



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on September 5, 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, SEPTEMBER 5, 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 – Rick Tabisz, King of Kings Lutheran Church**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Departmental Reports**
 - 1) [CM Report.09052023](#)
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**
- H) **Public Comments**

3 - 26

- 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 21, 2023 meeting. 27 - 30
[City Council Regular Meeting - 21 Aug 2023 - Minutes - Html](#)
 - 2) Approval of Chamber of Commerce 2023 BlackGold Days User Agreement, pending approval by City Attorney. 31 - 64
[BlackGold Days User Agreement.2023](#)
 - 3) Approval of Budget Amendment CITY-02 for FY23-24, increasing the General Fund revenue budget for Police Grants and Insurance Reimbursements, and increasing the FY23-24 General Fund expenditure budget in the Police Department for OHSO Grant Overtime, and in the Streets & Parks Department for Vehicle Maintenance & Repairs. 65 - 66
[Budget Amendment City 02](#)
- 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. **Tabled from the August 21, 2023 City Council meeting.** 67 - 118
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.
- * THE APPLICANT HAS WITHDRAWN THE APPLICATION.**
- [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](#)
- 2) Presentation and discussion of State Highway 67/151st Corridor Study by Kimley-Horn. 119 - 132
(David Tillotson, City Manager)
[Presentation - SH 67 Glenpool City Council - 20230831](#)

L) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on September 1, 2023, by 4:30 pm.

Signed: Wendy Knight

City Clerk

City Manager's Report

September 5, 2023



City Of
Glenpool
Creating Opportunity

Human Resources

Open Positions

We currently have 14 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 – Advertised
 - Seasonal Streets and Parks Laborers (3) – Will post in March 2024
 - Water Distribution Crew Leader - Advertised
- Police Department: 7 Positions
 - Police Officer (5)
 - 4 Offers accepted. Pending acceptance from OPPRS Board in September
 - 1 Position will be readvertised soon.
 - Dispatch (2) – Position Advertised and interviews ongoing.
- Conference Center: 1 Position
 - Part-time Event Planner – Interviews underway.
- Development Services: 1 Position
 - Planner – Position advertised.

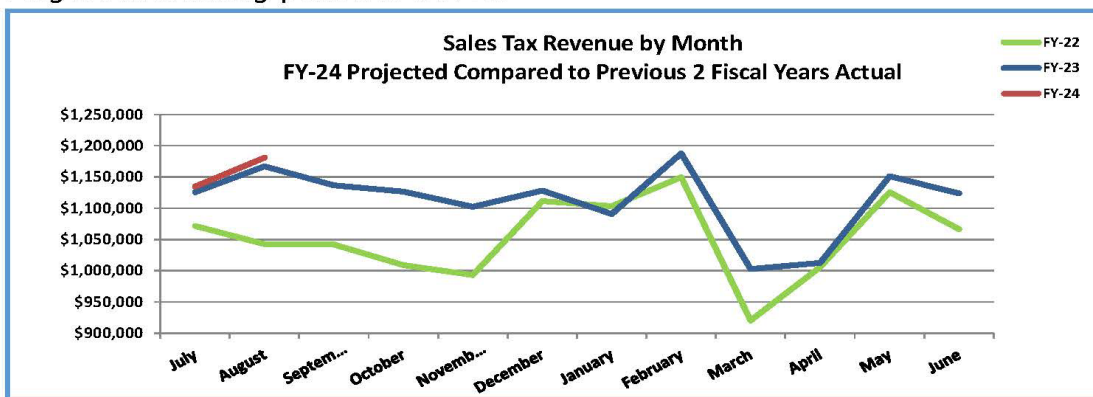
Projects and Training

- Completed the annual GASB 75 OPEN Actuarial Valuation.
- Attended multiple webinars on employee feedback and benefits.
- Attended OMAG workshop on Employee Performance Management.

Finance

SALES TAX

FY24 Combined Sales Tax for all funds in August was \$1,179,694, 1.0% higher than FY23 revenues for the same period. Further details on August financial results will be reported next month after the August accounting period is closed.



GENERAL FUND REVENUES

FY24 General Fund year-to-date revenues in July were \$1,382,243, approximately \$7,161 or 0.5% higher than FY23 revenues for the same period. The change is primarily due to a 421% increase in investment income compared to July FY23.



GENERAL FUND EXPENDITURES

FY24 General Fund year-to-date expenditures in July were \$1,125,723, approximately \$135,425 higher than FY23 expenditures, a variance of 13.7% for the same period. Increased wage costs combined with capital purchases contributed to the increase. However, overall spending is 15.2% under budget YTD.

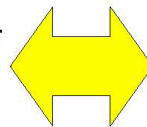


REPORT LEGEND

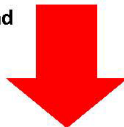
Better Than
Expected



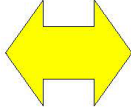
Expected, or
Minor
Variance



Monitor and
Consider
Taking
Action



SALES TAX REVENUES—ALL FUNDS



Although FY24 Sales Tax collections year-to-date in July were 0.6% below budget, July Sales Tax Collections were 0.8% higher than FY23 collections for the same period.

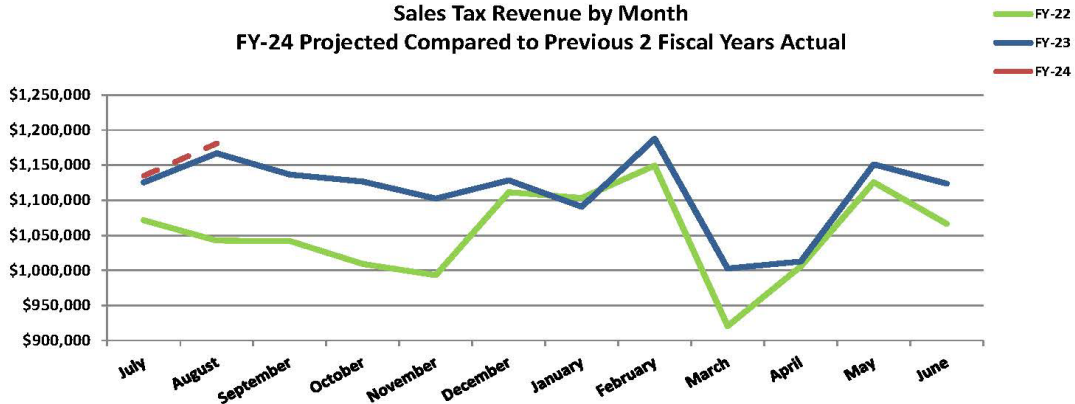
CITY OF GLENPOOL SCHEDULE OF SALES TAX REVENUE - ALL FUNDS Fiscal Year Ending June 30, 2024

MONTH	COMPARISON TO BUDGET			COMPARISON TO PRIOR YEAR			PERCENTAGE	
	REVISED BUDGET	FY2024 ACTUAL	AMT INC/(DEC)	FY2024 ACTUAL	FY2023 ACTUAL	AMT INC/(DEC)	INC(DEC) BUDGET	PRIOR YR
July	\$ 1,142,094	\$ 1,134,751	\$ (7,343)	\$ 1,134,751	\$ 1,125,530	\$ 9,221	-0.6%	0.8%
August	\$ 1,148,637			-	\$ 1,167,026			
September	\$ 1,132,475			-	1,136,626			
October	\$ 1,110,095			-	1,126,462			
November	\$ 1,089,369			-	1,102,424			
December	\$ 1,164,263			-	1,128,358			
January	\$ 1,140,534			-	1,090,804			
February	\$ 1,214,932			-	1,187,747			
March	\$ 999,718			-	1,002,690			
April	\$ 1,049,085			-	1,012,534			
May	\$ 1,183,624			-	1,151,247			
June	\$ 1,138,469			-	1,123,707			
TOTAL	\$ 13,513,295	\$ 1,134,751	\$ (7,343)	\$ 1,134,751	\$ 13,355,155	\$ 9,221	-0.6%	0.8%

Y-T-D Budget \$ 1,142,094
Y-T-D Actual 1,134,751
Y-T-D Variance (7,343)
Y-T-D % Var -0.6%

Prior Year \$ 1,125,530
Y-T-D Actual 1,134,751
Y-T-D Variance 9,221
Y-T-D % Var 0.8%

Sales Tax Revenue by Month
FY-24 Projected Compared to Previous 2 Fiscal Years Actual



GENERAL FUND REVENUES

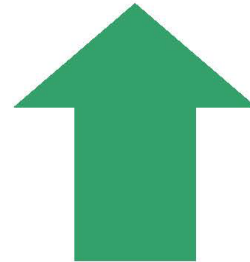
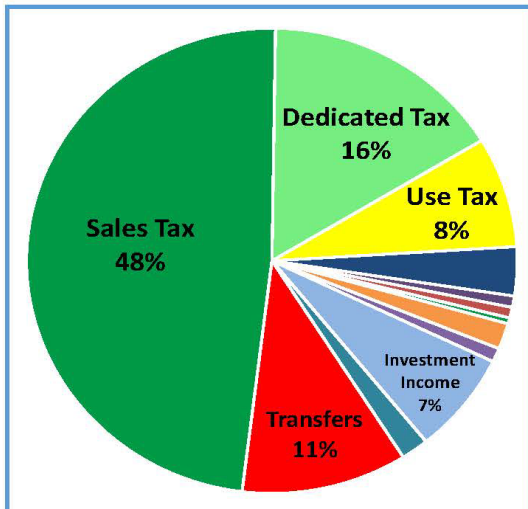
	YTD FY24 Budget	YTD FY24 Actual	Budget Over/(Under)	YTD FY23 Actual
Sales Tax	\$ 669,811	\$ 667,460	\$ (2,351)	\$ 662,037
Dedicated Tax	217,284	\$ 222,525	5,240	295,242
Use Tax	103,003	\$ 106,319	3,316	88,759
Franchise Tax	50,000	\$ 47,024	(2,976)	45,948
Other Taxes	10,708	\$ 10,845	136	10,118
Licenses & Permits	5,608	\$ 10,273	4,665	18,975
Charges for Services	28,616	\$ 5,630	(22,986)	20,429
Intergovernmental	20,833	\$ 24,928	4,095	44,465
Fines & Forfeitures	17,583	\$ 13,429	(4,154)	9,148
Investment Income	8,333	\$ 97,345	89,012	18,685
Miscellaneous	2,969	\$ 25,266	22,297	10,076
Transfers	150,000	151,200	1,200	151,200
Totals	\$ 1,284,750	\$ 1,382,243	\$ 97,493	\$ 1,375,083

Over (Under) Budget year to date:

7.6%

Increase (Decrease) over prior year:

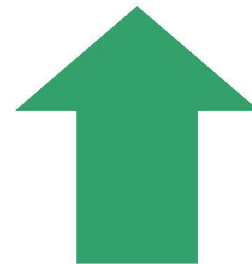
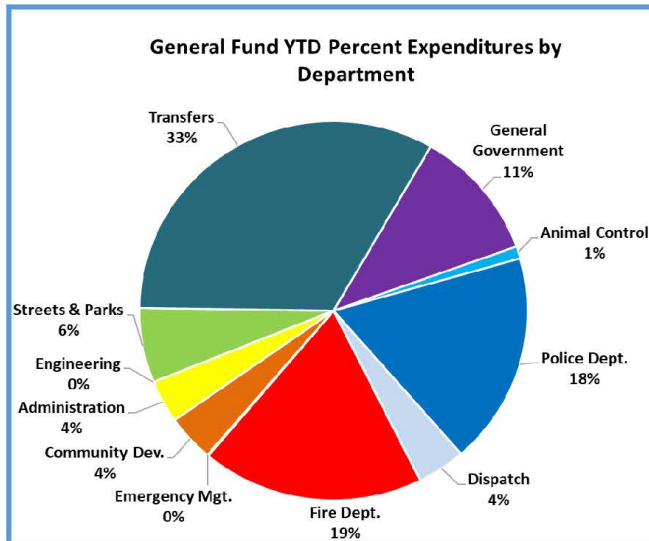
0.5%



GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	YTD FY24 Budget	YTD FY24 Actual	Budget Under/(Over)	YTD FY23 Actual
General Government	\$ 129,025	\$ 125,864	\$ 3,162	\$ 128,767
Animal Control	13,800	11,697	2,104	10,327
Police Dept.	225,000	203,200	21,800	137,062
Dispatch	51,438	45,355	6,083	35,582
Fire Dept.	248,497	208,410	40,087	174,972
Emergency Mgt.	6,292	1,147	5,145	47
Community Dev.	76,863	44,797	32,067	43,814
Administration	65,945	41,004	24,941	43,551
Engineering	17,858	-	17,858	-
Streets & Parks	109,206	71,726	37,480	45,460
Transfers	383,951	372,525	11,426	370,716
Totals	\$ 1,327,875	\$ 1,125,723	\$ 202,152	\$ 990,298

Under (Over) Budget year to date: 15.2%

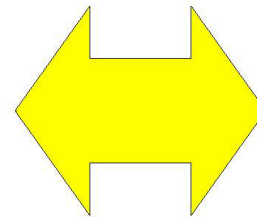
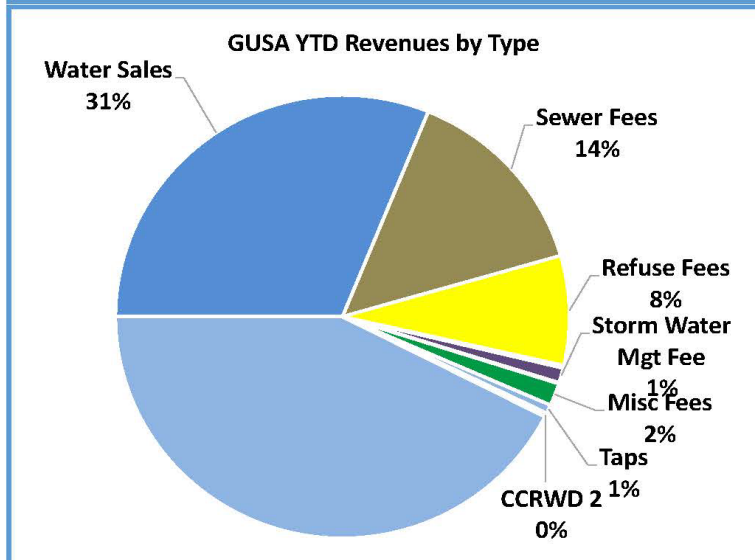


GLENPOOL UTILITY SERVICES AUTHORITY REVENUES YEAR-TO-DATE

	YTD FY24 Budget	YTD FY24 Actual	Budget Over/(Under)	YTD FY23 Actual
Water Sales	\$ 283,333	\$ 273,015	\$ (10,318)	\$ 295,242
Sewer Fees	133,333	\$ 125,966	(7,368)	134,053
Refuse Fees	77,083	\$ 69,923	(7,160)	68,446
Solid Waste Mgt Fee	1,833	\$ 1,664	(170)	1,636
Storm Water Mgt Fee	10,500	\$ 9,536	(964)	9,378
Water/Wastewater Fee	242	\$ 632	390	995
Misc Fees	11,667	\$ 14,426	2,759	11,280
Taps	4,583	\$ 5,600	1,017	14,550
CCRWD 2	2,625	\$ 2,452	(173)	2,187
Transfers	367,284	372,525	5,240	370,716
Totals	\$ 892,484	\$ 875,738	\$ (16,746)	\$ 908,484

Over (Under) Budget year to date: -1.9%

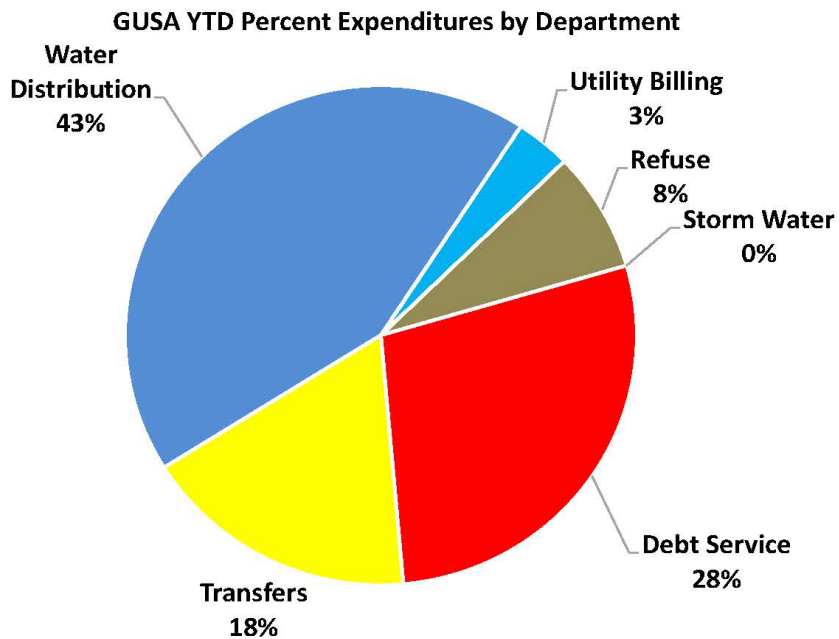
Decrease over prior year: -3.6%



GLENPOOL UTILITY SERVICES AUTHORITY EXPENSES YEAR-TO-DATE

DEPARTMENT	YTD FY24 Budget	YTD FY24 Actual	Budget (Over)/Under	YTD FY23 Actual
Water Distribution	\$ 341,730	\$ 369,293	\$ (27,563)	\$ 110,431
Utility Billing	32,389	30,059	2,330	22,575
Refuse	64,667	66,499	(1,833)	1,018
Storm Water	46,833	-	46,833	-
Debt Service	244,489	240,701	3,787	1,625
Transfers	171,335	150,000	21,335	150,000
Totals	\$ 901,443	\$ 856,553	\$ 44,890	\$ 285,649

Under (Over) Budget year to date: 5.0%



FUND DASHBOARD

FUND	REVENUES	EXPENDITURES	CHANGE IN FUND BALANCE
GENERAL FUND	\$1,382,243	\$1,125,723	\$256,520
GLENPOOL UTILITY SERVICES AUTHORITY FUND	\$891,467	\$615,851	\$275,615
GLENPOOL INDUSTRIAL AUTHORITY FUND	\$55,939	\$23,746	\$32,192
STREETS & INFRASTRUCTURE FUND	\$72,281	-	\$72,281
PUBLIC SAFETY CAPITAL FUND	\$64,786	-	\$64,786
PUBLIC SAFETY PERSONNEL FUND	\$136,939	\$118,879	\$18,060
CAPITAL FUND	-	-	-
ARPA FUND	-	-	-
PARKS AND RECREATION FUND	\$2,125	-	\$2,125
HOTEL FUND	\$29,157	\$11,887	\$17,270

Development Services

Listed below are current development related activities within the City of Glenpool **through the month of August 2023**. These activities listed include Projects Under Construction, Planning Applications Under Review, Approved Projects Not Under Construction, Building Permits and Inspections, and Code Enforcement Activity. The most recent activities are highlighted in **red**.

