

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on November 5, 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 –Rick Tabisz, King of Kings Lutheran Church	
D) Pledge of Allegiance – Timothy Lee Fox, Mayor	
E) Community Development Report – Lynn Burrow, Community Development Director	
1) Community Development Director's Report 11 05 18	3 - 8
F) Treasurers Report – John Gonsalves, Finance Director	
1) SEPTEMBER TREASURERS REPORT	9 - 23
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 15, 2018, and October 16, 2018 meetings. (Wendy Knight, City Clerk) Regular Meeting - 15 Oct 2018 - Minutes - Html Special Meeting - 16 Oct 2018 - Minutes - Html	24 - 30
2) Discussion and possible action to approve a proposal from Everding Electric Inc. in an amount not to exceed \$10,928.26 for an underground electric service extension in Black Gold Park, to be paid from FY18-19 budget accounts 05-6-14-6275 and 01-6-14-6275. (Lynn Burrow, Community Development Director) Memorandum City Council Meeting Agenda Item Electric Service in Black Gold Park	31 - 32
3) Discussion and possible action to approve a proposal from Accu-Air, LLC in an amount not to exceed \$7,685.00 for the repair of an HVAC-RTU at the Glenpool Conference Center, to be paid from FY18-19 budget account 30-6-01-6273. (Lynn Burrow, Community Development Director) Memorandum City Council Meeting 11 05 18 Conference Center HVAC Repair.	33 - 37

- 4) Discussion and possible action to approve Specific Use Permit SUP#2018-01, a request from Jerome Janet of Global Sign Solutions, representing Auto Oil Change, LLC, for approval of a digital/lighted (LED) sign within the CG (Commercial General) zoning district for Lot 2, Block 1, Southwest Crossroads Section 2, generally located at 12106 S. Waco Ave. 38 - 49
(Lynn Burrow, Community Development Director; Erik Enyart, Tanner Consulting)
[Staff Report SUP#2018-01 - revised for 11-05-18.finalpdf](#)
- 5) Discussion and possible action to call a Special Council Meeting for Council participation in the Oklahoma Municipal League's District Dinner and Meeting on December 4th, 2018, at 6:00 p.m. at the Glenpool Conference Center. 50 - 52
(David Tillotson, City Manager).
[Staff Report OML District Dinner](#)
[OML District Dinner](#)
- 6) Discussion and possible action to approve 2019 Meeting Calendar. 53 - 54
(Wendy Knight, City Clerk)
[Staff Report Meeting Calendar](#)
[Meeting Schedule 2019 City Council](#)
- 7) Discussion and possible action to enter into executive session for the purposes of **A)** confidential communications between the City Council and the City Attorney concerning pending litigation because the City Council, with the advice of the City Attorney, has determined that public disclosure of such communications would seriously impair the ability of the City Council to conduct such pending litigation in the public interest; to wit, CCL Ranch Properties, LLC, et al v. City of Glenpool, et al, Case No. CV-2018-1202, in the Tulsa County District Court, pursuant to 25 O.S. § 307.B.4. (Open Records Act); and **B)** conferring on matters pertaining to economic development because public disclosure of the matter to be discussed would interfere with the development of products or services and would violate the confidentiality of the business, pursuant to 25 O.S. § 307.C.10. (Open Records Act).
(Lowell Peterson, City Attorney)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on November 1, 2018 at 5:00 pm.

Signed: Wendy Knight

City Clerk



Community Development Director's Report

Date: November 5, 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 City Improvement Projects

Fern Sanitary Sewer Liftstation Rehabilitation Project

- This project was completed and approved for final payment to Beyetco, Inc. on October 18th.
- At this time, the newly reconstructed facility is in full operation.

Speedy's Sanitary Sewer Liftstation Rehabilitation Project

- This project was awarded to MSB, LLC located in Oologah
- The Notice to Proceed was issued to the Contractor on August 31st, 2018.
- There have been several delays in material deliveries to initiate the construction phase of the project.
- Force main piping for the project is scheduled to be delivered to the project site the first week in November with actual start-up of that installation by November 15th.
- Full Project completion is not anticipated until July, 2019. due to lengthy delays in the delivery of pumps, motors, and the auxiliary power generator for the station.

Black Gold Park Senior Center Kitchen Rehabilitation Project: 2018 CDBG

- Project sent out to Bid: October 13, 2018
- Pre-Bid Meeting held: October 25, 2018
- Bid Date: November 5, 2018
- Anticipated Start of Construction: January 7, 2019
- Estimated Project Completion Date: March 15, 2019

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

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 January 1st.

