



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on September 20, 2021, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

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

Join Zoom Meeting

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

Meeting ID: 897 5355 5435

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=QzdFVjA1b0lKa1lSUFIKbUNrUUxtdz09>

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 20, 2021.**

AGENDA

Page

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation – Brent McClure, Woodlake Church**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **City Manager Report – David Tillotson, City Manager**
 - 1) [CM Report.09202021](#)
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**
- H) **Public Comments**

3 - 10

I) **Scheduled Business**

- 1) Discussion and possible action to approve, deny, or amend minutes from September 7, 2021 meeting. 11 - 15
(Wendy Knight, City Clerk)
[City Council Regular Meeting - 07 Sep 2021 - Minutes - Html](#)
- 2) Discussion and possible action to approve or disapprove OMAG recommendation to deny Tort Claim No. 210147-2-BD, Claimant Willard Pipkin, Jr.. 16 - 17
(Lowell Peterson, City Attorney)
[Pipkin Tort Claim](#)
- 3) **SOUTH 75 BUSINESS PARK PHASE III-A FINAL PLAT:** Final Plat application for an 11.085-acre site and a 20.554-acre site. The 11.085-acre site is generally located on the east side of South Broadway Street and south of 161st Street South. The 20.554-acre site is generally located on the east side of South Broadway Street approximately 330-feet north of 166th Street South. 18 - 36
Applicant: South 75 LLC
(Gerald Gilbert, Planning Director)
 - A. Public Hearing on the proposed Final Plat.
 - B. Discussion and possible action to approve, deny or amend the Final Plat.
[STAFF REPORT S75 BUSINESS PARK PHASE III-A FINAL PLAT](#)
[ATTACHMENTS S75 BUSINESS PARK PHASE III-A FINAL PLAT](#)
- 4) **WADE'S RV CLINIC FINAL PLAT:** A Final Plat application to subdivide A 6.63-acre site into one (1) lot and one (1) Reserve Area. The subject site is situated on the east side of S75 directly east of the intersection US-75 and West 158th Street. 37 - 53
Applicant: New Lease on Life, LLC
(Gerald Gilbert, Planning Director)
 - A. Public Hearing on the proposed Final Plat.
 - B. Discussion and possible action to approve, deny or amend the proposed Final Plat.
[STAFF REPORT WADES RV CLINIC FINAL PLAT](#)
[ATTACHMENTS WADES RV FINAL PLAT](#)
- 5) Oklahoma Municipal Assurance Group, Recognition Program training for City Council. No action will be taken.
(David Tillotson, City Manager)

J) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on September 17, 2021, by 4:00 pm.

Signed: Wendy Knight

City Clerk



To: Mayor and Council

From: David Tillotson

Date: September 16, 2021

Re: City Manager Report

COVID

I have attached the latest data from the weekly reports published by the Tulsa Health Department and the Oklahoma State Department of Health. Thankfully, it appears that our active case load is dropping. As of the September 15th weekly report we have dropped to 115 active cases. This is a decrease of 60 cases over the last two weeks. Additionally, our COVID Threat Level, as reported by the Tulsa County Health Department, has dropped two levels to Severe Risk. Overall, we are still below the averages and medians in the Tulsa Metro.

Open Positions

The City currently has positions open in the following departments:

- Police Department: Dispatcher
- Public Works: 4 positions
 - City Engineer *new in FY21-22 budget
 - Water/Sewer Laborer
 - Water/Sewer Laborer *new in FY21-22 budget
 - Not advertised yet
 - Administrative Assistant *new in FY21-22 budget
 - Not advertised yet
- Administration:
 - Part-time Administrative Assistant *new in FY21-22 budget
 - Not advertised yet

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

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

ARPA Funding

The American Recovery Plan Act is the latest COVID recovery plan from the federal government. It was announced a couple of months ago, but the State of Oklahoma did not request the pass-through funds until just recently. Those funding portal for the state has now opened and municipalities can now begin the process of requesting those funds. We are still gathering data needed for the request and will likely process that in early October when Frank returns from his leave. The State will send out award letters in the coming weeks to verify the amount of funding Glenpool is eligible for, but I am anticipating an award in excess of \$2 million based on the unofficial information being published by various agencies.

Staff is still anticipating that we recommend these monies be used for the sewer plant project, but as we continue to gather information from the US Treasury, the State of Oklahoma and OMAG regarding the eligible uses and how this money might be leveraged for additional and/or matching support from the State's \$1.9 billion ARPA award and the potential passage of the federal infrastructure bill we are still being cautious in our approach and timing of the use of these funds.

Miscellaneous

- The City has received notice from OMAG that we are scheduled to receive a portion of our Liability and Property Protection Plan premiums back as part of their Retention Program. This program measures the loss ratio on our policies and rebates a portion of our premiums if have a positive loss ratio. Our 2019 Liability Protection plan currently has a loss fund balance of \$10,333. A portion of that amount will be rebated back to the City within the next month or so. Our 2020 Property Protection Plan has a current balance of \$10,051 and a portion of that amount is set for reimbursement in Spring of 2022.
- The Youth Outdoor Adventures event is set for September 18th at the Conference Center.
- BlackGold Days is fast approaching, with the event planned in BlackGold park for Thursday, September 30th through Sunday, October 3rd.
- The BlackGold car show is set for October 16th.
- The Spooktacular Fest is scheduled for October 24th.

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

Weekly Data

Glenpool

State

County

Date	Cumulative	Recovered	Active	Deaths	Level	Cumulative	Recovered	Active	Deaths	Cumulative	Recovered	Active	Deaths
3/24/2021	1587	1539	48	17		435449	419693	15756	4850	72378	71231	1147	774
3/31/2021	1589	1547	42	17	Yellow	437853	422360	15493	4953	72684	71625	1059	794
4/7/2021	1590	1546	44	24	Yellow	440023	423402	16621	6669	73012	71990	1022	1014
4/14/2021	1597	1546	51	24	Yellow	443756	427029	16727	6697	73345	72320	1025	1022
4/21/2021	1602	1551	51	24	Yellow	445649	428811	16838	6716	73773	72686	1087	1022
4/28/2021	1605	1559	46	24	Yellow	447279	430095	17184	6788	74049	72957	1092	1033
5/5/2021	1605	1559	46	24		448872	439686	9186	6832	74382	73925	457	1044
5/12/2021	1616	1585	31	25	Green	450315	441302	9013	6878	74684	74238	446	1054
8/11/2021	1884	1748	136	27	Extreme Severe Risk	500311	472124	28187	7594	85186	81270	3916	1180
8/18/2021	1944	1805	139	28	Extreme Severe Risk	515801	484745	31056	7676	87935	83622	4313	1196
8/25/2021	2006	1873	133	30	Extreme Severe Risk	530594	499290	31304	7812	90347	86362	3985	1228
9/1/2021	2114	1939	175	30	Extreme Severe Risk II	550239	515598	34641	8001	93253	89282	3971	1273
9/8/2021	2192	2023	169	30	Extreme Severe Risk II	568874	533334	35540	8208	96102	92075	4027	1312
9/15/2021	2250	2135	115	35	Severe Risk	584692	552719	31973	8440	98668	94828	3840	1365