Commercial/Industrial Projects Under Construction:

1. **Wade's RV Service Center** - Commercial RV Sales, Service and Storage project located at 16059 S Us Hwy 75. Estimated completion late August 2023
2. **Mammoth Luxury Garage Condos** – Commercial storage with office space project located at 16571 S. Broadway St. Estimated completion July 2023
3. **Arrowhead Mini Storage** – A Site Plan application for Phase II of the Arrowhead Mini Storage located at 14801 S. Elwood Ave. Estimated completion August 2023
4. **Beehive Phase II** – A Site Plan application for Phase II of the Beehive Care Facility located at 12570 Vancouver Ave. Estimated completion March 2024
5. **17 Quincy, LLC Warehouse #2** - A Site Plan application for a proposed 16,000 sf warehouse office building on a 1.56-acre site in MonTapp Addition. Estimated completion September 2023
6. **Miller Tippens** – A Site Plan application for a 5,000sf addition to an existing building located at 437 E 141st St. S. Estimated completion date October 2023
7. **1st Oklahoma Credit Union** – A Site Plan application for a 5,900sf bank located at 14912 S. Broadway St. Estimated completion date September 2023

Commercial/Industrial Occupancy Permits Issued in **August**:

No new Occupancy Permits Issued

Earth Change Permits Issued:

1. **Eagle I Investments (The Lakes at Twin Mounds Commercial)** – Southwest corner of W. 161st Street and US 75. The owner is clearing, grading and preparing the 11-acre site for future commercial uses.
2. **Phillips Corner** – 5.5 acres site adjacent to Crystal Pools on North Casper Street. The owner is clearing, grading and preparing the site for future commercial uses.

Residential Projects Under Construction:

Subdivision Name		Lots Approved	Under Construction	Completed	Lots Available
1	The Pines	31	3	28	0
2	Glen Hills I (Phase 1-6)	84	0	82	2
3	Glen Hills II (Phase 7-11)	78	28	23	27
4	Scissortail	88	15	27	46
5	Redbud Glen	74	0	16	58
6	Twin Ponds	25	1	1	23
Totals		380	47	177	156

Planning Applications Under Review:

A. Annexation(s): **No New Applications**

B. Comprehensive Plan Amendment(s):

1. **Scissor Phase II** - Comprehensive Plan Amendment to change the land use designation of a 40.2-acre site from Suburban Residential to General Residential. The subject site is situated north of E 148th Street and east of S Nyssa Place.

C. Zone Amendment(s):

1. **Scissortail Phase II** – Zone Amendment to change the Zoning of a 40.2-acre site from AG to RS-3. The subject site is situated north of E 148th Street and east of S Nyssa Place.

D. Planned Unit Development (PUD):

1. **Carson Trails** - Major Amendment to PUD 43 (Carson Trails) for a reduction in lot sizes, frontyard setback and unit sizes.

E. Subdivision Plat(s): **No New Applications**

F. Lot Split Application(s):

1. **South 75 Business Park II A** – A Lot Split of a 20.554-acre parcel into 3 (three) lots. The subject site is generally located on the southwest corner of S. Broadway St. and E. 161st St S.

G. Site Plan Applications:

1. **Beeline Motors** – Site Plan review of an automobile sales lot located at 14733 S. Casper St.

H. Specific Use Permits: **No New Applications**

I. Variance(s):

No New Applications

Approved Projects Not Under Construction

1. **McGraw Winfield Realtors** – A proposed 4,434sf office building located at 12189 South Yukon Avenue.
2. **By-Weld Industries** - A proposed metal fabrication business located on a 6.81-acre lot within the S75 Business Park Phase III. The project consists of a 16,585sf building and related site improvements.
3. **Carson Trails** – A 394-lot residential subdivision located north and east of the northeast corner of West 181st Street and South Union Avenue directly adjacent to Eden South neighborhood.
4. **Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.
5. **Redbud Glen II** – A Preliminary Plat to subdivide a 25.729-acre site into sixty-seven (67) lots in eight (8) blocks and four (4) reserve areas. The subject site is generally located north of E. 149th Street S. and West of S. Elwood Ave.
6. **C & C Office Park** – A Preliminary and Final Plat to subdivide a 1.26-acre site into two (2) lots located at 459 E 151st St. South
7. **Twin Ponds Phase II** – Preliminary Plat of a 12.29-acre site. The plat proposes to subdivide the site into ten (10) lots and four (4) reserve areas. The subject site is generally located north of West 181st Street South – ½ mile west of Highway 75.

Current Residential and Commercial Building Permit Statistics

New Residential Permits Issued August 2023	6
New Commercial Permits Issued August 2023	0
Current Active Residential Permits	60
Current Active Commercial Permits	13
Residential Permits thru August 2022	67
Residential Permits thru August 2023	39
Commercial Permits thru August 2022	6
Commercial Permits thru August 2023	0
Assessment Letters Issued in August 2023	0
Total Assessment Letters Issued in 2023	11

Code Enforcement Activity for 2023

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated Year to Date	887			
Open public nuisance cases through July 2023	66			
CODE ENFORCEMENT CASES	May	Jun	Jul	Aug
	110	121	108	82
High grass:	18	16	32	16
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	8	4	6	1
Nuisance abatements (contractor):	-0-	-0-	-0-	1
Notices issued for residents with no water service:	-0-	-0-	-0-	-0-
Tulsa County Health Department citations:	-0-	-0-	-0-	-0-
Illegally placed signs:	40	68	42	46
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	5	10	9	7
Dilapidated structures/property notices:	-0-	-0-	-0-	-0-
Trash can/receptacle placement notices:	-0-	-0-	-0-	-0-
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	4	3	4	1
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	30	16	10	4
Stagnant water causing mosquito issues:	3	2	1	2
Pest issue:	-0-	-0-	2	1
Dilapidated fencing:	2	2	1	3
Noxious odor:	-0-	-0-	1	-0-

Streets and Parks

The following details work completed between August 1, 2023 – August 27, 2023.

- Streets
 - Crack sealed – none
 - Filled potholes around town – 28 holes
 - Fixed downed streets signs
 - 142nd St & Hickory – Fixed Stop sign
 - 142nd & Oak – Fixed Stop sign
 - Morris Park exit – fixed Stop Sign
 - Cleaned storm drains – ongoing
 - Picked up trash around town
 - Cut up downed tree limb at 141st and 26th W
 - Trimmed trees
 - retention pond at 137th and Maple Pl
 - south side of 141st between S. Nyssa and Poplar Pl
 - Filled Sink Hole at 121st and Longhorn Ave
 - Place Generator at traffic light at 141st and Fern on August 25th. OG&E placed a new power pole nearby and needed to kill power to the light. 4 hr runtime
 - Placed new NO PARKING signs on the southwest entrance of Public Safety.
- Parks
 - Black Gold
 - Mowed & trimmed.
 - Replaced American Flag
 - Kendalwood North
 - Mowed & trimmed.
 - Kendalwood South
 - Mowed & trimmed.
 - Clean up trees that OG&E trimmed after storm
 - Lambert
 - Mowed & trimmed.
 - Park Bridge is still closed.
 - Preliminary nature path cut into park's grass

- Morris
 - Mowed & trimmed.
 - Cut up downed tree limb in ball fields
- Rolling Meadows
 - Mowed & trimmed.
- South County Soccer
 - Mowed & trimmed.
- Picked up trash and emptied trash cans daily at all city parks.
- Took delivery of two new mowers (see images on next page)



104" Hustler Super 104 Zero Turn Mower



72" CubCadet ProZ 972 S KW Slope Mower (Huster in background)

- Community
 - Cleaned and set trash cans at Black Gold Park for city concert.
 - Cleaned and set trash cans for Farmer's Market.
- Facilities Maintenance
 - Last month's Air Filter Inventory has resulted in the start of a cumulative buying strategy that will save the city roughly \$2 per filter and allow FM to more efficiently change our filters.
 - Fixed water leak at Public Works. Consisted of tearing up floor in rear bathroom. Slab is back in place, but hardware needs to be installed after floor is fully cured.
 - AC RTU #14 at City Hall (1st floor Foyer) has been repaired. Quality Heating and Cooling had to wait a few weeks for parts.

- AC RTU #10 at City Hall (3rd floor Admin offices) has VERY slow coolant leak. Quality Heating & Cooling refilled and said it will probably need to be refilled in 2 years.
- Replaced 60A 220vac circuit breaker (1st floor Conference Center).
- Outstanding Projects:
 - The north waterfall pump is out of service. Replacement pump is pending.
 - An RFQ for AC Maintenance program throughout the city has been issued. Three responses have been received.

Engineering

Capital Projects Update

Kendalwood Park South Rehabilitation Project

This project consists of the replacement of all fencing, installation of new sidewalks, parking area, bumpers, signs, and striping. The project is funded by the Community Development Block Grant (CDBG) funds.

Project Summary

Contractor	Voy Construction LLC
Advertised For Bid	Feb 05 2022
Notice to Proceed	April 17 2023
Estimated Final Completion	July 18 2023
Date of Substantial Completion	July 13 2023
Schedule Performance	On-Schedule
Grant Amount	123,701.00
Bid Price	135,443.00
Total Project Cost	136,251.14
Cost performance index	1.01 (on budget)

Wastewater Treatment Plant (WWTP)

The City of Glenpool (through the Glenpool Utility Services Authority “GUSA”) received an award of the American Rescue Plan Act (ARPA) grant from the State of Oklahoma for a new mechanical wastewater treatment facility (WWTF), and a direct award from the US Government that Council subsequently designated for use on the wastewater treatment plant. GUSA currently owns and operates a Lagoon System Wastewater Treatment Plant. The proposed project is a 3.0 MGD Sequencing Batch Reactor (SBR) Mechanical Wastewater Treatment Plant (WWTP). The project is in the SW1/4, NW1/4 of Section 11, T17N, R12E, Tulsa County.

Project Management Summary

Consultant	S2E Engineering PLLC
Task	Progress (percentage)
Project Administration	2%
Design Consultant Selection Phase	36%
Regulatory Approval/Permits	0%
Public Communication Phase	0%
Detailed Design Phase	0%
Bidding Phase	0%
Construction Phase	0%
New Site Property and Topographic Survey	86%
Site Flood Plain Permitting NoRise Analysis	30%
Conditional Letter of Map Revisions (CLOMR), if needed	0%
Letter of Map Revisions (LOMR), if needed	0%
Environmental Information Document	2%
ARPA Grant Administration Coordination	1%

The contract between Garver LLC and City of Glenpool for engineering design services was finalized August 18, 2023. The project kick-off meeting with the Design Consultant occurred on August 24th, 2023.

2023 Street Maintenance and Stormwater Structure Improvement Project

This project is the 2023 Street maintenance and stormwater structure improvements project involving street paving repairs, overlays, and stormwater structure improvements within the city of Glenpool. This project consists of two phases. Phase I was approved by the council on May 15, 2023, with a total of 285,500. Phase II was approved by the council on July 17, 2023, with a total of 318,700.

Project Summary

Contractor	Dunham Asphalt Services
Advertised For Bid	April 1 2023
Notice to Proceed	August 8 2023
Estimated Final Completion	October 14 2023
Total Project Cost (Phase I&II)	\$604,200

Kendalwood Park North Drainage Improvement Project

This project involves addressing the drainage issues in the Kendalwood Park North.

Project Summary

Contractor	L.A.M Construction LLC
Advertised For Bid	March 9, 2023
Notice to Proceed	August 24 2023
Estimated Final Completion	October 16 2023
Total Project Cost (Phase I&II)	\$91,000

Stormwater Program

1. 90% completed GIS layer for Detention pond data for City of Glenpool
2. Less than 5% completed GIS layer for Stormwater Pipeline, Inlets, outfalls, and other structures.
3. Inspected Mammoth Luxury Garage Condos for compliance with landscaping and sediment and erosion issues for final Certificate of Occupancy.
4. Inspections at Lutheran Church for their final CO was completed and they completed their punch-list of several areas needing sodded, and debris cleaned up.
5. Awaiting rescheduled face to face meeting with ODEQ personnel for review of letter notice that was sent.

6. SWMP updated. Awaiting internal review from Staff.
7. Three City Staff members were Certified as Sediment and Erosion Control Inspectors in July.
8. One City Staff attended Floodplain Management 101 Training.
9. Floodplain Conference next month in Tulsa

Glenpool Safe Route To School Project

This project provides ADA compliant sidewalk network from the Glenpool Public School to Black Gold Park. The City of Glenpool has entered into a contract with ODOT to fund this project under the TAP3-8104 DOT Agreement. The next step is to select a consultant for the design of this project following ODOT guidelines.

Total Project cost: \$1,202,760.00

Match fund: \$ 240,552.00

Conference Center

In the month of August, the Glenpool Conference Center held 25 events with approximately 2,200 people visiting our facility and bringing in more than \$27,00 in revenue. We are also excited to welcome a new member to our GCC team, Jamie Moody, who is our part-time event coordinator.

September is a very busy month for the Conference Center, there are only 5 days that don't have an event scheduled. Most of these events are large with over 250 people in attendance including:

- FCCLA Conference
- FFA Conference
- Muscogee Creek Nation Diabetes Summit
- 5 Quinceaneras

Fire Department

Glenpool Fire Department Operations August 2023

Data is from 8/1/23-8/28/23

Run Type	# of Calls	Totals Calls
EMS Runs	147	185
Fire Runs	38	
Overlapping	45	24.46%

Average Time on Scene

18:21

EMS Response

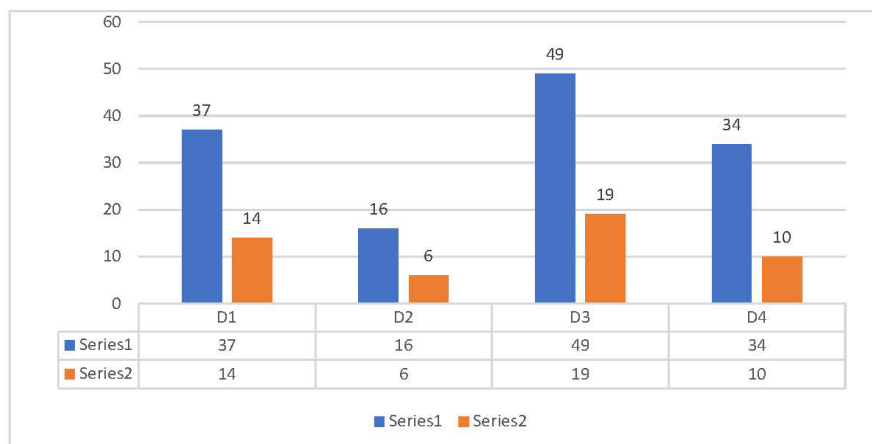
3:42

Fire Response

3:56

By District:

District	EMS	Fire	District Totals
D1	37	14	51
D2	16	6	22
D3	49	19	68
D4	34	10	44
MA	0	0	0
Totals			185



<u>District 1 Northwest of 141st & Elwood</u>	Incidents	
111 - Building fire	1	
311 - Medical assist, assist EMS crew	32	
322 - Motor vehicle accident with injuries	5	
324 - Motor vehicle accident with no injuries	4	
412 - Gas leak (natural gas or LPG)	1	
510 - Person in distress, other	1	
511 - Lock-out	2	
554 - Assist invalid	1	
561 - Unauthorized burning	1	
611 - Dispatched & cancelled en route	2	
622 - No incident found on arrival at dispatch address	1	
	51	27.57%
<u>District 2 - Northeast of 141st & Elwood</u>		
311 - Medical assist, assist EMS crew	15	
322 - Motor vehicle accident with injuries	1	
412 - Gas leak (natural gas or LPG)	1	
531 - Smoke or odor removal	1	
553 - Public service	1	
700 - False alarm or false call, other	1	
735 - Alarm system sounded due to malfunction	1	
814 - Lightning strike (no fire)	1	
	22	11.89%
<u>District 3 - Southwest of 141st & Elwood</u>		
311 - Medical assist, assist EMS crew	45	
322 - Motor vehicle accident with injuries	4	
324 - Motor vehicle accident with no injuries.	6	
353 - Removal of victim(s) from stalled elevator	1	
412 - Gas leak (natural gas or LPG)	2	
511 - Lock-out	2	
611 - Dispatched & cancelled en route	4	
651 - Smoke scare, odor of smoke	1	
740 - Unintentional transmission of alarm, other	2	
743 - Smoke detector activation, no fire - unintentional	1	
	68	36.76%
<u>District 4 - Southeast of 141st & Elwood</u>		
311 - Medical assist, assist EMS crew	34	
551 - Assist police or other governmental agency	1	
554 - Assist invalid	1	
561 - Unauthorized burning	1	
611 - Dispatched & cancelled en route	4	
733 - Smoke detector activation due to malfunction	1	
736 - CO detector activation due to malfunction	1	
743 - Smoke detector activation, no fire - unintentional	1	
	44	23.78%

