**, as outlined in this Agreement, involved in displaying/exhibiting artifacts on the **Premises** shall remain the property of the **Lessee**. Any additions or modifications authorized to be removed shall be removed in a manner approved by the **Liaison** immediately upon termination of the Agreement and **lessee** shall restore the **Premises** to the condition that existed prior to the additions or modifications.

Lessee may not have, remove, or change any locks on the **Premises** without the prior approval of the **Liaison** and without first supplying the **Liaison** with combination or key to all locks. **City** understands that **Lessee** may from time-to-time store documents on the **Premises** that contain personal and medical information of those they serve, and as such agree to allow **Lessee** to designate one room for the storage of this information. **City** agrees that **Lessee** shall not be required to provide a key to the **City** for this room. The final location of this room shall be approved by the **Liaison** prior to storage of any records by **Lessee**.

City will work with **Lessee** to approve signage for the **Lessee** in or around the landscape beds at the **Premises** and on the front door of the **Lessee's** space.

IV. MAINTENANCE AND USE

Lessee acknowledges that it has inspected the **Premises** thoroughly and has full knowledge of the conditions of the **Premises**. The **City** makes no representations or warranties, express or implied, as to the condition of the **Premises**.

Lessee shall inspect the **Premises** immediately before and immediately after each use and shall immediately notify the **Liaison** of any damages or of any repairs, which may be required. If any defect threatens the safety and welfare of participants or the general public, **Lessee** shall not allow individuals to utilize the **Premises** until the defective portion of the Premises has been repaired or replaced.

Lessee agrees to take all reasonable precautions to prevent waste, damage, or injury to the

Premises by **Lessee** or by any competitors, volunteers, guests, invitees, or others who may be on the **Premises** that the **Lessee** has allowed use of the **Premises**.

Lessee acknowledges that access to mechanical rooms and the equipment therein is restricted to qualified **City** personnel and approved contractors. These areas are to remain locked and free from obstruction.

The **City** shall maintain, replace, or repair any major maintenance item that is not considered routine in nature of the **Premises** in need of such service due to normal and routine wear and tear, which may include the plumbing, electrical, HVAC systems and structural components of the **Premises**, and the parking areas and outdoor lighting fixtures.

Lessee shall perform all custodial duties of the leased **Premises**. **City** shall perform all custodial duties of the shared restrooms as needed, and on a regular basis, to ensure cleanliness of facility, and shall keep the shared restrooms stocked with paper towels, toilet paper, soap, and trash can liners.

Lessee shall maintain climate control devices at reasonable levels. **Lessee** shall keep the lights turned off in areas not being used, and turn off all lights when leaving the **Premises**.

Lessee shall lock and secure the **Premises** after each use.

Lessee shall promptly reimburse the **City** for the cost of parts and labor for any replacement or repair on the **Premises** because of the negligent acts of **Lessee** or by its competitors, volunteers, guests, or invitees, and for the **City's** cost in performing any of **Lessee's** contractual duties.

The **City** retains the right to enter any portion of the **Premises** at all times, except for the approved records storage area, without prior notice, to inspect the **Premises** or to conduct maintenance or repairs, or for the purpose of determining whether **Lessee** is complying with the terms and conditions hereof, or for any other purpose incidental to the rights of the **City** under this Agreement.

V. MILITARY EQUIPMENT (NON-OPERATIONAL)

Lessee may install and display non-operational military equipment at its own risk and expense, either inside or outside the building, as a means of increasing public awareness of

the VFW Post 9126. Before any non-operational military equipment can be displayed outside of the building, the City Manager or their designee must approve of the proposed display. If installed outdoors, this non-operational equipment shall be secured with suitable anchors to the ground or concrete pad to discourage theft and protect against injury.

City shall have no responsibility or liability for, and **Lessee** assumes the entire risk of any loss of, damage to, destruction or disappearance of any of **Lessee's** property on the **Premises** or elsewhere in the building or on its grounds. **Lessee** understands that **City** does not and will not maintain any casualty or other insurance on **Lessee's** property or the property of **Lessee's** invitees and licensees. **Lessee** waives any right of subrogation on behalf of its insurance carrier for any loss of, damage to, destruction or disappearance of **Lessee's** property or the property of **Lessee's** invitees and licensees.

VI. INDEMNIFICATION

Lessee is an independent contractor under this Agreement. This Agreement shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture, or association as between the **City** and **Lessee** or its officers, employees, contractors, or representatives for any purpose.

As partial consideration for this Agreement, **Lessee** agrees to indemnify, defend (at the **City's** option), and hold harmless the **City**, its employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings, reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or misconduct of **Lessee**, its competitors, guests, invitees, licensees, members, volunteers, representatives, employees, agents, officers, contractors or subcontractors, including but not limited to any injury or damage that occurs relating to **Lessee** activities, or **Lessee's** performance or failure to perform the terms and conditions of this Agreement. Such obligation shall exclude only such liability actions as arise directly out of the sole negligence or willful misconduct of the **City** and in accordance with the terms, conditions, and exceptions in the Governmental Tort Claims Act. The indemnification and defense obligations set forth herein shall survive the termination of this Agreement.

Lessee shall provide the **City** with prompt written notice of any serious injuries (serious

injuries include all injuries which require medical treatment), written or oral complaints received, and actual or anticipated disputes with or claims by any individual.

VII. INSURANCE AND WAIVER OF SUBROGATION

Without limiting the **City's** right to indemnification **Lessee**, and each of its contractors, shall obtain insurance in no less than or in terms more restrictive than the following: General Liability Insurance covering all premises and activities, with an applicable limit of liability not less than One Million Dollars (\$1,000,000.00) per claimant, One Million Dollars (\$1,000,000.00) annual aggregate. **Lessee** shall include the **City** as an Additional Insured on all required insurance policies. **Lessee** shall also require its contractors to list the **City** as an Additional Insured. **Lessee** shall submit certificates of insurance to the **City's** Risk Manager for approval before allowing any individuals, including but not limited to any contractors, to commence work or engage in any activities under this Agreement. **Lessee** and its contractors shall maintain the required insurance with insurers that carry a Best's "A" rating, and which are licensed and admitted to write insurance business in Oklahoma. Failure of **Lessee** or its contractors to obtain and maintain any required insurance does not relieve **Lessee** from any liability hereunder.

VIII. DEFAULT/TERMINATION

This Agreement shall be subject to termination upon the failure of the **Lessee** to keep, perform and observe all promises, covenants, conditions, and agreements set forth in this Agreement. The right to terminate this Agreement upon default of **Lessee** is not exclusive and is in addition to any other rights and remedies provided by law or under this Agreement. Any waiver of any breach of any one or more of the covenants, conditions, terms and agreements herein contained shall not be construed to be a waiver of any subsequent or other breach of the same or of any other covenant, condition, term or agreement herein contained, nor shall failure to require exact, full, and complete compliance with any of the covenants, conditions, terms or agreements herein contained be construed as in any manner changing the terms of this Agreement or stopping the **City** from enforcing the full provisions thereof.

Neither this Agreement, nor any of the rights hereunder, shall be sold, assigned, or encumbered by **Lessee**.

This Agreement is not a waiver of any permit or other legal requirements and does not assure approval based upon any circumstances other than compliance with the law.

This Agreement shall be construed under the laws of the State of Oklahoma. Exclusive Original Jurisdiction and venue for any action relating to this Agreement shall be solely in the Tulsa County District Courts of Oklahoma. **Lessee** shall conform to and abide by all Federal, State, and local laws and regulations, including, but not limited to, all laws regarding employment of aliens, and that no person shall be subjected to discrimination under a project, program or activity supported by this Agreement.

This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all proposals, oral or written, and all other communications between the parties with respect to the subject matter of this Agreement.

This document may be modified only by further written agreement between the parties. Any such modification shall not be effective unless and until executed by the parties.

The parties have caused this Agreement to be executed on the dates hereinafter set forth.

Signed this ____ day of _____, 2023.

VFW Post 9126

John Shimp, Post Commander

Andrea Melcher, Adjutant

City of Glenpool

Joyce G Calvert, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

City Attorney



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

August 10, 2023

City of Glenpool
Attn: Wendy Knight
12205 S. Yukon Ave.
Glenpool, Oklahoma 74033

RE: Member : City of Glenpool
 Claimant : Shirley Folks
 Date of Loss : July 14, 2023
 Claim No. : 213376-1-LN

Dear Ms. Knight:

OMAG has completed its investigation regarding the above referenced claim. It is OMAG's recommendation that this claim be denied because OMAG finds no liability on the City's part regarding this incident. The City is not required nor obligated to take any formal action on this Claim. However, if the City opts to do so, please let us know.

Thank you,

A handwritten signature in black ink that reads "Leslie Noriega". The signature is written in a cursive, flowing style.

Leslie Noriega,
Claims Adjuster

NOTICE OF TORT CLAIM

Please complete **BOTH** pages of this form. Please print or type the responses, list a Total Amount at the bottom, and sign & date the form.

City, Town or Municipal Trust involved: GLENNPOOL, OK

CLAIMANT INFORMATION

NAME: <u>SHIRLEY M. FOLKS</u>	SOCIAL SEC. / TAX ID #: _____
ADDRESS: _____ <u>GLENNPOOL 74033</u>	DATE OF BIRTH: <u>1940</u>
EMAIL: <u>N/A</u>	PHONE NO.: _____ GENDER: M () F ()

If there are multiple claimants, list the additional claimants on the back side of this page

CLAIM INFORMATION

DATE: <u>7/14/23</u>	TIME: <u>3:00</u> (X) a.m. () p.m.	LOCATION: <u>12526 KATHY LANE</u>
DESCRIBE INCIDENT (use additional sheets if needed): <u>(See attached description)</u>		

DAMAGES / RELIEF REQUESTED

PROPERTY DAMAGE: Is the claim seeking relief for loss or damage to your Property? ☒ Yes ☐ No	
If you checked "yes", please describe the property and the damage to the property: <u>1) PLUMBING - BATHROOM SHUT-OFF AND HOLE 2) Kitchen faucet valve full of mud clogging faucet</u>	
If you checked "yes", please state the Relief / Damages requested for loss/damage to property: \$ <u>303.55</u>	
<i>Please complete the applicable sections on the backside of this form.</i>	

OTHER DAMAGE: Is the claim seeking relief <u>other than</u> for loss or damage to property? ☐ Yes ☒ No	
If you checked "yes", please describe the type of injury or damage you sustained: _____	
If you checked "yes", please state the Relief / Damages requested <u>other than</u> for loss/damage to property: \$ _____	
<i>Please complete the applicable sections on the backside of this form.</i>	

TOTAL AMOUNT REQUESTED TO FULLY SETTLE THE ABOVE CLAIM(S): \$ 303.55

CLAIMANT SIGNATURE: Shirley M. Folks DATE SUBMITTED: 8-2-23

NOTICE OF TORT CLAIM

See Title 51 of the Oklahoma statutes, §157 for the statutory timeline applicable to tort claims. Any settlement of a tort claim is subject to the public entity's obligations under applicable State and Federal law related to child support and Medicare reporting and reimbursement.

