

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on October 15, 2018, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

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

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor	
C) Invocation –Sean Farver, Kirk Crossing Church	
D) Pledge of Allegiance – Timothy Lee Fox, Mayor	
E) Community Development Report – Lynn Burrow, Community Development Director	
1) Community Development Director's Report 10 15 18	3 - 20
F) Treasurers Report – John Gonsalves, Finance Director	
1) SEPTEMBER TREASURERS REPORT	21 - 35
G) City Manager Report – David Tillotson, City Manager	
H) Mayor Report – Timothy Lee Fox, Mayor	
I) Council Comments	
J) Public Comments	
K) Scheduled Business	
1) Discussion and possible action to approve minutes from October 1, 2018 meeting. (Wendy Knight, City Clerk) Regular Meeting - 01 Oct 2018 - Minutes - Html	36 - 44
2) Discussion of crosswalks at 141st street & Fern. No action will be taken. (Timothy Fox, Mayor)	
3) Discussion and possible action to approve acceptance of a General Utility Easement Dedication from K & S Development Inc. (Lynn Burrow, Community Development Director) Memorandum City Council Meeting 10 15 18 Glen Hills Easement Dedication	45 - 48
4) Discussion and possible action to approve acceptance of public infrastructure improvements serving Elm Pointe addition. (Lynn Burrow, Community Development Director) Memorandum City Council 10 15 18 Acceptance of Public Improvements Elm Pointe	49 - 65
5) Discussion and possible action to approve council member attendance at the ICSC Red River States Conference and Deal Making in Fort Worth, Texas on January 9-11 and	66 - 72

authorize the City to pay registration and travel costs for approved council members.
(David Tillotson, City Manager)

[Staff Report - ICSC Texas](#)
[ICSC Texas Info](#)

- 6) Discussion and possible action to enter into Executive Session for the purpose of confidential communications between the City Council and the City Attorney concerning pending litigations in **A)** the U.S. District Court for the Northern District of Oklahoma (or elsewhere) because the City Council, with the advice of the City Attorney, has determined that disclosure will seriously impair the ability of the City Council to process such pending action; to wit discussion of a dispute regarding implementation of the Agreement of Compromise, Settlement and Release, entered into as of May 15, 2015, between the City of Glenpool/Glenpool Utility Services Authority (“Glenpool”) and Creek County Rural Water District No. 2 (“Creek-2”), as to whether and when temporary connections of construction meters to Glenpool fire hydrants for use by third parties for construction-related purposes results in an obligation of Glenpool to pay Creek-2 a one-time Meter Connection Fee, as that term is used in section 6(c) of said Agreement; and **B)** the Tulsa County District Court because the City Council, with the advice of the City Attorney, has determined that disclosure will seriously impair the ability of the City Council to process such pending action; to wit: discussion of the status, pleadings and responses in the case of CCL Ranch Properties, LLC, et al. v. City of Glenpool., CV-2018-1202.
(Lowell Peterson, City Attorney)
- 7) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Mayor)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on October 12, 2018 at 4:00 pm.

Signed: Wendy Knight
City Clerk



Community Development Director's Report

Date: October 15, 2018

To: Glenpool City Council

Mayor and Councilors;

The following report highlights and summarizes the various activities that are currently being addressed and process by the Community Development Department related to major public and private improvement and construction projects within the City of Glenpool.

On-going Private Development and/or Building Projects

Cathy's Car Wash: Southwest Crossroads Addition: 122nd Street & Waco Avenue

- The actual Jiffy Lube portion of the project is fully complete and in operation.
- The full completion of the associated carwash facility is scheduled for December 1st.

Elm Pointe Commercial Center: Elm Pointe Addition: 141st Street & Peoria Avenue

- To-date, there have been building permit applications and permits issued on seven (7) of the eight (8) individual building structures proposed within the project.
- Building construction currently ranges from foundation installation, structural steel erection, to interior tenant type finish-out.
- Construction of associated parking and access drives has started on the east side of the project and will follow westerly as the office/warehouse building construction advances.
- The Developer estimates full completion of the first multi-tenant commercial building fronting onto Peoria Ave. in November, 2018. Interior tenant improvements on the first retail building fronting onto Peoria Ave. has started. The first retail business in the this building is anticipated to open for business in late November.
- Full project completion (all building construction) is anticipated by July, 2019.

Brookover Corner: Commercial Complex - 151st Street & Broadway Avenue

- The Developer submitted a project Earth Change Permit limited to the site clearing, grubbing. The process of clearing the site was fully completed in July.

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

- The Developer has also submitted and has been granted a general Earth Change Permit application covering all rough area and street right-of-way grading. The grading and erosion control associated with the Earth Change Permit is on-going currently.
- It is anticipated that supporting construction documents for the site improvements covering paving, storm water management, and public utility services for the project will be submitted for review and permitting in late October.
- The subdivision platting process has been initiated with the submittal and approval of a Preliminary Plat by the Planning Commission at the July 9th meeting.
- The Developer has indicated the start actual infrastructure improvement installation is anticipated in November.

Glenpool Elementary School: Elwood Avenue & 138th Street

- This project is located at the southeast corner of 138th Street and Elwood Avenue.
- The subdivision platting process for the project has been completed and the final plat has been recorded with Tulsa County.
- The project site improvement and building construction plans have been fully approved and permitted for construction.
- All site and building related improvement construction is well underway at this time.
- The Glenpool School Administration has predicted a full project completion in the second quarter of 2019 and will be ready for occupancy by the start of the 2018/2019 school year.
- Predicted student load for the first year of operations is approximately 500 students.

Glen Hills, Blocks 1 thru 6 (Phase I): Residential Addition - 141st Street & Iroquois Avenue

- This is a single-family residential project being developed under the conditions and development standards set forth and approved per PUD No. 34 and is generally located on the north side of 141st Street at Iroquois Avenue.
- Planning related processing and approvals have been completed regarding zoning and preliminary subdivision platting covering the first phase of the project.
- Final Planning Commission and City Council approval of the Phase I subdivision plat is to be heard by both bodies in October.
- Phase I site improvements consisting of clearing, grubbing, rough area grading, and the construction of public improvements necessary to serve the addition (water, sanitary sewer, storm sewer, and paving) are currently well underway.
- Full completion of Phase I of the development and the start of actual home construction is anticipated in January, 2019.

Glen Hills, Blocks 7 thru 11: Residential Addition - 141st Street & Iroquois Avenue

- This is the second and last phase of the single-family residential project being developed under the conditions and development standards set forth and approved per PUD No. 34.
- Planning Department related processing and approvals have been completed regarding zoning (PUD) and preliminary subdivision platting, covering Phase II of the project.
- All site related improvement plan approvals and permitting for Phase II is anticipated to be complete by November 1st.

- Phase II site clearing, grubbing, and rough area grading is underway currently and is approximately 50% complete.
- The construction of public improvements necessary to serve the Phase II portion of the project (water, sanitary sewer, storm sewer, and paving) is anticipated to start during the month of December.
- Full completion of the Phase II development construction, Planning Department processing of the final subdivision plat and the start of actual home construction in the Phase II portion of the overall project is anticipated in March 1, 2019.

The Pines: Residential Addition - 141st Street & Ironwood Avenue

- This is a single-family residential project being developed under the conditions and development standards set forth and approved per PUD No. 32.
- At this time, an Earth Change Permit limited to site clearing, grubbing, and disposal has been issued for the project.
- Clearing and disposal for the entire project has been completed.
- The submittal of the preliminary and conditional final subdivision plat and all required public infrastructure improvement construction plans occurred the first week in June.
- The final subdivision plat was reviewed and approved by the Planning Commission at the July 9th meeting.
- The construction plan review regarding the public improvements is underway currently with full approval and permitting anticipated by October 30th, allowing construction startup during the month of November.

Scissortail: Residential Addition – 151st Street &

- This is a single-family residential project being developed under the conditions and development standards set forth and approved per PUD No. 39 and is generally located on the north side of 151st Street at Iroquois Avenue.
- Planning related processing and approvals have been completed regarding zoning and preliminary subdivision platting covering the first phase of the project.
- Final Planning Commission and City Council approval of the Phase I subdivision plat is to be heard by both bodies in October.
- Phase I site improvement construction documents consisting of rough & final grading, erosion control, storm water management, waterlines, sanitary sewer, and paving are currently in the design and permitting phase.
- Full completion of the engineering design and permitting of Phase I improvements is anticipated in November, 2018.

Current Planning Department and Planning Commission Activities:

SUBDIVISION PLAT APPLICATIONS PENDING REVIEW:

FINAL PLAT: GLEN HILLS BLOCKS 1-6: K & S Development Inc.

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

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- 9/28/18 Technical Advisory Committee Review
- 10/8/18 Planning Commission Tabled with direction to the Applicant to make the corrections identified by Staff and to correct the minimum house size in the private covenants to 1,500 square feet per the PUD

FINAL PLAT: GLEN HILLS BLOCKS 7-11: K & S Development Inc.

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

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

FINAL PLAT: SCISSORTAIL – BLOCKS 1 THRU 4: Summit Properties, Inc.

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

- Final Plat application was not submitted by 10/05/2018 cutoff; next cutoff is 11/02 for the 11/30 TAC and December Planning Commission and City Council agendas

SPECIFIC USE PERMIT:

SUP-2018-01 (PAT'S CAR WASH/JIFFY LUBE) A request to allow a LED sign in a CG (Commercial Shopping) zoned property located at 12106 South Waco Ave (Adjacent to Jiffy Lube).

- 8/31/18 TAC Review
- 10/8/18 Board of Adjustment Approved 3 Variances to allow a maximum of 200 square feet of display surface area
- 10/8/18 Planning Commission Recommended Conditional Approval as per Staff recommendations
- 11/05/18 City Council Review, agenda placement subject to the receipt of the information requested by Staff and Planning Commission, including developer approval of LED sign at 49 feet in height and 200 square feet in display surface area, among other things

Current Building & Inspection Department Activity: September, 2018

Current On-Going Commercial and Residential Projects Permitted for Construction:

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

- Glen Hills Residential Addition: 141st Street & Iroquois Avenue
- The Pines Residential Addition: 141st Street & Ironwood Avenue

Glenpool Residential and Commercial Building Permit Statistics:

• New Residential Permits Issued in September, 2018:	2 Total
• New Commercial Permits Issued in September, 2018:	1 Total
• Current Active Residential Permits:	16 Total
• Current Active Commercial Permits:	15 Total
• 2017 Residential Permits thru August:	66 Total
• 2018 Residential Permits issued thru September:	18 Total
• 2017 Commercial Permits Issued Thru September:	9 Total
• 2018 Commercial Permits Issued Thru September:	7 Total

Code Enforcement Department:

September, 2018

Typical Issues Addressed by the Code Enforcement Department: Public Nuisance

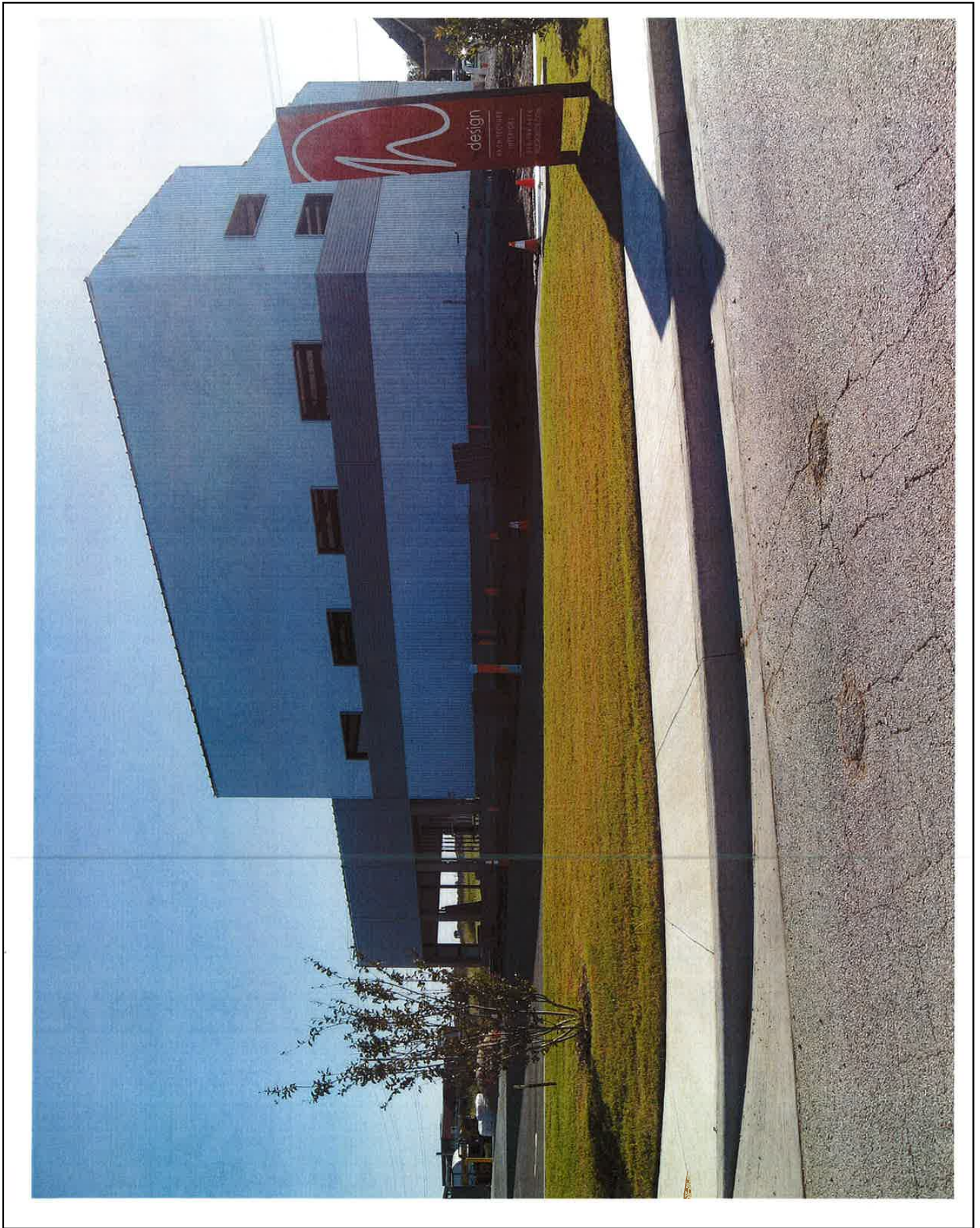
- Inoperable or abandoned vehicles being stored on private property.
- Trash or debris on private property
- Excessively high grass on private property
- Special Assessment requests researched and issued to real estate lenders.
- Filing and releasing Mechanic Liens with the Tulsa County Recorder's Office.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