Tulsa Metro Cities COVID Comparison

Cumulative Case Comparison

	Cases as of 09/15/2021	State Rank - Total Cases	State Rank Change	2019 Population	Cases per 1,000 pop
Collinsville	3,404	29	Even	7,236	470.43
Claremore	8,152	10	Even	18,743	434.94
Skiatook	2,342	44	Down 1	8,052	290.86
Coweta	2,700	39	Even	10,032	269.14
Sand Springs	4,691	22	Up 1	19,905	235.67
Sapulpa	4,401	24	Even	21,278	206.83
Owasso	7,239	13	Even	36,957	195.88
Broken Arrow	21,482	4	Even	110,198	194.94
Okmulgee	2,205	46	Even	11,711	188.28
Bixby	4,848	20	Even	27,944	173.49
Catoosa	1,129	85	Even	6,953	162.38
Glenpool	2,250	45	Even	13,936	161.45
Jenks	3,736	27	Even	23,767	157.19
Tulsa	59,349	2	Even	401,190	147.93
Average	234.96				
Median	195.41				

Active Case Comparison

	Active Cases as of 09/15/2021	Metro Rank - Active Cases	Cumulative Deaths	2019 Population	Active Cases per 1,000 pop	Deaths per 1,000
Collinsville	250	7	40	7,236	34.55	5.53
Claremore	412	3	141	18,743	21.98	7.52
Coweta	162	9	45	10,032	16.15	4.49
Sand Springs	312	5	89	19,905	15.67	4.47
Skiatook	119	12	24	8,052	14.78	2.98
Okmulgee	153	10	48	11,711	13.06	4.10
Sapulpa	253	6	84	21,278	11.89	3.95
Owasso	394	4	96	36,957	10.66	2.60
Broken Arrow	1,078	2	259	110,198	9.78	2.35
Catoosa	59	14	18	6,953	8.49	2.59
Glenpool	115	13	35	13,936	8.25	2.51
Bixby	226	8	45	27,944	8.09	1.61
Tulsa	3,213	1	880	401,190	8.01	2.19
Jenks	150	11	32	23,767	6.31	1.35
Average	13.41					3.45
Median	11.28					2.79



3650 S. Boulevard • Edmond, OK 73013 • omag.org

405.657.1400 • 800.234.9461 • FAX 405.657.1401

2021 MLPP GASB Letter and Information

City of Glenpool
12205 S. Yukon Ave.
Glenpool, Oklahoma 74033

This letter details your Retention Program funds with OMAG's Municipal Liability Protection Plan (MLPP) as of June 30, 2021. The MLPP produces policy numbers that begin with the letters "GLA" so you may think of this program as your GLA policy. Visit <https://www.omag.org/retention> for more information.

The Retention Program allows a portion of your MLPP premium to be returned to you based on your claims experience. Each year, OMAG sets aside 20% of your MLPP premium in a loss fund. Good claims experience in a plan year could earn you a return of premium.

Four years of this program have ended and the details on the back of this letter provide information regarding your premium and claims for the four years starting 2017-2018. You should give your auditor a copy of this letter to assist in preparing year-end statements in compliance with the financial reporting requirements of Governmental Accounting Standards Board Statement No. 10.

If I can be of assistance, please contact me at 405-657-1440 or bholland@omag.org. Thank you for your participation in OMAG's Municipal Liability Protection Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian W. Holland".

Brian W. Holland
Director of Finance and Administration

Name	Fiscal year ending June 30,	MLPP premium used in calculation	20% placed into loss fund, subject to minimum premium	Total paid losses as of 6/30/2021	# of claims at 6/30/2021	# of open claims at 6/30/2021	Potential loss fund remaining as of 6/30/2021	Loss funds refunded as of 6/30/2021	Loss fund balance at 6/30/2021	OMAG plans to make distribution
Glenpool	2018	69,044	13,809	6,096	9	1	7,713	7,713	-	
Glenpool	2019	71,166	14,233	3,900	5	1	10,333	-	10,333	September 2021
Glenpool	2020	71,685	14,337	1,141	2	-	13,196	-	13,196	September 2022
Glenpool	2021	72,318	14,464	11,515	8	1	2,949	-	2,949	September 2023
Glenpool Total		284,213	56,843	22,652	24	3	34,191	7,713	26,478	



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

2021 MPPP GASB Letter and Information

City of Glenpool
12205 S. Yukon Ave.
Glenpool, Oklahoma 74033

This letter details your Retention Program funds with OMAG's Municipal Property Protection Plan (MPPP) as of June 30, 2021. The MPPP produces policy numbers that begin with the letters "PRO" so you may think of this program as related to your PRO policy. Visit <https://www.omag.org/retention> for more information.

The MPPP Retention Program started July 1, 2019 and allows a portion of your MPPP premium to be returned to you based on your claims experience. Each year, OMAG sets aside 10% of your MPPP premium in a loss fund. The Program operates on a 3-year cycle. So, good claims experience in the 2019-2020 plan year could earn you a return of premium when the first MPPP Retention Program checks are issued in the spring of 2022.

The details on the back of this letter provide information regarding your premium and claims for plan years 2019-2020 and 2020-2021. You should give your auditor a copy of this letter to assist in preparing year-end statements in compliance with the financial reporting requirements of Governmental Accounting Standards Board Statement No. 10.

If I can be of assistance, please contact me at 405-657-1440 or bholland@omag.org. Thank you for your participation in OMAG's Municipal Property Protection Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian W. Holland".

Brian W. Holland
Director of Finance and Administration

Insured	Fiscal year ending June 30,	PRO premium used in calculation	10% placed into loss fund	Total paid losses as of 6/30/2021	# of claims at 6/30/2021	# of open claims at 6/30/2021	Loss fund remaining as of 6/30/2021	If loss funds remain immediately before payout, OMAG plans to make distribution
GLENPOOL	2020	100,505	10,051	-	1	-	10,051	Spring 2022
GLENPOOL	2021	97,882	9,788	-	-	-	9,788	Spring 2023
GLENPOOL Total		198,387	19,839	-	1	-	19,839	



MINUTES
City Council Regular Meeting
Tuesday, September 7, 2021 Council Chambers 6:00 PM

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

STAFF PRESENT: David Tillotson
Lowell Peterson
Wendy Knight
Frank Ordaz
Lynn Burrow
Bart Harris

STAFF ABSENT: Susan White
Jim Martin

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:02 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 – Heather Scherer, Living Water United Methodist Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Community Development Report – Lynn Burrow, Community Development Director**
 - Introduced Rob Rosencutter, Public Works Director.

[Community Development Director's Report 09 07 21](#)
- F) City Manager Report – David Tillotson, City Manager**
 - Leaving after Council meeting tonight, to attend OML Conference in

Oklahoma City, and returning to office Thursday evening. He will be available by phone and email if needed.

- Susan White is on vacation this week.