ADDITIONAL TORT CLAIMANTS (if applicable)

NAME: <u>N/A</u>	SOCIAL SEC. NO.: _____
ADDRESS: _____	DATE OF BIRTH: _____
EMAIL: _____	PHONE NO.: _____ GENDER: M / F
NAME: <u>N/A</u>	SOCIAL SEC. NO.: _____
ADDRESS: _____	DATE OF BIRTH: _____
EMAIL: _____	PHONE NO.: _____ GENDER: M / F
NAME: <u>N/A</u>	SOCIAL SEC. NO.: _____
ADDRESS: _____	DATE OF BIRTH: _____
EMAIL: _____	PHONE NO.: _____ GENDER: M / F

WITNESS INFORMATION (if applicable)

The following individuals may have information related to the claim, including damages requested:

<u>N/A</u>		
Name	Address	Phone and/or Email
<u>N/A</u>		
Name	Address	Phone and/or Email

DAMAGES AND INSURANCE INFORMATION

Property Damage Claims: The following information must be submitted (if available) for property loss/damage claims:

Copy of vehicle title (if applicable), appraisal(s), estimate(s) or repair bill(s) attached? X Yes ___ No
Was the property insured? X Yes ___ No If "Yes", was a Claim filed with your insurer? ___ Yes X No
Insurance Company: LIBERTY (1000 Deductible) Policy No.: _____
Amount Claimed: \$ None Amount Received: \$ None

Other Damage Claim: If medical treatment was provided, the following must be submitted (if available):

Treatment Provider(s): _____
Copies of all medical bills attached? ___ Yes ___ No
Was the injured claimant on the job at the time of the injury? ___ Yes ___ No
Is the injured claimant eligible for benefits through Medicare / Medicaid? ___ Medicare ___ Medicaid ___ No
Did the injured claimant have health insurance? ___ Yes ___ No

Total # of Pages of documentation attached by Claimant(s) to this Notice of Tort Claim: _____

7.27.2023 - Shirley Folks, 12526 KATHY LAKE

To: City of GLENPOOL

On Friday 7.14.23 @ 3:00 AM approximately, I got up to go to the bathroom, flushed the stool and water was off in the main bathroom and rest of the house. Friday about 8 AM, I flushed stool, cold water faucets and bath tub. Pressure coming through the lines (air and mud). Found the shut-off valve leak and kitchen faucet blockage.

Called the plumber and he fixed both. Had to find a part for the kitchen faucet so had to come back the second trip. His two bills are attached.

City of Glenpool has cut off water before and I have not had any problems - I have lived here since 2012. I am on limited income and would appreciate the City reimbursing me the 303.⁵⁵.

Thank you for your consideration.

Shirley M Folks



To: Honorable Mayor and Council

From: Wendy Knight, City Clerk

Date: August 21, 2023

Subject: Certificate and Order to Tulsa County Clerk and County Treasurer

Background:

Tulsa County requires renewal of the Certificate and Order accompanied by a Treasurer's bond to be submitted every two years, or whenever a change in administration occurs. In this case, the County is requesting submittal of the Certificate and evidence of bond for Julie Casteen, Treasurer.

Staff Recommendation:

- Staff recommends Board approval of the Certificate and Order and authorization to submit to Tulsa County Clerk's office.

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

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

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

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

www.glenpoolonline.com

**CERTIFICATE AND ORDER
TO COUNTY CLERK AND COUNTY TREASURER**

_____ Glenpool _____ Oklahoma, August 21, 20 23

To the County Clerk and County Treasurer of _____ Tulsa _____ County, Oklahoma.

We, the undersigned, presiding officer and Clerk of the Governing Board of (City, Town, Multi-County, Library, Board of Education, School District, (state which)

_____ Glenpool City Council _____ of _____ Glenpool _____
("Public Body") in said County, State of Oklahoma, hereby authorize you, from and after the date hereof, for the current term or for the remainder of such current term in case of appointment to fill vacancy, such authority to continue until the end of such term, and no longer, unless sooner revoked, to pay over any public funds collected for the aforesaid Public Body in accordance with the provisions of 68 Okl.St. Ann. § 2923, to _____ Julie Casteen, Treasurer _____ Address _____ 12205 S Yukon Ave, Glenpool OK 74033 _____, Oklahoma as TREASURER of said Public Body for the term stated; and his legal qualifications for said office are hereby certified to be truly and correctly stated as follows:

- (1) Date Elected or Re-elected _____ 20 _____;
- (2) Date Appointed or Re-Appointed _____ August 7 _____, 20 23 (Note 1);
- (3) Filed Surety Bond in sum of with _____ Fifty thousand _____ Dollars (\$ 50,000.00)
_____ Western Surety Company _____ as Surety;
- (4) Bond Terms begins _____ August 7 _____, 20 23 , and Expires/Renews _____ August 7 _____, 20 24 ;
- (5) Number of Bond _____;
- (6) Date Bond was approved by Governing Board _____ August 21 _____, 20 23 (if applicable); and
- (7) Said new Bond is in custody and control of _____ City of Glenpool _____ (Note 2), or was deposited with
_____ City Clerk _____ for safekeeping.

Approved on _____ August 21 _____, 20 23 by _____ Glenpool City Council _____ endorsement made.

Signed and Certified at _____ Glenpool _____, Oklahoma, this _____ 21 _____ day of
_____ August _____, 20 23 .

Presiding Officer

Official Title

**ATTESTING
OFFICER'S SEAL**

ATTEST:

Attesting Officer

Official Title

Note 1: Where Treasurer is appointed for an indefinite term, provide the original date of appointment. This form must be submitted annually even if Treasurer is appointed for an indefinite term, and must be submitted at any time a bond renews or the named Surety changes.

Note 2: Treasurer should not have custody of his own bond. If Financial Secretary of City serves both as Clerk and Treasurer, Mayor or other chief officer should have custody.

Note 3: See 11 Okl.St. Ann. § 8-105, requiring bond for Treasurer of a municipality; 70 Okl.St. Ann §§ 5-114 & 5-115 requiring bond for Treasurer of a Board of Education; and 65 Okl.St. Ann. § 4-105 requiring bond for Multi-County Library.

**CERTIFICATE AND
ORDER**

OF Glenpool City Council
Name of Public Body
County of Tulsa
State of Oklahoma, to the County Clerk and
County Treasurer
Qualifying Julie Casteen
Glenpool Okla.,
as Treasurer of said Public Body.

Received and Filed this _____ day of
_____ 20____

County Clerk- County Treasurer

Deputy

Amount of Bond \$ 50,000.00

Date of Bond August 7 2023

Bond Expires/Renews August 7 2024

SURETIES

Print

Clear Form

Oklahoma



Western Surety Company

OFFICIAL BOND AND OATH

STATE OF OKLAHOMA

County of TULSA

SS

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 66763904

That we, JULIE ANN CASTEEN, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of Oklahoma, as Surety, are held and firmly bound unto the County of _____ and State of Oklahoma, in the penal sum of Fifty Thousand and 00/100 DOLLARS (\$50,000.00), for the payment of which we bind ourselves and our legal representatives, jointly and severally by these presents.

Signed this 17th day of August, 2023.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the above bounden Principal has been Appointed to the office of Treasurer in and for (Elected - Appointed)

City of Glenpool, State of Oklahoma, for the term of 1 year, commencing on the 7th day of August, 2023.

Now, if the said Principal shall render a true account of his office and the doings therein to the proper authority at the close of each month, each quarter, each year, and at the end of his term of office, as required thereby or by law; and shall promptly pay over to the person or officers entitled thereto, at the close of each day, month, or quarter, and term of office, all money which may come into his hands by virtue of his said office; and shall faithfully account for all the balances of money remaining in his hands at the termination of his office; and shall well and truly keep all books of record and books of account, required to properly record the doings of his office; and shall balance same monthly, and make all monthly, quarterly and annual reports to the boards, and officers required by law or by resolution of his governing board; and shall hereafter exercise all reasonable diligence and care in the preservation and lawful disposal of all money, books, papers and securities, or other property appertaining to his said office, and deliver them to his successor, or to any person authorized to receive the same; and if he shall faithfully and impartially, without fear, favor, fraud or apprehension, discharge all other duties, now or hereafter required of his office by law, then this bond to be void, otherwise in full force.



Principal

WESTERN SURETY COMPANY

By

Paul T. Bruflat

Paul T. Bruflat, Vice President

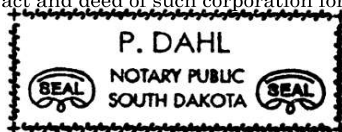
STATE OF SOUTH DAKOTA

County of Minnehaha

SS

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

Before me, a Notary Public in and for said County and State on this 9th day of December, 2019, personally appeared Paul T. Bruflat to me known to be the identical person who subscribed the name of WESTERN SURETY COMPANY, Surety, to the foregoing instrument as the aforesaid officer and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.



My Commission Expires June 18, 2025

Form 852-A-12-2019

P. Dahl

Notary Public

OATH OF OFFICE
(Okla. Stat. Tit. 51 § 2)

STATE OF OKLAHOMA }
County of _____ } ss

"I, _____, do solemnly swear (or affirm) that I will support, obey, and defend the Constitution of the United States, and the Constitution of the State of Oklahoma, and will discharge the duties of my office with fidelity; that I have not paid, or contributed, either directly or indirectly, any money or other valuable thing, to procure my nomination or election (or appointment), except for necessary and proper expenses expressly authorized by law; that I have not, knowingly, violated any election law of the State, or procured it to be done by others in my behalf; that I will not, knowingly, receive, directly or indirectly, any money or other valuable thing, for the performance or non-performance of any act or duty pertaining to my office, other than the compensation allowed by law, and I further swear (or affirm) that I will not receive, use or travel upon any free pass or on free transportation during my term of office."

(Sign here) _____
Principal

SUBSCRIBED and sworn to before me this _____ day of _____,
My commission expires _____.

(SEAL) Notary Public

LOYALTY OATH
(Okla. Stat. Tit. 51, § 36.2A)

I do solemnly swear (or affirm) that I will support the Constitution and the laws of the United States of America and the Constitution and the laws of the State of Oklahoma, and that I will faithfully discharge, according to the best of my ability, the duties of my office or employment during such time as I am

(Here put name of office, or, if an employee, insert "An Employee of _____" followed by the complete designation of the employing officer, agency, authority, commission, department or institution).

Affiant

Subscribed and sworn to before me this _____ day of _____,
My commission expires _____.

Notary Public or other officer authorized to administer oaths or affirmations

 Western Surety Company

File No. _____

OFFICIAL
BOND AND OATH

On Behalf of _____

as _____

County,
State of Oklahoma

Filed this _____
day of _____,
at _____ o'clock _____ m., and duly
recorded in book _____ on page _____.

Clerk

Deputy

Approved this _____
day of _____,

By _____



The State of Oklahoma requires we inform you of the following:

WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.

Form F2637-3-2012

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: AUGUST 21, 2023

ITEM: COMPREHENSIVE PLAN AMENDMENT (CPA-01-2023)

REQUEST: THE PROPOSED COMPREHENSIVE PLAN AMENDMENT (CPA-01-2023) WILL CHANGE THE LAND USE DESIGNATION FOR THE SUBJECT SITE FROM SUBURBAN RESIDENTIAL TO GENERAL RESIDENTIAL.

APPLICANT: MCGUIRE BELL LAGO, LLC

LOCATION: LOCATED EAST OF E. 148TH STREET S AND NORTH OF S. POPLAR STREET

ZONING: AG (AGRICULTURAL) AND RS-3 (SINGLE FAMILY HIGH DENSITY)

COMP PLAN: SUBURBAN RESIDENTIAL

APPLICANT REP: JEFFREY TUTTLE, TUTTLE AND ASSOICIATES

BACKGROUND

The subject site is approximately 40.2-acres in overall size, which consist of three (3) areas which are described as Tract A, Tract B and street right-of-way on the application Exhibits. The subject site has not been previously platted, however, for illustrative purposes the areas within the subject site are identified as Tract A, Tract B and Street. Listed in the table below are the areas with corresponding size.

<u>Area</u>	<u>Size</u>
Tract A	34.6 ac
Tract B	3.7 ac
<u>Street</u>	<u>1.9 ac</u>
Total	40.2 ac

Tracts A and B are owned by the applicant. The street was dedicated to the City of Glenpool in July of 2019 and is included in the overall acreage of the proposed changes. For reference, attached to the staff report are exhibits depicting these areas.