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

- To-date, there have been building permit applications and permits issued on all eight (8) individual building structures proposed within the project – thus completing the building portion of 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 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.
- 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.
- The supporting construction documents for the site improvements covering paving, storm water management, and public utility services for the project have been submitted for review and permitting. A first review of these construction documents has been completed by City Staff and returned to the project engineer for revisions and clarifications.
- 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 late 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 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.

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

- 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 in the final stages of completion.
- 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 December 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 in November, allowing construction startup during the month of December.

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.

- 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
- 11/14/18 Next scheduled Planning Commission meeting

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.
- 11/14/18 Next scheduled Planning Commission meeting

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
- Street intersection had to be moved due to discovering major underground fiber optic / communications lines at the initial location; Zoning Code will require PUD Major Amendment to relocate entrance street closer to Anglican Church; may be processed on same schedule as Final Plat and developer has been notified

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: October, 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 October, 2018:	1 Total
• New Commercial Permits Issued in October, 2018:	1 Total
• Current Active Residential Permits:	16 Total
• Current Active Commercial Permits:	14 Total
• 2017 Residential Permits thru October:	75 Total
• 2018 Residential Permits issued thru October:	19 Total
• 2017 Commercial Permits Issued Thru October:	9 Total
• 2018 Commercial Permits Issued Thru October:	8 Total

Code Enforcement Department:**October, 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 October, 2018:

• Year-to-Date citizen complaint calls received and investigated:	721
• Public nuisance cases remaining open thru October:	22
• New Code Enforcement cases processed in October:	
1. Calls reporting high grass:	47
2. Structures damaged by fire:	-0-
3. Notices issued for vehicles illegally parked:	9
4. Nuisance abatements performed by contractors:	8
5. Notices issued for residences without water service:	-0-
6. Tulsa County Health Department Citations issued:	-0-
7. Notices issued for illegally placed signs:	129
8. Damage to public facilities citations:	-0-
9. Excessive trash & debris:	34
10. Dilapidated vacant structures and properties:	2
11. Trash can/receptacle placement:	13
12. Misc. cases:	<u>18</u>
Total New Cases Opened in October:	260

Real Estate Special Assessment Determinations: October, 2018.