[CM Report 09072021](#)

G) Mayor Report – Joyce G. Calvert, Mayor

- Reminded Council of an email received from Susan White on August 26, regarding the Glenpool EMS audit being very successful and proud of staff. Mayor Calvert said she is appreciative and proud of Frank Ordaz, Wendy Knight, Susan White, and the staff involved in the audit.

H) Council Comments

There were no Council comments.

I) Public Comments

There were no public comments.

J) Scheduled Business

- 1) Discussion and possible action to approve, deny, or amend minutes from August 16, 2021 meeting.
(Wendy Knight, City Clerk)

Moved by Brandon Kearns, seconded by Chris Brobst

To approve the minutes as presented.

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

CARRIED.

[City Council Regular Meeting - 16 Aug 2021 - Minutes - Html](#)

- 2) Discussion and possible action to approve, deny, or amend Resolution No. 2021009, a Resolution of the Governing Body of the City of Glenpool executing a Master Lease Purchase Agreement between the City of Glenpool and PNC Equipment Finance, LLC (Lessor).
(Frank Ordaz, Finance Director)

Mr. Ordaz presented and recommended Council approval of Resolution No. 2021009, a Resolution of the Governing Body of the City of Glenpool executing a Master Lease Purchase Agreement between the City of Glenpool and PNC Equipment Finance, LLC (Lessor). On August 16, 2021, City Council authorized the City Manager to pursue financing for the Lease Purchase Agreement with PNC Equipment Finance (PNC) to purchase the 2023 Pierce Velocity Pumper for the Fire Department (Regular Agenda, Item 9). This purchase through a five-year lease-purchase agreement financing is included in the FY2021-2022 budget. The resolution is required by PNC to fund this transaction by Wednesday, September 8, 2021.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve Resolution No. 2021009, a Resolution of the Governing Body of the City of Glenpool executing a Master Lease Purchase Agreement between the City of Glenpool and PNC Equipment Finance, LLC (Lessor).

	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.

[Staff Report - FD Pumper Financing Resolution 2021009](#)
[PNC Resolution 2021009 - Pierce Velocity Pumper - City of Glenpool](#)
[OK](#)

- 3) Discussion and possible action to approve, deny or amend the Park User Agreement with the Chamber of Commerce for use of the park for BlackGold Days.
(Lowell Peterson, City Attorney)

Mr. Peterson presented and recommended Council approval of the Park User Agreement with the Chamber of Commerce for use of the park for BlackGold Days. The User Agreement provides the same terms and conditions as that agreed to last year by the Council for the use of BlackGold Park for the annual event of Black Gold Days. Sydney Bland, Chamber Director, also spoke and answered questions from Council.

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

To approve the Park User Agreement with the Chamber of Commerce for use of the park for BlackGold Days.

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

CARRIED.

[Staff Memo for 2021 Agreement for BGD 090721](#)
[2021 PARK FAC USER AGREEMENT W COVID ALCOHOL 090721](#)

- 4) Discussion and possible action to approve or deny annual membership dues to Adrenaline Fitness for Glenpool Firefighters in the amount of \$8,448.00.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of annual membership dues to Adrenaline Fitness for Glenpool Firefighters in the amount of \$8,448.00. When the Public Safety Building was designed, it had an area designated as a fitness room. That area was reconfigured for use as a courtroom when City Hall was built. In lieu of onsite fitness facilities, City Managers have agreed to pay for gym memberships for Fire Department Union members. The original agreement was to remain in place until such time that the court room could be reclaimed for its original purpose, or until such time that a separate facility could be constructed onsite.

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve annual membership dues to Adrenaline Fitness for Glenpool Firefighters in the amount of \$8,448.00.

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

Lund				
	5	0	0	0

CARRIED.

[Gym Proposal 8 2021](#)

[Gym Mem Invoice 8 21](#)

- 5) Discussion and possible action to approve, deny or amend the Kendalwood North Park Master Improvement Plan.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of the Kendalwood North Park Master Improvement Plan. Several ideas were discussed including parking, and chain link fencing around playground.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the Kendalwood North Park Master Improvement Plan.

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

CARRIED.

[Kendalwood North Park Master Plan Adoption](#)

K) Adjournment

Mayor Calvert declared the meeting adjourned at 6:51 p.m.



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

September 2, 2021

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

RE: Member : City of Glenpool
Claimant : Willard Pipkin, Jr.
Date of Loss : August 3, 2021
Claim No. : 210147-2-BD

Dear Ms. Knight:

We have completed our investigation regarding the above referenced claim. It is our recommendation to the City of Glenpool that this claim be denied. We find no liability on the City of Glenpool's part regarding this incident.

Under the Governmental Tort Claims Act, 51 Okla. Sec. 157(A), this claim will be deemed denied ninety (90) days after it was received by the City of Glenpool. 51 Okla. Stat. Sec. 157 (B) requires any lawsuit under the Act to be commenced within one hundred eighty (180) days after denial of the claim.

Thus to begin the 180-day statute of limitations prior to 11/9/2021, you must deny this claim in writing before 11/9/2021. For the 180-day period to start running, the claimant **must be notified at the address on the claim within five (5) days of the denial.** To document compliance with the Act, we recommend that you send notice of denial of this claim by certified mail.

Please advise us as soon as possible of any official action taken by you on denial of this claim.

Sincerely,

Brad Doublehead,
Senior Claims Adjuster

NOTICE OF TORT CLAIM
OKLAHOMA MUNICIPAL ASSURANCE GROUP (OMAG) - MUNICIPAL LIABILITY PROTECTION PLAN

A. CLAIMANT REPORT

To the CITY OF GLENPOOL
Public entity you are filing the claim against.

PLEASE PRINT OR TYPE AND SIGN

IMPORTANT NOTICE: This notice will be sent to OMAG Claims Dept, for investigation. You may expect them to contact you.

CLAIMANT(S) WILLARD PIPKIN JR CLAIMANT(S) SOCIAL SECURITY NO. _____
ADDRESS JENKS OK 74051 CLAIMANT(S) DATE OF BIRTH _____ Circle M F
PHONE: HOME _____ BUS _____

1. DATE AND TIME OF INCIDENT 8/3/21 10:03 a.m. ☒ p.m. (Continue on another sheet if needed for any information requested)
2. LOCATION OF INCIDENT UNION/VANCOUVER JENK OK
3. DESCRIBE INCIDENT MY DAUGHTER JORDYN PIPKIN WAS DRIVING THROUGH INTERSECTION HAD GREEN LIGHT, DID NOT SEE POLICE OFFICER AND HIT POLICE OFFICER THAT WAS DRIVING THROUGH RED LIGHT. POLICE OFFICER DID NOT HAVE SIREN ON AND DID NOT YIELD
4. LIST ALL PERSONS AND/OR PROPERTY FOR WHICH YOU ARE CLAIMING DAMAGES _____

BODILY INJURY: WAS CLAIMANT INJURED? YES ☐ NO ☒ If yes, complete this section
Describe injury _____
WERE YOU ON THE JOB AT THE TIME OF INJURY? YES ☐ NO ☐ If so, please provide Employer info.