The subject site is currently designated Suburban Residential in the COG Comprehensive Plan and the Zoning for the site is AG (Agricultural) and RS-3 (Single-Family High Density).

SURROUNDING ZONING / LAND USES

	Comp Plan	Zoning	Land Use
North	Neighborhood Conservation	RS-3 (Single Family High Density) and AG (Agricultural)	Residential Single Family – Glen Village Neighborhood
South	Suburban Residential	RS-3 (Single Family High Density)	Residential Single Family
East	Suburban Residential	AG (Agricultural)	Vacant/Undeveloped
West	General Residential and Neighborhood Conservation	RS-3 (Single Family High Density) and PUD-27 (Mansfield Lane)	Vacant/Undeveloped and Residential Single Family – Mansfield Lane Neighborhood

Comprehensive Plan

As mentioned, the subject site is designated Suburban Residential in the city's Comprehensive Plan. This designation is described in the Comp Plan as follows.

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

Development Types

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

Characteristics

- A larger baseline minimum lot size allows for deeper front yards and building setbacks and greater side separation between homes.
- Less noticeable accommodation of the automobile compared to more intensive auto-oriented residential areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard space, and where garages are situated to the side or rear of the dwelling.
- Either through permitted-by-right development options or a Planned Unit Development (PUD) approval process, can promote land planning approaches that discourage “cookie cutter” subdivision designs and allow for smaller lot sizes than the baseline in exchange for greater open space set-aside, with the additional open space devoted to maintaining the suburban character and buffering adjacent properties and roads.

- May include a cluster development option that further concentrates the overall development footprint while providing the developer the same lot yield—or even a density bonus to incent conservation designs with an even higher open space ratio.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

Zoning

In order to implement the Comprehensive Plan, the city is divided into the zoning districts that are set out in Table 11-3-2 of the COG Zoning Ordinance. The subject site is currently zoned AG (Agricultural). The AG zone is intended to “preserve and protect agricultural lands and farmstead uses”. However, in instances where there are no agricultural or farmstead uses on site, the AG zone is used as a holding zone for future changes in zoning that reflect the underlying Comprehensive Plan land use designation and where urban scale public utilities and transportation facilities become available. There are currently no agricultural uses or farmstead uses on the subject site.

PROJECT DESCRIPTION

The applicant is requesting to change the Comprehensive Plan designation of the 40.2-acre site from Suburban Residential to General Residential. The applicant has also submitted an application to change the site’s Zoning from AG to RS-3 (Single Family High Density) and retain the area currently designated RS-3 (Single Family High Density). The applicant has indicated these changes are being requested for future residential development of the site.

ANALYSIS

Comprehensive Plan: A major goal of the 2030 plan is to preserve a high quality of life necessary to support a single-family residential lifestyle. A significant amount of the residential land within the city is designated for Low Intensity single family land uses. The Comprehensive Plan supports the infill development between existing subdivisions and continuing the pattern of orderly growth and planned extensions of public utilities.

Staff has inventoried the adjacent neighborhoods to determine the compatibility of the proposed land use designation with the existing development pattern for the area. As described in the surrounding zoning and land use table the subject site is bordered on three (3) sides with existing residential development. They include the Glen Village neighborhood to the north; the Mansfield Lane neighborhood to the west; and the Scissortail neighborhood to the south. Listed in the Surrounding Residential Development Table below are the Comp Plan land use designation, zoning, subdivision acreage, number of lots, minimum lot size, min lot width and density for each subdivision/neighborhood.

Surrounding Residential Development Comparison Table

Name of Subdivision	Comp Plan	Zoning	Subdivision Acreage	No. of Lots	Min Lot Size	Min Lot Width	Project Density
Mansfield Lane	Neighborhood Conservation	PUD 27	22.3 ac	87	7,500	60 feet	3.9 du/ac
Glen Village	Neighborhood Conservation	RS-3	21.2 ac	79	7,000	65 feet	3.7 du/ac
Glen Village 2 nd	Neighborhood Conservation	RS-3	32.2 ac	98	7,000	65 feet	3.0 du/ac
Scissortail	Suburban Residential	RS-3	27 ac	88	9,000 sf	75 feet	3.3 du/ac

As shown in the above table there are two (2) residential neighborhoods (Manfield Lane and Glen Village) designated Neighborhood Conservation. The Neighborhood Conservation land use designation is further described below.

Neighborhood Conservation

This designation is applied to established neighborhoods that are largely built-out and stable and where no significant change in development type or pattern is expected or desired. To implement a conservation strategy, the current zoning districts for these areas may warrant repurposing, and their uses and standards may require recalibration, to maintain the desired neighborhood character. This zoning approach is designed to “lock in” standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character. In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.

Development Types

- Detached residential dwellings and some attached housing types in particular neighborhoods
- Public/institutional uses
- Parks and public spaces

Characteristics

- Integrity of older, intact neighborhoods protected through customized Neighborhood Conservation zoning with standards that ensure no significant change in the development type or pattern and reinforce existing physical conditions (e.g., prevailing lot sizes, building setbacks, architectural elements such as front porches, etc.).
- Designed to preserve existing housing stock (and avoid excessive nonconformities and variance requests), and also to govern periodic infill and/or redevelopment activity within a neighborhood to ensure compatibility.

- Depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations.

The Neighborhood Conservation designation was placed on Mansfield Lane and Glen Village since they are existing residential neighborhoods developed under older development standards and criteria. The Scissortail development is a recently approved project currently under construction using current development regulations. There is also a 38.6-acre site that shares the western boundary with the subject site that has Comp Plan designation of General Residential and is zoned RS-3. This tract of land is currently undeveloped but is directly adjacent to Mansfield Lane and Scissortail residential developments.

The applicant is requesting the land use change to General Residential to be consistent with the development pattern which currently exists within the immediate adjacent area. The General Residential land use designation is further described below.

General Residential

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

Development Types

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

Characteristics

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

One of the primary objectives for new development is to ensure land uses are harmonious with surrounding uses and at a scale that can be compatible with the surrounding area as well as be supported by adequate public facilities and transportation systems. Compatible transitions between differing uses are encouraged through the control of density and intensity with the intent to minimize potential impacts to surrounding properties. This control is actuated via the city’s zoning and subdivision regulations.

Staff believes the proposed General Residential land use designation appropriate for the subject site and would allow development of the site in a scale compatible and complimentary with the immediate developed area densities and residential product types.

Zoning:

As mentioned, the applicant has also submitted an application requesting to change the Zoning from AG to RS-3 (Single Family High Density) and retain the area currently designated RS-3 (Single Family High Density). The purpose of the RS-3 zoning district is to “Allow conventional subdivisions of single-family detached dwellings”. As illustrated in the above table surrounding “developed” areas are zoned RS-3 (Glen Village and Scissortail) and Planned Unit Development (PUD 27 Mansfield Lane). Outlined in the Surrounding Residential Development Table are several development criterion that define the development pattern existing in the immediate area of the subject site. They include minimum lot size, lot width and density. Under RS-3 zoning the land use and development pattern established in the immediate area would continue. Lot size, lot width and depth; and densities will be similar to existing development. Coupled with other provisions within the zoning and subdivision regulations future development of the site would be at a scale compatible with and supported by adequate public facilities and circulations systems. TABLE 21: Future Land Use Designations Relative to Zoning Classifications of the Comprehensive Plan “relates the land use and character designations on the updated 2030 PLAN Map to the zoning districts in the City’s zoning regulations.” As such, the RS-3 zone is considered an appropriate implementing zone classification for the General Residential land use designation.

PLANNING COMMISSION ACTION: The Planning Commission meeting on the proposed Comprehensive Plan Amendment and Zone Amendment was held on Monday, August 14, 2023. After hearing public testimony from several adjacent neighbors and deliberating, the Planning Commission on a 4-1 vote recommended that the City Council deny the proposed Comprehensive Plan Amendment (CPA-01-2023). The issue raised by the Commissioners in opposition centered on increased traffic in the neighborhood as a result of future development of the subject site. The Commission did not take action on the proposed Zone Amendment.

STAFF RECOMMENDATION:

Since the Planning Commission action was limited to the Comprehensive Plan Amendment (CPA-01-2023) request, the City Council’s action is limited to the requested Comprehensive Plan change. As such, staff recommends the City Council approve the City Council the following:

1. Comprehensive Plan Amendment (CPA-01-2023) proposed change from Suburban Residential to General Residential; and
2. Adopt Resolution No. 2023011 approving the Comprehensive Plan change from Suburban Residential to General Residential.

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Surrounding Neighborhood/Subdivisions
3. Existing Comp Plan Map
4. Proposed Comp Plan Map
5. Existing Zoning Map
6. Proposed Zoning Map
7. Table 21: Future Land Use Designations Relative to Zoning Classifications
8. Applications
 - a. Comp Plan Amendment
 - b. Zone Amendment
 - c. Legal Description

Aerial Photo Map

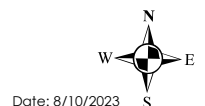
CPA-01-2023 & GZ-307



Document Path: P:\GIS_Master_Files\15_CASE-MAP CREATION\03_Zoning - GZ Scissortail PH II.mxd

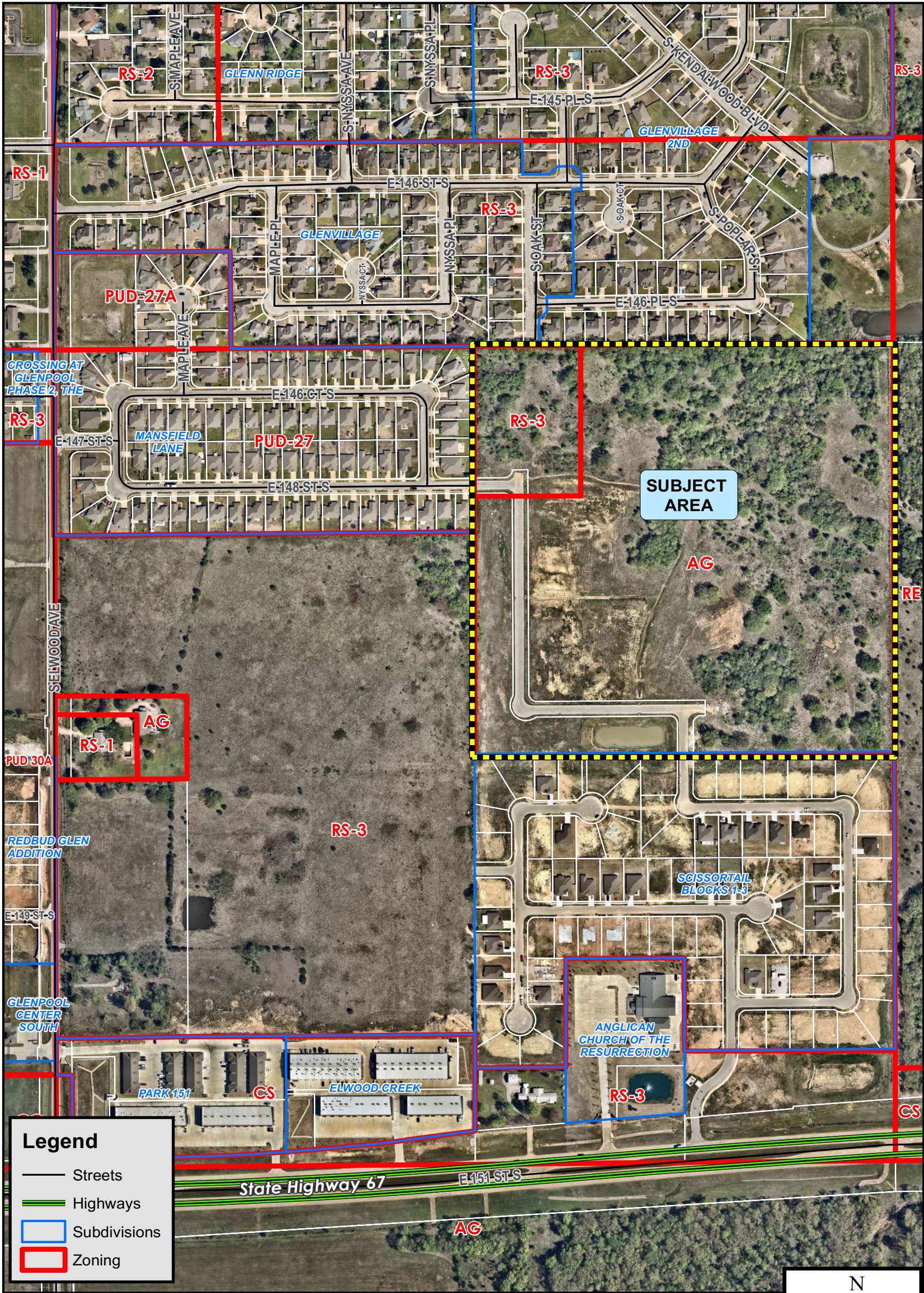


Property Owner: Summit Properties Land Dev.
 Applicants Rep: Tuttle & Associates
 Property Address: E 151st St S & S Poplar Street
 Zoning Request: From AG to RS-3
 Comp Plan Change: From Suburban Residential to General Residential