Economic Development

- *Business, Retention, & Expansion (BR&E)*
 - Community Workforce and Talent Resource: Currently compiling this resource will help serve us better in understanding what workforce training, programs, and talent acquisition resources exist in the region.
 - This will help us have further discussions with current businesses as well as potential new businesses looking to relocate to Glenpool.
 - Small Business & Entrepreneur Resource: Finalizing a list of resources that will benefit small businesses and entrepreneurs of Glenpool. This compilation will help us in future discussions.
 - Chamber & City Collaboration: Monthly meetings are occurring between Sydney Bland (Chamber Director) and Joe Wuest (City Economic Development Director) to discuss BR&E strategies and support for local businesses.
- *Partnerships*
 - Tulsa's Future (TF): City of Glenpool is now one of the featured communities highlighted on The [Tulsa's Future Website](#). Director of Economic Development worked with staff from TF to complete this.
 - This helps boost the City of Glenpool's brand and positions us for discussions with site selectors.
- *New Business/Sites*
 - The City of Glenpool submitted a Request for Proposal (RFP) for "Project Olympic Games," a well-known Olympic sport organization in their search for a location for their new Headquarters, Wellness & Training Hub, and Museum.
 - No communities have been eliminated from their search at this time.
 - This is a competitive national RFP. In the event Glenpool is selected for a site visit, staff will be ready to help oversee it with assistance from Tulsa's Future and potentially Oklahoma Dept. of Commerce.
- *Trainings/Workshops*
 - Director of Economic Development is currently on two online courses, "Marketing & Attraction" and "Entrepreneurship" as he works to complete the requirements of the University of Oklahoma's Economic Development Institute.
 - Estimated completion and certification from this program will occur in November 2023.
 - Upcoming Select Oklahoma Conference occurring August 28-29 in Oklahoma City.
 - Select Oklahoma is a state-wide, Economic Development partnership. This new organization merged the Governor's Economic Development Marketing Team (GEDMT) and the Oklahoma Professional Economic Development Council (OEDC)

Community Relations

City Events

- 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.
- BlackGold Days – Sept 29th – Oct 1st
- Car Show – Oct 14th
- Spooktacular – Oct 29th

Always be **truthful** & **transparent**.

OUR CORE Savor the journey. VALUES

Show that you **care**.
Create **WOW** moments.

Make learning a **habit**.

**OUR MISSION: DEVELOPING A CULTURE OF TRUST
TO BETTER SERVE OUR COMMUNITY**





MINUTES
City Council Regular Meeting
Monday, August 21, 2023 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Tim Fox
Chris Brobst
Jacqueline Triplett-Lund

STAFF PRESENT:

David Tillotson
Susan White
Wendy Knight
Julie Casteen
Gerald Gilbert
David Agbetunsin
Joe Wuest
Jeremy Plane

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
- C) Invocation – Jason Cowan, Faith Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Management Report**
[CM Report.08212023](#)
- F) Mayor Report – Joyce G. Calvert, Mayor**
- Recently attended the King of Kings Church open house. It is a beautiful building, with a wonderful congregation.

- Thursday was the last of the Summer Concert series, and it was enjoyed by everyone that was there.
- The Farmer's Market had another successful Saturday, with over 30 vendors.

G) Council Comments

Councilor Brobst said he also enjoyed all of the summer concerts, and hopes to see them continue next year. He liked the park location, and the kids loved the foam. **Councilor Brobst** also said he was able to attend the Farmer's Market for the first time 2 weekends ago, and it was an enjoyable experience. He added that he hopes it continues as well - it's a good thing for Glenpool.

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 August 7, 2023 meeting.
[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.
[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.
[23-24 City 01 Budget Amendment](#)
- 4) Approval of the FY23-24 Lease Agreement with VFW Post 9126.
[Staff Report - VFW Lease Agreement](#)
- 5) Denial of Foks Tort Claim as recommended by Oklahoma Municipal Assurance Group (OMAG).

Folks Tort Claim

- 6) Certificate and Order to Tulsa County Clerk and Treasurer.

Moved by Brandon Kearns, 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			
	5	0	0	0

CARRIED.

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.
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.**

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

To table the Public Hearing and Resolution until the Tuesday, September 5, 2023, 6:00 p.m. City Council meeting, located at Glenpool City Hall, 3rd, floor, 12205 S. Yukon Ave, Glenpool, OK.

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

CARRIED.

[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

Mayor Calvert declared the meeting adjourned at 6:06 p.m.



To: Mayor and Council

From: David Tillotson, City Manager

Date: September 5, 2023

Re: 2023 BlackGold Days Chamber User Agreement

Background:

The BlackGold Days Park User Agreement with the Chamber of Commerce is submitted for your review. The User Agreement also includes the Chamber's application and permit for Alcoholic Beverage Service within BlackGold Park during the BlackGold Days event. Together these two documents approve the use of the park for BlackGold Days, lays out the times and regulations for operation; approves the sale and consumption of alcohol solely within the "designated area that includes anything within the fenced-in area and the entertainment tent. This area will be delineated by black, metal fencing with sign age specifying purchasers must be over 21 years of age." Individuals are prohibited from taking drinks from this designated area.

The contract contains insurance certificates covering the City as an additional insured as well as sales tax permits, state alcohol permits and serving licenses and various other documents required by the contract or supplied by the Chamber.

Staff Recommendation:

Staff recommends approval of the BlackGold Days Park and Recreation Facility User Agreement (Including Alcoholic Beverage Service) and the Application and Permit for Alcoholic Beverage Service with the Glenpool Chamber of Commerce.

Attachments:

- Park and Recreation Facility User Agreement (Including Alcoholic Beverage Service)

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

[Type here]

**CITY OF GLENPOOL
PARK AND RECREATION FACILITY USER AGREEMENT**

[INCLUDING ALCOHOLIC BEVERAGE SERVICE]

This Park and Recreation Facility User Agreement (“**Agreement**”) is between the City of Glenpool, Oklahoma, a municipal corporation, 12205 S. Yukon Avenue, Glenpool, Oklahoma 74033 (“**City**”) and the Glenpool Chamber of Commerce, a qualified 501(c)6 non-profit organization (Business League) with its mission to promote business and the general welfare in the City of Glenpool (“**User**”).

Section 1. Grant of User License. By this Agreement, the City grants an exclusive license to User to use the entirety of that portion of land and improvements located in the City commonly known as BlackGold Park (the “**Premises**”), including all structures, fixtures, playing surfaces, all stands or bleachers, splash pad, pavilion, playscapes, skateboard arena, associated concession stands, storage building, restrooms and any related improvements (“**Facilities**”), as illustrated on **Exhibit A** hereto and incorporated herein for the following:

Dates: Sept. 28-Oct. 1
Hours: 10:00 a.m. – 11:59 p.m. throughout

Exclusively and solely for the designated purpose of sponsoring and/or operating an event known as BlackGold Days (the “**Event**”). The Event includes but is not limited to the operation of location(s) designated for the sale and service of Alcoholic Beverages as defined in and governed by Section 7 below.

Section 2. Capacity; Crowd Control. User’s best estimate of the number of attendees/guests at the Event on the designated dates and peak hours as follows:

Dates	Peak Hours	Anticipated Crowd Size
Sept. 27	10 a.m. – 3 p.m.	12 – 20 persons for set-up only
Sept. 28	5 p.m. – 10 p.m.	4,000
Sept. 29	5 p.m. – 11 p.m.	4,000
Sept. 30	8 a.m. – 11 p.m.	7,000
Oct. 1	1 p.m. – 6 p.m.	2,000

User is responsible for taking reasonable measures to minimize potential traffic flow problems at the Premises during the Event. The Premises have a curfew of 11 p.m. Curfew may be extended by consent of the City Manager or his designee for adult use only to accommodate User’s requirements. No minors (persons under the age of 18 years) will be allowed on the Premises after 11 p.m. under any circumstance, whether or not accompanied by an adult. No persons under the

age of 21 years will at any time be allowed in space(s) designated for the sale and/or service of Alcoholic Beverages.

Section 3. Inclement Weather/Public Safety Cancellations. City staff, in consultation with the User, reserves the right to close the Premises and cancel any or all activities related to the Event when City staff determines that, due to inclement weather or other adverse conditions, public safety or preservation of the Premises is threatened. Any determination as to whether the Event or any part of the Event should be cancelled due to adverse conditions will be communicated at the earliest feasible opportunity. In all cases, such determination will be made, or not, in the sole discretion of one or more authorized City personnel. This section shall not limit the right or authority of the User to make an independent decision to cancel all or any part of the Event based on a reasonable belief that cancellation is warranted by any unforeseen event and that User might risk liability for its failure to do so.

Section 4. Event Open to Public. Except as otherwise provided with respect to the service of Alcoholic Beverages, the public will be invited to attend and participate in the Event. User shall assume all liability for claims or damages to persons or property resulting from the Event and shall comply with the insurance requirements set out in Section 18. User also agrees to ensure that no one under the age of 21 years is permitted in designated areas where Alcoholic Beverages may be served.

Section 5. Waiver of User Fee. The Park and Recreation Facility User Fee normally required for reserving exclusive use of any City park or other facility is waived for this Event.

Section 6. Operation of Concession Facility. User anticipates that the Event will include a variety of concession stands, and will allow the operation of the on-site concession facility owned by the City during the Event. Whether the concession facility will be operated by a third-party vendor in a contractual relationship with the City is a decision left to the sole discretion of City personnel.

Section 7. Alcoholic Beverages During Event. User expects that “Beer” as defined in Section 1-103(5) and “Wine” as defined in Section 1-103(67) of the Oklahoma Alcoholic Beverage Control Act at Title 37A of the Oklahoma Statutes, and no other alcoholic beverages as defined in subsection (3) thereof, (“**Alcoholic Beverages**”) will be available for purchase/dispensation during the Event at *only* the following designated locations and only during the stated hours:

Dates	Hours of Sales/Service	Designated Locations
Sept. 28	5 – 10 p.m.	Entertainment Tent Area
Sept. 29	4 – 10 p.m.	Entertainment Tent Area
Sept. 30	12 – 10 p.m.	Entertainment Tent Area

User is responsible to comply, and ensure that its guests comply, with all applicable federal, state and local laws and regulations pertaining to the possession, distribution and consumption of Alcoholic Beverages in the State of Oklahoma. If Alcoholic Beverages are to be sold or given away to guests at the Event, such Alcoholic Beverages shall only be sold or given away by an organization or individual licensed by the State of Oklahoma to do so. User and its vendor(s) shall comply with all applicable rules and regulations promulgated in accordance with the Oklahoma Alcoholic Beverage Control Act as amended and codified at Title 37A of the Oklahoma Statutes.

Prior to the Event, User shall provide to the City a copy of the Alcoholic Beverage license(s) and liability insurance certificate(s) for all persons or organizations that will be selling or giving away Alcoholic Beverages. Additionally, **User [or User's third-party vendor(s)] shall provide sufficient security for the Event, at User's [or such third-party vendor(s)]'s sole cost, to ensure the safety and well-being of guests at the Event as well as the safety and security of the Premises and Facilities.** User accepts full liability and responsibility for all damages to property and/or injuries to persons during the Term of the Event that are in any way related to use of the Premises by persons consuming Alcoholic Beverages.

Although Alcoholic Beverages purchased/served at the designated locations may be consumed elsewhere on the Premises, Alcoholic Beverages will not be permitted to leave the Premises under any circumstance. User or its third-party vendor(s) may bring in and remove products and equipment as necessary for the service of Alcoholic Beverages from the Premises during or at the conclusion of the Term of this Agreement, as defined in Sections 1 and 8.

**** NOTE: User must submit at Exhibit B: (1) Approved Application for permit to serve Alcoholic Beverages at City Park; (2) Oklahoma Tax Commission License/Permit; and (3) ABLE Charitable Event License**

Section 8. Term of Agreement. This Agreement shall commence and be effective on and during and terminate on the times designated in Section 1 (the "**Term**") unless sooner terminated in accordance with the terms and conditions of this Agreement. Such Term shall not be extended without express written approval by the City.

Section 9. Restrictions on Alteration of Premises. Premises shall remain property of the City and may not be modified, altered, or destroyed without the prior written permission of City. Further, no improvements, structures or fixtures of any kind may be built or brought upon said Premises without the prior written permission of City and in accordance with terms and conditions to be recorded by separate agreement; *provided that* the parties agree that certain equipment, rides, games and other temporary improvements, structures or fixtures necessarily related to the Event's authorized purposes may be brought onto the Premises without any further agreement being necessary.

Section 10. No Warranty by City. User acknowledges that it has inspected the Premises thoroughly and has determined that the Premises are satisfactory for its intended use. City makes no representations or warranties, express or implied, as to the condition of Premises. **User**

assumes all risk and liability of using the Premises for its stated purposes and indemnifies and holds City harmless for all damages to property or injuries to persons on the Premises during the Event.

Section 11. Cleanup. After each daily use of Premises, or more often as reasonably necessary, User [or its third-party vendor(s)] shall pick up, or arrange to be picked up, all trash on and around play areas, parking lots and structures and deposit the same in trash cans or commercial dumpsters provided by City prior to concluding the Event. Failure to clean up to a reasonable degree and to the satisfaction of City will result in a ban of any responsible person from future uses and may result in a civil claim for damages or criminal prosecution, depending on severity.

Section 12. User to Provide Traffic and Parking Control. User agrees to provide staff or volunteers to control the parking lot(s) during all User activities and to prevent individuals from parking on any unauthorized areas. **User assumes all risk and liability of using the parking areas connected to the Premises for its stated purposes and holds City harmless for all damages to property or injuries to persons on the Premises related to traffic/parking control.**

Section 13. City Retains Right of Entry and Inspection. City retains the right to enter Premises without prior notice, to inspect Premises or to conduct maintenance or repairs, or to determine whether User is complying with the terms and conditions of this Agreement, or for any other purpose incidental to the rights of City under this Agreement and applicable law.

Section 14. Reimbursement to City for Certain Maintenance and Repairs. User shall reimburse City for the cost of parts and labor for the replacement or repair of any personal property on, fixtures attached to, or any other improvements on the Premises for any cause other than normal and routine wear and tear and disaster, to the extent such maintenance is a direct result of User's or its guests' activities. User shall not be liable to City for any acts of vandalism which, upon investigation, are not attributable to the acts, omissions, negligence or misconduct of User, its guests, invitees, members, volunteers, representatives, employees, agents, officers, contractors or subcontractors.

Section 15. City to Provide Utilities. City shall provide all utilities needed and used by User upon the Premises without cost to User.

Section 16. Indemnification of the City. As partial consideration for this Agreement, User agrees to indemnify, defend (at City's option) and hold harmless 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 and 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 User, its guests, invitees, members, volunteers, representatives, employees, agents, officers, contractors or subcontractors, including but not limited to permitted and non-permitted uses of Premises, whether during an approved, supervised activity or not, any injury or damage that occurs on or about the Premises relating to User activities, or User's performance or failure to perform the terms and conditions of this Agreement. Indemnification, hold harmless and defense obligations shall exclude any actions that arise directly out of the negligence or willful

misconduct of the City or any of its agents, in accordance with the terms, conditions and exceptions in the Governmental Tort Claims Act.

Section 17. Prompt Notice to City of Serious Bodily Injury or Dispute. User shall provide City with prompt written notice of any serious injuries (serious injuries include all injuries however serious that require medical treatment), written or oral complaints received, actual or anticipated disputes with or claims by any individual, and any lawsuits by any individual relating to any activities on or about Premises connected to the Event.

Section 18. Insurance Required. Without limiting City's right to indemnification, User, its contractors and subcontractors shall obtain insurance in amounts no less than, or in terms no more restrictive than, such as are appropriate to the nature and scope of the proposed Event and as attached hereto at **Exhibits B, C and D**. User, or Event vendor(s), will be required to maintain general liability insurance covering the Premises and proposed activities naming the City of Glenpool as additional insured. Worker's Compensation insurance coverage will be required to the extent that it is required by the Worker's Compensation laws of the State of Oklahoma. Comprehensive automobile liability insurance will be required to the extent applicable to all owned, hired and non-owned vehicles connected in any way with the Event.

Section 19. Termination. User may terminate this Agreement for any reason upon giving City prior written notice or by abandoning the Premises (not using the park during a scheduled time). City may terminate this Agreement for any reason upon giving User prior written notice of at least 24 hours or for good cause at any time. Good cause shall include, without limitation, severe damage to the Premises or violation of any park rules, regulations or City ordinances. If this Agreement is terminated, User will pay City for any costs City has incurred up to and including the date of termination, including but not limited to the costs of repairing Premises to the condition existing prior to any damage caused by User. Termination of this Agreement shall not terminate User's liability for any losses, which have occurred on or prior to that date, regardless of whether either party has received notice of the claimed loss.