Employer's Name _____ Address _____ Phone _____
ALL MEDICAL BILLS (attach copies) \$ _____
LIST OTHER DAMAGES CLAIMED \$ _____

MEDICARE/MEDICAID/SOCIAL SECURITY DISABILITY:

Is there any Social Security Disability involvement? Yes ☐ No ☐
Has any medical bill been paid or will be paid by Medicare/Medicaid? Yes ☐ No ☐ If so, list Medicare/Medicaid Number _____
If the City is responsible for such bills, the City must report any settlement to Medicare/Medicaid.

I understand that the information requested is to assist the requesting insurance information arrangement to accurately coordinate benefits with Medicare/Medicaid and to meet its mandatory reporting obligation under Medicare Secondary Payer Act 42 U.S.C. § 1395y

Medicare/Medicaid Beneficiary Name (please print) _____ Medicare/Medicaid Beneficiary Name Signature _____

PROPERTY DAMAGE: Proof that you are the owner of the vehicle or property allegedly damaged as specified in your claim will be required.

VEHICLE YEAR 2015 MAKE GMC MODEL SIERRA
NOTE: If damage is to a vehicle, a photocopy of your motor vehicle title is required.
IF NOT A VEHICLE, DESCRIBE PROPERTY AND LOSS _____

PROPERTY DAMAGE (Attach repair bills or estimates if available) \$ _____
LIST OTHER DAMAGES CLAIMED \$ _____

5. NAME OF YOUR INSURANCE CO. STATE FARM POLICY NO. _____ AMOUNT CLAIMED _____ AMOUNT RECEIVED \$ _____

6. The names of any witnesses known to you: WITNESS NAMES WILL BE INCLUDED IN POLICE REPORT
Name _____ Address _____ Phone Number _____
Name _____ Address _____ Phone Number _____

STATE THE EXACT AMOUNT OF COMPENSATION YOU WOULD ACCEPT AS FULL SETTLEMENT ON THIS CLAIM

TOTAL CLAIM \$ _____

SIGNATURE(S) [Signature]

8/10/21
DATE

CONTINUE ON THE BACK

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GERALD S. GILBERT, PLANNING DIRECTOR

DATE: SEPTEMBER 20, 2021

ITEM: SOUTH 75 BUSINESS PARK PHASE III-A FINAL PLAT

REQUEST: A FINAL PLAT APPLICATION FOR A 20.554 ACRE SITE AND A 11.085 ACRE SITE.

APPLICANT: SOUTH 75, LLC

LOCATION: THE 11.085-ACRE SITE IS GENERALLY LOCATED ON THE EAST SIDE OF SOUTH BROADWAY STREET AND SOUTH OF 161ST STREET SOUTH. THE 20.554-ACRE SITE IS GENERALLY LOCATED ON THE EAST SIDE OF SOUTH BROADWAY STREET APPROXIMATELY 330-FEET NORTH OF 166TH STREET SOUTH.

ZONING: PUD 42A (SOUTH 75 BUSINESS PARK)

COMP PLAN: US75 CORRIDOR

APPLICANT'S REPRESENTATIVE: ERIK ENYART, TANNER CONSULTING

BACKGROUND

The subject sites are situated within the S75 Business Park PUD-42A. PUD-42A was approved by the Commission and City Council in October of 2020. As part of the PUD application Preliminary Plats were also approved and are listed below:

- Phase IV - 8.955-acre parcel
- Phase III - 84.578-acre parcel
- 39.323-acre parcel in PUD 42B

Subsequent lot splits have also been approved within these platted areas. State law limits the total number of lot splits on platted properties to four (4). As such, to further subdivide the remaining area a new Preliminary Plat must be approved and recorded for further divisions of land can occur.

Two (2) Preliminary Plats were approved by the Commission on July 12, 2021, for the subject sites, identified as Phase III-A and Phase III-B: Phase III-A is an 11.085-acre site and is generally located on the east side of South Broadway Street and south of 161st Street South. Phase III-B is a 20.554-acre site located on the east side of South Broadway Street approximately 330-feet north of 166th Street South.

The Preliminary Plats proposed to create one (1) lot for each parcel of land. The applicant has indicated the proposed lots may be further subdivided in the future via lot splits. The lots will be sized and arranged as development occurs. Provisions within PUD-42A will ensure the lots will be developed in an orderly fashion consistent with the goals and objectives of the Comprehensive Plan.

Attached to the staff report are the approved Preliminary Plats for comparison purposes as well as the proposed final plat.

SURROUNDING LAND USES

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

	Zoning	Land Use
North	CG – Commercial General	Commercial – Wade’s RV Sales and Service
South	PUD 42A	Vacant Undeveloped
East	PUD 42A	Vacant Undeveloped
West	PUD 42A	Vacant Undeveloped and Detention Pond

PROJECT DESCRIPTION

The applicant has submitted a Final Plat application that consolidates the two (2) Preliminary Plats, South 75 Business Park Phase III-A and South 75 Business Park Phase III-B approved by the Planning Commission on July 12, 2021, into one (1) plat. The applicant has indicated the reason for the consolidation is for better management of future lot splits, if needed.

ANALYSIS

The Final Plat is substantially the same as the Preliminary Plats approved by the Commission. The applicant has prepared and submitted the required infrastructure improvement documents for the Final Plat application.

TAC

No additional comments

PLANNING COMMISSION ACTION: The Planning Commission meeting on the proposed Final Plat was held on Monday, September 13, 2021. After deliberating, the Planning Commission on a 5-0 vote recommended that the City Council approve the Final Plat. Attached to the staff report is the proposed Preliminary Plat and Final Plat.

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action; and

1. Approve the Final Plat titled South 75 Business Park Phase III-A as presented.

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Application
3. Proposed Final Plat – Consisting of S75 Business Park III-A and S75 Business Park Phase III-B
4. Approved Preliminary Plat – S75 Business Park Phase III-A
5. Approved Preliminary Plat – S75 Business Park Phase III-B
6. Legal Description

Aerial Photo/Zoning Map

Document Path: P:\GIS_Master_Files\15 CASE-MAP CREATION\05 PRELIMINARY PLATS--PP.mxd



**Final Plat --
South 75 Business Park Phase III-A**

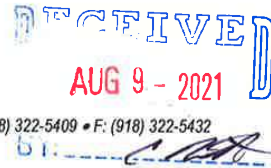
Date: 9/7/2021



Application



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



APPLICATION FOR APPROVAL OF SUBDIVISION

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

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

PROPOSED SUBDIVISION NAME: South 75 Business Park Phase III-A
SECTION: 24 TWP: 17N RANGE: 12E LEGAL DESCRIPTION: see attached plat
DEVELOPER'S NAME: South 75, LLC Dallas, TX 75242-1389
DEVELOPER'S ADDRESS: 16400 Dallas Parkway, Ste 140 PHONE: (972) 858-1111
ENGINEER'S NAME: Tanner Consulting, LLC PHONE: (918) 745-9929
Acreage Of Area Being Platted: 31.639 Number Of Lots: 2 Average Lot Size: 15.8 acres
Present Use Of Tract: Vacant Proposed Use Of Tract: business park
Present Zoning: PUD-42A Proposed Zoning: no change
Is Plat Part Of A PUD? yes, PUD-42A Zoning Case File/Number: GZ N/A
(Pud Number)

Glenpool City Limits: ☒ INSIDE ☐ OUTSIDE ☐ PARTIALLY INSIDE

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

sewer water: City of Glenpool
Street Resurfacing Proposed: Portland Cement/Concrete Asphaltic Concrete

Signature Of Developer/Agent: [Signature] Date: 08/06/2021

FOR STAFF USE ONLY

(DATE) (RCPT#)
Preliminary Application Received: _____
Preliminary Fee Received: _____
Preliminary Approval: _____
Final Application Received: _____
Final Approval: _____ Plat Release Date: _____

**Proposed
Final Plat**

Draft Final Plat

PUD 42-A

South 75 Business Park Phase III-A

A RE-PLAT OF PART OF "SOUTH 75 BUSINESS PARK PHASE III"
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA
ACCORDING TO THE PREVIOUSLY RECORDED PLAT NO. 6894.