Department Activity for the Month of September, 2018:

• Year-to-Date citizen complaint calls received and investigated:	686
• Public nuisance cases remaining open thru July:	37
• New Code Enforcement cases processed in July:	
1. Calls reporting high grass:	43
2. Structures damaged by fire:	-0-
3. Notices issued for vehicles illegally parked:	8
4. Nuisance abatements performed by contractors:	6
5. Notices issued for residences without water service:	-0-
6. Tulsa County Health Department Citations issued:	-0-
7. Notices issued for illegally placed signs:	121
8. Damage to public facilities citations:	-0-
9. Excessive trash & debris:	32
10. Dilapidated vacant structures and properties:	2
11. Trash can/receptacle placement:	12
12. Misc. cases:	16

Total New Cases Opened in September: 240

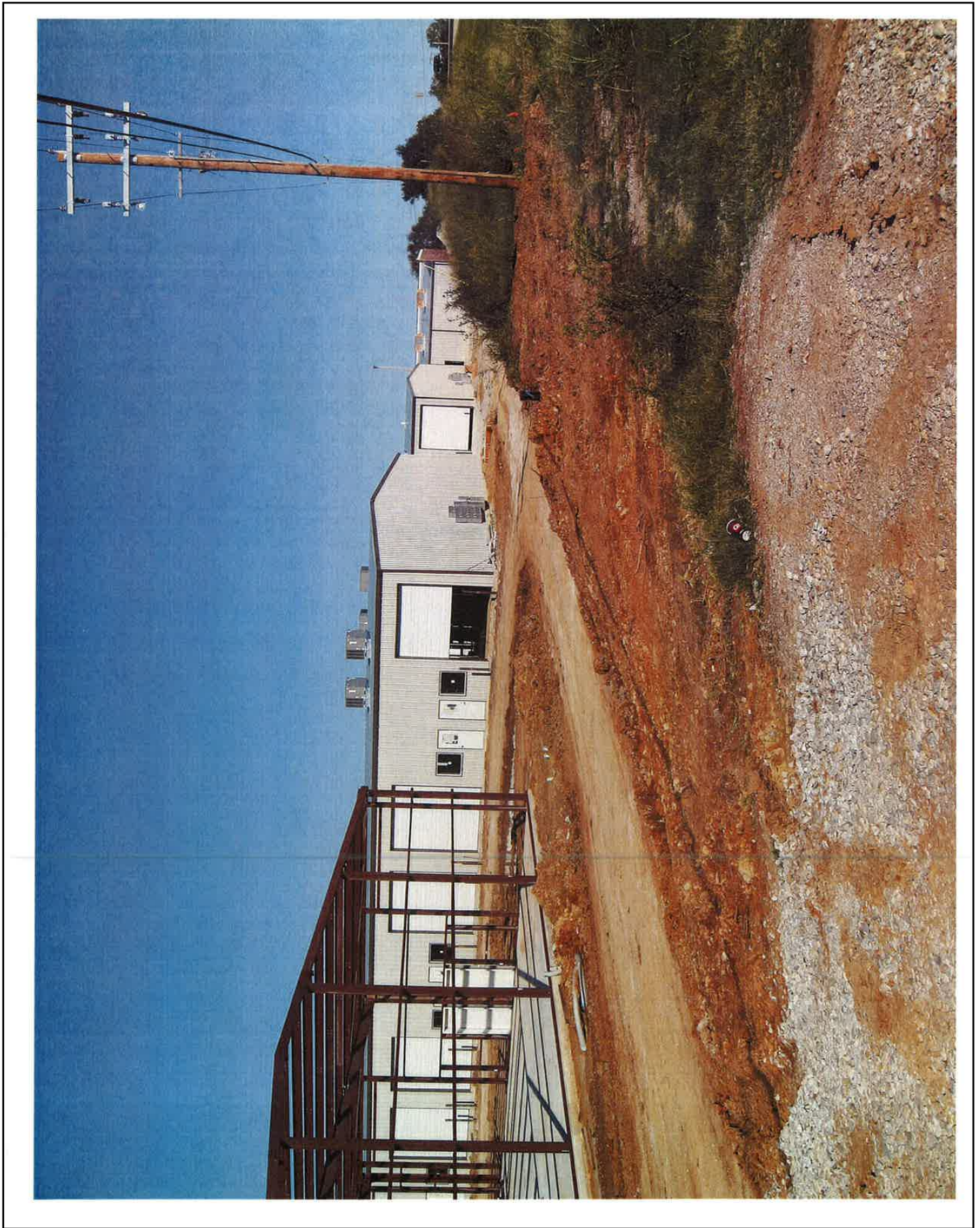
Real Estate Special Assessment Determinations: September, 2018.	
Special Assessment Letters Issued to Title Companies	26
Assessment Letter Fee Collection Notices Issued	31