Section 20. Termination upon Substantial or Total Destruction of Premises. In the event of substantial or total destruction of Premises from any cause, and if repairs or restoration cannot be effectively accomplished on or prior to the date of the Event and the Premises have been rendered unusable for such use, either party may declare this Agreement terminated with no further obligation or liability.

Section 21. Agreement to be Construed Under Oklahoma Law. This Agreement shall be construed under the laws of the State of Oklahoma. Exclusive original jurisdiction for any action relating to this Agreement shall be solely in the Tulsa County District Courts of Oklahoma. Prior to the filing of any action in the district court arising out of this Agreement, the User and the City shall first attempt in good faith to mediate such dispute by negotiations between the City Manager or his/her designee and User.

Section 22. Notice. Any notice or demand required or permitted to be given by the terms of this Agreement or by law shall be in writing and may be given by depositing said notice or demand in the U.S. Mail, certified mail with return receipt requested, addressed to the other party's

address, or by personal delivery. Service of said notice or demand shall be complete upon receipt of said notice or demand.

Section 23. Entirety of 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.

Section 24. Severability. If any provision of this Agreement shall be held invalid, such invalidity shall not affect the other provisions hereof, and to this extent, the provisions of this Agreement are intended to be and shall be deemed severable.

Section 25. Amendment of Agreement. This document may be modified only by written agreement between the parties. Any such modification shall not be effective unless and until executed by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates indicated by their names below.

**GLENPOOL CHAMBER OF COMMERCE
USER**

By: 
(Signature)
Sydney L. Bland
(Printed Name of User's Authorized Representative)

12205 S. Yukon Ave., Glenpool (918) 322-3505
(Address and Telephone Contact for User)

VERIFICATION

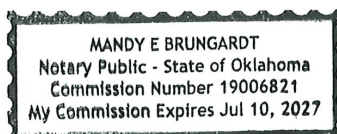
State of Oklahoma)
) SS
County of Tulsa)

Before me, a notary public, on this 21st day of August 2023, personally appeared Sydney Ellison Bland known to me to be the Executive Director [Title] of the Chamber of Commerce and to be the identical person who executed the foregoing Agreement, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

July 10, 2027


Notary Public



**CITY OF GLENPOOL, OKLAHOMA
PARK OWNER**

Joyce G. Calvert, Mayor

Date: _____

ATTESTED:

SEAL

Wendy Knight, City Clerk

APPROVED:

City Attorney

Exhibits

A – Chamber: City Permit Application; Graphic Depiction of Location for "Beer Garden"; OTC License

B – Cabin Boys Brewing Co.: OTC License/Permit for Sales Tax; ABLE Brewer's License; Insurance Certificate; Bartenders' Pourer's Licenses

C – Great Plains Agreement; Great Plains Insurance Certificates

Exhibit A

Glenpool Park/Facility Application and Permit for Alcoholic Beverage Service

USER'S DOCUMENTATION

In keeping with City of Glenpool policy for service of Alcoholic Beverages in any City of Glenpool park or recreational facility, and in accordance with all applicable legal requirements, please complete this form to request approval for service of Alcoholic Beverages on the Premises and during the Event by:

Names of Vendors:

Cabin Boys Brewing Co.

User acknowledges and agrees with the City of Glenpool that User is the Sponsor of the Event at which Alcohol Beverages will be served by Vendor(s) and, as such, assumes liability for compliance with all terms of said User Agreement by itself and Vendor(s).

User/Sponsor of the Event acknowledges and agrees that the service of Alcoholic Beverages during the Event shall be limited exclusively to those portions of the Premises designated and shown on **Exhibit A** to the **User Agreement**.

Information:

Name of Event: BlackGold Days Festival

Dates of Event: Sept. 28-Oct. 1, 2023

Dates/Times of Alcohol Beverage Service:

Noon – 10 p.m. daily

Describe Facility in which Alcohol Beverage Service will occur and its segregation from public areas/open space:

Alcohol will only be served in the designated area that includes anything within the fenced-in area and the entertainment tent. This area will be delineated by black, metal fencing with signage specifying purchasers must be over 21 years of age. Free-roaming drinking throughout the park is prohibited.

Type(s) of Alcoholic Beverages to be served:

 x Beer

Special Requests

Event Contact* Name: Sydney L. Bland

Phone: (918) 322-3505

*** Contact will be responsible for all obligations of the User under the Park and Recreational Facility User Agreement.**

Agreement:

I, the undersigned, have read and agree to abide by the following policies for the service of Alcoholic Beverages at BlackGold Park [name of park/facility] in the City of Glenpool and take responsibility for the following, or I am duly authorized to commit the User to take responsibility for ensuring that:

- Alcohol will be served only by licensed and insured bartender(s) provided by the owner of the brewery or wine vendor.
- A qualified security officer shall be provided by the Sponsor of the Event or its Vendor(s) during all times that alcohol is to be served.
- No one under the age of 21 will have access to any area where alcoholic beverages will be served and under no circumstances will any person under the age of 21 be allowed to consume Alcoholic Beverages.
- No one will be allowed to become disorderly. Any person who does become disorderly will be requested to leave the Event once safe transport has been assured. If such person resists, police may be called.
- No one will be allowed to leave the Park/Facility with an Alcoholic Beverage or be allowed to drive a vehicle in a discernably inebriated condition.
- The bartender/catering service shall provide the City with a valid copy of license and insurance before alcohol may be served.
- No Alcoholic Beverages will be consumed in the parking area(s) of the Park/Facility.
- No Alcoholic Beverages will be brought in by guests or any party other than the licensed caterer or qualified bartending service.
- No Alcoholic Beverages will be allowed anywhere on the grounds of the Park/Facility other than those covered by the Park/Facility User Agreement.

I understand and agree that any violation of the foregoing policies may result in immediate termination of the Event; demand for evacuation of the Premises without any refund of payments made; ejection from the Park/Facility of the offending individual(s); additional charges to the Event Sponsor; and/or prosecution under the law.



Signature of Authorized Representative of User



Date

Based solely on the representations made and obligations undertaken in the City of Glenpool Park and Recreation Facility User Agreement and this Application, by the named User, and disclaiming all liability for such representations and obligations, I hereby approve a Permit for the service of Alcoholic Beverages as set forth herein.

Wendy Knight, City Clerk

Date

Additional Attachments:

1. Alcohol vendors ABLE Commission License(s)/Permit(s)
2. Alcohol vendors Ok Tax License(s)/Permit(s)
3. Alcohol vendors OK Health/Pour License(s)/Permit(s)

**Oklahoma Alcoholic Beverage Laws Enforcement Commission
Special Event License Information**

This license may be issued to an organization, association, or a non-profit corporation organized for political, fraternal, charitable, religious or social purposes. A special event license may not be issued to an individual and may not be issued for use at a location currently licensed by the Oklahoma ABLE Commission or for use in a "dry" county.

This license allows the holder to sell or to provide alcoholic beverages to the public for consumption by the individual drink at the location(s) and on the date(s) noted in the application. The license fee is \$55.00 for a quarterly license or an annual license. The license is valid for 1 year from the date of issuance; no more than 1 license per year may be issued to any entity. The license may be used for the events specifically noted in the application. Each event can be for 1 day or up to 10 days in length.

An annual special event license shall authorize the holder to hold up to 4 events over a period of 1 year, not to exceed 2 such events in any three-month period. Changes in the date(s) of any event must be submitted in writing to the ABLE Commission not less than 10 days before the event is held.

A quarterly special event license shall authorize the holder to hold up to 3 events over a period not to exceed 3 months. Changes in the date(s) of any event must be submitted to the ABLE Commission not less than 10 days before the event is held.

8:00

A special event license may be used on the approved dates from ~~10:00~~ a.m. to 2:00 a.m. daily, unless the county in which the event is being held prohibits the sale of alcoholic beverages on certain days. (Be advised that the local authorities regulate the days and hours of low-point beer sales.) You must check with the local authorities if you have questions. The days of operation differ from county to county.

The specific laws and regulations concerning this license type are enumerated in the law and regulation book provided.

NOTE:

1. If the proposed event is open to the public and alcoholic beverages are sold or provided, a special event license is required.
2. If there is a charge for alcoholic beverages served or provided at the event (a cash bar), a special event license is required.
3. If there is a cover charge or donation required to attend the event and alcoholic beverages are provided, a special event license is required.

OFFICE USE ONLY

License Type _____ License Fee _____

SPECIAL EVENT LICENSE (QUARTERLY/ANNUAL) APPLICATION

Check Type of License: Quarterly ☐ Annual ☒

Organization Name: GLENPOOL CHAMBER OF COMMERCE

Organization Mailing Address: P.O. Box 467

Organization FEI Number: 13-1211488

Applicant Contact Name: SYDNEY BLAND

Applicant Telephone Number(s): (918) 322-3505

Applicant Contact E-Mail: sbland@glenpoolchamber.org

Event 1

Event Name	<u>45th ANNUAL BLACK GOLD DAYS FESTIVAL</u>	
Building Name		
Street Address	<u>94 W. 145th St. / HIGHWAY 75</u>	
City/Town, State, Zip Code	<u>GLENPOOL, OK, 74033</u>	
Is the event location within the city limits?	Yes ☒	No ☐
Event Date	<u>SEPT. 28 - OCT. 1, 2023</u>	
Hours of Operation	<u>10 A.M. - 11 P.M.</u>	

Event 2

Event Name		
Building Name		
Street Address		
City/Town, State, Zip Code		
Is the event location within the city limits?	Yes ☐	No ☐
Event Date		
Hours of Operation		

Event 3

Event Name		
Building Name		
Street Address		
City/Town, State, Zip Code		
Is the event location within the city limits?	Yes ☐	No ☐
Event Date		
Hours of Operation		

Event 4

Event Name		
Building Name		
Street Address		
City/Town, State, Zip Code		
Is the event location within the city limits?	Yes ☐	No ☐
Event Date		
Hours of Operation		

Event profits will be paid to: GLENPOOL CHAMBER OF COMMERCE

I understand that a false answer or omission of the forgoing questions will subject this application to denial. I/we certify that all information submitted is complete and correct to the best of my/our knowledge. I/we hereby give any officer the authority, without warrant, to enter and examine the event location. The Officer shall be given free access and not hindered or interfered with.

Signature Juday L. J. Blane

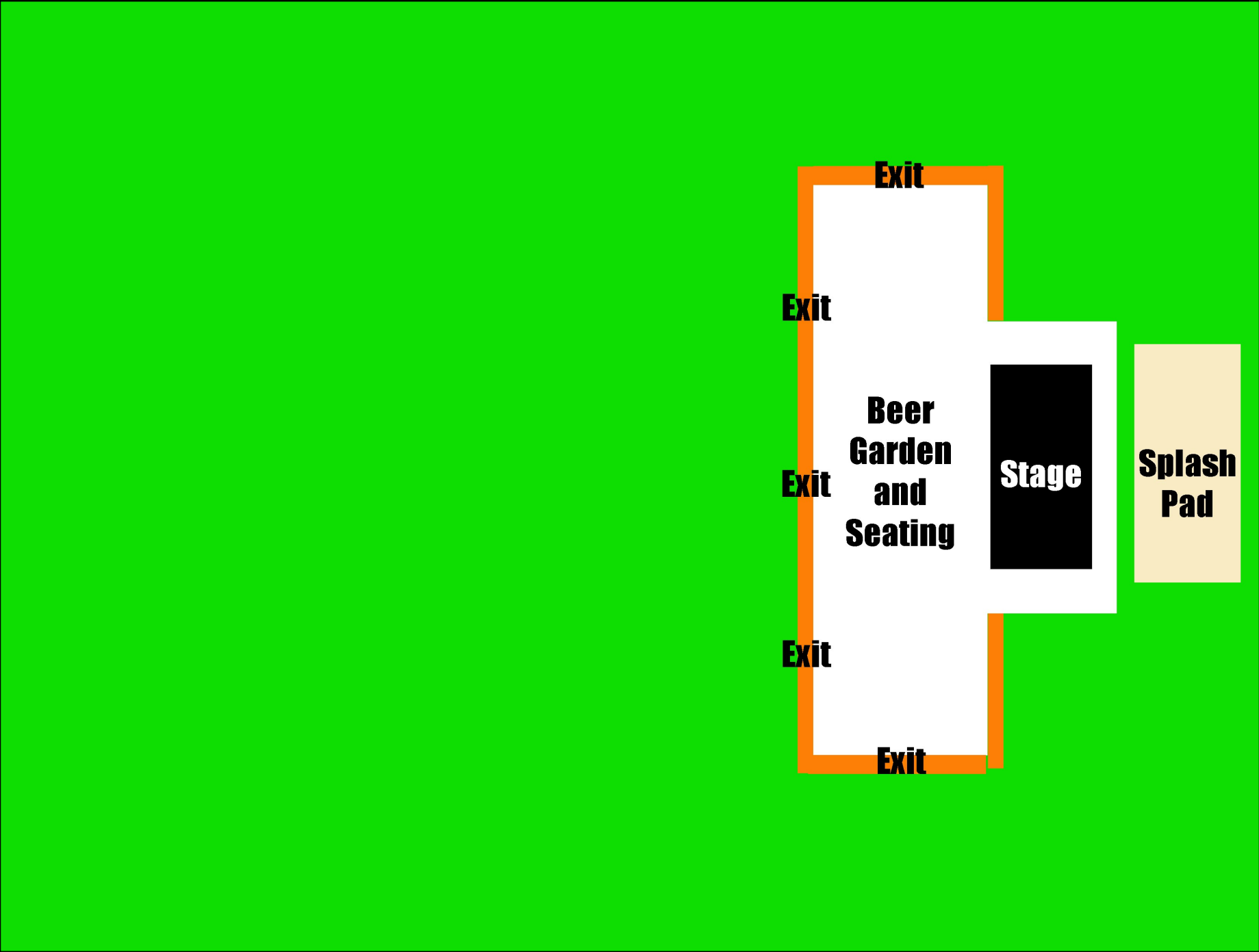
Signature _____

Date 17 August 2023

Oklahoma Alcoholic Beverage Laws Enforcement Commission

DIAGRAM FOR OUTDOOR EVENTS

Applicant shall furnish a diagram of the event location (premises) if the event is being held as an outdoor venue. The Diagram should include the location of all points of dispensing alcoholic beverages and event boundaries. Additional information may be requested from the investigating Agent.



This section of the application must be completed and signed by the appropriate individuals as indicated in the following sections before submitting the application to the Alcoholic Beverage Laws Enforcement Commission. Additional pages are available if applying for multiple events that are to be held at different locations in different cities and/or counties.

This section must be completed by the person having custody of the property where the event is to be held or his representative.

This application has been submitted to
and meets our approval.

CITY OF GLENPOOL

Authorized signature

8/18/23

Date

This section must be completed by the Chief of Police for incorporated cities or by the County Sheriff for unincorporated areas or their authorized representative.

This application has been submitted to

GLENPOOL POLICE DEPARTMENT

This office recommends that this application be ☒ Granted

☐ Denied.

*If the recommendation is to deny, please indicate grounds for denial.

Authorized signature

8/18/23

Date



STATE OF OKLAHOMA OKLAHOMA ABLE COMMISSION

50 NE 23RD STREET OKLAHOMA CITY, OK 73105.

RECEIPT

Payment Date: August 18, 2023

Application: SPEA-23-000079

Application Type: Special Event Annual Application

Address: 94 S 145th St Glenpool OK 74033

Name: Sydney Bland

Address: PO Box 767 Glenpool OK 74033

Application Name: undefined

Invoice Details

Fee Description

Special Event Annual License Fee

Amount

\$55.00

Fee Date

08/18/2023

Invoice

2914934

Payment Details

Date Paid: 08/18/2023 16:11:33

Ref Number: 204756

Amount Paid: \$55.00

Receipt Number: 3756686

Work Description:

**CHECKLIST FOR BEER GARDEN; WINE TASTING AND BOTTLE SALES; AND EVENTS AT
BLACKGOLD DAYS – SPONSORED BY GLENPOOL CHAMBER OF COMMERCE:**

- ☒ **User Agreement** [amended to include beer sales at entertainment tent (Beer Garden)]
- ☒ **Exhibit A**, an aerial view of Black Gold Park clearly showing the areas designated for:
 - ☒ Beer Garden (Entertainment Tent area)
 - ☒ Underaged Prohibition Signage
- ☒ **Exhibit B, Licensure and related requirements for Chamber**
 - ☒ Approved City of Glenpool Permit Application [Amended Version needs all signatures]
 - ☒ * Oklahoma Tax Commission License/Permit for Special Event Promoter/Organizer
 - ☒ Insurance Certificate
- ☒ **Exhibit C, Licensure and related requirements for Cabin Boys Brewing Co.**
 - ☒ Oklahoma Tax Commission License/Permit for Sales Tax
 - ☒ ABLE Brewer's License
 - ☒ Bartenders' Licenses

* Canceled check to the Oklahoma Tax Commission for Special Event Organizer Business Permit. Application was submitted mid-June; check for permit was cleared through BancFirst on 07/07/23. Numerous calls to the OTC have resulted in their showing the application was paid, but the application was apparently lost. The OTC staff requested I re-upload the application and resubmit. This has been done. Permit should be received before the beginning of BlackGold Days.