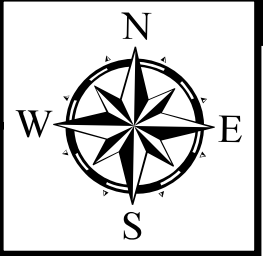
Date: 8/10/2023

Surrounding Neighborhood(s)
Map



Surrounding Residential Neighborhoods

0 80 160 320 480 640 Feet 1 inch = 280 feet Date: 8/10/2023

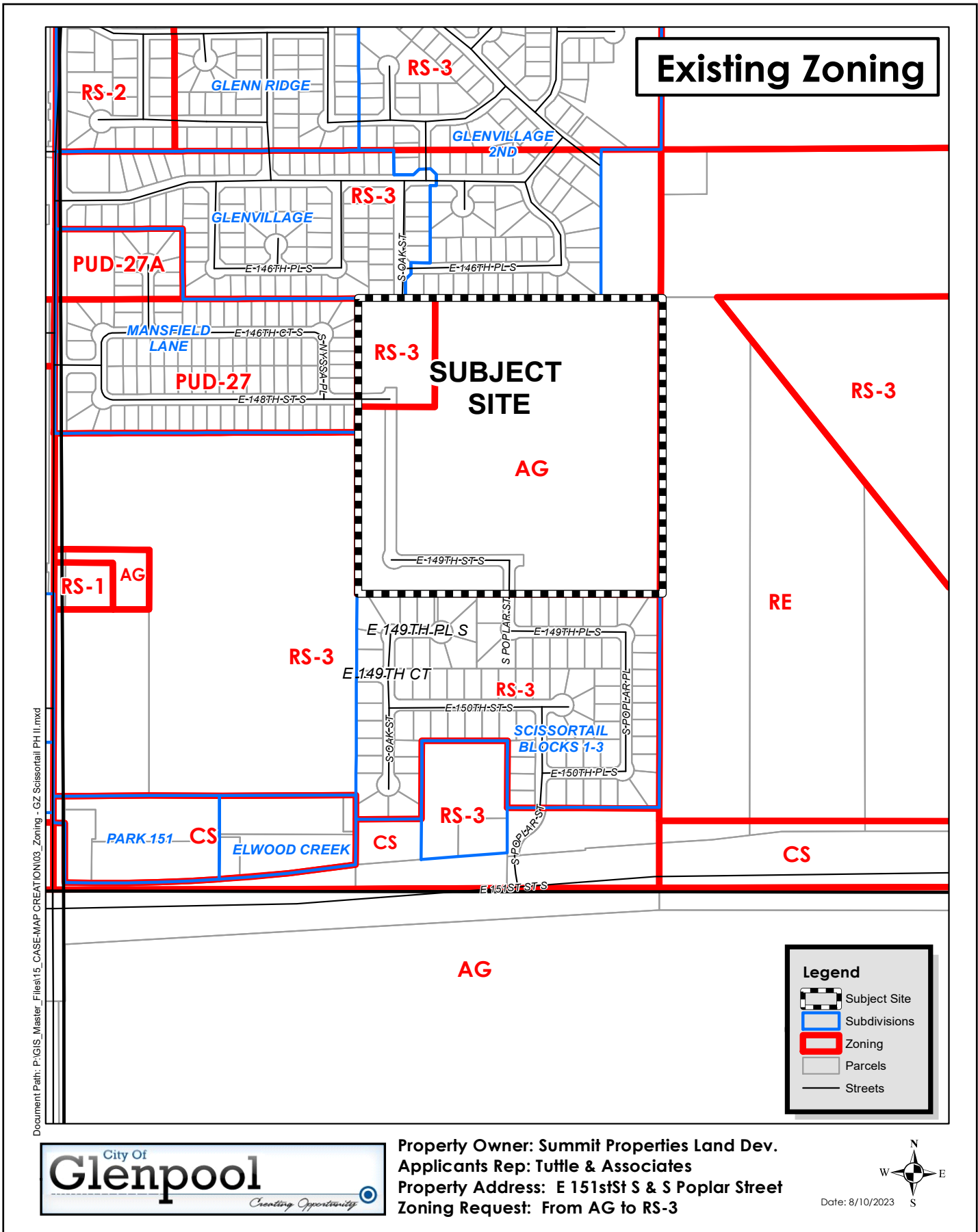


**Existing
Comprehensive Plan
Map**

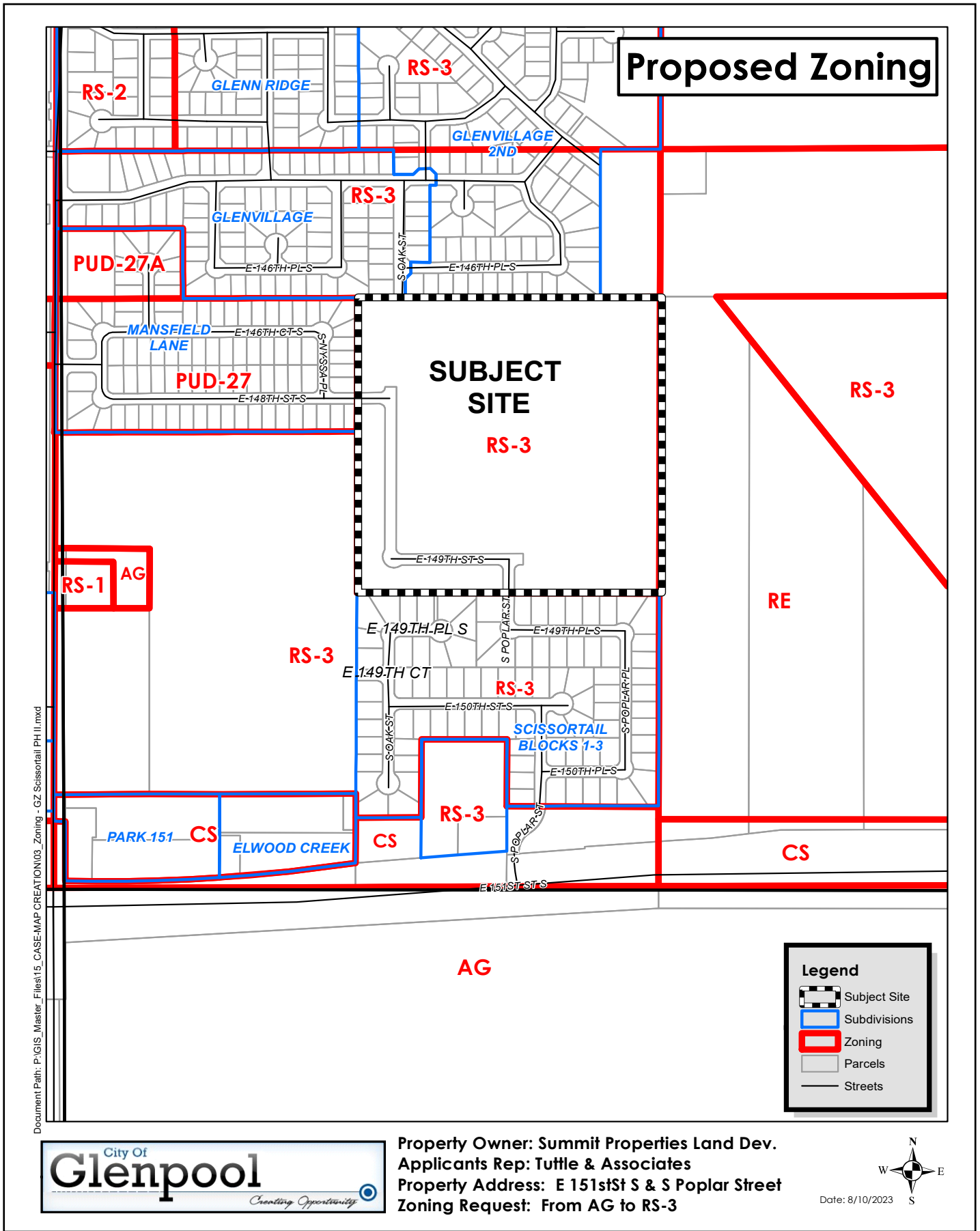


**Proposed
Comprehensive Plan Amendment
Map**

Existing Zoning Map



**Proposed
Zone Amendment
Map**



**Comprehensive Plan Amendment
Application**



RECEIVED:	7-12-2023
TAC CONFERENCE:	
PC HEARING:	8-14-2023
FILE #:	Comp Plan Map Amend Scussetail PH II
STAFF USE ONLY	
CC HEARING:	8-21-2023

Comprehensive Plan Map Amendment Application

PART I - PROPERTY OWNER INFORMATION:

Name: McGUIRE BELL LAGO Phone: (918) 949-9268
Address: 5705 E 71ST ST., SUITE 220 TULSA, OK 74136
Email Address: L.PAT.MCG@YAHOO.COM

PROJECT APPLICANT INFORMATION:

Name: JEFFREY TUTTLE Phone: (918) 663-5567
Address: P.O. BOX 471313 TULSA, OK 74147
Email Address: tuttle-associates@SBCGLOBAL.NET

APPLICANT'S REPRESENTATIVE INFORMATION:

Company Name: TUTTLE & ASSOCIATES Phone: (918) 663-5567
Address: P.O. BOX 471313 TULSA, OK 74147
Contact Name: JEFFREY TUTTLE Phone: " "
Email Address: tuttle-associates@SBCGLOBAL.NET

PART II - PROPERTY DESCRIPTION:

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

Property Site Address: 1220 E. 148TH ST. S. GLENPOOL, OK 74033
County: TULSA Acreage: 38.33 (TRACT) + 1.87 (CITY STREET)
Parcel No.: 97213-72-13-32080
Current Zoning: AGRICULTURAL Present Use: VACANT
Comprehensive Land Use Plan Designation: SUBURBAN RESIDENTIAL
Proposed Comprehensive Land Use Plan Designation: GENERAL RESIDENTIAL

PART III – PUBLICATION NOTICE:

Who is the person that shall be billed for publication?