Special Assessment Letters Issued to Title Companies 34

Assessment Letter Fee Collection Notices Issued 33



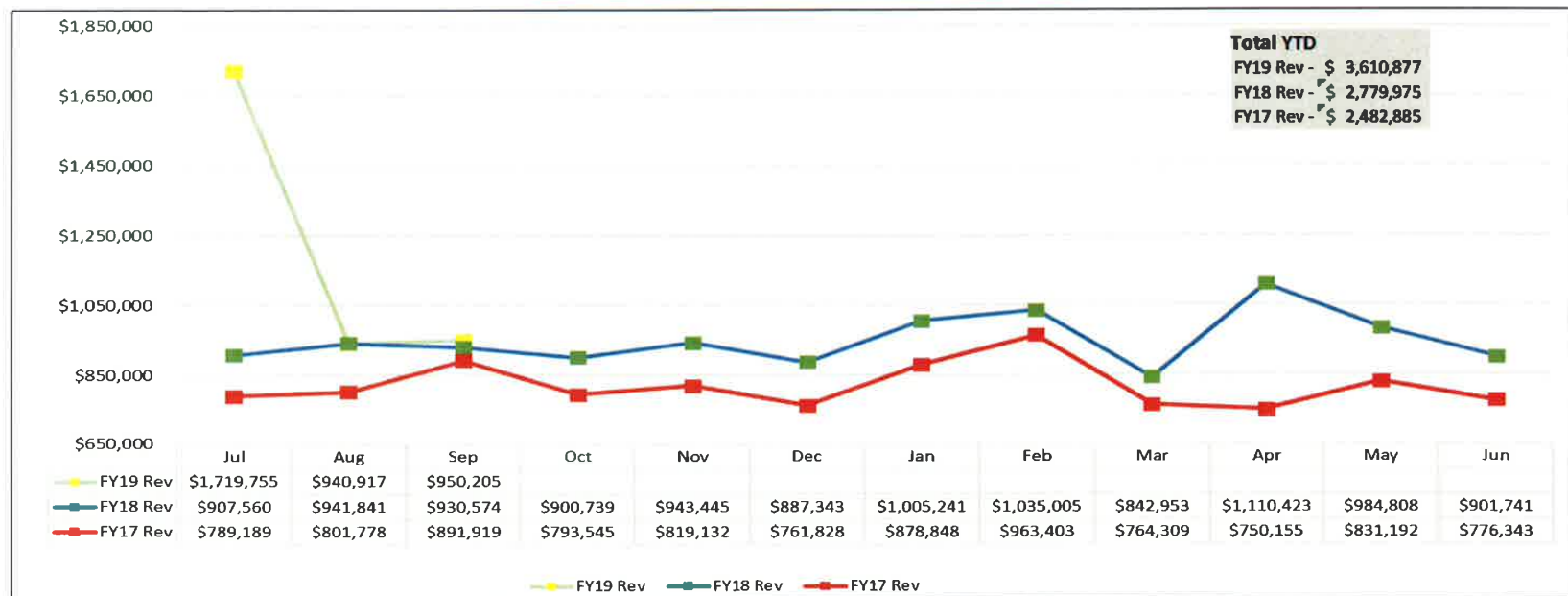
Treasurer's Report September 30th, 2018

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

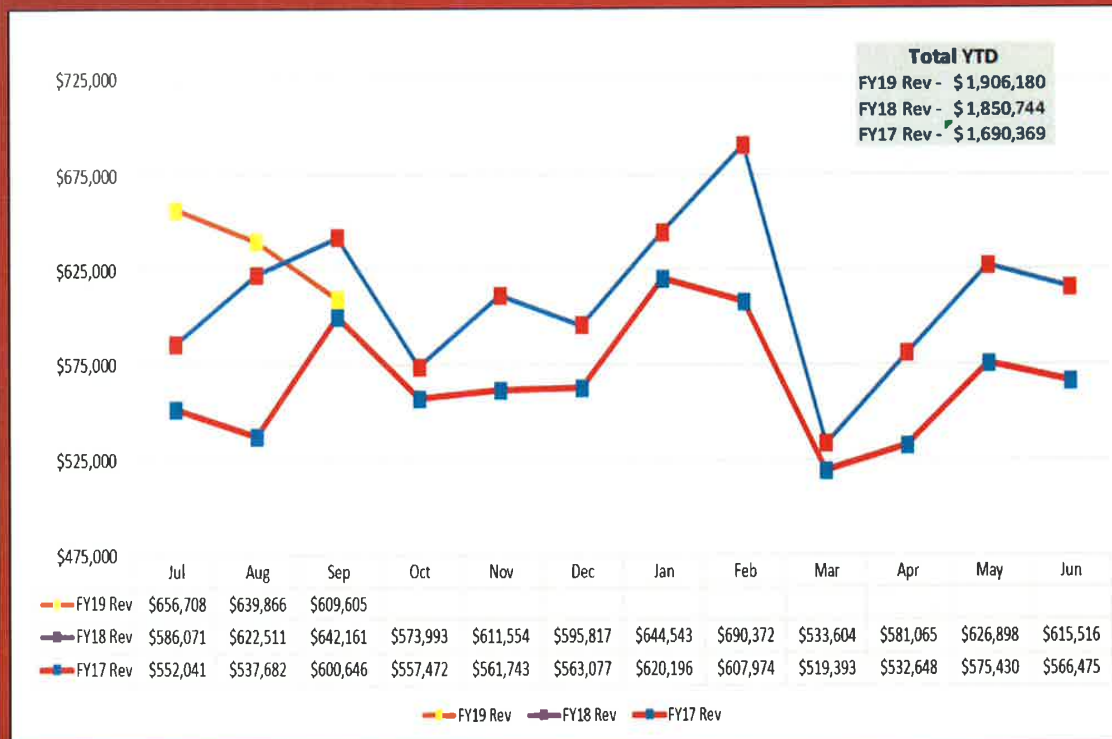




City of Glenpool Sales Tax Revenues - All Funds as of September 30th, 2018

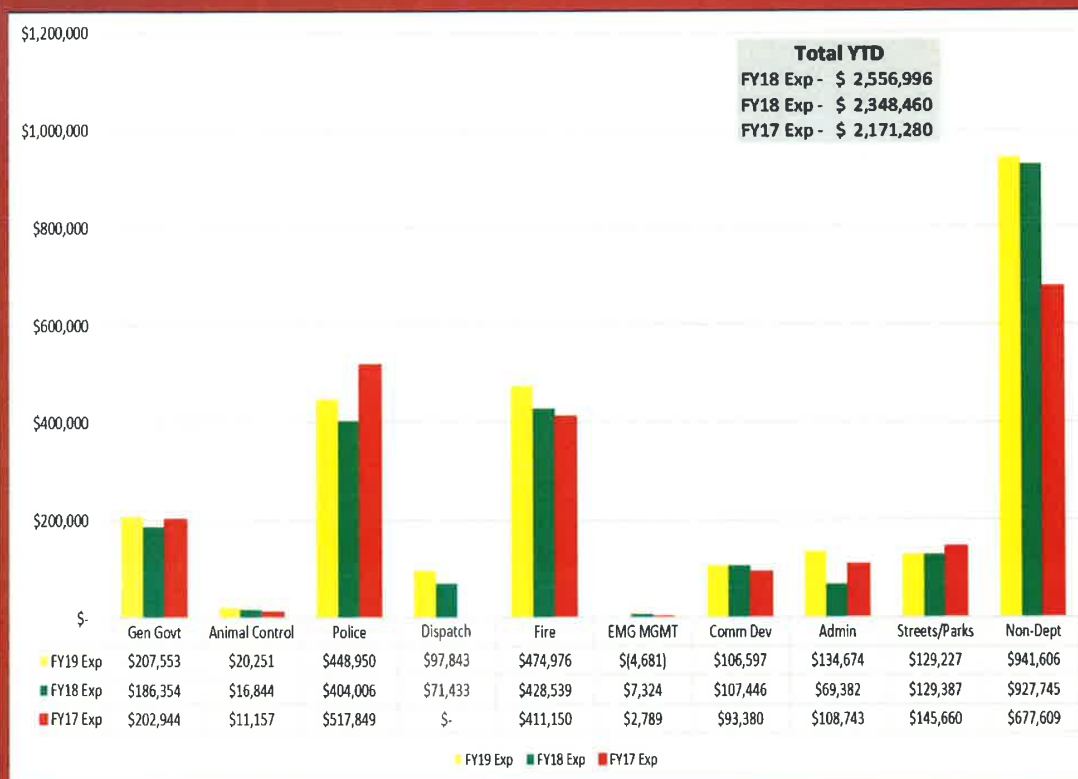