Confirmation

Thank you for submitting your attachment(s). Your confirmation number is **2-128-207-648**.

If you have any questions or concerns, many of these answers can be found in the **OkTAP FAQs** located on the left of the action bar.

You can also contact the Oklahoma Tax Commission by clicking on the **Contact Us** link in the action bar.

For additional contact information [Contact Us](#)

Exhibit B



OKLAHOMA ABLE COMMISSION

ALCOHOLIC BEVERAGE LAWS ENFORCEMENT COMMISSION

ISSUED TO : CABIN BOYS BREWERY LLC

1717 EAST 7TH STREET

TULSA OK 74104

TYPE OF LICENSE : SMALL BREWER LICENSE

LICENSE NUMBER : 750099

LICENSE FEE :

EFFECTIVE DATE : 11/06/2022

EXPIRATION DATE : 11/06/2023

BUSINESS LOCATION : CABIN BOYS BREWERY

1717 EAST 7TH STREET

TULSA OK 74104

MR. A. KEITH BURT

Director



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/1/2023

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

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

PRODUCER
Higginbotham Insurance Agency, Inc.
401 S. Boston Ave, Ste #300
Tulsa OK 74103

License#: 2081754
TOMSOUT-02

CONTACT NAME: Laurie Crall

PHONE (A/C, No, Ext): 918-779-7883

FAX (A/C, No): 918-779-7885

E-MAIL ADDRESS: lcrall@higginbotham.net

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : National American Insurance Co.

23663

INSURER B : Retailers Casualty Insurance Company

10718

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
Tom's Lawn, LLC dba Tom's Outdoor Living
dba Tom's Lawn & Landscape
PO Box 4629
Tulsa OK 74159

COVERAGES

CERTIFICATE NUMBER: 369131141

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			MP38490035	2/14/2023	2/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			MP38490035	2/14/2023	2/14/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			MB66310035	2/14/2023	2/14/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☒ N/A			0999-12987	8/1/2023	8/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equip			PR32210035	2/14/2023	2/14/2024	Limit 25,000

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

CERTIFICATE HOLDER

Cabin Boys Brewery
1717 E. 7th St.
Tulsa OK 74104

CANCELLATION

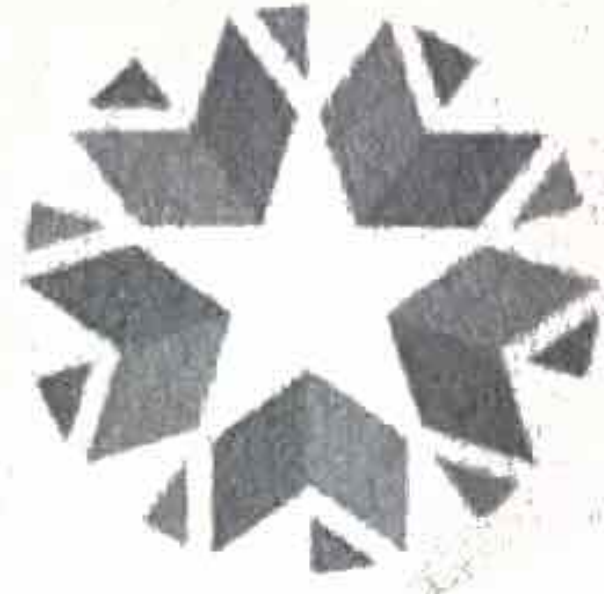
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



OKLAHOMA Tax Commission



CABIN BOYS BREWERY LLC
223 N MAIN ST
TULSA OK 74103-2005

Date Issued: May 19, 2023
Letter ID: L1264612288
Taxpayer ID: **-***3637

TRO

Licenses/Permits at this Location

SALES TAX PERMIT effective on June 7, 2017
MANUFACTURER SALES PERMIT effective on March 16, 2017

County TULSA COUNTY

Holders of an Oklahoma Sales Tax Permit will find notice of penalties for violation of the Oklahoma Sales Tax code at tax.ok.gov

This permit may be presented to utility providers to claim an exemption from sales/use tax on a utility account(s) that qualifies as being predominately used in the manufacturing operation.

If the sales tax permit at this location becomes invalid then all associated permits will become invalid. If the business changes location or ownership or is discontinued for any reason, this permit must be returned to the Oklahoma Tax Commission for cancellation WITH AN EXPLANATION ON THE REVERSE SIDE.

Business Location	Industry Code	City Code	Site Effective	Expires
CABIN BOYS BREWERY, LLC 1717 E 7TH ST TULSA OK 74104-3201	312120	7281	June 7, 2017	June 1, 2026

Sales Account ID

STS-14814395-05

Site Permit Number

1613520896

PLEASE POST IN CONSPICUOUS PLACE

Mark Wood, Chairman
Shelly Paulk, Vice-Chairman
Charles Prater, Secretary Member

Non-Transferable



Oklahoma ALE Commission License

ISSUED TO : CALE SMITH

TYPE OF LICENSE : ALCOHOL BEVERAGE EMPLOYEE LICENSE

LICENSE NUMBER : EMP-22-051714

EFFECTIVE DATE : 10/24/2022

EXPIRATION DATE : 10/23/2024

LICENSE FEE : 34

TRAINING : REQ



MR. A. KEITH BURT

Director



Oklahoma ABE Commission License

ISSUED TO : **SHELBY SHAFFER**

12700 E 100TH ST. N. APT. 8201

OWASSO OK 74055

TYPE OF LICENSE : **ALCOHOL BEVERAGE EMPLOYEE LICENSE**

LICENSE NUMBER : **EMP-23-043069**

EFFECTIVE DATE : **07/28/2023**

EXPIRATION DATE : **07/27/2025**

TRAINING : **REQ**

MR. BRANDON CLABES

Director



Oklahoma ABE Commission License

ISSUED TO : **TREVOR SANSEVERINO**

TYPE OF LICENSE : **ALCOHOL BEVERAGE EMPLOYEE LICENSE**

LICENSE NUMBER : **EMP-23-039491**

EFFECTIVE DATE : **07/12/2023**

EXPIRATION DATE : **07/11/2025**

TRAINING : **REQ**

MR. BRANDON CLABES

Director



OKLAHOMA ABLE COMMISSION
SPECIAL EVENT ANNUAL LICENSE

LICENSE NUMBER : **SPE-23-000068**

EFFECTIVE DATE : **09/28/2023**

EXPIRATION DATE : **08/28/2024**

EVENT NAME : **45TH ANNUAL BLACKGOLD DAYS FESTIVAL**

EVENT TIME : **10 a.m.-11 p.m.**

EVENT ADDRESS : **94 S 145TH ST**
GLENPOOL OK 74033

LICENSEE : **SYDNEY BLAND**

MR. BRANDON CLABES

Director

Exhibit C

Great Plains Amusements

PO Box 556, Rush Springs, OK 73082

This contract and agreement is entered into this 23 day of June, 2023, at Glenpool by and between JOE LUJAN Owner, Great Plains Amusements, a carnival, and to exhibit same at Glenpool

for a period of 4 days commencing on Sept 28 - Oct 1, 2023, and are to have exclusive right on all rides, shows and concessions during the life of this contract.

The party of the second part agrees to furnish and pay for any tax or license that may be required, and all lot and street privileges necessary for the satisfactory operation, conducting and placing of all attractions (location of which must be agreeable and acceptable to party of the first part), also to furnish and pay for the following: sufficient police protection, all newspaper and bill posting.

First party will furnish all electrical power by means of generators.

In consideration of the above, the party of the first part agrees to pay the party of the second part 25 percent of the gross received on rides during the above agreement, after tax and liability insurance deductions.

In consideration of the above, the party of the first part agrees to pay the party of the second part 25 percent of the gross received on shows during the above engagement, after tax and liability insurance deductions.

It is further agreed that said party of the first part is to pay the party of the second part the sum of 10⁰⁰ for each concession operated during the life of this contract.

Settlement and payments to be made at close of above engagement. Should any unforeseen calamity, or act of God arise such as strikes, floods, wrecks, tornadoes, war, rationing or drafting of employees or operations neither party shall hold the other liable for damages. Party of the first part has jurisdiction over locations of local concessions allowed by party of the second part.

First party will have wrist band days
Thurs - 6-10 pm
Fri 6-11 pm
Sat 12-4 pm 6-11 pm
Sun 12-5 pm

Party of the First Part:

Joe Lujan (580) 476-2662, fax: (580) 476-2689
Cell: (405) 229-4945

Joe Lujan

Party of the Second Part:

Sponsor: Howard L. Blanc
By: _____
Address: _____
Phone: (918) 322-3505



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/24/2023

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

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

PRODUCER Tedford Insurance - Jenks Office P O Box 1050	CONTACT NAME: Jennifer Garza, CISR Elite PHONE (A/C, No, Ext): (918)299-2345 FAX (A/C, No): (918)299-5441 E-MAIL ADDRESS: jenniferg@tedfordinsurance.com
Jenks OK 74037	INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Ins. Co NAIC # 18058
INSURED Glenpool Chamber of Commerce P. O. Box 767	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
Glenpool OK 74033	

COVERAGES

CERTIFICATE NUMBER: 2023 Black Gold Days

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X		EV121948	9/28/2023	10/2/2023	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:						PRODUCTS - COMP/OP AGG \$ 3,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

General Liability policy includes Additional Insured clause, in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract.

CERTIFICATE HOLDER

CANCELLATION

gcopeland@cityofglenpool.com City of Glenpool 12205 S Yukon Ave P O Box 70 Glenpool, OK 74033	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Chris Sawyer/CHRISS <i>Chris Sawyer</i>
--	--

ACORD 25 (2014/01)
INS025 (201401)

The ACORD name and logo are registered marks of ACORD

© 1988-2014 ACORD CORPORATION. All rights reserved.



JOELUJA-01

CSALAMONE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/24/2023

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

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

PRODUCER Johnson, Kendall & Johnson, Inc. 109 Pheasant Run Newtown, PA 18940	CONTACT NAME: PHONE (A/C, No, Ext): (215) 968-4741 FAX (A/C, No): (215) 968-0973 E-MAIL ADDRESS: info@jkj.com
INSURED Joe Lujan dba Great Plains Amusements, LLC 774 COUNTY ROAD 1550 Rush Springs, OK 73082	INSURER(S) AFFORDING COVERAGE INSURER A : Everest National Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 10120

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☐ OTHER:	X		SI8ML01982-231	3/1/2023	3/1/2024	EACH OCCURRENCE \$ 1,500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Glenpool is named as Additional Insured with respects to the operation of the Named Insured where required by written contract.

CERTIFICATE HOLDER

CANCELLATION

City of Glenpool 12205 S Yukon Avenue Glenpool, OK 74033	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



JOELUJA-01

CSALAMONE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/18/2023

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

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

PRODUCER Johnson, Kendall & Johnson, Inc. 109 Pheasant Run Newtown, PA 18940	CONTACT NAME: PHONE (A/C, No, Ext): (215) 968-4741 FAX (A/C, No): (215) 968-0973 E-MAIL ADDRESS: info@jkj.com
INSURER(S) AFFORDING COVERAGE	
INSURER A : Everest National Insurance Company	NAIC # 10120
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☐ OTHER:			SI8ML01982-231	3/1/2023	3/1/2024	EACH OCCURRENCE \$ 1,500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Glenpool Chamber of Commerce and the City of Glenpool are named as Additional Insured with respects to the operation of the Named Insured where required by written contract.

Event: BlackGold Days

Dates: 9/28-10/1/23

CERTIFICATE HOLDER

CANCELLATION

Glenpool Chamber of Commerce 12205 S Yukon Avenue Glenpool, OK 74033	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



To: Honorable Mayor and City Council

From: Julie Casteen, Finance Director

Date: September 1, 2023

Re: FY23-24 City Budget Amendment CITY-02

Background:

The attached budget amendment includes the following items:

1. Increase the General Fund FY23-24 revenue budget for Police Grants and increase the General Fund FY23-24 expenditure budget in the Police OHSO Grant Overtime line item so that we can encumber the funds for the grant expense. The grant received in FY22-23 that began in October 2022 goes through September 2023, so the amount remaining from the FY22-23 grant is being rolled into the FY23-24 budget.
2. Increase the General Fund FY23-24 revenue budget for Insurance Reimbursements from OMAG for claims related to damaged vehicles. Increase the General Fund FY23-24 expense budget in the Streets/Parks department for Vehicle Repairs and Maintenance related to collision repairs. One of the claims was paid in FY22-23, but the repairs were completed in FY23-24.

Staff Recommendation:

Staff recommends approval of Budget Amendments CITY-02.

Attachments:

Budget Amendment Form CITY-02

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-02
Date Requested: 9/5/2023

	Revenue:						Expense:				
	Fund	Account Number	Acct Name	Increase / (Decrease)	New Budget Amount		Fund	Account Number	Acct Name	Increase / (Decrease)	New Budget Amount
1	01	5-00-5252	Grant -Police	\$ 12,154.00	\$ 12,154.00		01	6-03-6119	OHSO Grant Overtime	\$ 12,154.00	\$ 12,154.00
2	01	5-00-5252	Grant -Police	\$ 18,538.00	\$ 18,538.00		01	6-03-6119	OHSO Grant Overtime	\$ 18,538.00	\$ 18,538.00
3	01	5-00-5362	Insurance Reimbursements	\$ 4,751.00	\$ 4,751.00		01	6-14-6271	Vehicle Repairs/Maint	\$ 10,414.00	\$ 27,914.00
4											
5											
6											
7											
8											
			Total	\$ 35,443.00				Total	\$ 41,106.00		

Notes:
Line 1: Remainder of FY23 OHSO grant for traffic enforcement
Line 2: FY24 OHSO grant for traffic enforcement.
Line 3: Collision repairs to vehicles; Partial OMAG reimbursement was received in FY23

Approved by the City of Glenpool

Mayor

Date

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

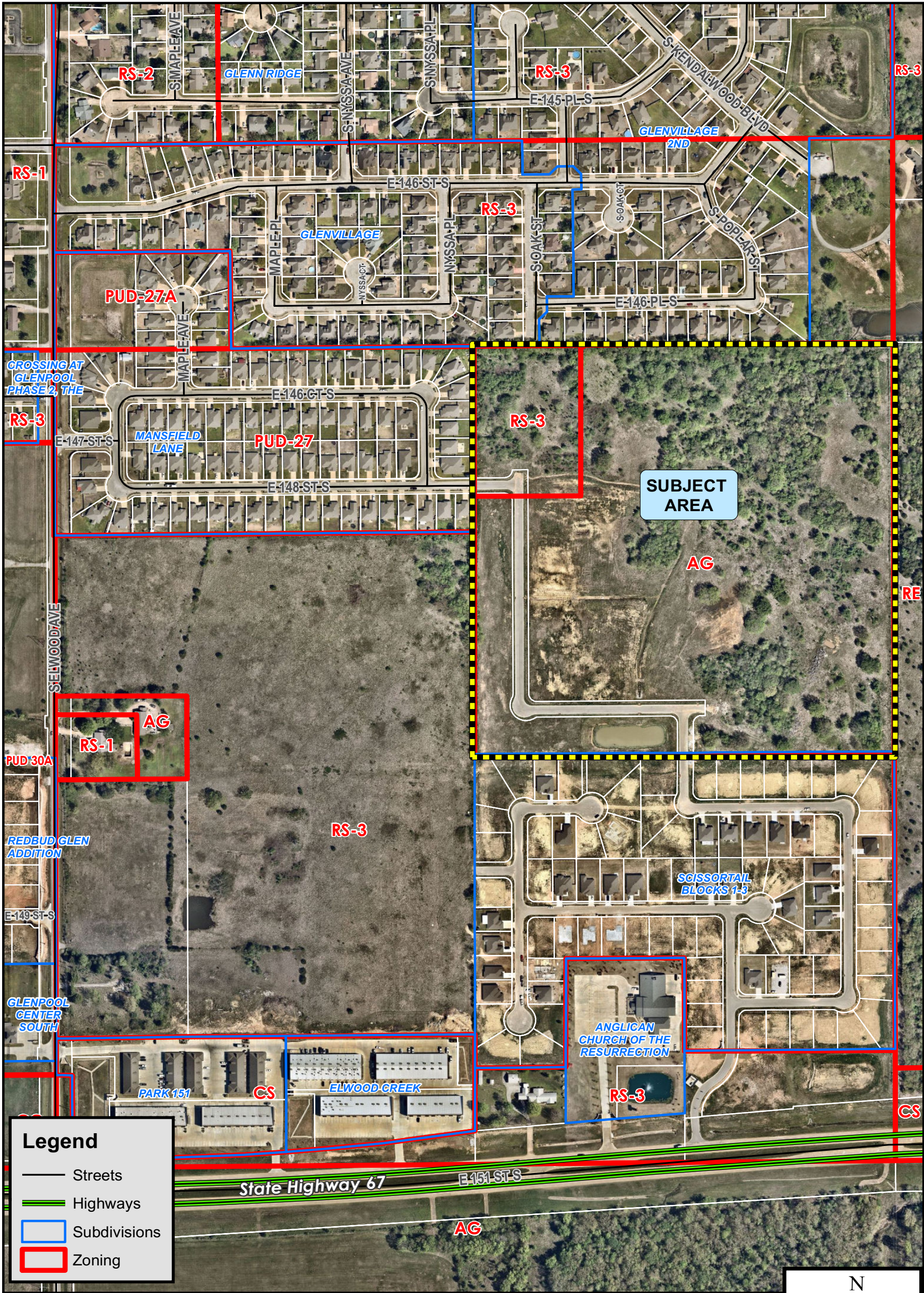


Property Owner: Summit Properties Land Dev.
 Applicants Rep: Tuttle & Associates
 Property Address: E 151st St S & S Poplar Street
 Zoning Request: From AG to RS-3
 Comp Plan Change: From Suburban Residential to General Residential