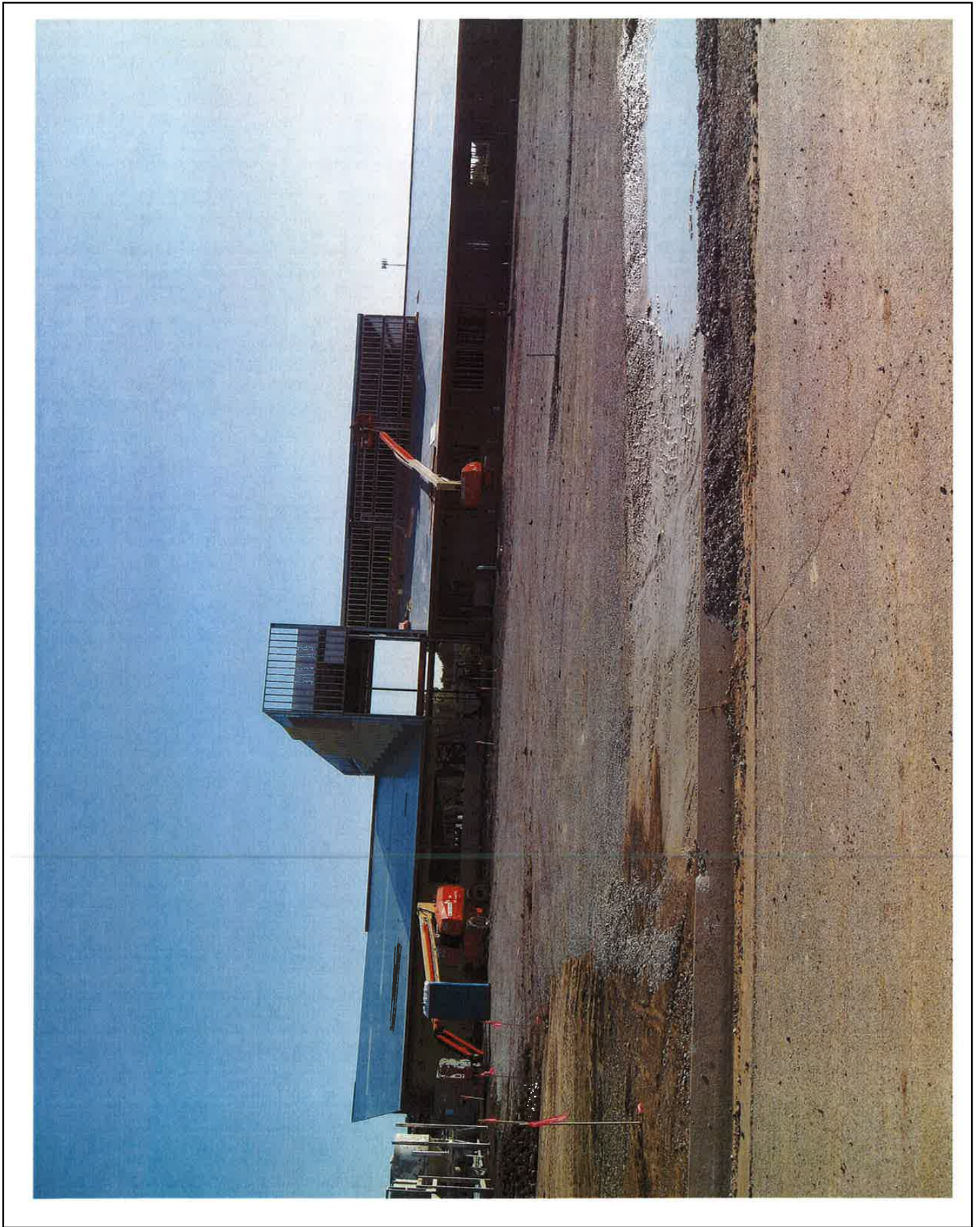


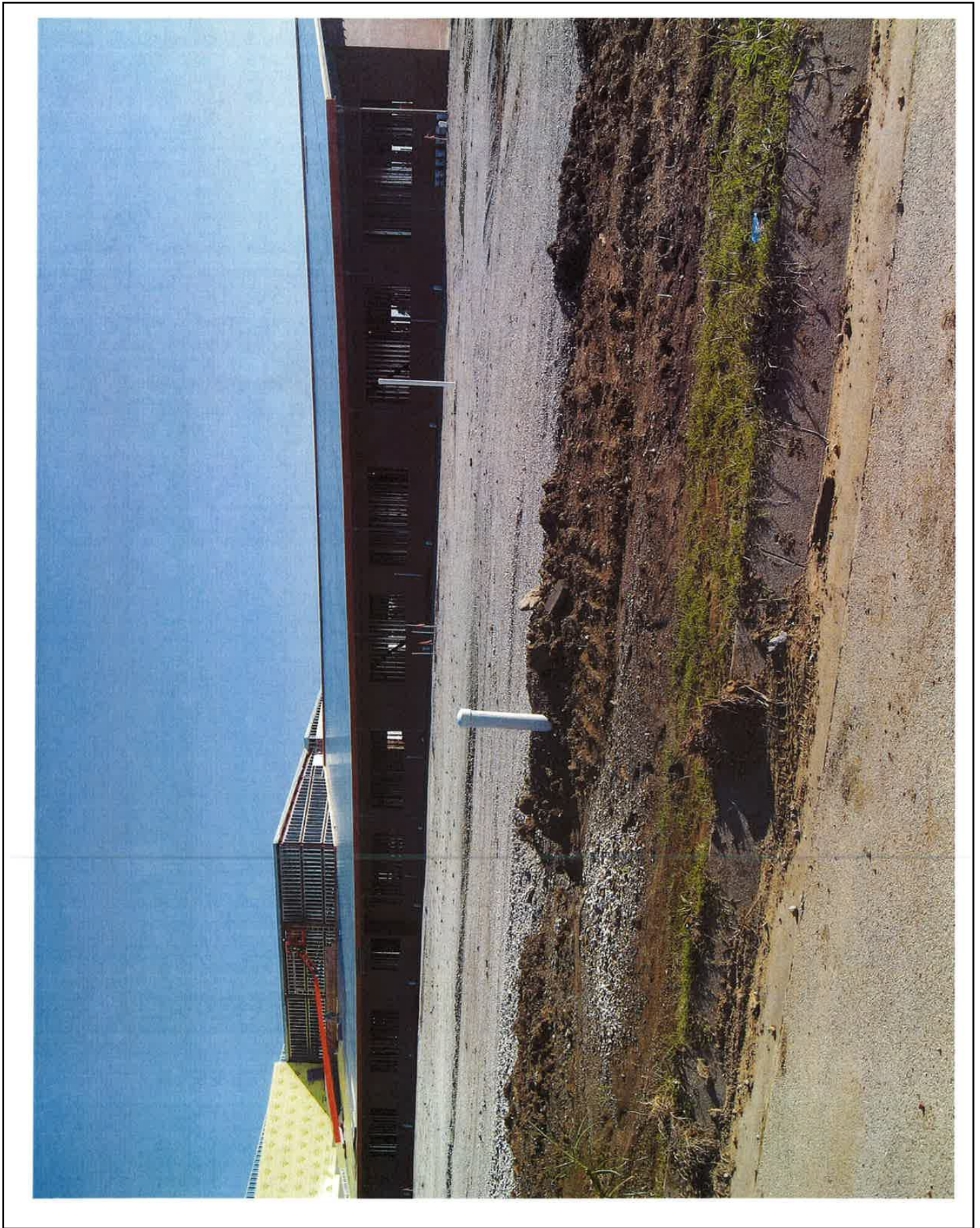




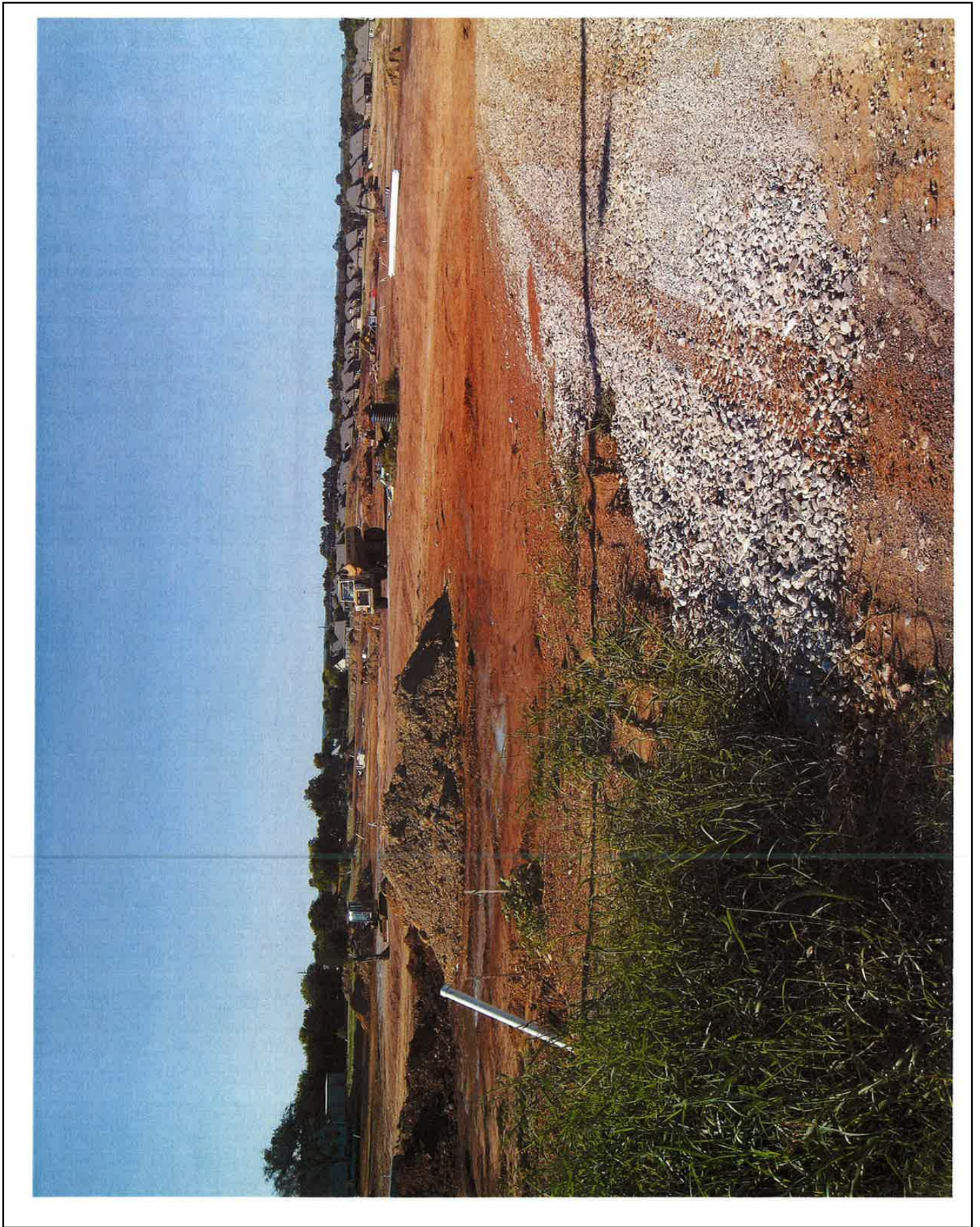


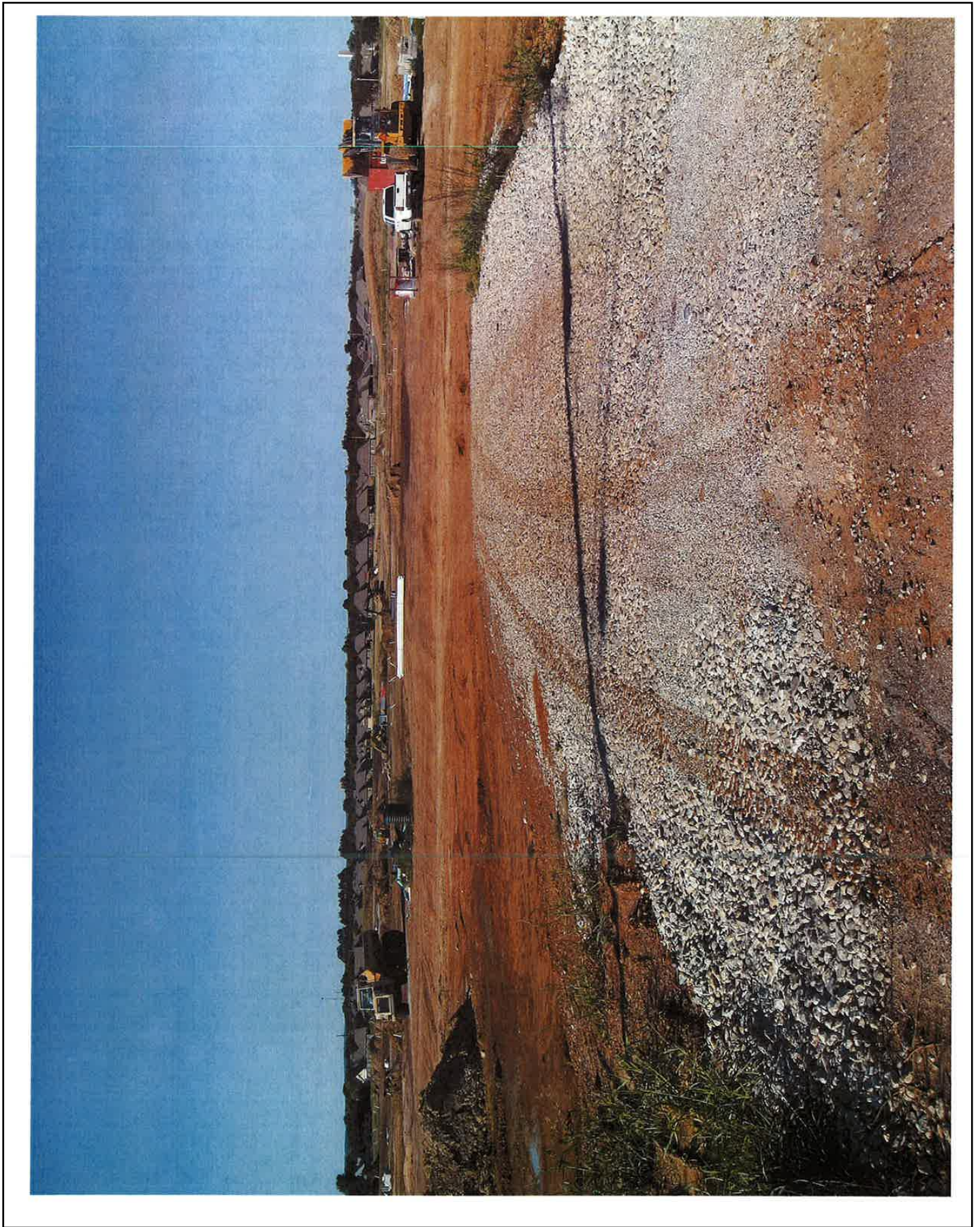














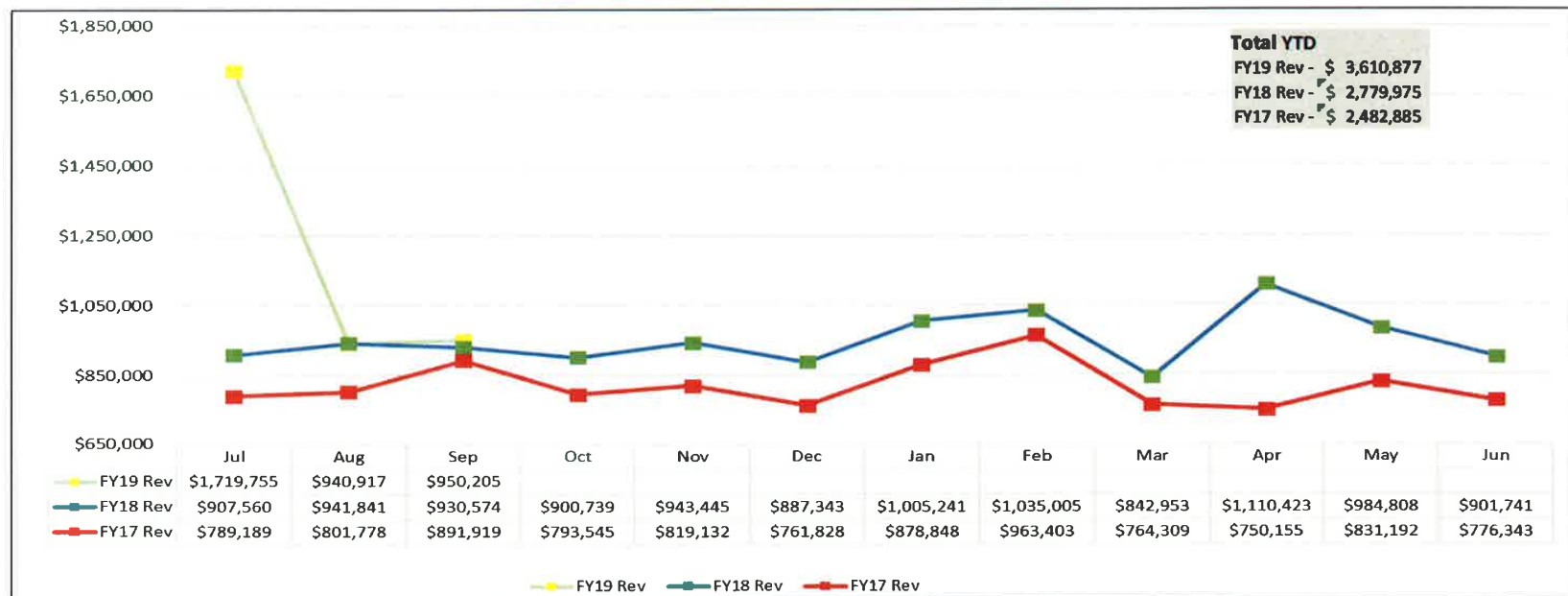
Treasurer's Report September 30th, 2018

FUND	REVENUES AS OF 9/30/18			EXPENDITURES AS OF 9/30/2018		
	FY18 BUDGET	FY18 ACTUAL YTD	Target 25%	FY18 BUDGET	FY18 ACTUAL	Target 25%
GENERAL FUND	\$ 11,515,031	\$ 3,617,592	31%	\$ 11,515,031	\$ 2,556,996	22%
GUSA	\$ 9,156,789	\$ 2,333,810	25%	\$ 9,156,789	\$ 1,644,037	18%
PARKS & RECREATION	\$ 10,000	\$ 1,375	14%	\$ 10,000	\$ -	0%
HOTEL MOTEL TAX	\$ 200,000	\$ 60,756	30%	\$ 200,000	\$ 18,000	9%
GIA	\$ 512,882	\$ 98,792	19%	\$ 512,882	\$ 65,417	13%
STREETS & INFRASTRUCTURE	\$ 1,040,617	\$ 145,208	14%	\$ 1,040,617	\$ 26,122	3%
PUBLIC SAFETY CAPITAL	\$ 1,712,548	\$ 130,151	8%	\$ 1,712,548	\$ 35,870	2%
PUBLIC SAFETY PERSONNEL	\$ 1,173,303	\$ 275,104	23%	\$ 1,173,303	\$ 212,614	18%
TOTAL	\$ 25,321,170	\$ 6,662,788		\$ 25,321,170	\$ 4,559,055	

SUMMARY OF
REVENUES AND
EXPENDITURES AS
OF SEPTEMBER, 2018
3RD MONTH IN
FISCAL YEAR 2018-
2019 OR 25%
COMPLETED AS OF
SEPTEMBER 30TH,
2018