- ▶ 0.55% Sales tax for Public Safety personnel effective July 1, 2016
- ▶ 0.29% Sales tax for capital improvements/economic development effective Jan 1, 2017
- ▶ 0.26% Sales tax for Public Safety equipment effective Jan 1, 2017

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



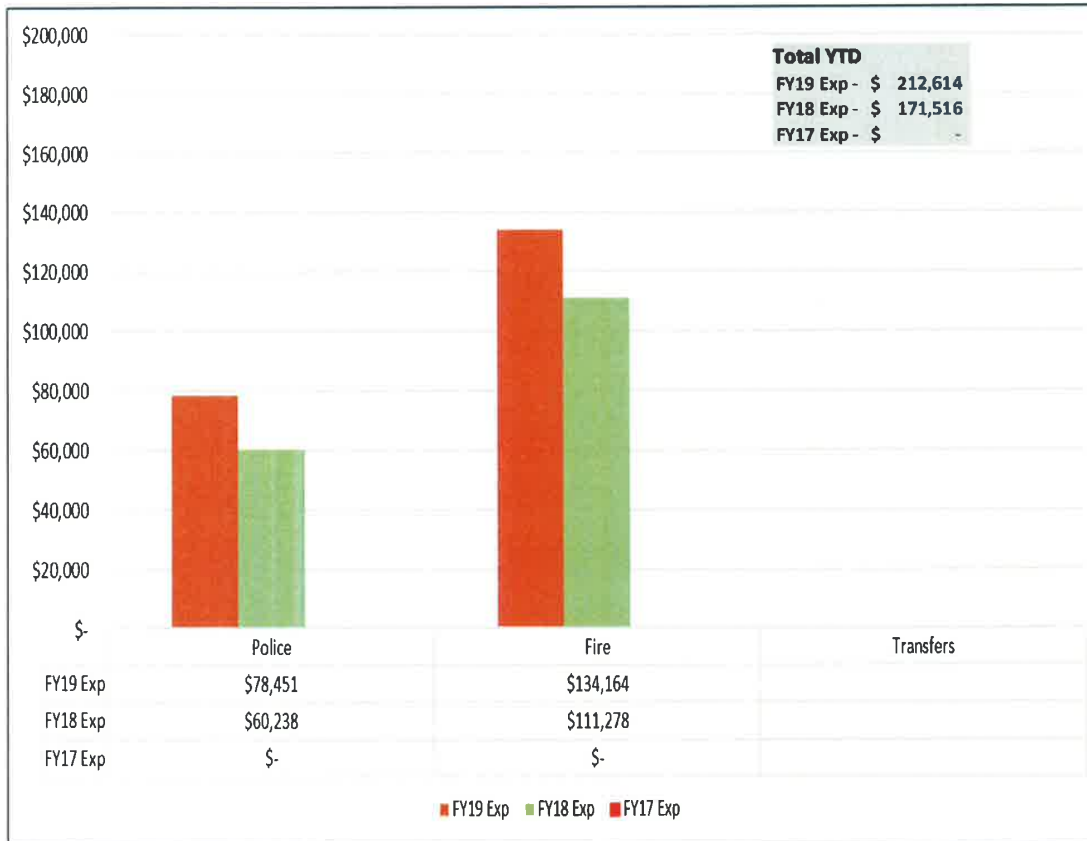
City of Glenpool General Fund Expenditures as of September 30th, 2018