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

Name: JEFFREY TUTTLE

Mailing Address: P.O. Box 471313 Tulsa, OK 74147 Phone: (918) 463-5567

E-Mail Address: tuttle-associates@sbcglobal.net

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

PART IV – SUBMITTAL ATTACHMENTS:

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

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

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

PART V – SIGNATURES:

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

Project Applicant Name (Print Name): JEFFREY TUTTLE

Project Applicant Signature: Jeffrey Tuttle Date: 7/5/23

Property Owner Name (Print Name): PAT MCGUIRE

Property Owner Signature: Pat McGuire Date: 7/5/23

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

SCISSORTAIL II

Tract A Legal Description:

A Tract of land that is a part of the of the East Half of THE Southwest Quarter (E/2 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 Surey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Southeast corner of the SW/4 of said section 13; THENCE North 01°08'05" West along the East line if the SW/4 a distance of 1322.34 feet to the POINT OF BEGINNING; THENCE South 88°35'38" West a distance of 636.68 feet to a point on the 50-foot-wide Street Right-of-Way Dedication recorded as Document No. 2019071005 in the records if the Tulsa County Clerk; THENCE along said Right-of-Way line for the next ten courses; THENCE North 01°24'22" West along said Right-of-Way line a distance of 95.00 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet and a chord which bears North 43°35'38" East a distance of 35.36 feet; THENCE North 88°35'38" East a distance of 13.00 feet; THENCE North 01°24'22" West a distance of 50.00 feet; THENCE South 88°35'38" West a distance of 529.50 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°17'09" for an arc distance of 39.39 feet and a chord which bears North 46°15'48" West a distance of 35.44 feet; THENCE North 01°07'13" West a distance if 726.53 feet; THENCE South 88°52'47" West for a distance of 50.00 feet to a point of non-tangent curve to the right; THENCE along said non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°42'29" for an arc distance of 39.14 feet and a chord which bears South 43°44'02" West a distance of 35.27 feet; THENCE South 88°25'16" West a distance of 95.13 feet to a point on the West line of the E/2 Section 13; THENCE leaving said Right-of-Way line North 01°07'13" West along said West line of the E/2 Section 13 a distance of 425.20 feet to the Northwest corner of the E/2 of the SW/4; THENCE North 88°34'30" East along said North line 1324.13 feet to the Northeast corner of the SW/4; THENCE South 01°07'18" East along said East line of the SW/4 a distance of 1322.60 feet to the POINT OF BEGINNING. Basis of Bearings is the GPS Bearing of North 01°07'18" West along the East line of 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 Southwest Quarter (E/2 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.

Said tract contains 1,507,149.51 square feet, 34.599 acres more or less.

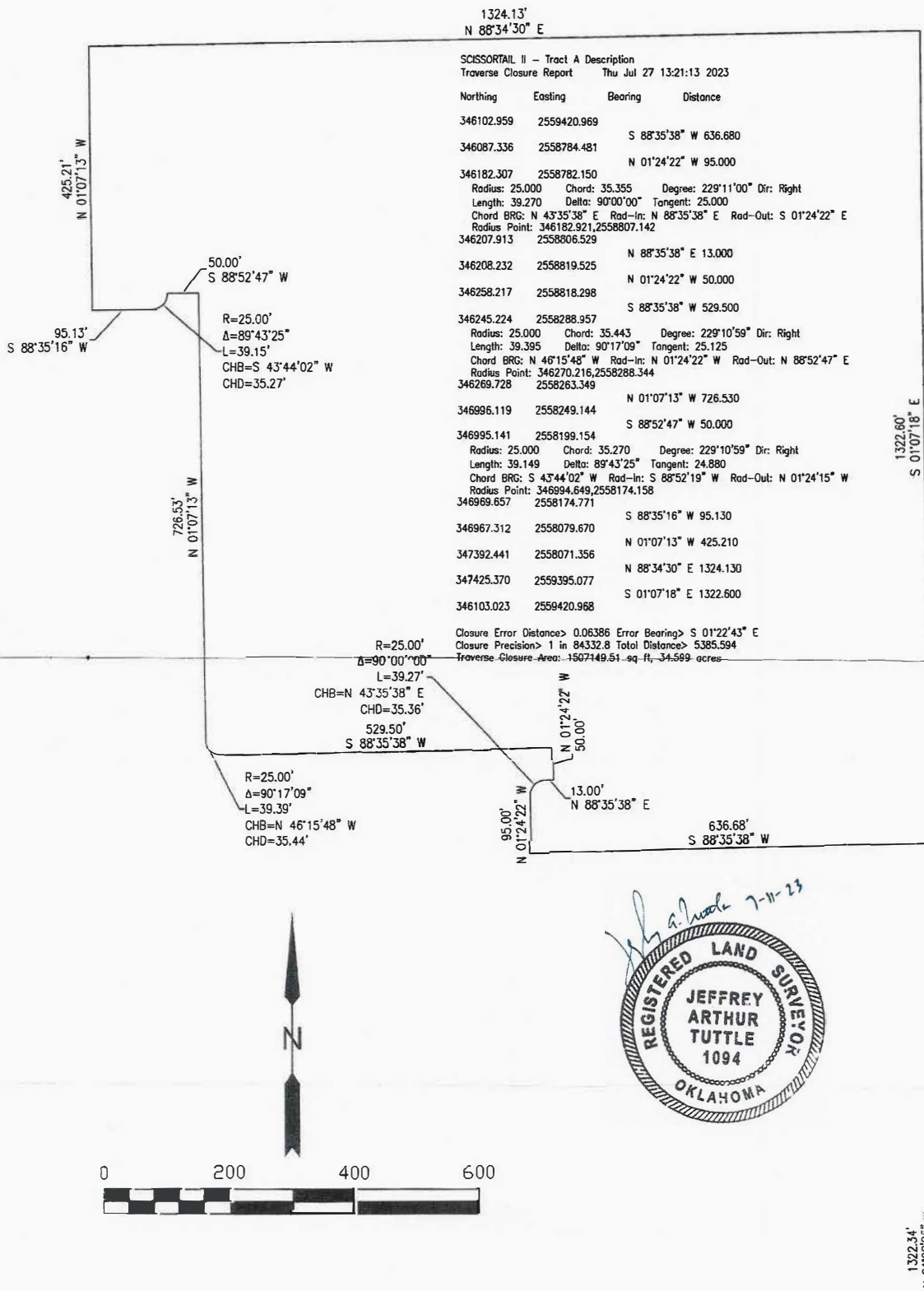
SCISSORTAIL II

Tract B Legal Description:

A Tract of land that is a part of the of the East Half of THE Southwest Quarter (E/2 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, being more particularly described as follows, to-wit:

COMMENCING at the Southeast corner of the SW/4 of said section 13; THENCE North 01°08'05" West along the East line of the SW/4 a distance of 1322.34; THENCE South 88°35'38" West a distance of 686.68 feet to a point on the on the West line of a 50-foot-wide Street Right-of-Way Dedication recorded as Document No. 2019071005 in the records of the Tulsa County Clerk, said point also being the POINT OF BEGINNING; Thence continuing South 88°35'38" West a distance of 637.48 feet to a point on the West line of the E/2 Section 13; THENCE North 01°07'13" West along said West line a distance of 847.02 feet to a point on South line of the aforementioned Street Right-of-Way Dedication; THENCE along said Right-of-Way line for the next nine courses; THENCE North 88°35'16" East a distance of 94.87 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°17'31" for an arc distance of 39.40 feet and a chord which bears South 46°15'58" East a distance of 35.45 feet; THENCE South 01°07'13" East a distance of 624.29 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 29°55'35" for an arc distance of 13.06 feet and a chord which bears South 13°50'35" West a distance of 12.91 feet to a point of reverse curve to the left; THENCE along said reverse curve to the left having a radius of 50.00 feet and a central angle of 150°08'19" for an arc distance of 131.02 feet and a chord which bears South 46°15'47" East a distance of 96.62 feet to a point of reverse curve to the right; THENCE along said reverse curve to the right having a radius of 25.00 feet and a central angle of 29°55'35" for an arc distance of 13.06 feet and a chord which bears North 73°37'50" East a distance of 12.91 feet; THENCE North 88°35'38" East a distance of 414.26 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet and a chord which bears South 46°24'22" East a distance of 35.46 feet; THENCE South 01°24'22" East a distance of 95.00 feet to THE POINT OF BEGINNING. Basis of Bearings is the GPS Bearing of North 01°07'18" West along the East line of 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 Southwest Quarter (E/2 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.

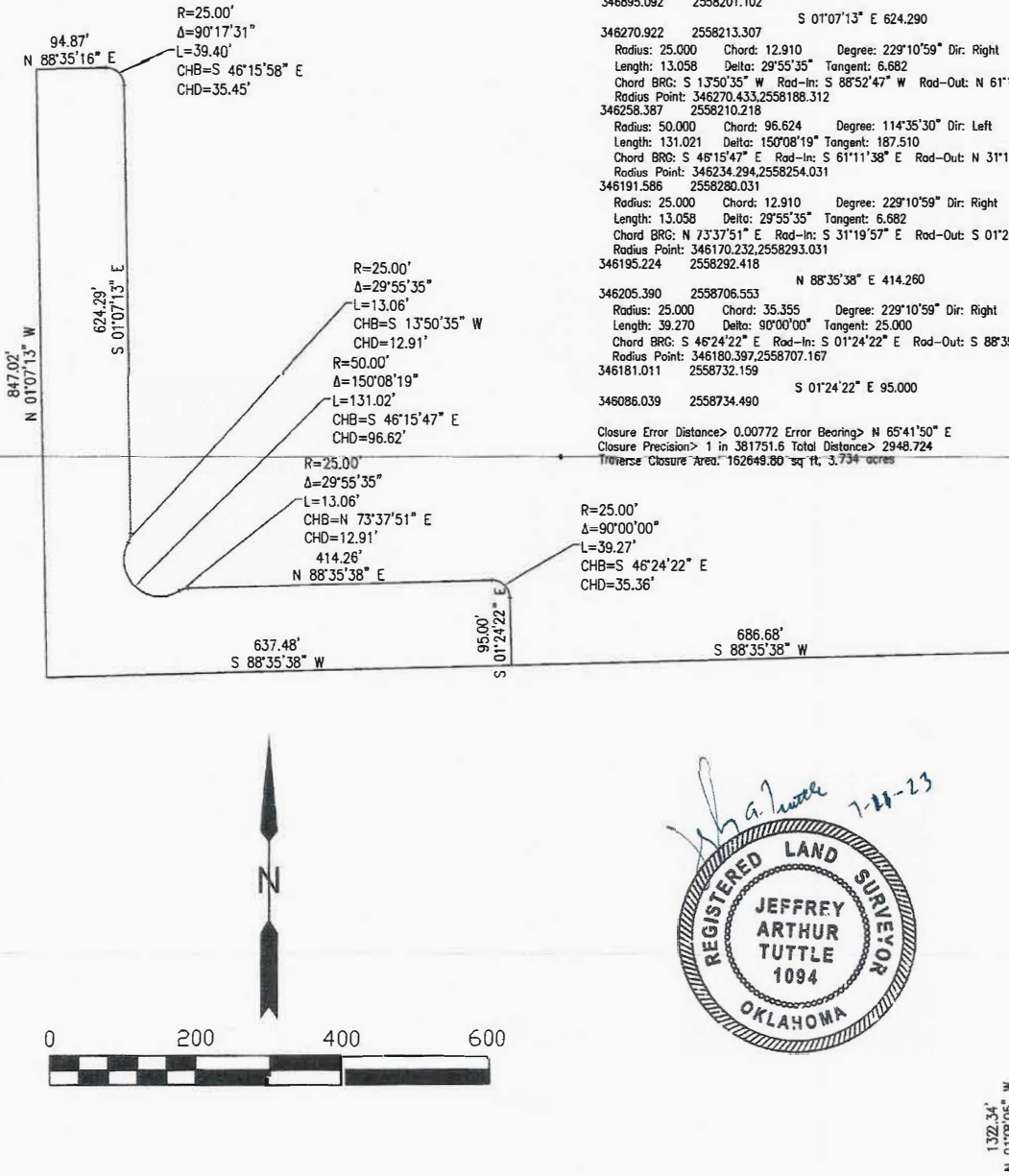
Said tract contains 1626,49.80 square feet, 3.734 acres more or less.