City of Glenpool General Fund Revenues as of September 30th, 2018

29.9% INCREASE COMPARED TO PREVIOUS YTD

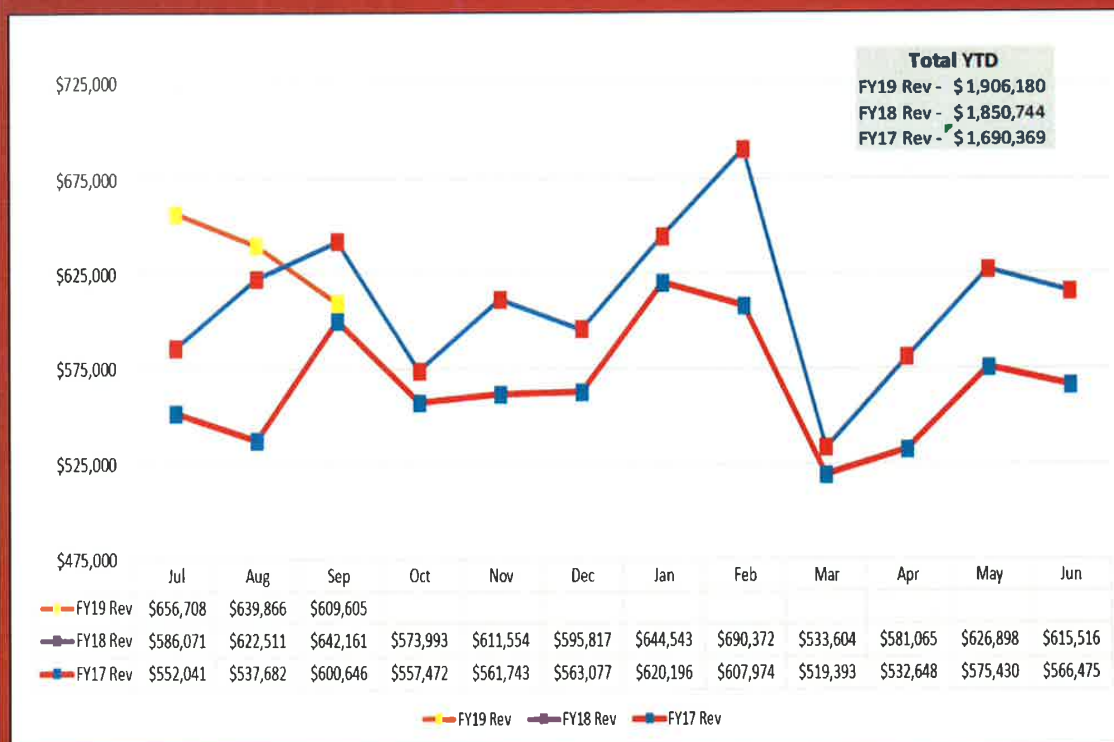




City of Glenpool Sales Tax Revenues - All Funds as of September 30th, 2018

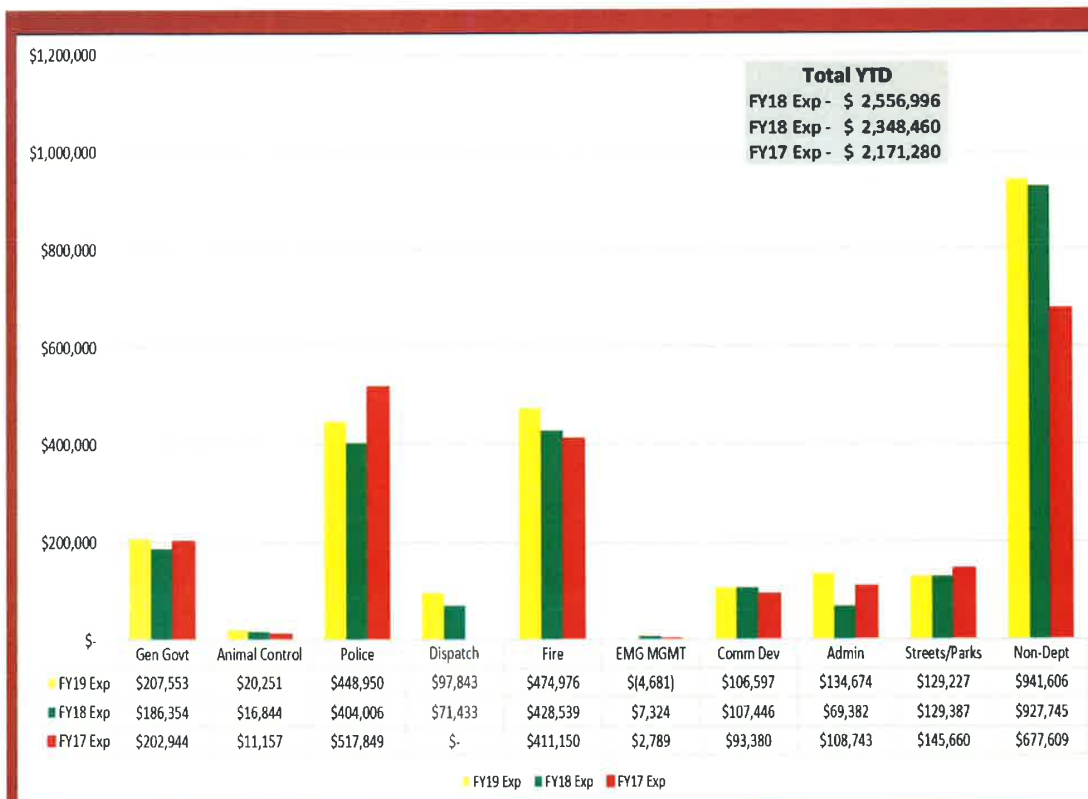
- ▶ 0.55% Sales tax for Public Safety personnel effective July 1, 2016
- ▶ 0.29% Sales tax for capital improvements/economic development effective Jan 1, 2017
- ▶ 0.26% Sales tax for Public Safety equipment effective Jan 1, 2017

3% INCREASE COMPARED TO PREVIOUS YTD



City of Glenpool Sales Tax Revenues - General Fund as of September 30th, 2018

3% INCREASE
COMPARED TO
PREVIOUS YTD



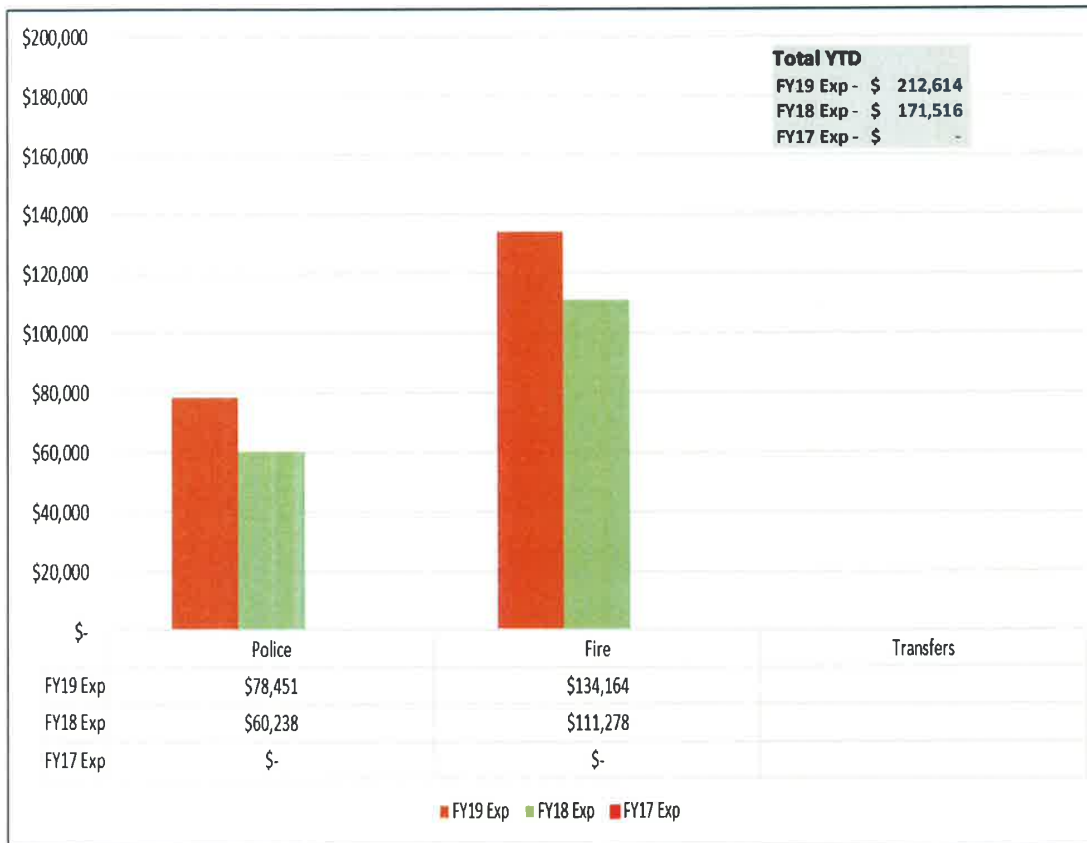
City of Glenpool General Fund Expenditures as of September 30th, 2018

- ▶ General Government includes City Clerk, Finance, and Organizational Expenses
- ▶ Police includes Police, Animal Control and Dispatch
- ▶ Community Services includes Planning, Inspections and Code Enforcement
- ▶ Administration includes City Manager, City Attorney and Human Resources
- ▶ Non-Departmental includes transfers to other funds



Public Safety Personnel Fund Revenues as of September 30th, 2018

- ▶ 0.55% Sales tax for Public Safety personnel effective July 1, 2016 (first collections received in August, 2016)
- ▶ 4% INCREASE COMPARED TO PREVIOUS YTD

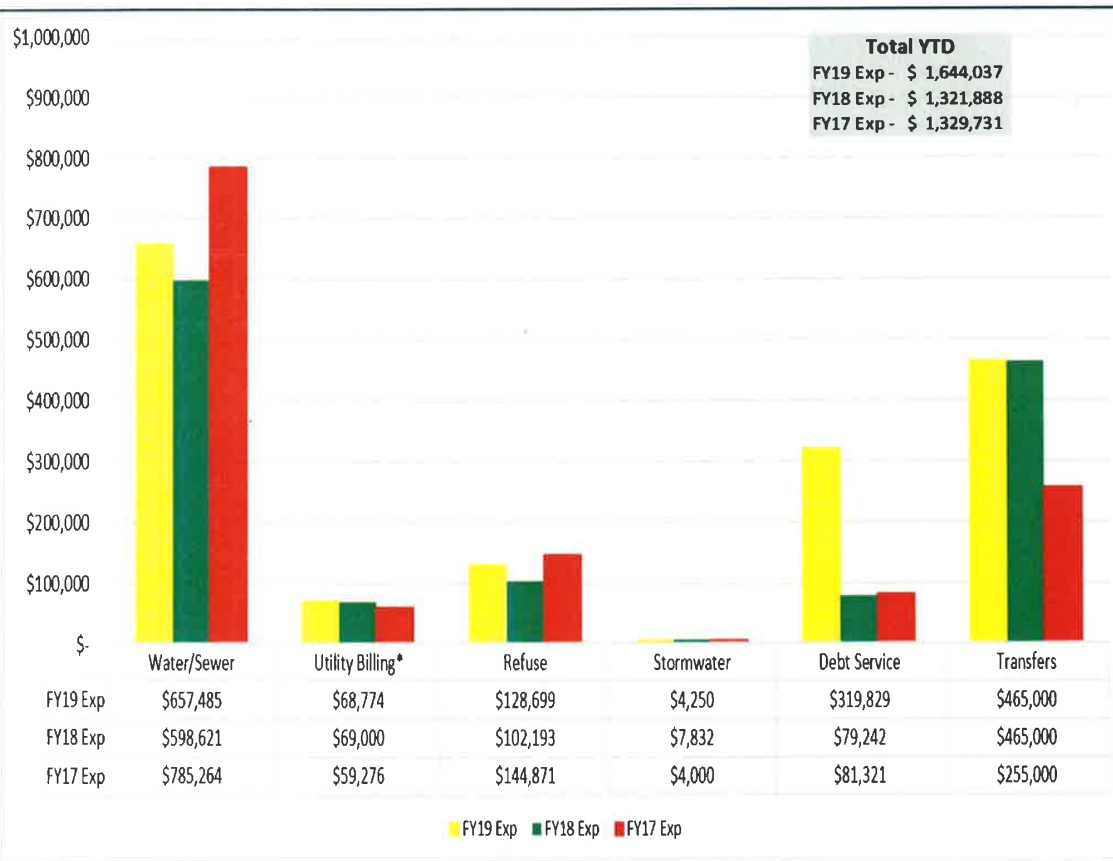


Public Safety Personnel Fund Expenditures as of September 30th, 2018

- Police includes five officers - personal services and operating expenses
- Fire includes seven firefighters - personal services and operating expenses