NORTH
Scale: 1" = 100'
Tanner Consulting



Location Map

Scale: 1" = 100'
SUBDIVISION CONTAINS:
ONE (1) LOT IN TWO (2) BLOCKS
UNDIVIDED AREA: 31.488 ACRES

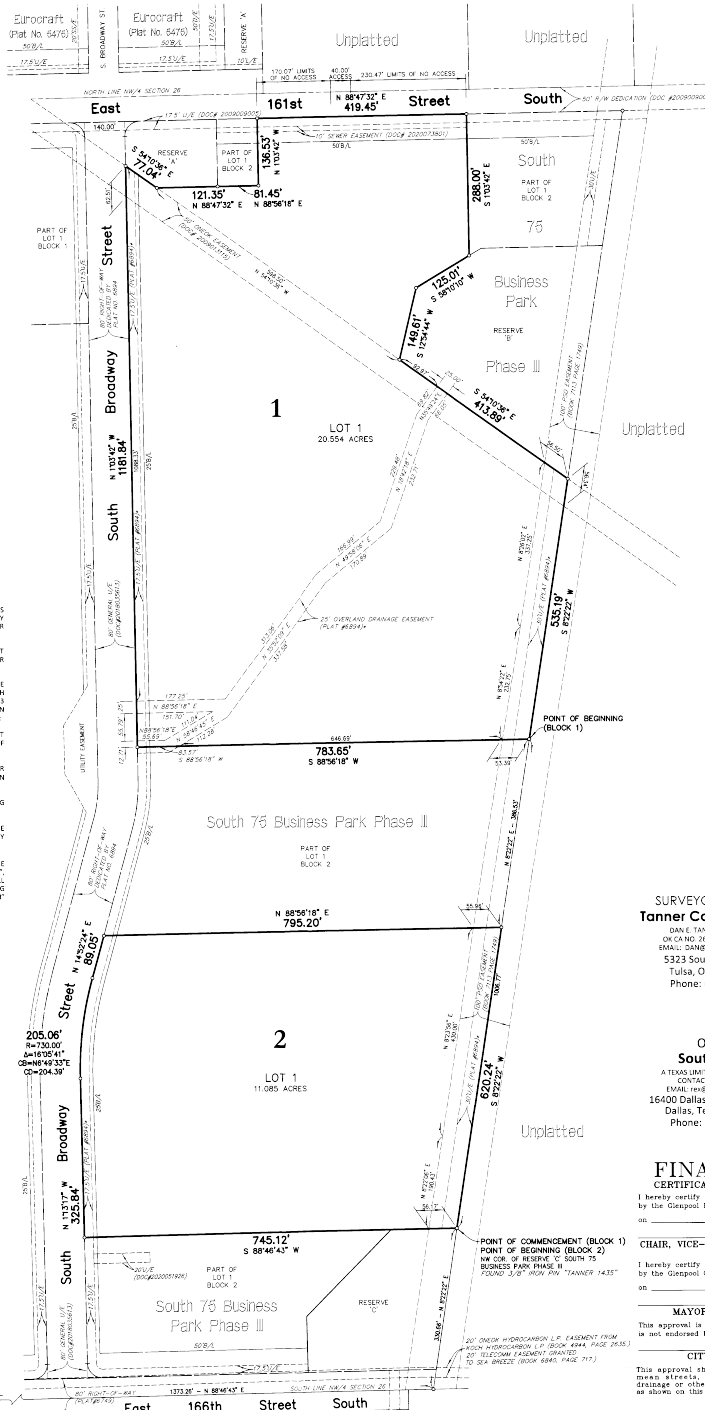
LEGEND

- BOOK & PAGE
- BUILDING LINE
- CHORD BEARING
- CHORD DISTANCE
- CORNER
- CITY-VALE
- DOCUMENT NUMBER
- EXISTING
- IRON PIN FOUND WITH YELLOW CAP
- OVERLAND DRAINAGE EASEMENT
- RADIUS
- RIGHT-OF-WAY
- UTILITY EASEMENT
- SET BACK
- FOUND MONUMENT

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNER MONUMENTS ARE FOUND OR SET 3/8" IRON RING WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3505), NORTH AMERICAN DATUM 1983 (NAD83-1983). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26.
 - FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26.
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 170° 59' EAST.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF EAST 161ST STREET SOUTH AND SOUTH BROADWAY STREET, BOTH BEING PUBLIC STREETS.

* ALL EASEMENTS REPRESENTED HEREON ARE AS PER THE RECORDED PLAT OF "SOUTH 75 BUSINESS PARK PHASE III", PLAT NO. 6894, EXCEPT AS OTHERWISE NOTED. ALL EASEMENTS WITHIN AND SHOWN ON THE PLAT AS HAVING BEEN ESTABLISHED BY "SOUTH 75 BUSINESS PARK PHASE III" ARE DEDICATED OR REDEDICATED BY THIS PLAT.



SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

DALE E. TANNER, P.E., S. NO. 1435
OKLAHOMA REG. NO. 2061, EXPIRES 6/30/2023
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:

South 75, LLC

A TEXAS LIMITED LIABILITY COMPANY
CONTACT: REK ROBERTSON
EMAIL: REK@SOUTH75LLC.COM
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Glenpool Planning Commission on _____

CHAIR, VICE-CHAIR OR SECRETARY
I hereby certify that this plat was approved by the Glenpool City Council on _____

MAYOR-VICE MAYOR
This approval is void if the above signature is not endorsed by the City Manager

CITY MANAGER
This approval shall not be interpreted to mean streets, public utility services, electric drainage or other utilities are constructed as shown on this plat.

South 75 Business Park Phase III-A
SHEET 1 OF 2

DATE OF PREPARATION: July 9, 2023

**Approved
Preliminary Plat
S75 Business Park Phase III-A**

Preliminary Plat

PUD 42-A

South 75 Business Park Phase III-A

A RE-PLAT OF PART OF "SOUTH 75 BUSINESS PARK PHASE III"
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA
ACCORDING TO THE PREVIOUSLY RECORDED PLAT NO. 6894.