SCISSORTAIL II - Tract B Description
 Traverse Closure Report Thu Jul 27 13:24:20 2023

Northing	Eastings	Bearing	Distance
346086.043	2558734.497	S 88°35'38" W	637.480
346070.400	2558097.209	N 01°07'13" W	847.020
346917.258	2558080.649	N 88°35'16" E	94.870
346919.596	2558175.490		
Radius: 25.000	Chord: 35.445	Degree: 229°10'59" Dir: Right	
Length: 39.397	Delta: 90°17'31"	Tangent: 25.128	
Chord BRG: S 46°15'58" E	Rad-In: S 01°24'44" E	Rad-Out: S 88°52'47" W	
Radius Point: 346894.603,2558176.106			
346895.092	2558201.102	S 01°07'13" E	624.290
346270.922	2558213.307		
Radius: 25.000	Chord: 12.910	Degree: 229°10'59" Dir: Right	
Length: 13.058	Delta: 29°55'35"	Tangent: 6.682	
Chord BRG: S 13°50'35" W	Rad-In: S 88°52'47" W	Rad-Out: N 31°19'38" W	
Radius Point: 346270.433,2558188.312			
346258.387	2558210.218		
Radius: 50.000	Chord: 96.624	Degree: 114°35'30" Dir: Left	
Length: 131.021	Delta: 150°08'19"	Tangent: 187.510	
Chord BRG: S 48°15'47" E	Rad-In: S 61°11'38" E	Rad-Out: N 31°19'57" W	
Radius Point: 346234.294,2558254.031			
346191.586	2558280.031		
Radius: 25.000	Chord: 12.910	Degree: 229°10'59" Dir: Right	
Length: 13.058	Delta: 29°55'35"	Tangent: 6.682	
Chord BRG: N 73°37'51" E	Rad-In: S 31°19'57" E	Rad-Out: S 01°24'22" E	
Radius Point: 346170.232,2558293.031			
346195.224	2558292.418	N 88°35'38" E	414.260
346205.390	2558706.553		
Radius: 25.000	Chord: 35.355	Degree: 229°10'59" Dir: Right	
Length: 39.270	Delta: 90°00'00"	Tangent: 25.000	
Chord BRG: S 46°24'22" E	Rad-In: S 01°24'22" E	Rad-Out: S 88°35'38" W	
Radius Point: 346180.397,2558707.167			
346181.011	2558732.159	S 01°24'22" E	95.000
346086.039	2558734.490		

Closure Error Distance > 0.00772 Error Bearing > N 65°41'50" E
 Closure Precision > 1 in 381751.6 Total Distance > 2948.724
 Traverse Closure Area: 162649.80 sq ft, 3.734 acres



Tulsa County Clerk - Michael Willis

Doc # 2019071005 Page(s): 6 Recorded 08/12/2019 11:40:18 AM

Receipt # 19-43702 Fees: \$23.00



Copy

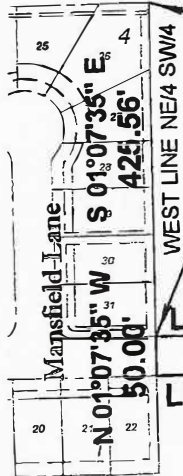
DO NOT REMOVE THIS PAGE
THIS IS PART OF YOUR RECORDED DOCUMENT

**THIS PAGE HAS BEEN ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION.**



**CITY OF GLENPOOL
12205 S YUKON AVE
GLENPOOL, OK 74033**

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

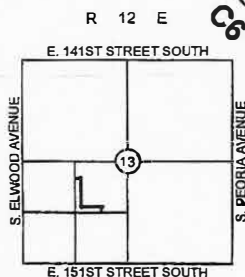
SE CORNER LOT 31, BLOCK 4
MANSFIELD LANE (PLAT #6559)

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'



Location Map

SCALE: 1"=4000'



EXHIBIT D2

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 425.56 FEET, TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 4, OF SAID MANSFIELD LANE AND **THE POINT OF BEGINNING**; THENCE N 88° 34' 36" E A DISTANCE OF 95.13 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.14 FEET, A CENTRAL ANGLE OF 89° 42' 12", A CHORD BEARING OF N 43° 43' 31" E AND A CHORD DISTANCE OF 35.26 FEET; THENCE N 88° 52' 25" E A DISTANCE OF 50.00 FEET; THENCE S 01° 07' 35" E, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 726.53 FEET; TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.40 FEET, A CENTRAL ANGLE OF 90° 17' 34", A CHORD BEARING OF S 46° 16' 22" E AND A CHORD DISTANCE OF 35.45 FEET; THENCE N 88° 34' 51" E A DISTANCE OF 529.48 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 50.00 FEET; THENCE S 88° 34' 51" W A DISTANCE OF 13.00 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 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 43° 34' 51" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 95.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE S 88° 34' 51" W A DISTANCE OF 50.00 FEET; THENCE N 01° 25' 09" W A DISTANCE OF 95.00 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 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 N 46° 25' 09" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 88° 34' 51" W A DISTANCE OF 414.24 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 13.06 FEET, A CENTRAL ANGLE OF 29° 55' 35", A CHORD BEARING OF S 73° 37' 03" W AND A CHORD DISTANCE OF 12.91 FEET, TO A TANGENT POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 131.03 FEET, A CENTRAL ANGLE OF 150° 08' 44", A CHORD BEARING OF N 46° 16' 22" W AND A CHORD DISTANCE OF 96.63 FEET, TO A TANGENT POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 13.06 FEET, A CENTRAL ANGLE OF 29° 55' 35", A CHORD BEARING OF N 13° 50' 12" E AND A CHORD DISTANCE OF 12.91 FEET; THENCE N 01° 07' 35" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 624.29 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.40 FEET, A CENTRAL ANGLE OF 90° 17' 48", A CHORD BEARING OF N 46° 16' 29" W AND A CHORD DISTANCE OF 35.45 FEET; ... **(CONTINUED ON SHEET 3)**



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

1.3.19





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 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

County Clerk - Michael Willis
2022032930 Page(s): 2 Recorded 03/29/2022 04:18:41 PM
Receipt # 22-21757 Fees: \$20.00 Doc Stamp: \$ 1950.00



Return To:

✓ McGuire Bell Lago, LLC
3800 Whitehill Circle
Tulsa, OK 74132

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **1,950.00** ✓
Filed/insured by: First American Title Insurance Company
File No.: **2705440-TU02 (KLS)** *GO*

Tax ID#: **97213-72-13-25820**

That **Summit Properties Land Development 2019, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **McGuire Bell Lago, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Tulsa County, State of Oklahoma**, to wit:

A Tract of land that is part of the East Half of the Southwest Quarter (E/2 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, being more particularly described as follow, to-wit:

COMMENCING at the Southeast corner of the SW/4 of said Section 13; THENCE North 01°08'05" West along the East line of the SW/4 a distance of 1322.34 feet to the POINT OF BEGINNING; THENCE South 88°35'38" West 1324.16 feet to a point on the West line of the E/2 Section 13; THENCE North 01°07'13" West along said West line 1322.23 feet to the Northwest corner of the E/2 of the SW/4; THENCE North 88°34'30" East along said North line 1324.13 feet to the Northeast corner of the SW/4; THENCE South 01°07'18" East along the East line of the SW/4 a distance of 1322.60 feet to the POINT OF BEGINNING.

Property Address: **East 151 Street S, Glenpool, OK 74033**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **March 28, 2022**.

First American Title ✓
4880 S. Lewis Avenue, Suite 101
Tulsa, OK 74105

**Zone Amendment
Application**



RECEIVED:	<u>7-12-23</u>
TAC CONFERENCE:	
PC HEARING:	<u>8-14-23</u>
FILE #:	<u>62-307</u>
CC HEARING:	<u>8-21-23</u>
STAFF USE ONLY	

Rezoning Application

PART I - PROPERTY OWNER INFORMATION:

Name: McGUIRE BELL LOGO, LLC Phone: (918) 949-9268
Address: 5705 E 71ST ST, SUITE 220 TULSA, OK 74130
Email Address: LPATMCG@YAHOO.COM

PROJECT APPLICANT INFORMATION:

Name: JEFFREY TUTTLE Phone: (918) 663-5567
Address: P.O. Box 471313 TULSA, OK 74147
Email Address: TUTTLE-ASSOCIATES@SBCGLOBAL.NET

APPLICANT'S REPRESENTATIVE INFORMATION:

Company Name: TUTTLE & ASSOCIATES Phone: (918) 663-5567
Address: P.O. Box 471313 TULSA, OK 74147
Contact Name: JEFFREY TUTTLE Phone: " "
Email Address: TUTTLE-ASSOCIATES@SBCGLOBAL.NET

PART II - PROPERTY DESCRIPTION:

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

Property Site Address: 1220 E. 148th ST. S. GLENPOOL, OK 74033
County: TULSA Acreage: 38.33 (TRACT) + 1.87 (CITY STREET)
Square Footage of Building(s) or Structures Onsite: VACANT
Current Zoning: AGRICULTURAL
Comprehensive Land Use Plan Designation: SUBURBAN RESIDENTIAL
Proposed Zoning: RS - 3

RECEIVED
JUL 14 2023
BY: mn

PART III – PUBLICATION NOTICE:

Who is the person that shall be billed for publication?

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

Name: JEFFREY TUTTLE

Mailing Address: P.O. Box 471313 Phone: (918) 663-5567

E-Mail Address: TUTTLE-ASSOCIATES@SBCGLOBAL.NET

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

PART IV – SUBMITTAL ATTACHMENTS:

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

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

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

PART V – SIGNATURES:

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

Project Applicant Name (Print Name): JEFFREY TUTTLE

Project Applicant Signature: Jeffrey A Tuttle Date: 7/5/23

Property Owner Name (Print Name): PAT MCGUIRE

Property Owner Signature: Pat McGuire Date: 7/5/23

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

REZONING PLAN EXHIBIT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	38.14	35.72	S 43°44'02" W	89°42'25"
C2	25.00	39.38	35.44	N 46°15'48" W	90°17'09"
C3	25.00	39.27	35.36	N 43°35'38" E	90°00'00"
C4	25.00	39.27	35.36	S 46°24'22" E	90°00'00"
C5	25.00	13.06	12.91	N 71°37'50" E	29°55'30"
C6	50.00	131.02	136.62	S 46°15'47" E	150°03'19"
C7	25.00	13.06	12.91	S 13°50'35" W	29°55'18"
C8	25.00	38.40	35.45	S 46°15'38" E	90°17'31"



TUTTLE & ASSOCIATES, INC.
P.O. BOX 47313
Tulsa, Oklahoma 74147-1313
Phone: (918) 663-5567

Date: 07/27/23
Drawn: RWT
Checked: JAT
Job Number: 5108
Sheet 1 of 1

SCISSORTAIL II

Tract A Legal Description:

A Tract of land that is a part of the of the East Half of THE Southwest Quarter (E/2 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 Surey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Southeast corner of the SW/4 of said section 13; THENCE North 01°08'05" West along the East line if the SW/4 a distance of 1322.34 feet to the POINT OF BEGINNING; THENCE South 88°35'38" West a distance of 636.68 feet to a point on the 50-foot-wide Street Right-of-Way Dedication recorded as Document No. 2019071005 in the records if the Tulsa County Clerk; THENCE along said Right-of-Way line for the next ten courses; THENCE North 01°24'22" West along said Right-of-Way line a distance of 95.00 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet and a chord which bears North 43°35'38" East a distance of 35.36 feet; THENCE North 88°35'38" East a distance of 13.00 feet; THENCE North 01°24'22" West a distance of 50.00 feet; THENCE South 88°35'38" West a distance of 529.50 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°17'09" for an arc distance of 39.39 feet and a chord which bears North 46°15'48" West a distance of 35.44 feet; THENCE North 01°07'13" West a distance if 726.53 feet; THENCE South 88°52'47" West for a distance of 50.00 feet to a point of non-tangent curve to the right; THENCE along said non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°42'29" for an arc distance of 39.14 feet and a chord which bears South 43°44'02" West a distance of 35.27 feet; THENCE South 88°25'16" West a distance of 95.13 feet to a point on the West line of the E/2 Section 13; THENCE leaving said Right-of-Way line North 01°07'13" West along said West line of the E/2 Section 13 a distance of 425.20 feet to the Northwest corner of the E/2 of the SW/4; THENCE North 88°34'30" East along said North line 1324.13 feet to the Northeast corner of the SW/4; THENCE South 01°07'18" East along said East line of the SW/4 a distance of 1322.60 feet to the POINT OF BEGINNING. Basis of Bearings is the GPS Bearing of North 01°07'18" West along the East line of 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 Southwest Quarter (E/2 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.