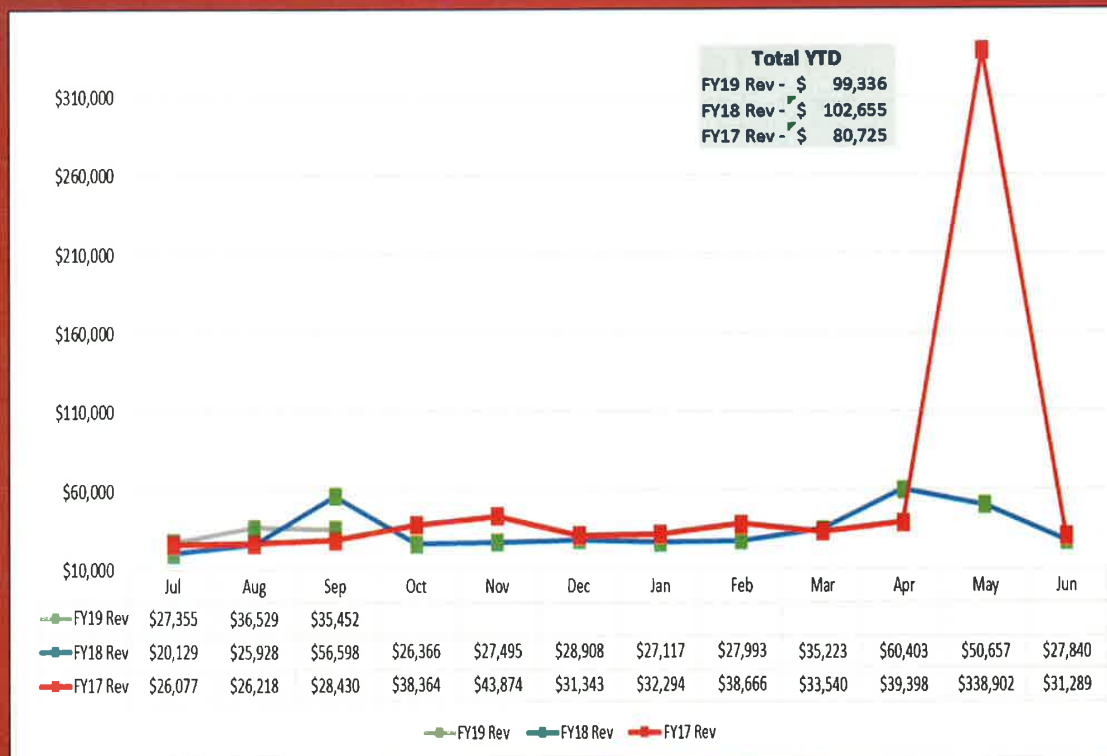


Glenpool Utility
 Services
 Authority
 Revenues as of
 September
 30th, 2018
 4.2% DECREASE
 COMPARED TO
 PREVIOUS YTD



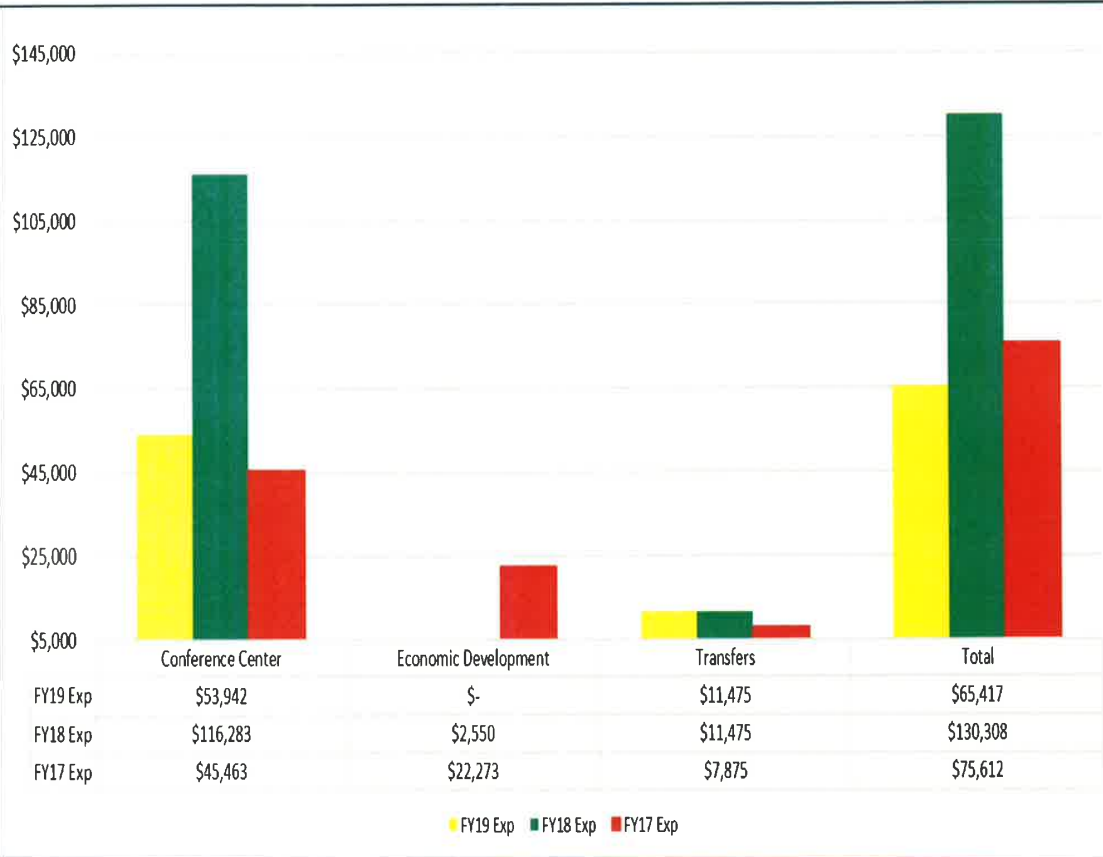
Glenpool
Utility
Services
Authority
Expenses as
of
September
30th, 2018

Glenpool Industrial Authority Revenues as of September 30th, 2018



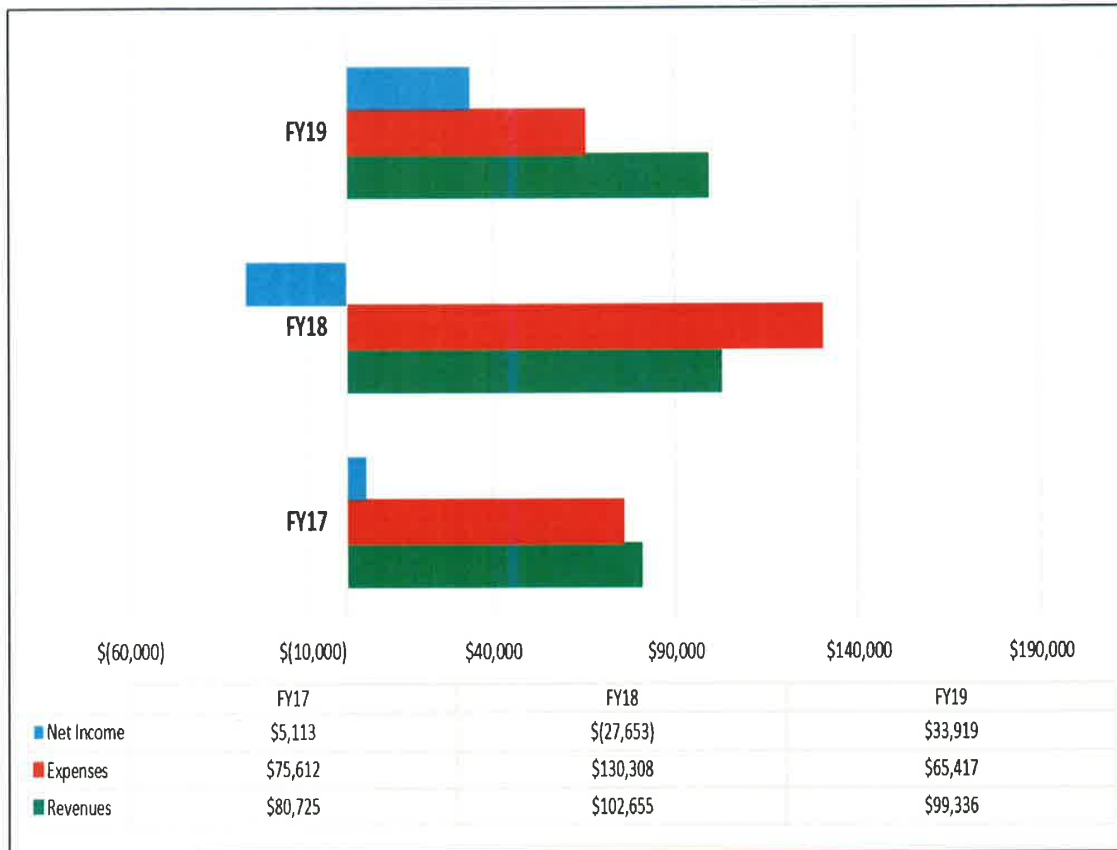
May FY17 includes \$338,902 in development reimbursements from St. Francis

3% DECREASE COMPARED TO PREVIOUS YTD



Glenpool
Industrial
Authority
Expenses as of
September
30th, 2018

Glenpool Industrial Authority Net Income as of September 30th, 2018



Project	Status	Allocated Budget	Budget Adj.	Final Budget	Expended to Date	Comments
Proposition 1 (0.29%)						
Signalization & Infrastructure 151st St.	IP	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 750,000	
Economic Development Projects	NS	1,035,337	-	1,035,337	-	
Wastewater Treatment Plant Design/Permitting	NS	550,000	-	550,000	-	
South County Soccer Complex Field Lighting	NS	150,000	-	150,000	-	
Turf Equipment Parks	C	30,000	-	30,000	30,000	
Automatic Meter Reading Conversion	C	850,000	27,284	877,284	877,284	
Snow Plow	C	150,000	-	150,000	108,000	
Storm Water Imp. Eden South	NS	500,000	-	500,000	-	
Storm Water Imp. Main St. @ Hwy 75	NS	100,000	-	100,000	-	
Storm Water Imp. 141st St. @ Hwy 75	NS	100,000	-	100,000	-	
Storm water Imp. Rolling Meadows	NS	300,000	-	300,000	-	
Storm Water Imp. Vancouver Avenue	NS	50,000	-	50,000	-	
Storm Water Imp. Fern Avenue	NS	600,000	-	600,000	-	
Storm Water Imp. Hickory Pl	NS	350,000	-	350,000	-	
Kendalwood Park Rehab	NS	200,000	-	200,000	-	
Lift station Rehab Project - Oak Street	NS	132,500	-	132,500	-	
Lift station Rehab Project - Eden South	NS	280,000	-	280,000	-	
Signalization of 141st St & Elwood	NS	410,000	-	410,000	-	
Signalization 121st Street & Elwood	NS	150,000	-	150,000	-	
Lane Impr. 121st Street Elwood to Hwy 75	NS	635,000	-	635,000	-	
Lane Impr. Elwood 141st St to 151st St	NS	2,350,000	-	2,350,000	-	
Lane Impr. Warrior Road	IP	750,000	-	750,000	9,135	
		\$ 11,672,837	\$ 27,284	\$ 11,700,121	\$ 1,774,419	



Proposition 2 (0.26%) 51

Public Safety Radio System	C	\$ 1,250,000	\$ 35,079	\$ 1,285,079	\$ 1,285,079	
Police Vehicles	IP	3,000,000	-	3,000,000	451,483	
PD Mobile Computer System	NS	208,000	-	208,000	-	
Firing Range/Training Center	NS	100,000	-	100,000	-	
PD Capital Improvements	NS	1,100,000	-	1,100,000	-	
Fire Apparatuses and Equipment	IP	4,640,000	-	4,640,000	797,482	
Firefighter Air packs	C	250,000	-	250,000	250,000	
		\$ 10,548,000	\$ 35,079	\$ 10,583,079	\$ 2,784,044	
Total Props 1 and 2		\$ 22,220,837	\$ 62,363	\$ 22,283,200	\$ 4,558,462	

Proposition 3 (0.55%) 52

Hire 7 additional Firefighters	C					
Hire 5 additional Police Officers	C					
NS= Project not yet started, IP= Project in progress, C= Project is complete						

MINUTES
Regular Meeting
Monday, October 1, 2018 Council Chambers 6:00 PM

COUNCIL PRESENT: Trish Agee
Brandon Kearns
Jacqueline Triplett-Lund
Momodou Ceesay
Tim Fox

STAFF PRESENT: David Tillotson
Susan White
Lowell Peterson
Wendy Knight
Lynn Burrow
John Gonsalves
Bart Harris
Wes Richter

STAFF ABSENT:

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:01 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Mayor Fox declared a quorum present.
- C) Invocation –Fr. Sam Gordin, Anglican Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) City Manager Report – David Tillotson, City Manager**

- Glenpool soccer complex dedication will be Tuesday, October 16, at 6:00 p.m.
- "Conversations with the City" will begin on Thursday, October 25, at 6:00 p.m. at the Glenpool Library. This will be a quarterly meeting, that will be set up to share information with the public about things going on in the City. The Library will be doing programs with the kids during this meeting.
- Fern lift station repairs have started this week.
- A new yogurt machine has been installed downstairs in the Conference Center by a local franchisee.
- Update on City vacancies: 2 Police Officer openings - deadline is October 5, 7 applicants have turned in required documents, 3 have sent in applications but have missing documents; Water & Sewer opening - 12 applicants, interviews Wednesday; Court Clerk opening - 25 applicants, interviews begin Thursday; Police Chief opening - 26 applicants, management currently reviewing this week, will be a multi-step process.
- Spooktacular Fest is scheduled for Sunday, October 28, at the Conference Center.

F) Mayor Report – Timothy Lee Fox, Mayor

Mayor Fox talked about recent meetings with the Glenpool Chamber of Commerce, regarding a Black-Gold Christmas event. The event will begin with Merry Monday, on December 10th, with Christmas trees available for decorating at Black-Gold Park.

G) Council Comments

Councilor Kearns said that homecoming week was a great week, and wanted to notify everyone that softball regionals will be on Wednesday in Shawnee.

H) Public Comments

None

I) Scheduled Business

- 1) Discussion and possible action to approve minutes from September 14 & 15, 2018, and September 17, 2018 meetings.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Trish Agee

That the minutes be approved as presented.

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

CARRIED.