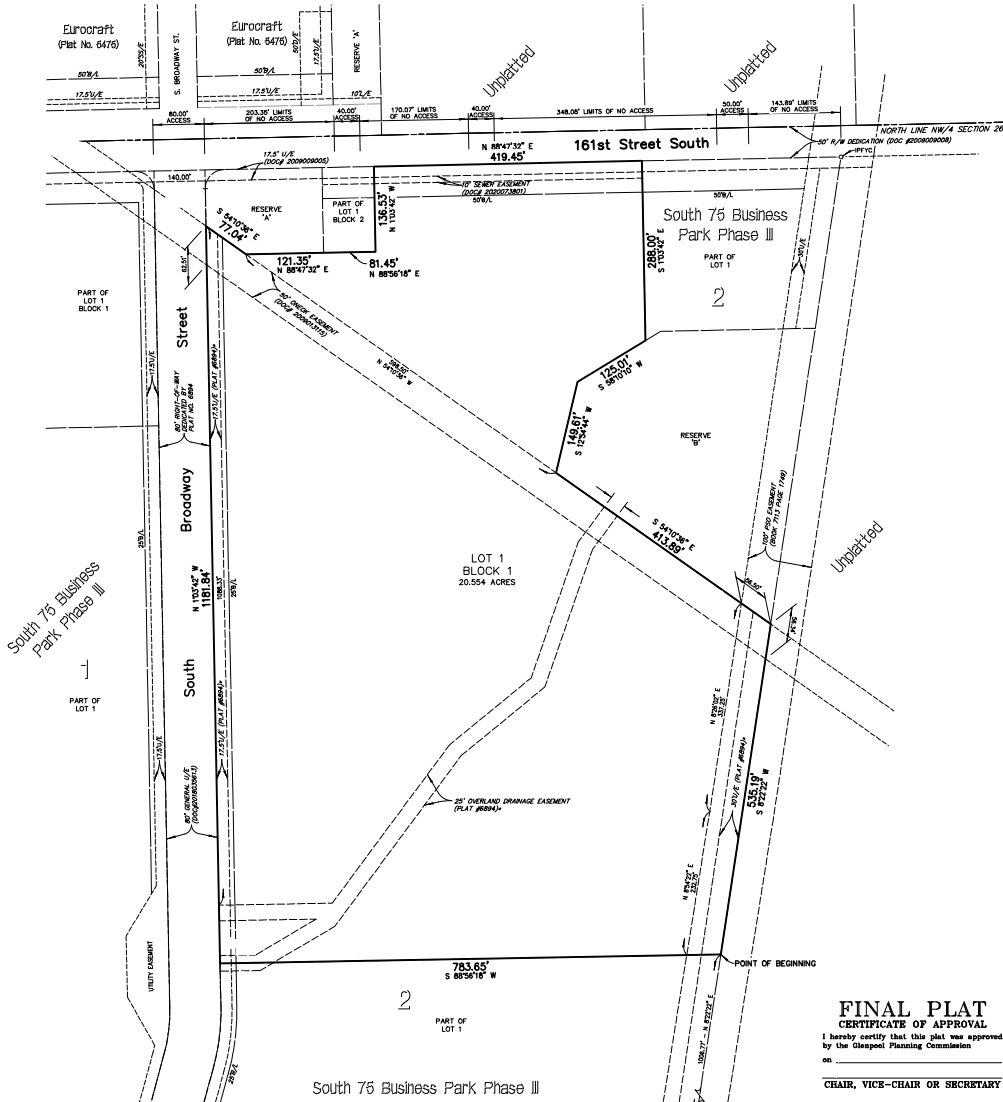
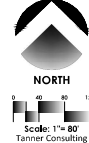
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CH NO. 3563, EXPIRES 6/30/2021
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
South 75, LLC

A TEXAS LIMITED LIABILITY COMPANY
CONTACT: BOB ROBERTSON
EMAIL: res@forddevelopment.net
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

LEGEND	
BOOK & PAGE	
B/L	BUILDING LINE
CB	CORNER BEARING
CD	CORNER DISTANCE
CON	CORNER
DOOR	DOOR
DMT	DOCUMENT NUMBER
DMT	EASEMENT
DMT	IRON PIN FOUND WITH YELLOW CAP
DMT	IRON PIN FOUND WITH YELLOW CAP
DMT	MAGNETIC NAIL
DMT	OVERLAND DRAINAGE EASEMENT
DMT	RIGHT-OF-WAY
DMT	UTILITY EASEMENT
DMT	SET MONUMENT (SEE NOTE 8)
DMT	FOUND MONUMENT



Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNER MONUMENTS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (S20), NORTH AMERICAN DATUM 1983 (NAD83) 1993. SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
A. FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;
B. FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;
C. THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 17°59' EAST.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF EAST 161ST STREET SOUTH, AND SOUTH BROADWAY STREET, BOTH BEING PUBLIC STREETS.
- ALL EASEMENTS REPRESENTED HEREON ARE AS PER THE RECORDED PLAT OF "SOUTH 75 BUSINESS PARK PHASE III", PLAT NO. 6894, EXCEPT AS OTHERWISE NOTED. ALL EASEMENTS WITHIN AND SHOWN ON THIS PLAT AS HAVING BEEN ESTABLISHED BY "SOUTH 75 BUSINESS PARK PHASE III" ARE DEDICATED OR REDEDICATED BY THIS PLAT.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Glenpool Planning Commission on _____

CHAIR, VICE-CHAIR OR SECRETARY

I hereby certify that this plat was approved by the Glenpool City Council on _____

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

This approval shall not be interpreted to mean streets, sanitary sewers, storm drainage or other utilities are constructed as shown on the plat.

South 75 Business Park Phase III-A

DATE OF PREPARATION: May 12, 2021

SHEET 1 OF 2

**Approved
Preliminary Plat
S75 Business Park Phase III-B**

Preliminary Plat

PUD 42-A

South 75 Business Park Phase III-B

A RE-PLAT OF PART OF LOT ONE (1), BLOCK TWO (2), 'SOUTH 75 BUSINESS PARK PHASE III'
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA
ACCORDING TO THE PREVIOUSLY RECORDED PLAT NO. 4894.