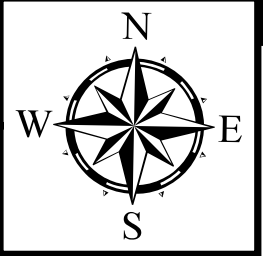
Date: 8/10/2023

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**

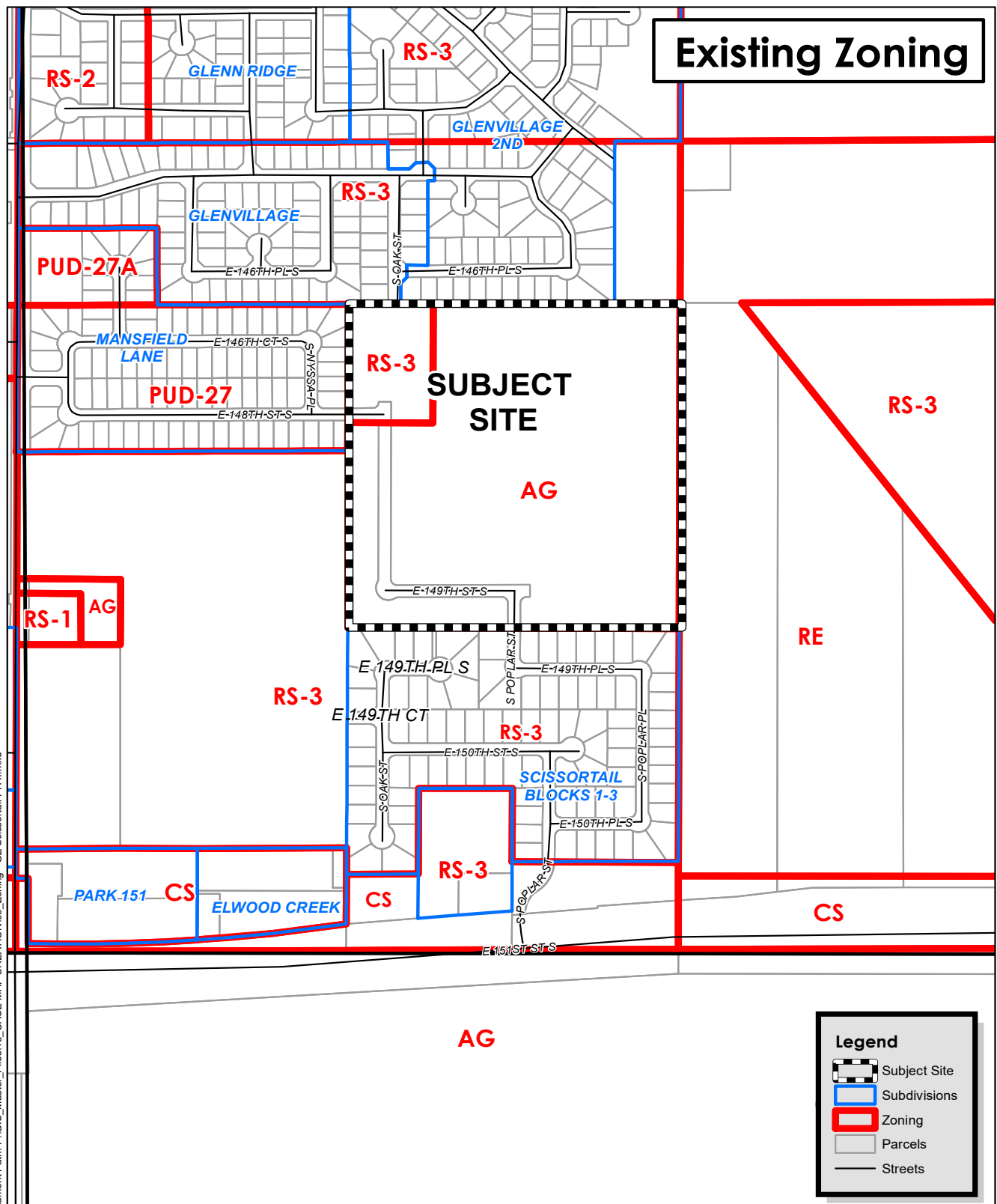


**Proposed
Comprehensive Plan Amendment
Map**

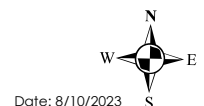


Existing Zoning Map

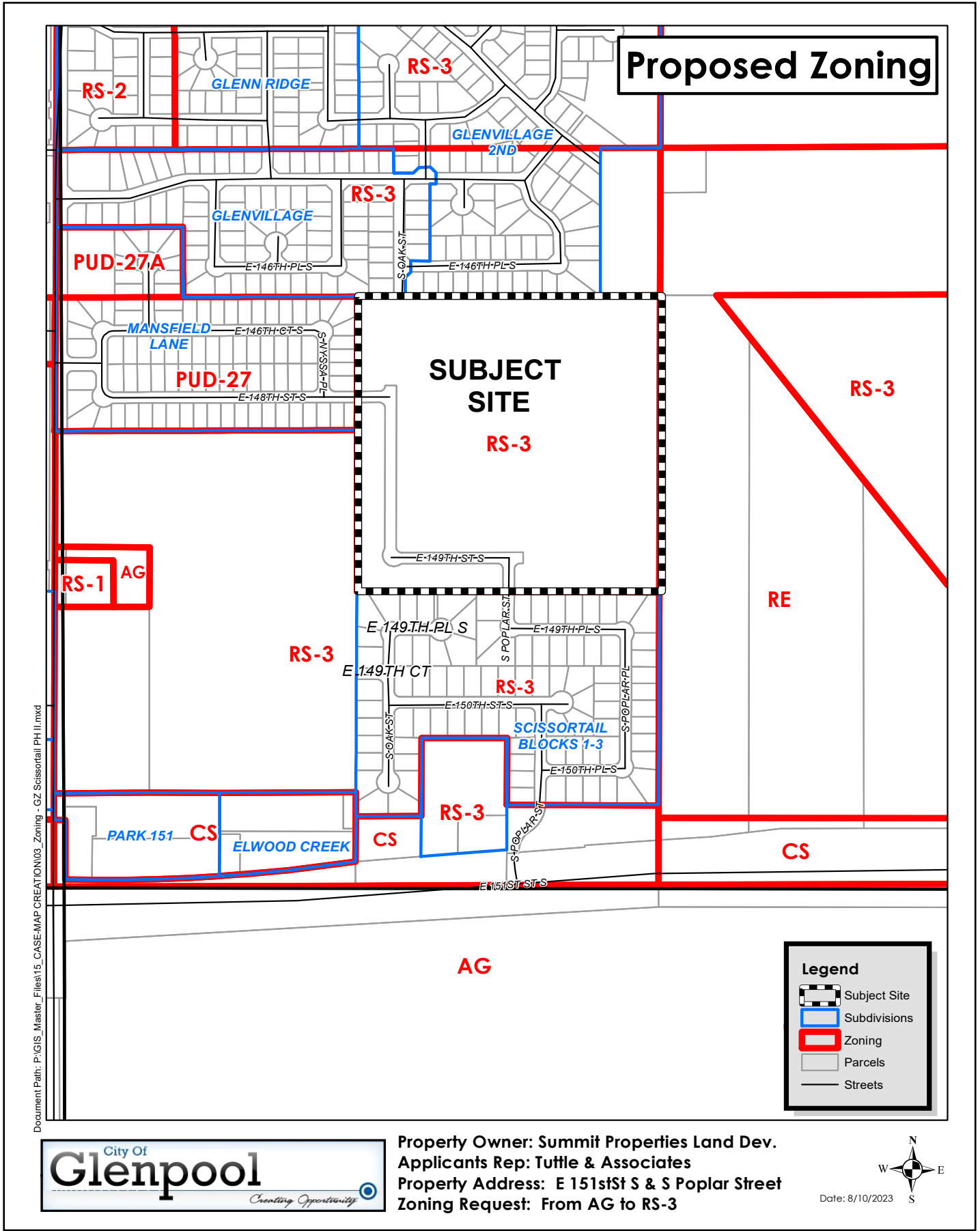
Document Path: P:\GIS_Master_Files\15_CASE-MAP CREATION\03_Zoning - GZ Scissortail PH II.mxd



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



**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.

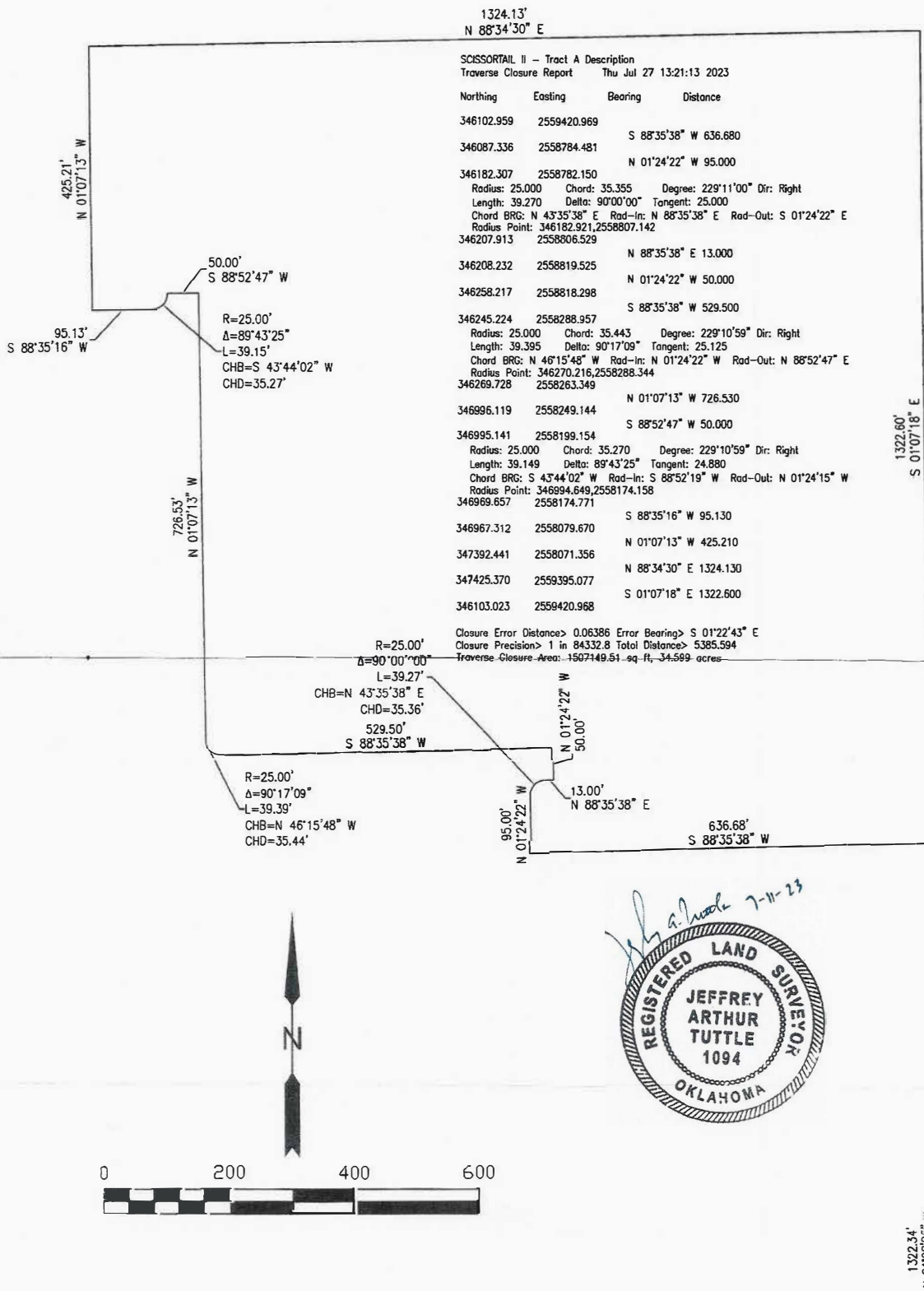
SCISSORTAIL II

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.

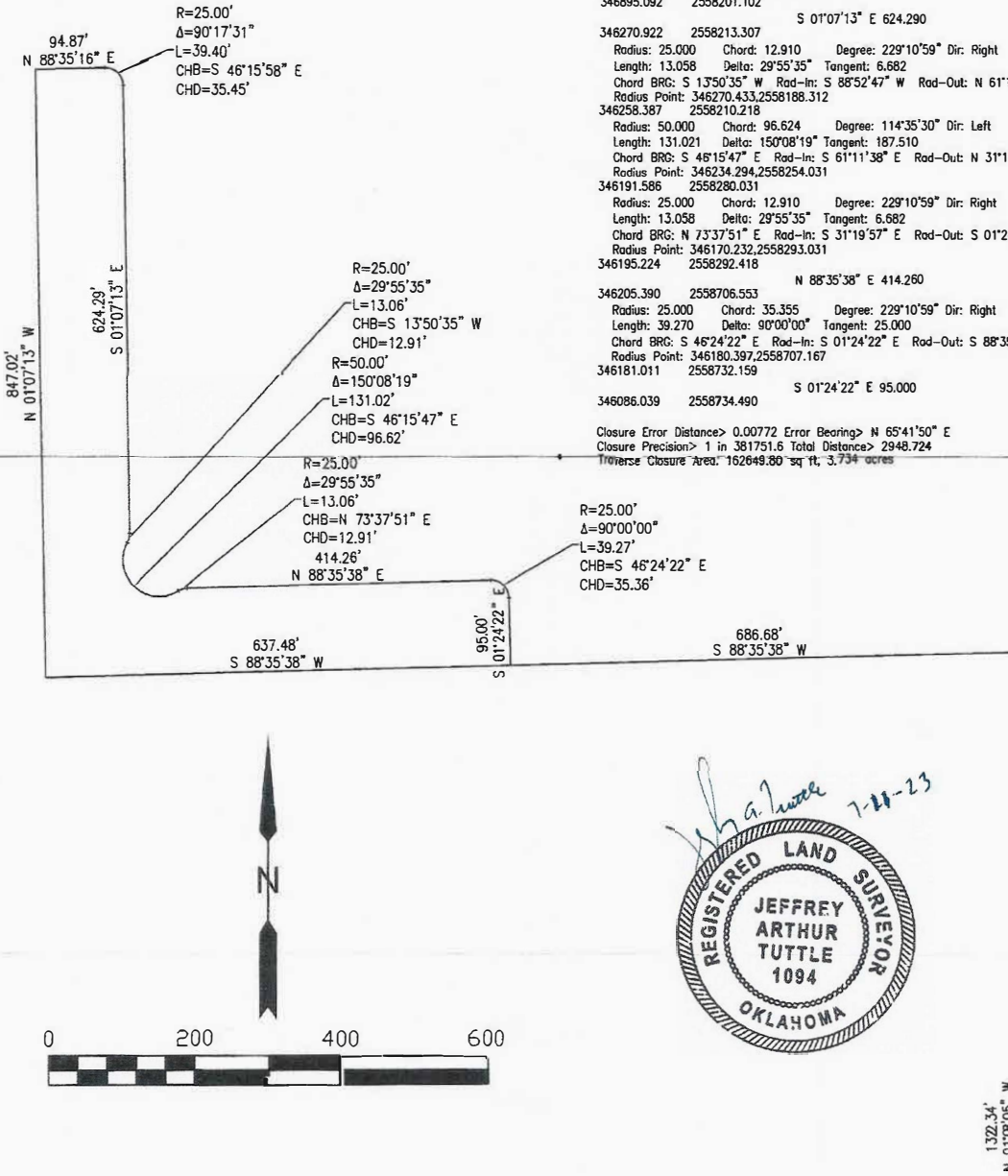
Said tract contains 1626,49.80 square feet, 3.734 acres more or less.



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°19'57" 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



1322.34'
 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

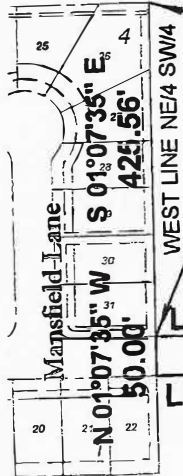
DO NOT REMOVE THIS PAGE
THIS IS PART OF YOUR RECORDED DOCUMENT

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



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

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

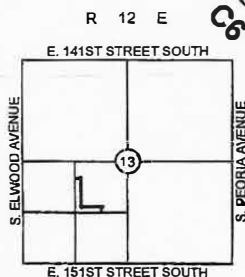
SE CORNER LOT 31, BLOCK 4
MANSFIELD LANE (PLAT #6559)

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°42'28"
C2	25.00	39.38	35.44	N 46°15'48" W	90°17'08"
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.