- 2) Discussion and possible action to approve and adopt Ordinance No. 756, An Ordinance Amending Ordinance Number 755, Adopted September 17, 2018, For The Purpose Of Enacting A New Title 3, Business And License Regulations, Chapter 2, Alcoholic Beverages; Adopting Statutory Language With Respect To The Location Of Package Stores, Mixed Beverage Establishments And On-Premises Beer And Wine Establishments Within Three Hundred Feet (300') Of Any Public Or Private School Or Church Property; Repealing Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency.
(Lowell Peterson, City Attorney)

Mr. Peterson recommended Council approval of Ordinance No. 756, in order to make Section 3-2-8 of Ordinance No. 755 consistent with statutory provisions for location requirements.

Moved by Brandon Kearns, seconded by Trish Agee

To approve Ordinance No. 756 as presented.

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

CARRIED.

[Staff Report for Ordinance No. 756 Licensing Amendments - 091718
ORD NO. 756, AMENDING 755 RE SPACING REQUIREMENT
100118](#)

- 3) Emergency Clause for Ordinance No. 756
(Lowell Peterson, City Attorney)

Mr. Peterson recommended Council approval of the Emergency Clause for Ordinance No. 756.

Moved by Momodou Ceesay, seconded by Trish Agee

To approve the Emergency Clause as presented.

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

CARRIED.

[EMERGENCY CLAUSE for ORD NO. 756, amended ORD 755 100118](#)

- 4) Discussion and possible action to approve Resolution No. 2018010, a Joint Corporate Resolution of the City of Glenpool and the Glenpool Utility Services Authority authorizing the City of Glenpool ("City") and the Glenpool Utility Services Authority ("GUSA") to enter into a collection agreement with RS2 Solutions, LLC., a subsidiary of Aberdeen Enterprises II, Inc., for the purpose of collecting delinquent utility accounts receivable based on costs assessed by GUSA.
(John Gonsalves, Treasurer)

Mr. Gonsalves presented and recommended Council approval of

Resolution No. 2018010, authorizing the City to enter into a collection agreement with RS2 Solutions LLC., for collecting delinquent utility accounts and fees, and authorizing the City Manager to sign the collections agreement.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve Resolution No. 2018010 as presented.

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

CARRIED.

[Aberdeen - RS2 agreement staff report](#)
[GlenpoolUtilityServicesAuthority contract 1](#)
[Resolution 2018010 RS2 Solutions](#)

- 5) Discussion and possible action to approve Resolution No. 2018011, a Resolution of the City of Glenpool, executing the agreement establishing the Oklahoma Municipal Management Services.
(David Tillotson, City Manager)

Mr. Tillotson recommended Council approval of Resolution No. 2018011, which would authorize Glenpool's participation in the Oklahoma Municipal Management Services organization.

Moved by Brandon Kearns, seconded by Momodou Ceesay

To approve Resolution No. 2018011.

	For	Against	Abstained	Absent
Trish Agee		x		
Brandon Kearns	x			
Jacqueline	x			

Triplett-Lund				
Momodou	x			
Ceesay				
Tim Fox	x			
	4	1	0	0

CARRIED.

[Staff Report - Resolution to Join OMMS](#)
[OMMS Invoice](#)
[Resolution to Join OMMS \(FINAL\)](#)

- 6) Discussion and possible action to approve acceptance of a General Utility Easement Dedication from David Jesse and Amy Pope.
 (Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of the General Utility Easement Dedication from David Jesse and Amy Pope. The dedication of this easement is necessary for the construction of an 8" ID waterline along 181st street extending from the southwest corner of Triumph Church property to property containing the Cotton Creek Golf Course Club House.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To accept the General Utility Easement Dedication from David Jesse and Amy Pope.

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

CARRIED.

[MemorandumCity Council 10 01 18 Pope Easement](#)

- 7) Discussion and possible action to approve acceptance of a General Utility Easement Dedication from Richard and Yvonne Adams.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of the General Utility Easement Dedication from Richard and Yvonne Adams. The dedication of this easement is necessary for the construction of an 8" ID waterline along 181st street extending from the southwest corner of Triumph Church property to property containing the Cotton Creek Golf Course Club House.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To accept the General Utility Easement Dedication from Richard and Yvonne Adams.

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

CARRIED.

[Memorandum City Council 10 01 18 Adams Easement](#)

- 8) Discussion and possible action to approve acceptance of a General Utility Easement Dedication from David Leon Warrior.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of the General Utility Easement Dedication from David Leon Warrior. The dedication of this easement is necessary for the construction of an 8" ID waterline along 181st street extending from the southwest corner of Triumph Church property to property containing the Cotton Creek Golf Course Club House.

Moved by Jacqueline Triplett-Lund, seconded by Momodou Ceesay

To accept the General Utility Easement Dedication from David Leon Warrior.

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

CARRIED.

[Memorandum City Council 10 01 18 Warrior Easement](#)

- 9) Discussion and possible action to approve acceptance of a Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of a Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler. The acceptance of this public road right-of-way is necessary for the construction of an 8" ID waterline along 181st street extending from the southwest corner of Triumph Church property to property containing the Cotton Creek Golf Course Club House.

Moved by Brandon Kearns, seconded by Trish Agee

To accept the Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler.

	For	Against	Abstained	Absent
Trish Agee	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			

5 0 0 0

CARRIED.

[Memorandum City Council Meeting 10 01 18 Beeler Deed of Dedication](#)

- 10) Discussion and possible action to approve acceptance of a Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of a Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler. The acceptance of this public road right-of-way is necessary for the construction of an 8" ID waterline along 181st street extending from the southwest corner of Triumph Church property to property containing the Cotton Creek Golf Course Club House.

Moved by Momodou Ceesay, seconded by Trish Agee

To accept the Deed of Dedication for Public Road Right-of-Way from Danny Beeler, and Zachary Beeler.

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

CARRIED.

[Memorandum City Council 10 01 18 Beeler Deed of Dedication](#)

J) Adjournment

Mayor Fox declared the meeting adjourned at 7:12 p.m.



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE OF GENERAL UTILITY EASEMENT DEDICATION

DATE: OCTOBER 15, 2018

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a General Utility Easement dedication from K & S Development, Inc. As illustrated on the attached exhibit map, the proposed easement covers a certain tract of land 15.00 feet in width located along and adjacent to a section of Hartford Avenue right-of-way across property that is a part of the second phase of Glen Hills Addition. The dedication of this easement is needed prior to the recording of the second phase subdivision plat of this project to allow the extension of several franchise utility services from locations within the adjacent Glen Abbey Addition into areas within the first phase of Glen Hills.

Staff Recommendation:

Staff has reviewed and approved the document format and content of this easement grant and is requesting Council approval and acceptance of this General Utility Easement dedication as submitted.

Attachments:

- A. General Utility Easement Dedication
- B. Vicinity Map

GENERAL UTILITY EASEMENT

That the undersigned, K & S DEVELOPMENTS INC, an Oklahoma corporation (Grantor), as the owner of the legal and equitable title of the following described real estate (Property), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is acknowledged, does hereby grant and convey to the City of Glenpool, a Municipal Corporation (GRANTEE), an easement through, over, and across the following described Property:

See Exhibit 15' Utility Easement Exhibit "A" attached herewith and made a part of this easement grant:

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

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

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

Dated this 28th day of Sept., 2018.

By: / [Signature] (Grantor)
Pete Kourtis, President
K & S Developments Inc.

[illegible]

Before me, the undersigned, a Notary Public, in and for said County and State on this 28th day of Sept., 2018, personally appeared Pete Kourtis to me known to be the identical person who subscribed as the maker to the foregoing as President of K & S Developments Inc., an Oklahoma corporation, and acknowledge to me that he executed the same as his free will and voluntary act and deed for the uses and purposes there in set forth.

Notary Public

My Commission Expires:

9-23-20



ACCEPTED BY:

CITY of GLENPOOL
A Municipal Corporation

Dated this: _____, day of _____, 2018

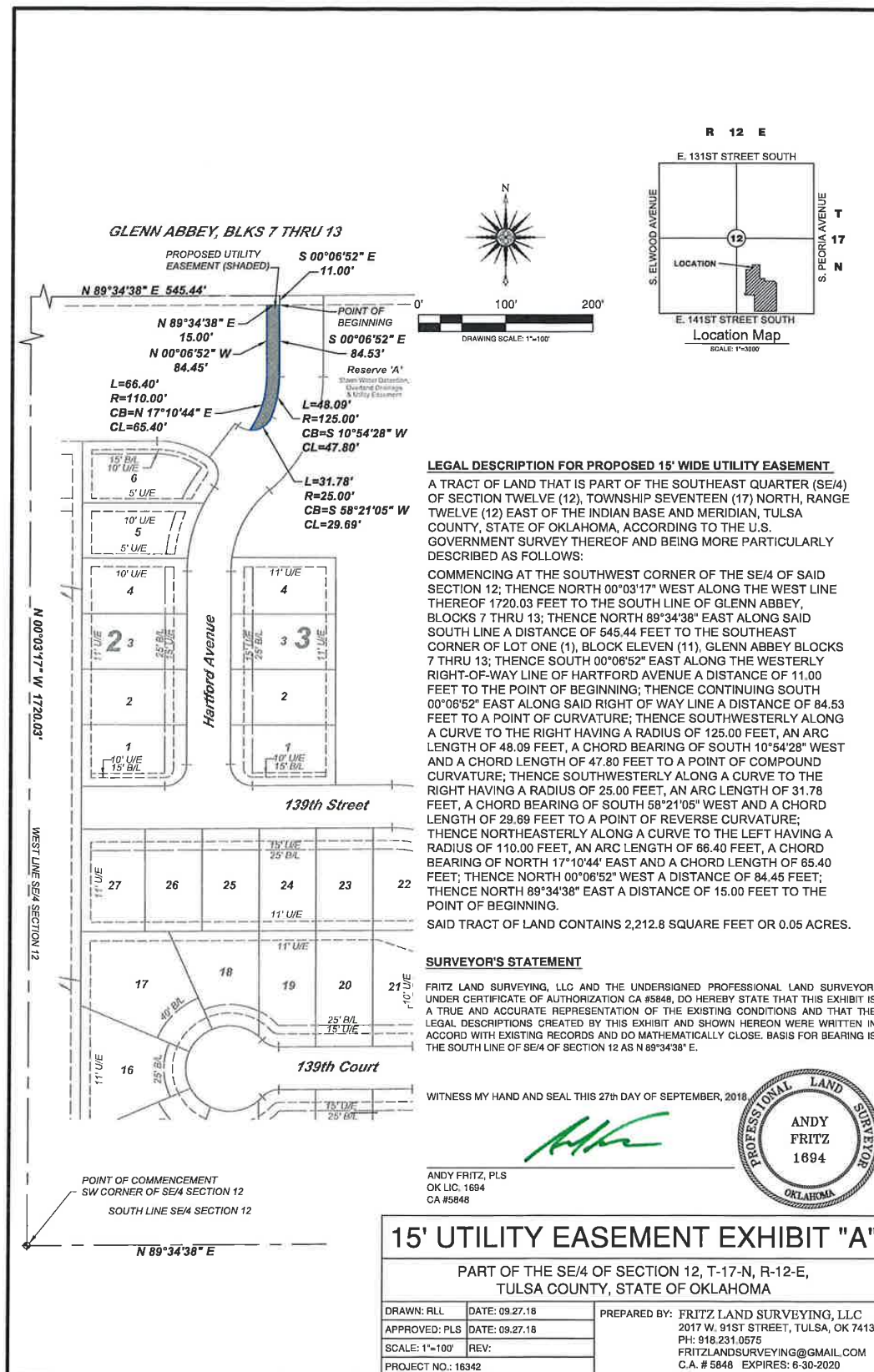
By: _____
Mayor: Tim Fox

ATTEST:

Susan White
City Clerk

APPROVED AS TO FORM:

Lowell Peterson
City Attorney





MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: ACCEPTANCE of PUBLIC INFRASTRUCTURE IMPROVEMENTS
SERVING ELM POINTE ADDITION

DATE: OCTOBER 15, 2018

BACKGROUND

This item is for Council consideration and action regarding the acceptance of ownership certain public infrastructure improvements installed to serve Elm Pointe Addition located at the north west corner of 141st Street and Peoria Avenue per the attached final subdivision plat. Specifically, these public improvements include:

- Certain public water main extensions, associated service taps, and fire hydrants generally located along the perimeter of the project site as indicated on the attached plan sheet.
- A public sanitary sewer extension and associated service taps designed and installed to serve individual lots within the development.

The Community Development Department Staff inspected these improvements during construction and have received and approved all required testing. The improvements listed above have been covered by the required maintenance bonds per the attached copies. The bonded amounts for each of the improvements have been based on a certified Engineer's Statement of Cost for each system submitted to Staff by the Project Engineer. Record (As-Built) drawings covering the installation of the listed improvements have been received and approved by Staff as is required prior to final acceptance by the City for ownership and future maintenance.

Recommendation:

At this time, Staff is requesting Council consideration and approval to accept for ownership and maintenance the subject public improvements and to authorize the release of a certain Letter of Credit posted by the Developer as security that was necessary for the release of the final subdivision plat of Elm Pointe Addition for recording purposes.