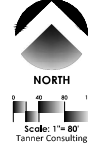
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CH NO. 3563, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBATHSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
South 75, LLC

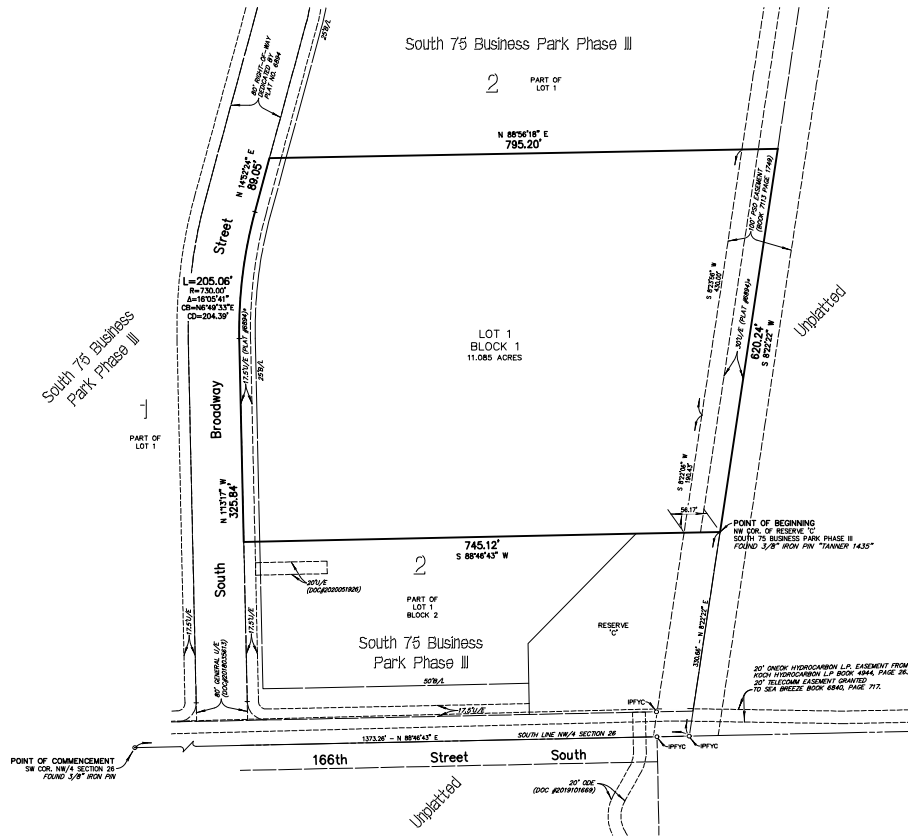
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: REX ROBERTSON
EMAIL: rex@forddevelopment.net
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

LEGEND
BK/PC BOOK & PAGE
B/L BUILDING LINE
CB CHORD BEARING
CD CHORD DISTANCE
COR CORNER
A DOOR
DMMT DOCUMENT NUMBER
EASEMENT EASEMENT
E/FITC IRON PIN FOUND WITH YELLOW CAP
E/FITC OVERLAND DRAINAGE EASEMENT
E/FITC RADIUS
E/FITC POWER OF RAIL
E/FITC UTILITY EASEMENT
E/FITC SET MONUMENT (SEE NOTE R)
E/FITC FOUND MONUMENT



Location Map

Subdivision contains
ONE (1) LOT IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 11.085 ACRES



FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Glenpool Planning Commission
on _____

CHAIR, VICE-CHAIR OR SECRETARY

I hereby certify that this plat was approved
by the Glenpool City Council
on _____

MAYOR-VICE MAYOR

This approval is void if the above signature
is not endorsed by the City Manager.

CITY MANAGER

This approval shall not be interpreted to
mean streets, sanitary sewers, storm
drainage or other utilities are constructed
as shown on this plat.

South 75 Business Park Phase III-B
SHEET 1 OF 2

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNER MONUMENTS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83), NORTH AMERICAN DATUM 1983 (NAD83 1993). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
A. FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

- B. FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;
4. THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°05'59" EAST.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF EAST 161ST STREET SOUTH, AND SOUTH BROADWAY STREET, BOTH BEING PUBLIC STREETS.
- * ALL EASEMENTS REPRESENTED HEREON ARE AS PER THE RECORDED PLAT OF "SOUTH 75 BUSINESS PARK PHASE III", PLAT NO. 4894, EXCEPT AS OTHERWISE NOTED. ALL EASEMENTS WITHIN AND SHOWN ON THIS PLAT AS HAVING BEEN ESTABLISHED BY "SOUTH 75 BUSINESS PARK PHASE III" ARE DEDICATED OR REDEDICATED BY THIS PLAT.

DATE OF PREPARATION: May 12, 2021

Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land that is a part of Lot One (1), Block Two (2), **SOUTH 75 BUSINESS PARK PHASE ID**, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of Reserve "C" of said Subdivision; Thence North 8°22'22" East and along the East line of said Lot One (1), Block Two (2), for a distance of 1006.77 feet to the POINT OF BEGINNING; Thence South 88°56'18" West for a distance of 783.65 feet to a point on the West line of said Lot One (1); Thence North 1°03'42" West and along said West line for a distance of 1181.84 feet to a point, said point being the Southwest corner of Reserve "A" of said Subdivision; Thence South 54°10'36" East and along the South line of said Reserve "A" for a distance of 77.04 feet; Thence North 88°47'32" East and continuing along said South line for a distance of 121.35 feet to the Southeast corner thereof; Thence North 88°56'18" East for a distance of 81.45 feet; Thence North 1°03'42" West for a distance of 136.53 feet to a point on the North line of Lot One (1); Thence North 88°47'32" East and along said North line for a distance of 419.45 feet; Thence South 1°03'42" East for a distance of 288.00 feet to a point on the Northerly line of Reserve "B" of said Subdivision; Thence South 58°10'10" West and along said Northerly line of Reserve "B" for a distance of 125.01 feet to a corner thereof; Thence South 12°54'44" West and along the West line of Reserve "B" for a distance of 149.61 feet to a corner thereof; Thence South 54°10'36" East and along the Southerly line of Reserve "B" for a distance of 413.89 feet to the Southeast corner thereof, said point being on the East line of Lot One (1); Thence South 8°22'22" West and along said East line for a distance of 535.19 feet to the POINT OF BEGINNING.

AND

A tract of land that is a part of Lot One (1), Block Two (2), **SOUTH 75 BUSINESS PARK PHASE ID**, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of Reserve "C", said **SOUTH 75 BUSINESS PARK PHASE III**; Thence South 88°46'43" West for a distance of 745.12 feet to a point on the Westerly line of said Lot One (1); Thence along the Platted boundary of said Lot One (1) for the following three (3) courses: North 1°13'17" West for a distance of 325.84 feet; Thence along a 730.00 foot radius tangent curve to the right, having a central angle of 16°05'41", a chord bearing and distance of North 6°49'33" East for 204.39 feet for an arc distance of 205.06 feet; Thence North 14°52'24" East for a distance of 89.05 feet; Thence North 88°56'18" East for a distance of 795.20 feet to a point on the East line of Lot One (1); Thence South 8°22'22" West and along said East line for a distance of 620.24 feet to the POINT OF BEGINNING.



TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GERALD S. GILBERT, PLANNING DIRECTOR

DATE: SEPTEMBER 20, 2021

ITEM: WADE'S RV CLINIC FINAL PLAT

REQUEST: A FINAL PLAT APPLICATION TO SUBDIVIDE A 6.63-ACRE SITE INTO ONE (1) LOT AND ONE (1) RESERVE AREA

APPLICANT: WADE REEVES

LOCATION: THE SUBJECT SITE IS SITUATED ON THE EAST SIDE OF S75 DIRECTLY EAST OF THE INTERSECTION US-75 AND WEST 158TH STREET

ZONING: CG (COMMERCIAL GENERAL)

COMP PLAN: US75 CORRIDOR

APPLICANT REP: JR DONELSON

BACKGROUND

The subject site covers an area of approximately 12-acres and is near Phase I of "Windsong Meadows" residential neighborhood. A Zone Change was approved by the Planning Commission and City Council in August of 2021 which changed the underlying zoning of the site from RS-3 (Single-Family High Density) CG (Commercial General). The change was requested to accommodate a future recreational vehicle storage and service operation.