Said tract contains 1,507,149.51 square feet, 34.599 acres more or less.

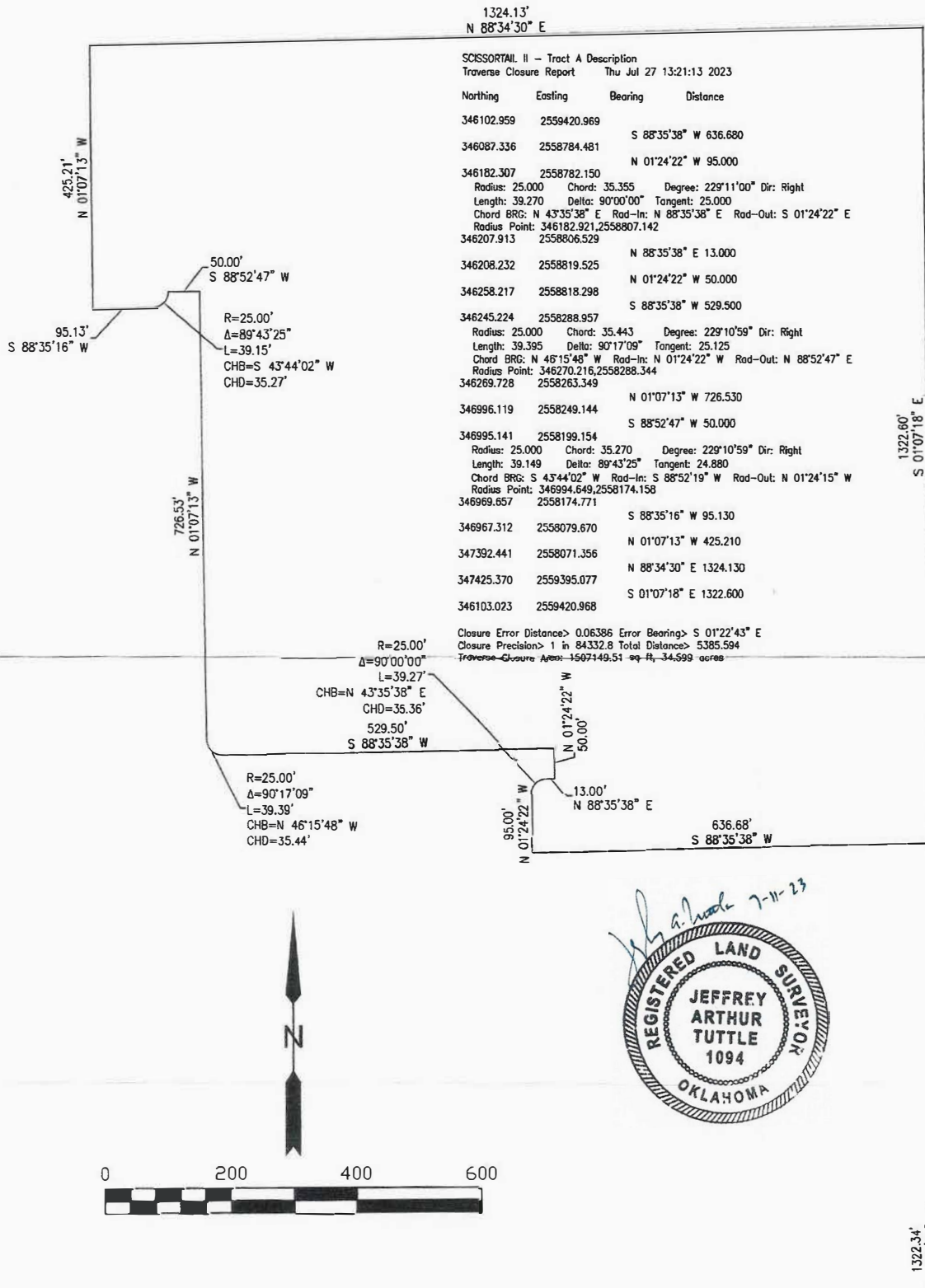
SCISSORTAIL II

Tract B Legal Description:

A Tract of land that is a part of the of the East Half of THE Southwest Quarter (E/2 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, being more particularly described as follows, to-wit:

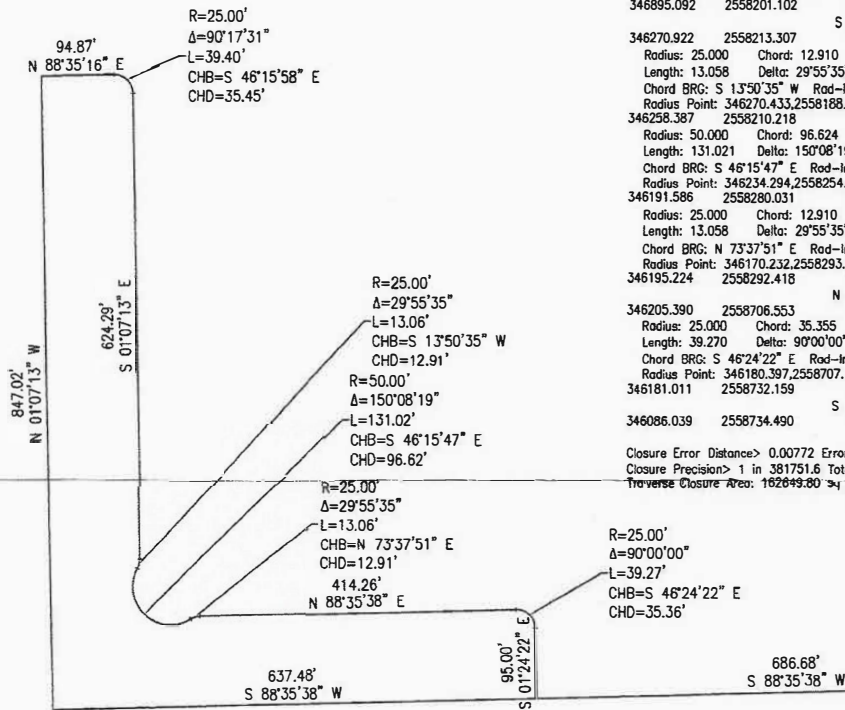
COMMENCING at the Southeast corner of the SW/4 of said section 13; THENCE North 01°08'05" West along the East line of the SW/4 a distance of 1322.34; THENCE South 88°35'38" West a distance of 686.68 feet to a point on the on the West line of a 50-foot-wide Street Right-of-Way Dedication recorded as Document No. 2019071005 in the records of the Tulsa County Clerk, said point also being the POINT OF BEGINNING; Thence continuing South 88°35'38" West a distance of 637.48 feet to a point on the West line of the E/2 Section 13; THENCE North 01°07'13" West along said West line a distance of 847.02 feet to a point on South line of the aforementioned Street Right-of-Way Dedication; THENCE along said Right-of-Way line for the next nine courses; THENCE North 88°35'16" East a distance of 94.87 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°17'31" for an arc distance of 39.40 feet and a chord which bears South 46°15'58" East a distance of 35.45 feet; THENCE South 01°07'13" East a distance of 624.29 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 29°55'35" for an arc distance of 13.06 feet and a chord which bears South 13°50'35" West a distance of 12.91 feet to a point of reverse curve to the left; THENCE along said reverse curve to the left having a radius of 50.00 feet and a central angle of 150°08'19" for an arc distance of 131.02 feet and a chord which bears South 46°15'47" East a distance of 96.62 feet to a point of reverse curve to the right; THENCE along said reverse curve to the right having a radius of 25.00 feet and a central angle of 29°55'35" for an arc distance of 13.06 feet and a chord which bears North 73°37'50" East a distance of 12.91 feet; THENCE North 88°35'38" East a distance of 414.26 feet to a point of curve to the right; THENCE along said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet and a chord which bears South 46°24'22" East a distance of 35.46 feet; THENCE South 01°24'22" East a distance of 95.00 feet to THE POINT OF BEGINNING. Basis of Bearings is the GPS Bearing of North 01°07'18" West along the East line of 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 Southwest Quarter (E/2 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.

Said tract contains 1626,49.80 square feet, 3.734 acres more or less.



SCISSORTAIL II - Tract B Description
 Traverse Closure Report Thu Jul 27 13:24:20 2023

Northing	Easting	Bearing	Distance
346086.043	2558734.497	S 88°35'38" W 637.480	
346070.400	2558097.209	N 01°07'13" W 847.020	
346917.258	2558080.649	N 88°35'16" E 94.870	
346919.596	2558175.490		
Radius: 25.000 Chord: 35.445 Degree: 229°10'59" Dir: Right			
Length: 39.397 Delta: 90°17'31" Tangent: 25.128			
Chord BRG: S 46°15'58" E Rad-In: S 01°24'44" E Rad-Out: S 88°52'47" W			
Radius Point: 346894.603,2558176.106			
346895.092	2558201.102	S 01°07'13" E 624.290	
346270.922	2558213.307		
Radius: 25.000 Chord: 12.910 Degree: 229°10'59" Dir: Right			
Length: 13.058 Delta: 29°55'35" Tangent: 6.682			
Chord BRG: S 13°50'35" W Rad-In: S 88°52'47" W Rad-Out: N 61°11'38" W			
Radius Point: 346270.433,2558188.312			
346258.387	2558210.218		
Radius: 50.000 Chord: 96.624 Degree: 114°35'30" Dir: Left			
Length: 131.021 Delta: 150°08'19" Tangent: 187.510			
Chord BRG: S 46°15'47" E Rad-In: S 61°11'38" E Rad-Out: N 31°19'57" W			
Radius Point: 346234.294,2558254.031			
346191.586	2558280.031		
Radius: 25.000 Chord: 12.910 Degree: 229°10'59" Dir: Right			
Length: 13.058 Delta: 29°55'35" Tangent: 6.682			
Chord BRG: N 73°37'51" E Rad-In: S 31°19'57" E Rad-Out: S 01°24'22" E			
Radius Point: 346170.232,2558293.031			
346195.224	2558292.418	N 88°35'38" E 414.260	
346205.390	2558708.553		
Radius: 25.000 Chord: 35.355 Degree: 229°10'59" Dir: Right			
Length: 39.270 Delta: 90°00'00" Tangent: 25.000			
Chord BRG: S 46°24'22" E Rad-In: S 01°24'22" E Rad-Out: S 88°35'38" W			
Radius Point: 346180.397,2558707.167			
346181.011	2558732.159	S 01°24'22" E 95.000	
346086.039	2558734.490		
Closure Error Distance: 0.00772 Error Bearing: N 65°41'50" E			
Closure Precision: 1 in 381751.6 Total Distance: 2948.724			
Traverse Closure Area: 162649.80 sq ft, 3.734 acres			



132.34'
 N 01°08'05\" W

Tulsa County Clerk - Michael Willis

Doc # 2019071005 Page(s): 6 Recorded 08/12/2019 11:40:18 AM

Receipt # 19-43702 Fees: \$23.00



COPY

DO NOT REMOVE THIS PAGE

THIS IS PART OF YOUR RECORDED DOCUMENT

**THIS PAGE HAS BEEN ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION.**



**CITY OF GLENPOOL
12205 S YUKON AVE
GLENPOOL, OK 74033**

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
Jared Lemons, Member

State of Oklahoma)
County of Tulsa) ss.