Attachments:

- A. Request to Accept Public Improvements
- B. Public Improvement Systems & Location Maps
- C. Maintenance Bonds
- D. Letter of Credit Being Released

Harrah Land FC, LLC
8516 East 101 St. #D
Tulsa, OK 74133
Phone 918-369-9300 or Fax 918-369-9315

RECEIVED
OCT 10 2018

BY: GS

October 10, 2018

City of Glenpool
Attn: Lynn Burrows
12205 S Yukon Ave
Glenpool, OK 74033

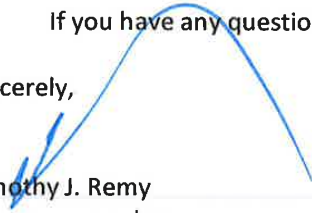
Re: Release of Letter of Credit No.2224642 (First Bank)

Dear Lynn Burrows:

Enclosed please find a one year Maintenance Bond for Elm Pointe Subdivision Sanitary Sewer and Water Main Extensions, as built plans for Sanitary Sewer and Water Main for Elm Pointe and engineer cost statement. I am requesting the letter of credit no. 2224642 from First Bank be released by the City of Glenpool.

If you have any questions, please feel free to call me on my cell 918-845-1106.

Sincerely,


Timothy J. Remy
Manager-member

Enc.



December 6, 2017

IRREVOCABLE LETTER OF CREDIT NO. 2224642

Beneficiary:

City of Glenpool
12205 S. Yukon Avenue
Glenpool, OK 74033

Applicant:

Harrah Land FC, LLC
7209 E. 112th Street
Bixby, OK 74008

Project Name: Elm Point

Maximum Amount: \$75,809.96
Seventy five thousand eight hundred nine dollars
and 96/100

Subdivision Name: Elm Point Subdivision

Expiration Date: December 31, 2018

Gentlemen:

We hereby issue our Irrevocable Letter of Credit No. 2224642 in your favor for the account of Harrah Land FC, LLC, 7209 E. 112th Street, Bixby, OK 74008, up to the aggregate amount of Seventy five thousand eight hundred nine dollars and 96/100 (\$75,809.96)

This Letter of Credit is available for payment by presentation of your drafts at sight drawn on us bearing the clause: "DRAWN UNDER FIRST BANK, WICHITA FALLS, TEXAS LETTER OF CREDIT NO. 2224642, accompanied by the following:

1. A signed statement from the Director of Public Works for the City of Glenpool stating that Harrah Land FC, LLC has not completed Public Improvements (water and sewer facilities) before December 31, 2018, and the cost to complete such improvement is \$75,809.96.
2. The original of this Letter of Credit.

We hereby engage with the drawers of drafts drawn under and in compliance with the terms of this credit that such drafts will be duly honored and paid immediately upon presentation of drafts and documents to us on or before the expiration date of this Letter of Credit.

Except so far as otherwise expressly stated, this documentary credit is subject to the Uniform Customs and Practices for Documentation Credits, International Chamber of Commerce.

Sincerely,

A handwritten signature in cursive script that reads 'Brandon Anderson'.

Brandon Anderson
Vice President

BCA/sb

Member FDIC

4110 Kell Blvd • Wichita Falls, TX 76309
940-691-0000 • Fax 940-691-9988

318 West Park • Iowa Park, TX 76367
940-592-4619 • Fax: 940-592-4654

P.O. Box 458 • Burkburnett, TX 76354
940-569-2221 • Fax: 940-569-0711

FirstBankWeb.com

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@tulsacoxmail.com

October 9, 2018

Elm Pointe CS, LLC
11063-D South Memorial Drive #531
Tulsa, Oklahoma 74133

Re: Elm Pointe, Glenpool, Oklahoma final quantities for Water and Sewer lines.

The installation of the water lines and sanitary sewer lines was by CK Mills, LLC.
Sanitary Sewer.

(7) each, 4' ID Manholes	
(1) each, 4' ID Drop Manhole	
1601.26 lf of 8" PVC, DR14 SDR35 Pipe	
Construction price:	\$43,901.22

Water Line.

(4) each, 3 way fire hydrants	
(2) each, tapping sleeves and valves	
1239.88 lf of 8" PVC, C900 pipe	
Construction price:	\$31,908.74

JR Donelson 

OKLAHOMA SURETY COMPANY MID-CONTINENT CASUALTY COMPANY

P. O. Box 1409
TULSA, OKLAHOMA 74101

MAINTENANCE BOND

BOND NUMBER 1016424

KNOW ALL MEN BY THESE PRESENTS:

THAT We, CK Mills, LLC
100323 S Shadyoak Dr. Harrah, OK 73045 as Principal,
and OKLAHOMA SURETY COMPANY and MID-CONTINENT CASUALTY COMPANY, Ohio corporations, having its principal place of business in the City of Tulsa,
State of Oklahoma, as Surety, are held and firmly bound unto City of Glenpool
12205 S Yukon Ave Glenpool, OK. 74033 as Oblige,
in the amount of Seventy Five Thousand Eight Hundred and Ten DOLLARS (\$ 75,810.00).
lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the said Principal has constructed certain improvements described as follows:
Elm Pointe Subdivision
Sanitary Sewer and Water Main Extensions
14050 S Peoria Ave Bixby, OK 74008

Which said improvements have been constructed to conform with specifications prepared by JR Donelson, Inc.
5879 S Garnett Rd Tulsa, Ok 74146

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the said Principal shall maintain said improvements for a
period of (1) One year(s) against any failure due to defective workmanship or materials, said (1) One year(s)
period to begin with the date of completion and acceptance of such completed improvements described above, then this obligation shall be null and void,
otherwise to remain in full force and effect, subject however to the following express provision:

The Oblige, by and through its proper representative, shall give the Principal and the Surety written notice of all repairs required to fulfill the terms
of this maintenance guarantee; and the said Principal and Surety shall, after receipt of any such notice, be allowed a reasonable period of time in which
to make any such repairs.

Signed, Sealed and Dated this 5th day of October, 2018

CK Mills, LLC
By [Signature] Principal
Blaine Mills (Seal)

Witness

OKLAHOMA SURETY COMPANY
MID-CONTINENT CASUALTY COMPANY

By [Signature] (Seal)
Russell Dull
Attorney-in-fact

affair

OKLAHOMA SURETY COMPANY

1437 SOUTH BOULDER, SUITE 200 · TULSA, OKLAHOMA 74119 · 918-587-7221 · FAX 918-588-1253

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the **OKLAHOMA SURETY COMPANY**, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof. **Dean Dull, Russell E. Dull, Scott Dull and Polly Phillips, individually of CHOCTAW, OK**

IN WITNESS WHEREOF, the **OKLAHOMA SURETY COMPANY** has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 12 day of July, 2010



ATTEST:

SARA ANDERSON
SARA ANDERSON ASSISTANT SECRETARY

OKLAHOMA SURETY COMPANY

TODD BAZATA
TODD BAZATA VICE PRESIDENT

On this 12 day of July, 2010 before me personally appeared TODD BAZATA, to me known, being duly sworn, deposes and says that s/he resides in Tulsa, Oklahoma, that s/he is a Vice President of **Oklahoma Surety Company**, the company described in and which executed the above instrument; that s/he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of her/his office under the By-Laws of said Company, and that s/he signed his name thereto by like authority.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS



Commission # 05000936

My Commission expires: 01-26-13

L. FAY JESSEE
Notary Public

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of **Oklahoma Surety Company** by unanimous written consent dated September 25, 2009.

RESOLVED: That the President, the Executive Vice President, the several Senior Vice Presidents and Vice Presidents or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, SARA ANDERSON, Assistant Secretary of **Oklahoma Surety Company**, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of September 25, 2009 have not been revoked and are now in full force and effect.

Signed and sealed this 5th day of October, 2018.



SARA ANDERSON
SARA ANDERSON Assistant Secretary

VOID IF BOX IS EMPTY



October 08, 2018
Client: CK Mills
100323 S Shadyoak Dr
Harrah, OK 73045

Requested By: -



National
Environmental
Laboratory
Accreditation
Program
Kansas CERT # E-10219

Sample Project Name: Drinking Water Coliform Analysis

Date Samples Received: October 04, 2018 Time: 11:30 sample temp upon arrival at lab = 19°C

Matrix: Drinking Water

Lab Log Numbers: **AJ04067-01**

Work Order: AJ04067

Report # AJ04067-1008180948

EPA Lab ID#’s: **Stillwater OK00092 Tulsa OK00983 OKC OK00129 ICR OK 001**

Oklahoma Certification: Stillwater WasteWater, DEQ 8316/ Drinking Water, DEQ D9602
Tulsa WasteWater, DEQ 9905 / Drinking Water, DEQ D9901
Oklahoma City WasteWater DEQ 7202 / Drinking Water, DEQ D9937

Kansas Certification: Stillwater NELAP CERT # E-10219
Oklahoma City NELAP CERT # E-10414

New Hampshire Cert.: Oklahoma City Drinking Water NH ELAP Lab ID # 2072

Texas Certification: Stillwater Drinking Water NELAP CERT # T105704533-14-1

Method Reference: 40 CFR 136, 141, and 261 Methods for Chemical Analysis of Water and Wastes
EPA-600/4-79-020, March 1983. Test Methods for Evaluating Solid Wastes,
SW-846, Final Update III. Standard Methods 1998 (20th Edition), Standard
Methods 2005 (21st Edition) and Standard Methods 2011 (22nd Edition) for the
Examination of Water and Wastewater.

Analysis Reference: If qualifiers present in "Prep Info" or "Analysis Info", then analysis performed as
follows: @= Tulsa Lab and * = OKC Lab. If no qualifiers present, then analysis
performed at Stillwater Lab.

Accurate Environmental Laboratories certify that the test results performed at the
Stillwater lab meet all requirements of NELAP. Any exceptions to this can be
found in the report footer or Quality Control Section of the report.

This report is to only be replicated in its entirety.

Accurate Environmental sampling protocol was followed for any sampling
performed by Accurate Field Services.

505 S. Lowry Street

■ Stillwater, OK 74074

■ 405-372-5300

■ Fax: 405-372-5396

Sample: 141st & Peoria Ave

Location Code:

PWSID#:

Collection Type: Grab

Sample Time: 10/4/18 10:30

Lab Log# AJ04067-01

Method/Parameter	Test	Result	Notes	PQL#	Prep Info	Analysis Info
IDEXX Colilert P/A SM9223B	Total Coliform	Absent	P/A		10/04/18 15:30 @JH	10/05/18 15:40 @MV
IDEXX Colilert P/A SM9223B	E. Coli	Absent	P/A		10/04/18 15:30 @JH	10/05/18 15:40 @MV

Notes and Definitions

_A Absent

MCL Analyte concentration may exceed Maximum Contaminant Limit (MCL) for EPA Primary or Secondary Drinking Water Regulations.

Analyte concentration may exceed regulatory limit.

PQL Practical Quantitation Limit - the method reporting limit (MRL) adjusted for any dilutions or other changes made to the sample to deal with interferences/matrix effects

BPQL Below Practical Quantitation Limit (if applicable).

The "Prep Date" of the QC analysis coincides with the characters of the appropriate QC Lab ID. (Example: 19 A 02 15 - BLK = 2019, Jan 2, Batch #15 - Blank)

Lab Manager



Quality Control Data

Blank Data

QC Lab #	Test Group	Test	Result	PQL	Flags
18J0411-BLK1	IDEXX Colilert P/A SM9223B	Total Coliform	Absent P/A		
18J0411-BLK1	IDEXX Colilert P/A SM9223B	E. Coli	Absent P/A		

* Complete Entire COC to be in Compliance*

Accurate Environmental Labs		Chain of Custody				RUSH		Due Date	
Client Name- <u>Ch Mills</u>		Project Name- <u>Drinking Water Coliform Analysis</u>				Sample Preserv. & Container →		N ₂ O ₂ 125 ml Sterile Plastic	
Accurate Work Order #	Date Sample Taken	Time Sample Taken	Matrix or Source (Refer. below)	Grab (G) or Comp (C)	Client I.D. / Sample Location or DEQ / EPA Location Code	Field Results (pH, Temp, Chlorine, ...)	Analysis Requested →	Total Coliform	
<u>AJ04067</u>	<u>10-18-18</u>	<u>1030</u>	<u>DW</u>	<u>G</u>	<u>Line test</u>		1	1	
Comments									
Sample Type ☐ - Routine Sample ☐ - Repeat Sample ☐ - Other ☐ - Special ☐ - Trigger Source COC Date - 8/24/10									
Certification by Company Official: I hereby certify that the above sampling occurred during a period such that the sample(s) is/are representative of a typical operating day discharge for the above facility. Sampled By: _____ Signature: _____ Date/Time: _____ Company: _____ Sample Method: _____									
Relinquished By: <u>[Signature]</u>		Date/Time: <u>10-18-18 1130</u>		Received By: <u>[Signature]</u>		Date/Time: <u>10-18-18 1130</u>		Rec'd °C: <u>13.5</u>	
Relinquished to Lab By: <u>[Signature]</u>		Date/Time: <u>10-18-18 1130</u>		Received at Lab By: <u>[Signature]</u>		Date/Time: <u>10-18-18 1130</u>		Rec'd °C: <u>13.5</u>	
Reporting Requirements (standard 10-15 working days)		Compliance Reporting?		Yes or No (DMR, PWS,)		Oklahoma PWS ID #		RUSH Request (if available)	
Mail Return To: <u>100323 S. Shady oak dr. Harrah, OK 73049</u>		Address: <u>WDE CC from</u>		Bid # -		PO # -		(Working Days)	
Phone #: <u>405 919 8808</u>		Fax #: <u>405 919 8808</u>		Phone #: <u>() () ()</u>		Fax #: <u>() () ()</u>			
Email: <u>blaine@ch-mills.com</u>									
www.accuratelabs.com		505 South Lowry Street Stillwater, OK 74074		Phone: (405) 372-5300 Fax: (405) 372-5396		6538 E. 40th Street Tulsa, OK 74145		Phone: (918) 663-5400 Fax: (918) 663-6300	
						12036 N. Pennsylvania Oklahoma City, OK 73120		Phone: (405) 751-3132 Fax: (405) 751-3108	