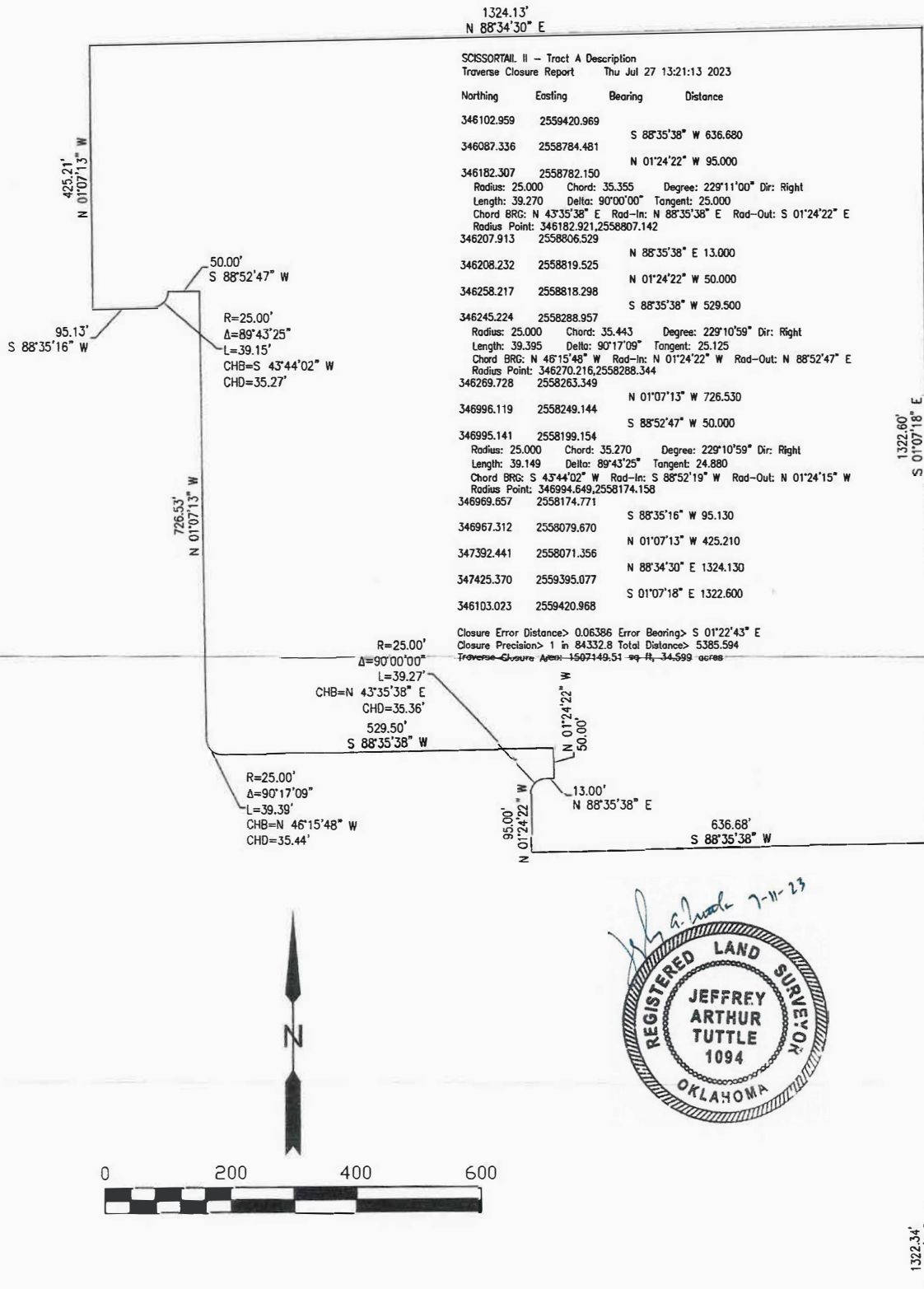
SCISSORTAIL II

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:

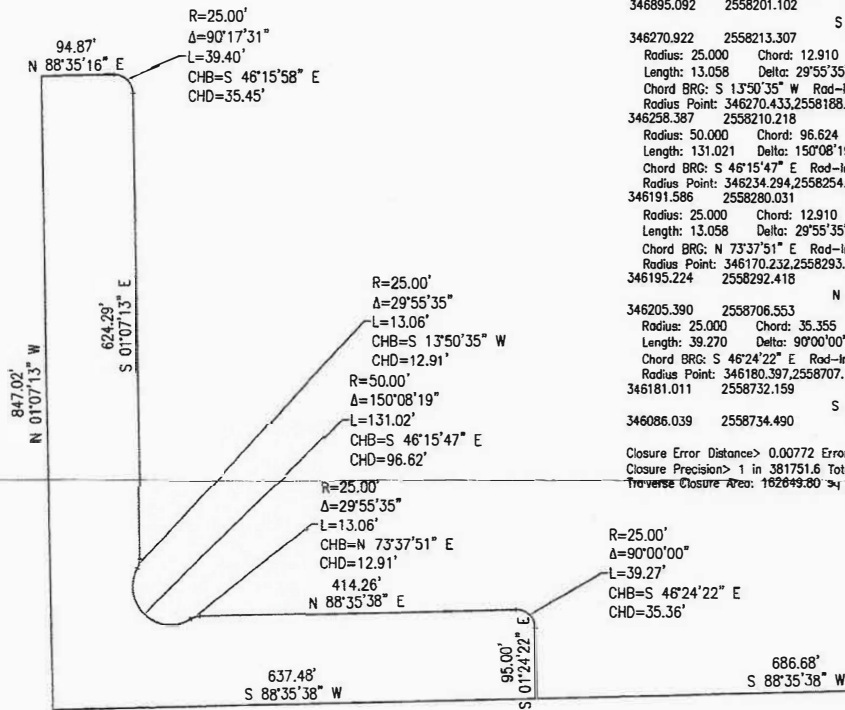
COMMENCING at the Southeast corner of the SW/4 of said section 13; THENCE North 01°08'05" West along the East line of the SW/4 a distance of 1322.34; THENCE South 88°35'38" West a distance of 686.68 feet to a point on the on the West line of a 50-foot-wide Street Right-of-Way Dedication recorded as Document 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\"/>

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:

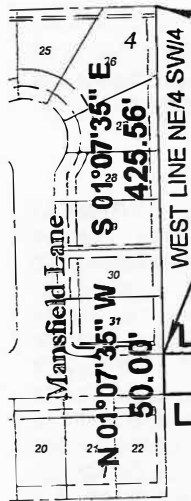
APPROVED AS TO FORM:

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)

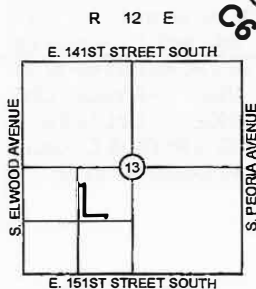
POINT OF BEGINNING
SE CORNER LOT 31, BLOCK 4
MANSFIELD LANE (PLAT #6559)

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'

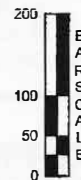


EXHIBIT D2

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.

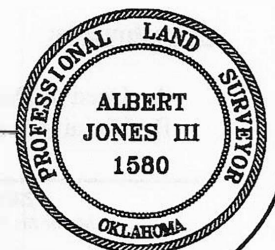
Surveyor's Statement

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
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:

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.

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:

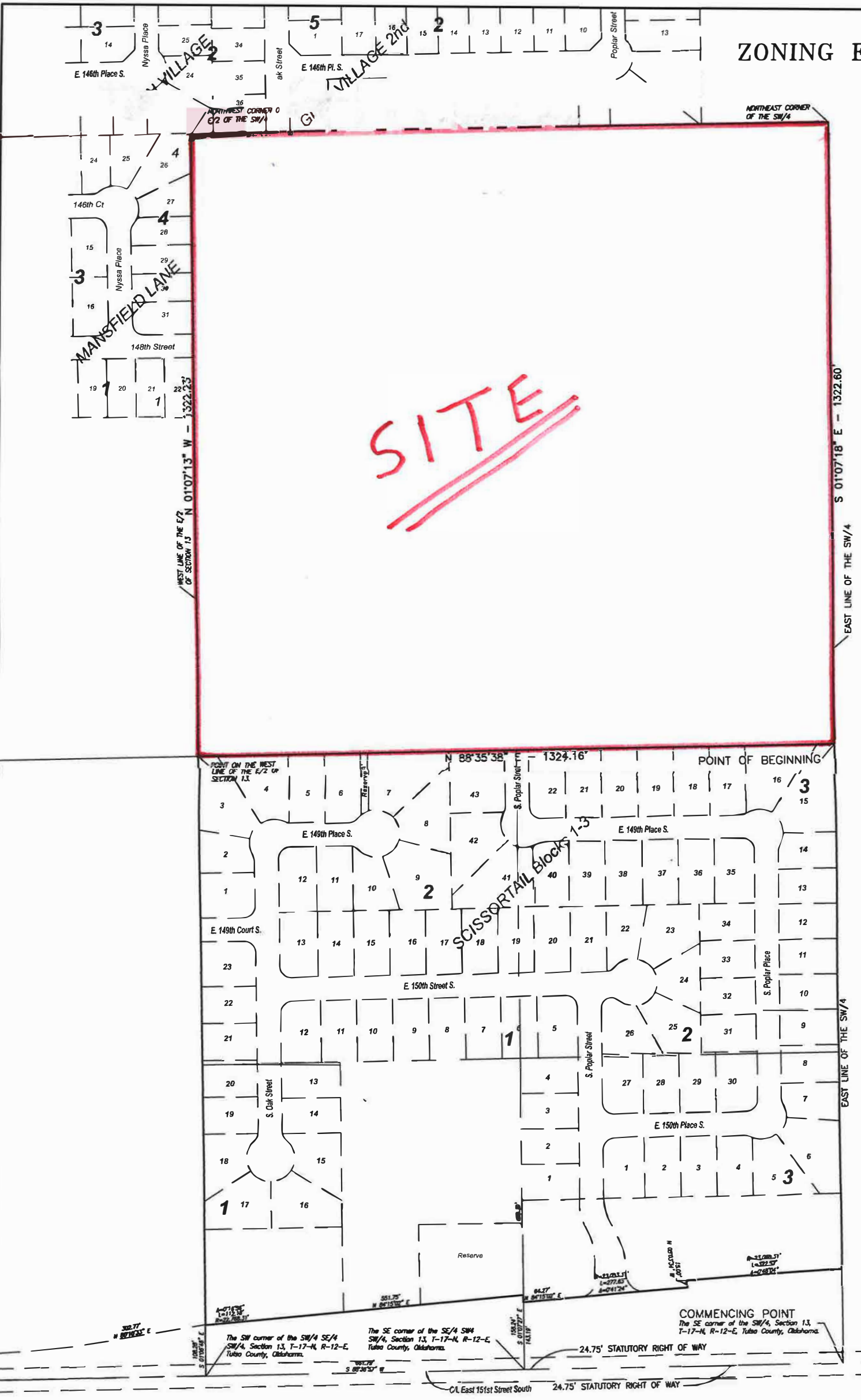
Wendy Knight, City Clerk

Approved as to Form:

City Attorney

ZONING EXHIBIT

SITE



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

STATE HIGHWAY 67/151ST ST CORRIDOR STUDY

PUBLIC MEETING #3

SEPTEMBER 5TH & 7TH, 2023



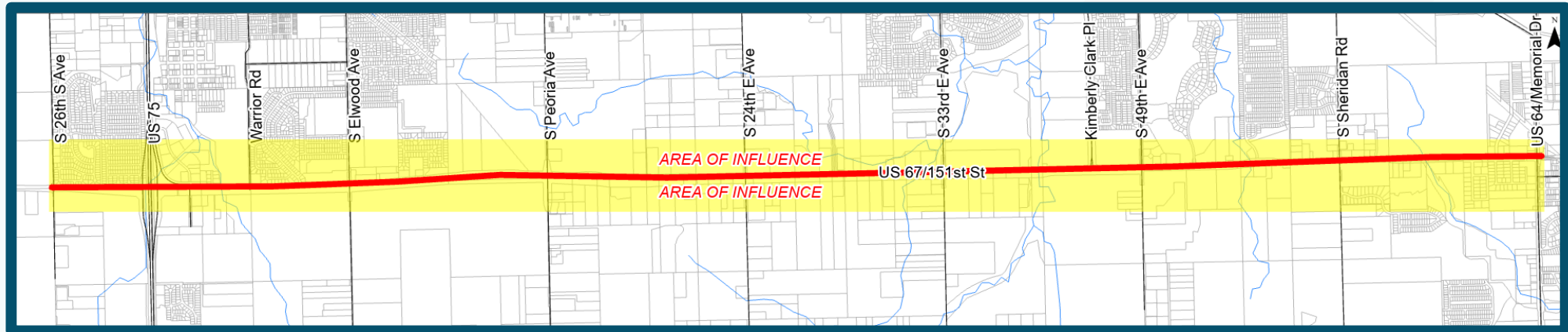
CORRIDOR STUDY AREA

Study Area

- State Highway 67/151st St
 - US 64/Memorial Dr to S 26th Ave
- 7.5 mile corridor
- 12 major section line road intersections

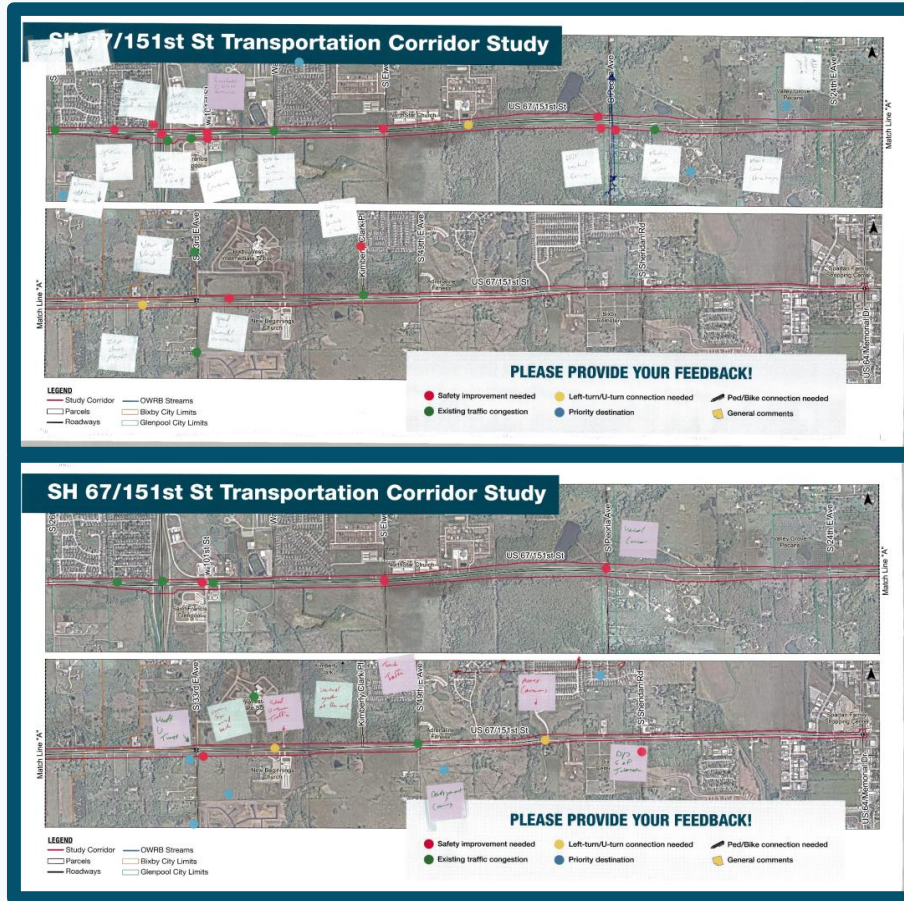
Project Purpose

- Identify safety improvements along the corridor.
- Provide a plan for the corridor as development continues and traffic increases.



PUBLIC FEEDBACK – PUBLIC MEETING #1

- Public Meeting #1
 - November 14th – Glenpool
 - November 15th - Bixby
- Key Takeaways
 - General corridor feedback
 - Discussion of local vs regional traffic
 - Priority intersections
 - Safety improvements



Public Meeting #1 Map Responses

PUBLIC FEEDBACK – PUBLIC MEETING #2

- Public Meeting #2
 - March 20th – Glenpool
 - March 21st – Bixby
- Key Takeaways
 - Preferred Intersection Types
 - Preferred Development Access
 - Safety Improvements
 - Additional corridor feedback

VOTE

INTERSECTION TREATMENT

What type of intersection treatment do you prefer on SH 67?

Please place a sticker under "preference" on the type of intersection treatment you prefer.

INTERSECTION TREATMENT	TRAFFIC FLOW		ACCESS	PREFERENCE
Enhanced Traffic Signal		★		●●●●●●●●●●●●●●●●
Roundabout		★		●●●●●●●●●●●●●●●●
RCUT	★	●		●●●●●●●●●●●●●●●●
Maintain Current Intersection	★	●●		

SH 67/151st St Corridor Study Public Meeting
Glennpool
OKLAHOMA
OKCOG
Kinley+Horn

VOTE

ACCESS CONCEPTS

What type of access do you prefer on SH 67?

Please place a sticker under "preference" on the type of access you prefer.