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:



Terri Hurt
Notary Public

ACCEPTED BY CITY COUNCIL:

City of Glenpool (GRANTEE)
A Municipal Corporation

Date: 8/5/2019

by Tim Fox
Mayor: Tim Fox

ATTEST:

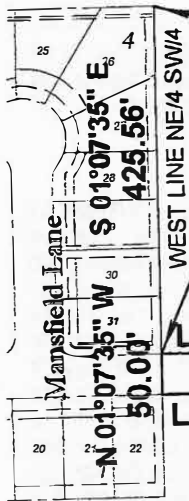
APPROVED AS TO FORM:

Wendy Knight
Wendy Knight
City Clerk

Lowell Peterson
Lowell Peterson
City Attorney



EXHIBIT D1



POINT OF COMMENCEMENT

NW CORNER NE 1/4 SW 1/4 SEC. 13, T-17-N, R-12-E
NE CORNER LOT 26, BLOCK 4, MANSFIELD LANE
(PLAT #6559)

POINT OF BEGINNING

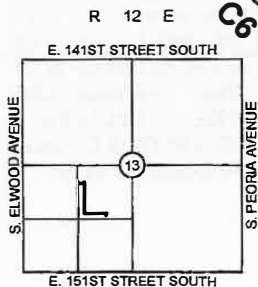
SE CORNER LOT 31, BLOCK 4
MANSFIELD LANE (PLAT #6559)

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'



Location Map

SCALE: 1"=4000'

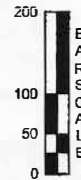


EXHIBIT D2

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 425.56 FEET, TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 4, OF SAID MANSFIELD LANE AND **THE POINT OF BEGINNING**; THENCE N 88° 34' 36" E A DISTANCE OF 95.13 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.14 FEET, A CENTRAL ANGLE OF 89° 42' 12", A CHORD BEARING OF N 43° 43' 31" E AND A CHORD DISTANCE OF 35.26 FEET; THENCE N 88° 52' 25" E A DISTANCE OF 50.00 FEET; THENCE S 01° 07' 35" E, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 726.53 FEET; TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.40 FEET, A CENTRAL ANGLE OF 90° 17' 34", A CHORD BEARING OF S 46° 16' 22" E AND A CHORD DISTANCE OF 35.45 FEET; THENCE N 88° 34' 51" E A DISTANCE OF 529.48 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 50.00 FEET; THENCE S 88° 34' 51" W A DISTANCE OF 13.00 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 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 43° 34' 51" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 01° 25' 09" E A DISTANCE OF 95.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE S 88° 34' 51" W A DISTANCE OF 50.00 FEET; THENCE N 01° 25' 09" W A DISTANCE OF 95.00 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 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 N 46° 25' 09" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 88° 34' 51" W A DISTANCE OF 414.24 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 13.06 FEET, A CENTRAL ANGLE OF 29° 55' 35", A CHORD BEARING OF S 73° 37' 03" W AND A CHORD DISTANCE OF 12.91 FEET, TO A TANGENT POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 131.03 FEET, A CENTRAL ANGLE OF 150° 08' 44", A CHORD BEARING OF N 46° 16' 22" W AND A CHORD DISTANCE OF 96.63 FEET, TO A TANGENT POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 13.06 FEET, A CENTRAL ANGLE OF 29° 55' 35", A CHORD BEARING OF N 13° 50' 12" E AND A CHORD DISTANCE OF 12.91 FEET; THENCE N 01° 07' 35" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 624.29 FEET, TO A TANGENT POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.40 FEET, A CENTRAL ANGLE OF 90° 17' 48", A CHORD BEARING OF N 46° 16' 29" W AND A CHORD DISTANCE OF 35.45 FEET; ... (CONTINUED ON SHEET 3)



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.

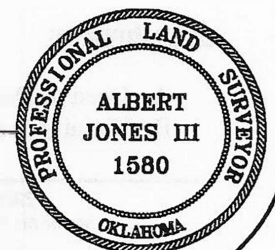
THIS LEGAL DESCRIPTION WAS CREATED ON AUGUST 22, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 07' 35" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST 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
ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
1.3.19





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

County Clerk - Michael Willis
2022032930 Page(s): 2 Recorded 03/29/2022 04:18:41 PM
Receipt # 22-21757 Fees: \$20.00 Doc Stamp: \$ 1950.00



Return To:

✓ McGuire Bell Lago, LLC
3800 Whitehill Circle
Tulsa, OK 74132

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **1,950.00** ✓
Filed/insured by: First American Title Insurance Company
File No.: **2705440-TU02 (KLS)** *GO*

Tax ID#: **97213-72-13-25820**

That **Summit Properties Land Development 2019, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **McGuire Bell Lago, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Tulsa County, State of Oklahoma**, to wit:

A Tract of land that is part of the East Half of the Southwest Quarter (E/2 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, being more particularly described as follow, to-wit:

COMMENCING at the Southeast corner of the SW/4 of said Section 13; THENCE North 01°08'05" West along the East line of the SW/4 a distance of 1322.34 feet to the POINT OF BEGINNING; THENCE South 88°35'38" West 1324.16 feet to a point on the West line of the E/2 Section 13; THENCE North 01°07'13" West along said West line 1322.23 feet to the Northwest corner of the E/2 of the SW/4; THENCE North 88°34'30" East along said North line 1324.13 feet to the Northeast corner of the SW/4; THENCE South 01°07'18" East along the East line of the SW/4 a distance of 1322.60 feet to the POINT OF BEGINNING.

Property Address: **East 151 Street S, Glenpool, OK 74033**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **March 28, 2022**.

First American Title ✓
4880 S. Lewis Avenue, Suite 101
Tulsa, OK 74105

TABLE 21: Future Land Use Designations Relative to Zoning Classifications

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

*

RESOLUTION NO.2023011

A RESOLUTION AMENDING THE CITY OF GLENPOOL COMPREHENSIVE PLAN MAP IN ACCORDANCE WITH THE 2017 INTERIM UPDATE OF THE CITY OF GLENPOOL COMPREHENSIVE PLAN, BY REDESIGNATING CERTAIN PROPERTY DESCRIBED THEREIN FROM THE SUBURBAN RESIDENTIAL LAND USE CHARACTER AND DESIGNATION TO GENERAL RESIDENTIAL UNDER APPLICATION CPA-01-2023; AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith

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

WHEREAS, the City of Glenpool Planning Commission duly noticed and conducted a public hearing on August 14, 2023 and forwarded their recommendation to the City Council for consideration;

WHEREAS, the City of Glenpool City Council duly noticed and conducted a public hearing on August 21, 2023 on the proposed Comprehensive Plan Amendment, as set forth and described in Exhibit A, attached and made a part hereof.

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

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

A Tract of land that is part of the East Half of the Southwest Quarter (E/2 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, being more particularly described as follow, to-wit:

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

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

PASSED AND APPROVED by the City Council of the City of Glenpool this 21st day of August 2023.

Joyce G. Calvert, Mayor

Attest:

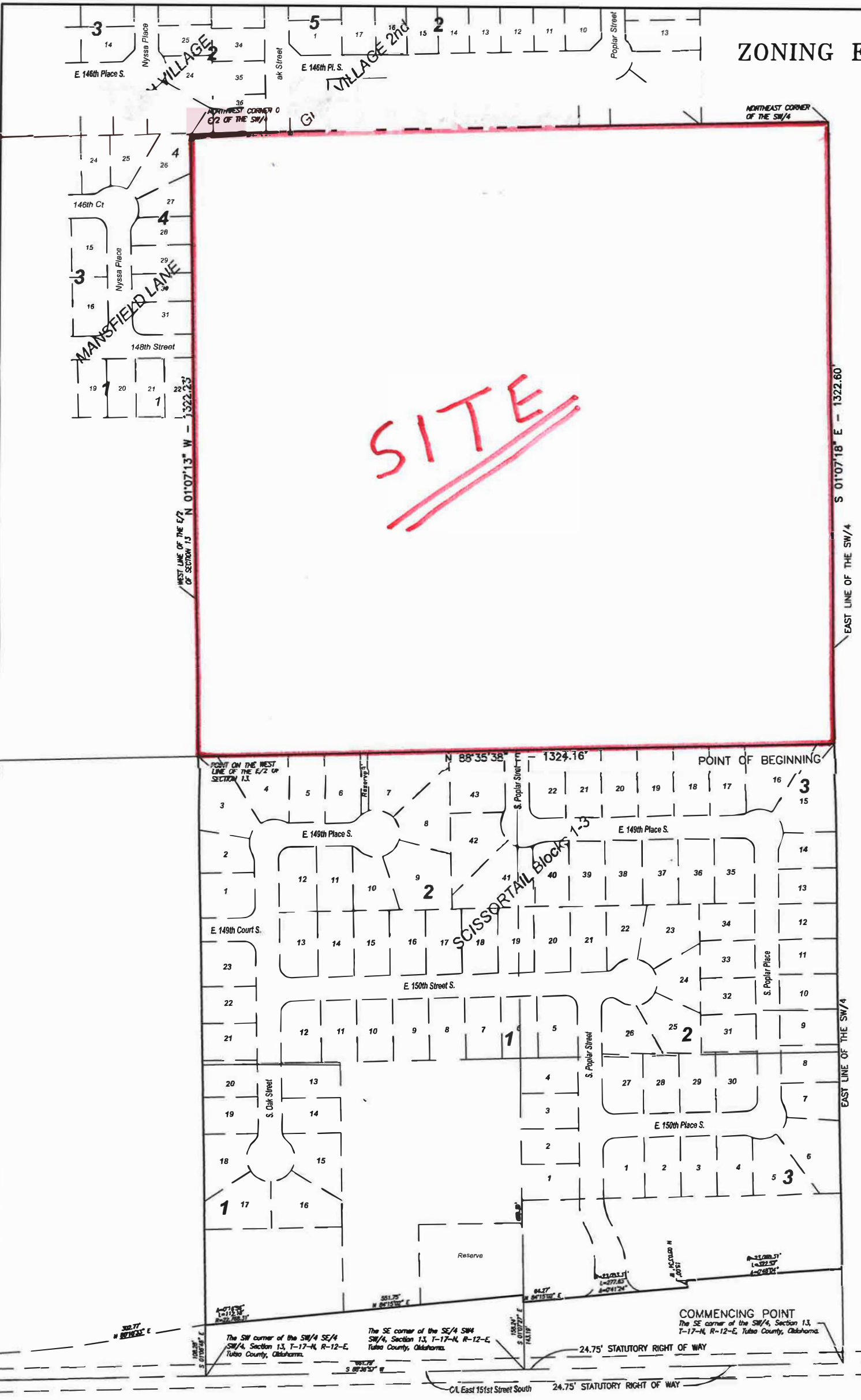
Wendy Knight, City Clerk

Approved as to Form:

City Attorney

ZONING EXHIBIT

SITE




1"=200'

TUTTLE & ASSOCIATES, INC.
P.O. BOX 47313
Tulsa, Oklahoma 74147-1313
Phone: (918) 663-5567

Date: 03/24/21
Drawn: RWT
Checked: JAT
Job Number: ????
Sheet 1 of 1