October 09, 2018
Client: CK Mills
100323 S Shadyoak Dr
Harrah, OK 73045

Requested By: -



National
Environmental
Laboratory
Accreditation
Program
Kansas CERT # E-10219

Sample Project Name: Line Test

Date Samples Received: October 05, 2018 Time: 11:40 sample temp upon arrival at lab = 24°C

Matrix: Drinking Water

Lab Log Numbers: **AJ05013-01**

Work Order: AJ05013

Report # AJ05013-1009180850

EPA Lab ID#'s: **Stillwater OK00092 Tulsa OK00983 OKC OK00129 ICR OK 001**

Oklahoma Certification: Stillwater WasteWater, DEQ 8316/ Drinking Water, DEQ D9602
Tulsa WasteWater, DEQ 9905 / Drinking Water, DEQ D9901
Oklahoma City WasteWater DEQ 7202 / Drinking Water, DEQ D9937

Kansas Certification: Stillwater NELAP CERT # E-10219
Oklahoma City NELAP CERT # E-10414

New Hampshire Cert.: Oklahoma City Drinking Water NH ELAP Lab ID # 2072

Texas Certification: Stillwater Drinking Water NELAP CERT # T105704533-14-1

Method Reference: 40 CFR 136, 141, and 261 Methods for Chemical Analysis of Water and Wastes
EPA-600/4-79-020, March 1983. Test Methods for Evaluating Solid Wastes,
SW-846, Final Update III. Standard Methods 1998 (20th Edition), Standard
Methods 2005 (21st Edition) and Standard Methods 2011 (22nd Edition) for the
Examination of Water and Wastewater.

Analysis Reference: If qualifiers present in "Prep Info" or "Analysis Info", then analysis performed as
follows: @= Tulsa Lab and * = OKC Lab. If no qualifiers present, then analysis
performed at Stillwater Lab.

Accurate Environmental Laboratories certify that the test results performed at the
Stillwater lab meet all requirements of NELAP. Any exceptions to this can be
found in the report footer or Quality Control Section of the report.

This report is to only be replicated in its entirety.

Accurate Environmental sampling protocol was followed for any sampling
performed by Accurate Field Services.

505 S. Lowry Street

■ Stillwater, OK 74074

■ 405-372-5300

■ Fax: 405-372-5396

Sample: 141st & Peoria Ave

Location Code:

PWSID#:

Collection Type: Grab

Sample Time: 10/5/18 11:15

Lab Log# AJ05013-01

Method/Parameter	Test	Result	Notes	PQL#	Prep Info	Analysis Info
IDEXX Colilert P/A SM9223B	Total Coliform	Absent	P/A		10/05/18 11:55 @JH	10/06/18 13:00 @AG
IDEXX Colilert P/A SM9223B	E. Coli	Absent	P/A		10/05/18 11:55 @JH	10/06/18 13:00 @AG

Notes and Definitions

_A Absent

MCL Analyte concentration may exceed Maximum Contaminant Limit (MCL) for EPA Primary or Secondary Drinking Water Regulations.

Analyte concentration may exceed regulatory limit.

PQL Practical Quantitation Limit - the method reporting limit (MRL) adjusted for any dilutions or other changes made to the sample to deal with interferences/matrix effects

BPQL Below Practical Quantitation Limit (if applicable).

The "Prep Date" of the QC analysis coincides with the characters of the appropriate QC Lab ID. (Example: 19 A 02 15 - BLK = 2019, Jan 2, Batch #15 - Blank)

Lab Manager



Quality Control Data

Blank Data

QC Lab #	Test Group	Test	Result	PQL	Flags
18J0515-BLK1	IDEXX Colilert P/A SM9223B	Total Coliform	Absent P/A		
18J0515-BLK1	IDEXX Colilert P/A SM9223B	E. Coli	Absent P/A		

* Complete Entire COC to be in Compliance*

Accurate Environmental Labs		Chain of Custody				RUSH		Due Date	
Client Name-Project Name		CK Mills				Sample Preserv. & Container →		Nas-Q 125 ml Sterile Plastic	
Project Name		Line Test				Analysis Requested →		Total Coliform	
Accurate Work Order #	Date Sample Taken	Time Sample Taken	Matrix or Source (Refer. below)	Grab (G) or Comp (C)	Client I.D. / Sample Location or DEQ / EPA Location Code	Field Results (pH, Temp, Chlorine, ...) (note analysis & units) Location Code	# of Container		
AD5013	10/5/18	1115	DW	G	Line test		1	1	
			DW	G					
Comments									

Sample Type	☐ - Routine Sample	☐ - Repeat Sample	☐ - Other	☐ - Special	☐ - Trigger Source
COC Date - 8/24/10					

Certification by Company Official: I hereby certify that the above sampling occurred during a period such that the sample(s) is/are representative of a typical operating day discharge for the above facility.		Signature:	Date/Time
Sampled By:		Sample Method:	

Relinquished By:	Date/Time	Received By:	Date/Time
☐ Relinquished to Lab By:	Date/Time	Received at Lab By:	Date/Time
☐ Rel'd to Lab-in Fridge By:	Date/Time		Date/Time

Reporting Requirements (standard 10-15 working days)	Compliance Reporting?	Yes or No (DMR, PWS, ...)	Oklahoma PWS ID #	RUSH Request (if available)	(Working Days)
Mail Report To:	100323 S. Shady oak dr				
Address:	Hannah, OK 73045				
Phone #:	(405) 919-8808				
Email:	Blaine@ckmills.net				

www.accuratelabs.com	505 South Lowry Street	Phone: (405) 372-5300	3910 E. 51st St.	Phone: (918) 663-5400	12036 N. Pennsylvania	Phone: (405) 751-3132
(800) 516-5227	Stillwater, OK 74074	Fax: (405) 372-5396	Tulsa, OK 74135	Fax: (918) 663-6300	Oklahoma City, OK 73120	Fax: (405) 751-3108

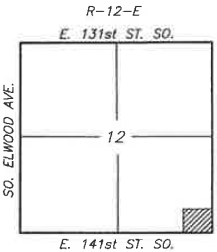
ELM POINTE

ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611 EXP. 6-30-15

SURVEYOR:
RYAN DOUDICAN
OKLAHOMA SURVEY COMPANY
12509 SO. 71st EAST AVE.
BIXBY, OKLAHOMA 74008
PHONE: 918-720-6787
C.A. NO. 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM

OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

MANHOLE NO.	ELEVATION (TR)	COORDINATES	
A	738.34	N=354071.37	E=2568712.18
1	738.50	N=354057.60	E=2569721.72
2	744.70	N=354086.10	E=2570004.62
3	750.50	N=354072.67	E=2570312.47
4	753.00	N=35388.74	E=2570371.17
5	754.00	N=35368.25	E=2570320.24
6	752.50	N=35386.09	E=2570274.77
7	760.00	N=35341.85	E=2570280.27
8	775.10	N=35313.64	E=2570286.11



LOCATION MAP

THE BASIS OF BEARINGS FOR THE SURVEY
SHOWN THEREON IS THE EAST LINE OF THE
SE/4 OF THE SE/4 OF SAID SECTION 12,
S 01°09'18"E

LEGEND

LEGEND	
B/L	BUILDING LINE
ESMT	EASEMENT
U/E	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
SAN SEW	SANITARY SEWER
W.L.	WATER LINE
—STM—	STORM SEWER LINE
L.F.	LINEAL FEET
⊙	MANHOLE DESIGNATION
①	MANHOLE NUMBER
—	8"x4" RISER
→	FLOW DIRECTION ARROWS

QUANTITIES OF SEWAGE FLOW

OFFICES	18 * 15 gpd * 3 emp	=	810 gpd
OFFICE/WAREHOUSE	72 * 15 gpd * 2 emp	=	2160 gpd
RESIDENTIAL LOTS/HOUSES	14 * 100 gpd * 3	=	4200 gpd
	Estimated flow		7170 gpd
	Capacity 8" pvc SDR35	359 gpm * 1440	= 516,960 gpd

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO THE CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
3. NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NO LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.

SEWER QUANTITIES

- 1 - MANHOLE CONNECTIONS TO
EXISTING M.H. 'A'
- 7 - 4' I.D. MANHOLES
- 1 - 4' I.D. DROP MANHOLE
- 1,601.26 L.F. 8" PVC DR14 C900
SEWER PIPE
- 2 - 8"x8" INLINE 'T' WITH
4" CLEAN-OUT
- 1,294 CUBIC YARDS, CUT AND FILL

RECORDED DRAWING

These drawings shall be constructed
at one-half (1/2) inch by
the Contractor and or Inspector.
By J. J. Smith Date 6/8/18

Charles K. Howard 11/12/17
REGISTERED PROFESSIONAL ENGINEER SEAL

FLM POINTS

CITY OF GLENPOOL, OK

PLANS & ESTIMATES PREPARED BY: JR DONELSON, INC.
5879 SO. GARNETT RD., TULSA OK. 74148
C.A. NO. 0611, EXP. DATE: 8-30-20
918-254-4550

PLAN SCALE		APPROVED:
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1" = 60' SANITARY SEWER

	PLAN	
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PROFILE SCALE	
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HORIZONTAL	FILE NO. (WRITE IN ORDER)
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FILE	GREENPOOL-SANSEN-REV1	DATE	10/12/2017
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ATLAS PAGE NO.	SHEET 1 OF 5 SHEETS
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SL000072170816
City of Glasgow - Tulsa County
SEWER CONST PERMIT FILE: FACILITY 4



To: Mayor and Council

From: David Tillotson, City Manager

Date: October 11, 2018

Re: Texas ICSC

Background:

The City has attended the Texas ICSC conference for the past several years. This event has allowed us to visit with specific retailers, developers and brokers who are specifically interested in this part of the country. This year, ICSC decided to rebrand the event as the Red River States Conference and Deal Making to more accurately describe what the conference has evolved into over the last several years with the influx of Oklahoma cities and businesses researching and looking for deals in Oklahoma as well as Texas. Additionally, they have moved the conference from the Dallas Convention Center to the Fort Worth Convention Center and changed the dates to January 9-11.

This item is on the agenda to allow Council to determine which, if any, Council members will be attending the conference. Staff will be attending and the City shares booth space and costs with other Oklahoma municipalities. Costs for the conference are \$95 per person for registration plus hotel and meals.

Staff Recommendation:

Staff is not making a recommendation on this item.

Attachments:

- ICSC conference website info



Red River States Conference & Deal Making (Texas Conference)

January 9–11, 2019

Fort Worth Convention Center
Fort Worth, TX United States

Register

Our members spoke and we listened. ICSC is excited to announce the inaugural Red River States Conference & Deal Making, taking place from January 9–11, 2019 at the Fort Worth Convention Center, in the heart of Sundance Square.

We understand your interest in attending our meetings and the challenges sometimes posed by too many events happening within a similar timeframe. So, we're taking the Texas Conference & Deal Making to a new level, saving you time and money while maximizing networking opportunities and deal making potential. The expanded Red River States Conference & Deal Making regional event will unite key industry professionals from Texas, Louisiana, Arkansas and Oklahoma all under one roof.

Sundance Square, home to 21 shops and 34 restaurants, is the ideal setting for the first Red River States Conference & Deal Making. It showcases some of the most innovative concepts in retail real estate, merges new and historical architecture, offsets 50% of its annual energy needs and hosts over 10 million annual visitors.

Download the new ICSC mobile app here to explore our upcoming event offerings where you can connect, learn and road test ideas with other professionals.

Follow us on Facebook (@MyICSC), Twitter (@ICSC) and Instagram (@ICSC) for the latest event news and updates.

About this event series

Regional Deal Makings are a one-stop for education, networking and deal making. These two-to-three day regional events provide opportunities to gain information about the most current industry issues, and meet and make deals with colleagues doing business in the same region.

Details

Questions?

Download

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Book

Retailer Central Exhibitors

View

Registration Form

Download

Brochure

Download

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Exhibitors & Floorplan

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Become an Exhibitor

View

Attending

363 Registered



Mike Ward
Real Estate
Manger
Round Rock,
Texas, USA
QuikTrip
Corporation



Terry Ward
Franchise Real
Estate Manager
(Western Region)
Nashville,
Tennessee, USA
Little Caesar
Enterprises, Inc.



Alan Hassenflu
Principal
Bellaire, Texas,
USA
Fidelis Realty
Partners

[View all attendees](#)

Laura DeSwart, CRX, CLS, CSM
President, Greater China
Triple Five World Group Enterprises Ltd

Fort Worth, TX

Fort Worth Convention Center
1201 Houston St,
Fort Worth, TX 76102 United States

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Featured events

**Chicago Deal
Making & VRN
Outlet**

Convention
October 17-18,
2018
Navy Pier
Chicago, IL United
States

**Research
Connections
Conference**

October 28-30,
2018
Omni Los Angeles
Hotel
Los Angeles, CA
United States

**New York Deal
Making**

December 4-6,
2018
The Jacob K. Javits
Convention
Center of New
York
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