In conjunction with the Zone Change, a Preliminary Plat and Site Plan were also approved. The Preliminary Plat proposed to subdivide the 12-acre site into 2 (two) lots and one (1) reserve area as described below.

Block 1 Lot 1	5.45-acres
Block 1 Lot 2	5.28-acres
<u>Reserve A</u>	<u>1.27-acres</u>
Total	12-acres

The applicant is subdividing the property to house a future recreational vehicle storage and service operation on Lot 1. Reserve A will be used for detention and utility purposes. The applicant has also indicated that Lot 2 will be left vacant for a future use. Attached to the staff report is the proposed approved Preliminary Plat for reference and comparison.

The Site Plan approved a 22,500 sq. ft. office/commercial building and two (2) 10,000 sq. ft. metal RV parking buildings as well as related site improvements on Lot 1 of the plat. Reserve A (detention pond) will also be developed as part of the development for Lot 1. To construct the proposed buildings, the Final Plat will need to be approved and recorded.

SURROUNDING ZONING / LAND USES

	Zoning	Comp Plan	Land Use
North	RS-3 (Residential Single High Density)	US75 Corridor	Vacant undeveloped and residential single family (Windsong Meadows)
South	CG (Commercial General)	US75 Corridor	Commercial (Wade's RV)
East	AG (Agricultural)	Suburban Residential	Vacant/Undeveloped
West	IL (Industrial Light)	US75 Corridor	Industrial/Commercial

PROJECT DESCRIPTION

A Final Plat of a portion of an approved Preliminary Plat titled Wade's RV Clinic for review and approval.

ANALYSIS

The Final Plat is substantially the same as the Preliminary Plat approved by the Commission. However, the submitted Final Plat only covers Lot 1 (5.37-acres) and Reserve area A (1.26-acres). The applicant has indicated the Final Plat for Lot 2 will be submitted at a future date.

The applicant has prepared and submitted the required infrastructure improvement documents for the Final Plat application. As illustrated in the attached Exhibits, the proposed tract meets minimum lot size, lot width, and frontage requirements of Zoning Code, specifically, Section 11-4-8 Development Standards for CG (Commercial General) zoned properties as well as the guidelines for approval of a final plat (Chapter 5 of the COG Subdivision Code). In addition, utilities within the immediate area are adequate to serve the eventual commercial use. See attached exhibits for details.

TAC

No additional comments or requirements.

PLANNING COMMISSION ACTION: The Planning Commission meeting on the proposed Final Plat was held on Monday, September 13, 2021. After deliberating, the Planning Commission on a 5-0 vote recommended that the City Council approve the Final Plat. Attached to the staff report is the proposed Preliminary Plat and Final Plat.

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action; and Approve the Final Plat as presented with the following conditions.

1. Minor corrections to the Infrastructure Plan reviewed at the August 27, 2021 TAC Meeting.
2. Minor corrections to the Final Plat titled Wade's RV Clinic with minor corrections

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Application
3. Proposed Final Plat
4. Approved Preliminary Plat
5. Legal Description

Aerial Photo / Zoning Map

Application



Complete information below and return with submittal materials as outlined in the checklist on page 1 of the Application for Approval of Subdivision Plat; call the City Planner with questions.

PROPOSED SUBDIVISION NAME: WADE'S RV CLINIC

DEVELOPER'S NAME: NEW LEASE ON LIFE, LLC

DEVELOPER'S ADDRESS: 16059 S. HIGHWAY 75

DEVELOPER'S PHONE: 918-798-7322 DEVELOPER'S EMAIL: WADE@WADESRV.COM

ENGINEER'S NAME: JRDONELSON, INC.

ENGINEER'S ADDRESS: 12820 S. MEMORIAL #100, BIXBY, OK 74008

ENGINEER'S PHONE: 918-394-3030 ENGINEER'S EMAIL: JRDON@TULSAcoxmail.com

ZONING: CG PUD: Y/N N PUD NO.: _____

SANITARY SEWER: ☒ CITY ☐ LAGOON ☐ SEPTIC ☐ OTHER _____

WATER PURVEYOR: ☒ CITY ☐ OTHER _____

STREET SURFACING: ☐ PORTLAND CEMENT ☐ (PARKING LOT)
CONCRETE ASPHALTIC CONCRETE

IF SUBMITTING FINAL PLAT, DATE OF PRELIMINARY PLAT PLANNING
COMMISSION APPROVAL:

8/9/2021

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

APPLICANT SIGNATURE:

JR Seane

DATE: 8/18/2021

PROPERTY OWNER SIGNATURE:

Wade T. Reems

DATE: 8/18/2021



FINAL PLAT ☒

The final subdivision plat shall be drawn at the same scale as the preliminary subdivision plat, and shall include all of the information required as a condition of approval of the preliminary subdivision plat, and shall be prepared by a registered professional land surveyor licensed in the state of Oklahoma.

The final subdivision plat shall be developed and drawn in accordance with the requirements of Oklahoma state statutes and the City's Subdivision Regulations (Title 12) and shall illustrate, contain, or be accompanied by the information required in Section 12-5A-6 of the City's Subdivision Regulations (Title 12).

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	JRD		COMPLETED APPLICATION SIGNED BY THE DEVELOPER/OWNER OR AGENT
2	JRD		PROCESSING FEE
3	Previously done		(3) COPIES OF THE FINAL INFRASTRUCTURE CONSTRUCTION DOCUMENTS COVERING ALL REQUIRED PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBDIVISION SITE AS APPROVED BY THE APPROPRIATE CITY COMMUNITY DEVELOPMENT DEPARTMENTS.
4	JRD		(5) PAPER COPIES OF FINAL SUBDIVISION PLAT IN COMPLIANCE WITH THE PRELIMINARY SUBDIVISION PLAT AND ALL CONDITIONS OF APPROVAL AS WAS APPROVED BY THE PLANNING COMMISSION.

APPLICATION PROCESSING FEE

	PRELIMINARY PLAT FEE	FINAL PLAT FEE
PLAT APPLICATION FEE:	\$200.00	\$250.00
\$1.00 PER PROPERTY OWNER ON TITLE ABSTRACT REPORT:	() X \$1.00 =	NO FEE/NOTICE FOR FINAL PLAT
TOTAL:	\$	\$250.00

**Proposed
Final Plat**



**Approved
Preliminary Plat**

Legal Description

WADES RV LEGAL

Property Description

A tract of land situated in the SW/4 of the SW/4 of Section 23, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

Beginning 46.25 feet East of the Northwest corner of the SW/4 of the SW/4; thence N 88°47'32" E, a distance of 1275.80 feet; thence S 01°06'41" E, a distance of 395.31 feet; thence S 88°47'26" W, a distance of 1276.19 feet; thence N 01°03'18" W, a distance of 395.35 feet to the Point of Beginning.