INTERSECTION TREATMENT	TRAFFIC FLOW		ACCESS	PREFERENCE
Frontage Road	★			●●●●●●●●●●●●●●●●
Direct			★	●●●●●●●●●●●●●●●●
Backage Road	★			●●●●●●●●●●●●●●●●
Mixed		★		●●●●●●●●●●●●●●●●

SH 67/151st St Corridor Study Public Meeting
Glennpool
OKLAHOMA
OKCOG
Kinley+Horn

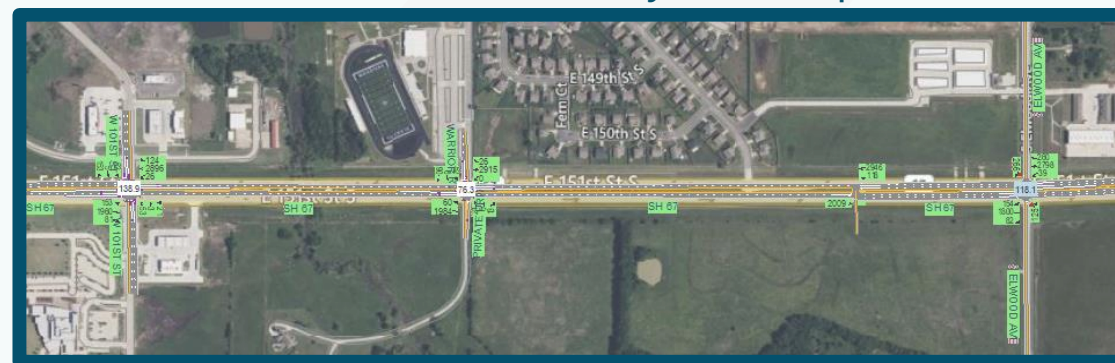
Public Meeting #2 Responses

RECAP

- What has been done since the last Public Meeting?
 - Finalized future corridor traffic projections
 - Corridor Level of Service analysis
 - Schematic designs of intersection improvements
 - Access and Circulation Discussions
 - US 75 at SH 67 Interchange Coordination

Geometry	Year & Time	Development	Peoria Ave							
			SBR		NBR		U-Turn EB		U-Turn WB	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Existing Geometry	2022 AM	Ex AM	>100	F	75.7	F	-	-	-	-
	2022 PM	Ex PM	>100	F	92.8	F	-	-	-	-
	2042 AM	25%	>100	F	>100	F	-	-	-	-
	2042 PM	25%	>100	F	>100	F	-	-	-	-
	2042 AM	50%	>100	F	>100	F	-	-	-	-
	2042 PM	50%	>100	F	>100	F	-	-	-	-
	2042 AM	100%	>100	F	>100	F	-	-	-	-
Proposed Geometry	2042 PM	100%	>100	F	>100	F	-	-	-	-
	2042 AM	25%	15.4	C	12.2	B	11.1	B	12.5	B
	2042 PM	25%	16.5	C	17.2	C	14.4	B	13.3	B
	2042 AM	50%	20.0	C	13.5	B	12.5	B	15.5	C
	2042 PM	50%	25.5	D	44.0	E	19.7	C	23.3	C
	2042 AM	100%	10.4	B	11.1	B	17.3	C	37.4	D
	2042 PM	100%	10.4	B	11.5	B	55.8	F	>100	F
Existing Geometry										
Unsignalized RCUT										
Signalized RCUT										
Roundabout										
Signalized										

Level of Service Analysis Example



Intersection Modeling in Synchro 11

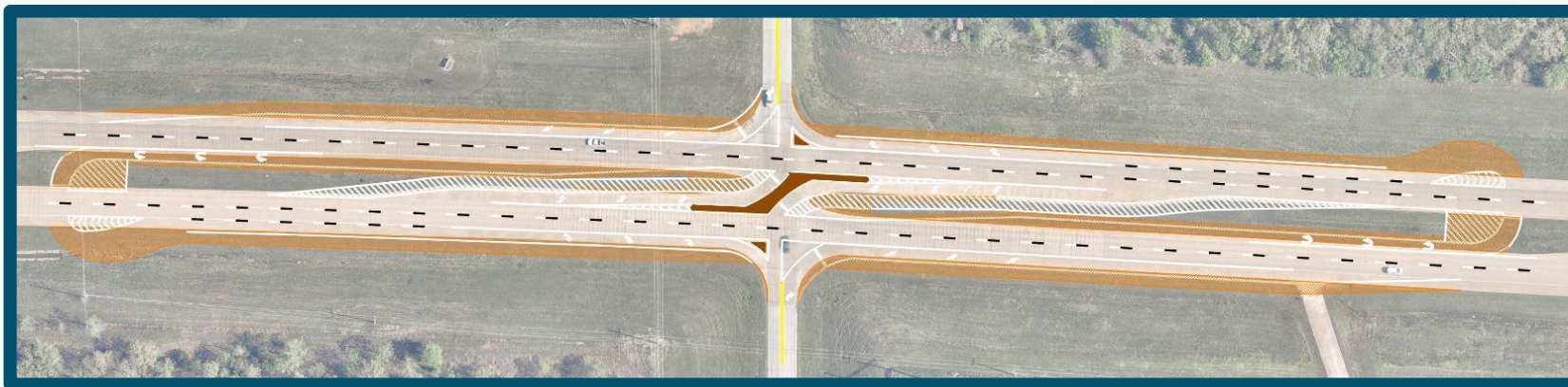
SHORT TERM IMPROVEMENTS

- Intersection Lighting
 - Improve the visibility of the corridor at night.
 - Improve existing and add new light fixtures at intersections.
- Right Turn Lanes
 - Improve turning access and safety.
- Speed Limit Reduction
 - Identify beneficial areas
 - Limit crash severity with slower speeds



MID-TERM INTERSECTION IMPROVEMENTS

- Enhanced Traffic Signals
 - Provides enhanced access and familiar improvement.
- Restricted Crossing U-Turn (RCUT)
 - Provides high mobility and increased safety.
 - High traffic capacity.

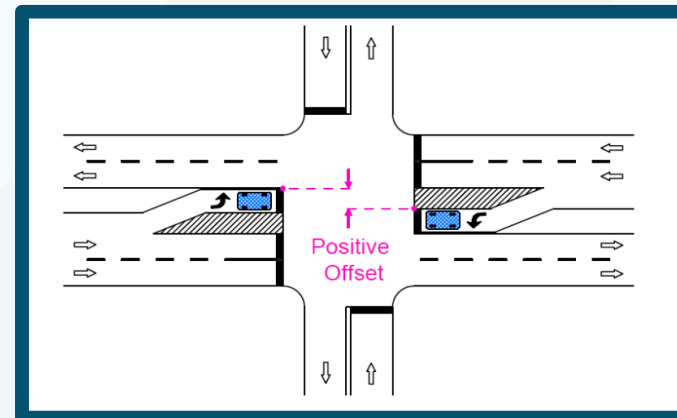


ENHANCED TRAFFIC SIGNAL

- Features
 - Positive offset left-turn provides better visibility for turning vehicles.
 - Adds right turn lanes.
- Recommended Locations
 - W 101st St
 - Warrior Rd
 - Elwood Ave
 - Sheridan Ave



Traffic Signal Schematic at a typical intersection on SH 67



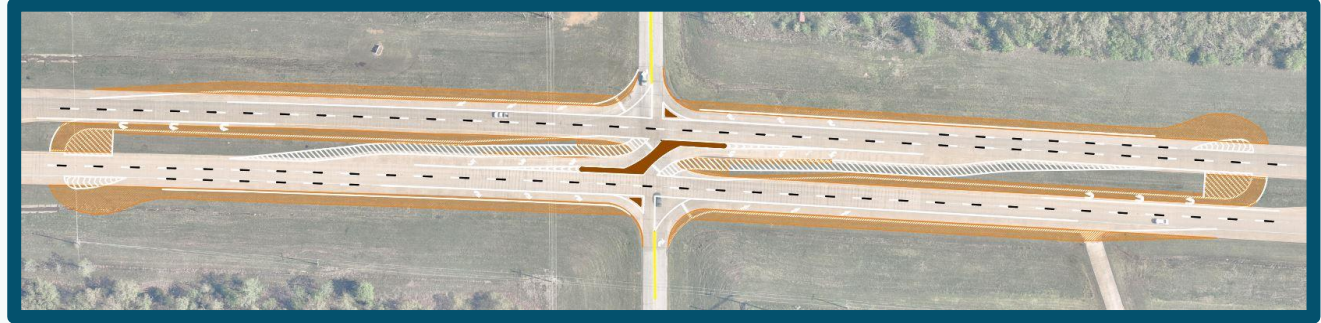
RESTRICTED CROSSING U-TURN (RCUT)

■ Features

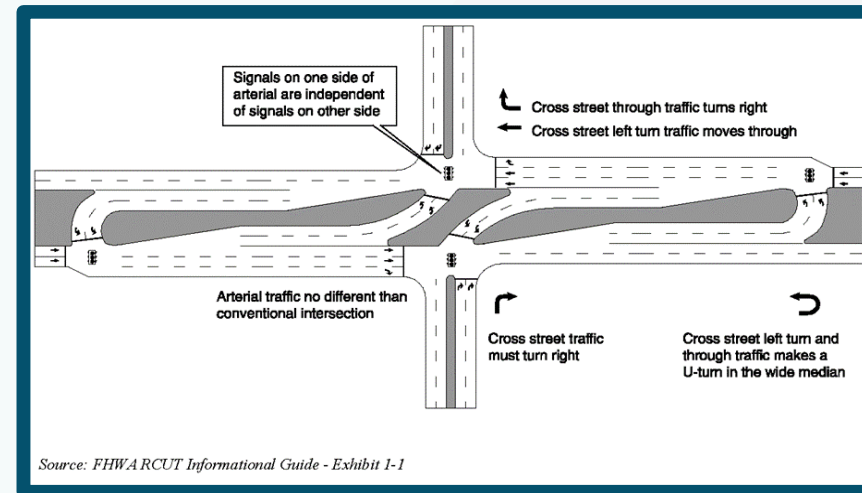
- Prohibited left-turns at through movements from side streets.
- Future signalization is possible.

■ Recommended Locations

- Peoria Ave
- Lewis Ave
- Harvard Ave
- Kimberly-Clark Place
- Yale Ave

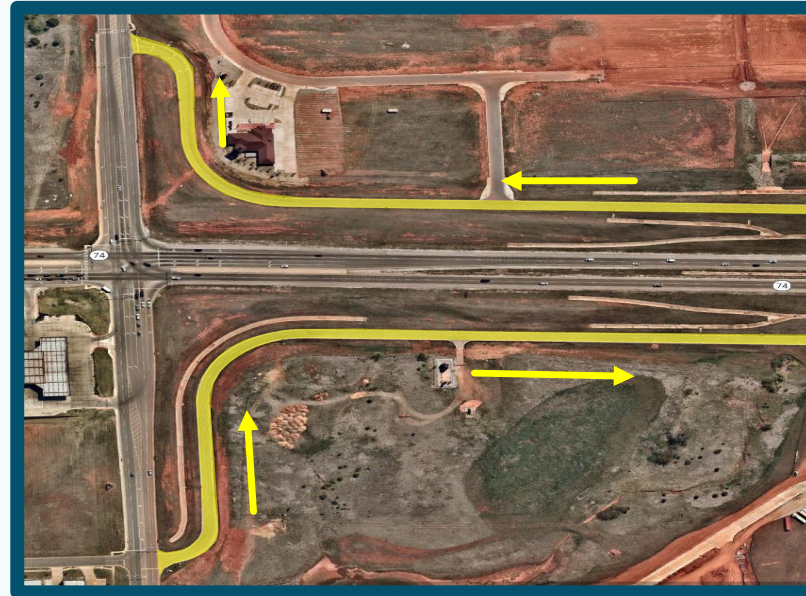


RCUT Schematic at a typical intersection on SH 67



FRONTAGE ROAD

- One-way road parallel to SH 67
 - Estimate 2-12' Lanes One-way
 - 40' offset from SH 67
- Ties in ~700' from the intersection
- From S Elwood Ave to S Yale Ave

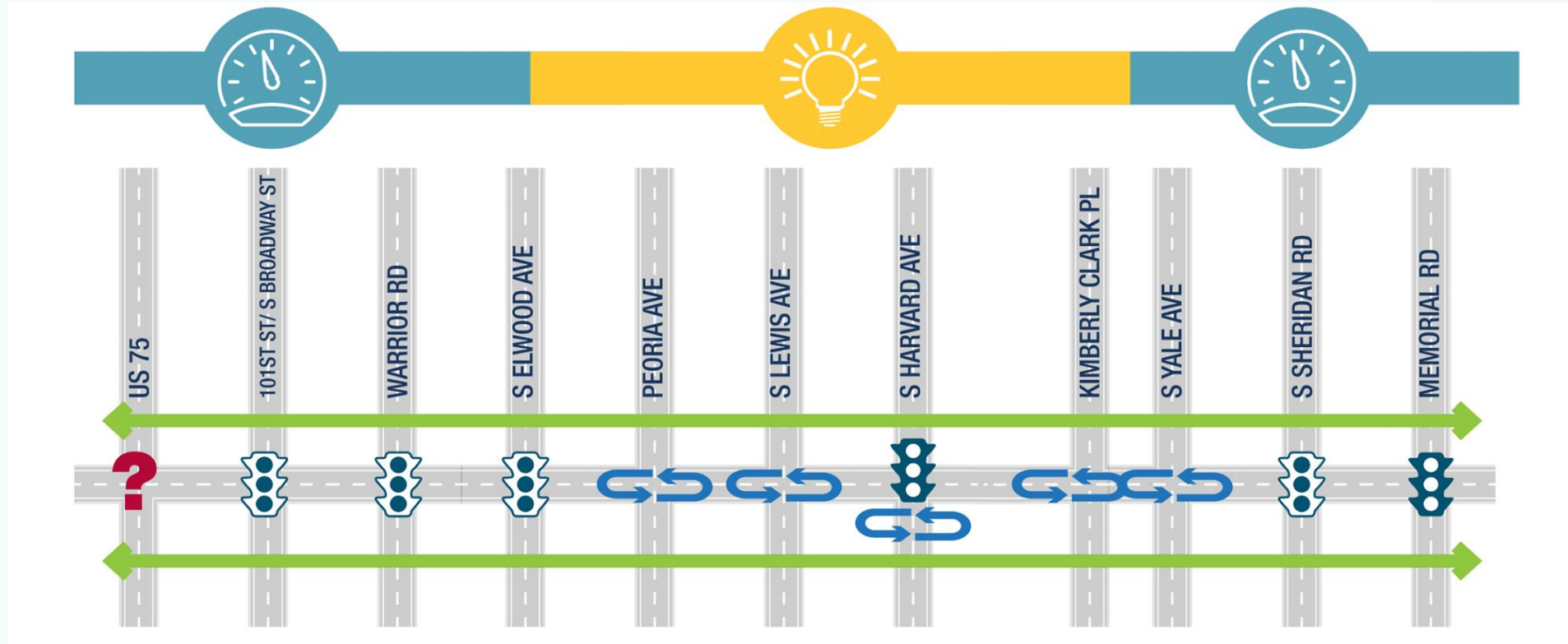


Example of a frontage road (yellow) in Oklahoma



Cross Section of a Frontage Road along SH 67

CORRIDOR IMPROVEMENTS



Discuss with
US 75 Study



New RCUT



New traffic
signal



New/improved
lighting



Existing traffic
signal



Speed limit
reduction



Frontage Road

LONG-TERM VISION

- Grade Separation
 - Uninterrupted traffic flow
 - On and off-ramps
- Frontage Road Development
 - Transition into interchanges
 - Allows for commercial and residential access



Grade Separated Highway
with Frontage Road Example

FEEDBACK TONIGHT

- Boards – “Big Ideas” from report
 - Corridor map with recommended intersection treatments
 - Recommended intersection schematics
 - Frontage road details
- Complete Survey
 - Do you have any questions about the SH 67 Corridor Study?
 - What do you like about the recommendations?
 - What potential challenges do you see implementing this plan?



A graphic of a survey form titled "FEEDBACK REQUESTED" with a megaphone icon. The form includes a "NEXT STEPS" section with checkboxes for compiling feedback, finalizing recommendations, coordinating with the US 75 study, and finalizing the SH 67 Corridor Plan. It also features a section titled "WHAT ELEMENTS OF THE CORRIDOR PLAN ARE YOU MOST EXCITED ABOUT?" with input boxes for "INTERSECTION CONCEPTS", "FRONTAGE ROADS", "CORRIDOR SAFETY IMPROVEMENTS (E.G. LIGHTING)", "MITIGATING FUTURE TRAFFIC CONGESTION", and "OTHER". The bottom of the form includes a thank you message and logos for the project partners.

FEEDBACK REQUESTED

NEXT STEPS:

- ☐ Compile feedback and surveys from public meetings
- ☐ Finalize study recommendations
- ☐ Finalize DRAFT SH 67 Corridor Plan
- ☐ Coordinate with US 75 Study at SH 67 (anticipated at end of 2023)
- ☐ Finalize SH 67 Corridor Plan

WHAT ELEMENTS OF THE CORRIDOR PLAN ARE YOU MOST EXCITED ABOUT?

INTERSECTION CONCEPTS	FRONTAGE ROADS
CORRIDOR SAFETY IMPROVEMENTS (E.G. LIGHTING)	MITIGATING FUTURE TRAFFIC CONGESTION
OTHER	

THANK YOU FOR ATTENDING AND YOUR FEEDBACK! YOUR COMPLETION OF THE POST EVENT SURVEY IS GREATLY APPRECIATED.

SH 67/151st Street Corridor Study Public Meeting #3

Glenspool
City of Glenspool

HUD

OKLAHOMA
Transportation

INCOG

Kimley+Horn

NEXT STEPS

- Compile feedback and surveys from public meetings
- Finalize study recommendations
- Finalize DRAFT SH 67 Corridor Plan
- Coordinate with US 75 Study at SH 67 (Anticipate end of 2023)
- Finalize SH 67 Corridor Plan

PROJECT SCHEDULE