- ▶ 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



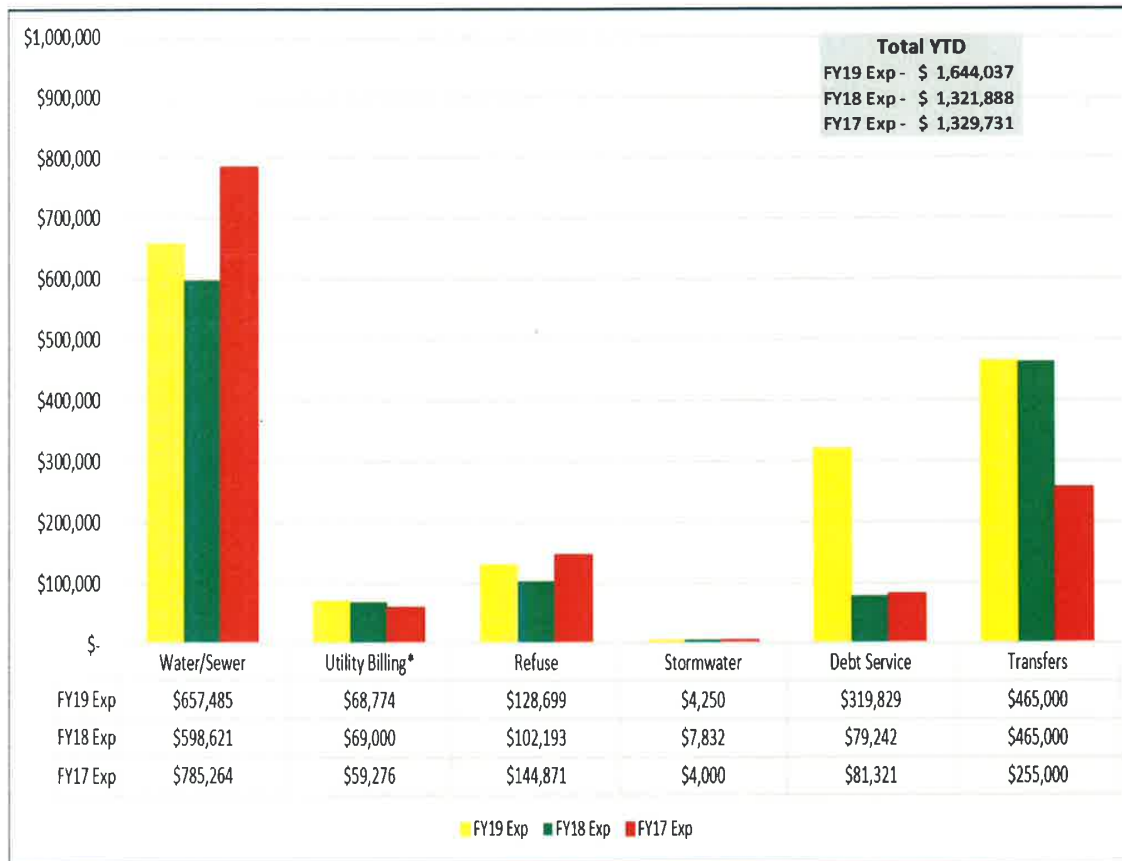
Public Safety Personnel Fund Expenditures as of September 30th, 2018

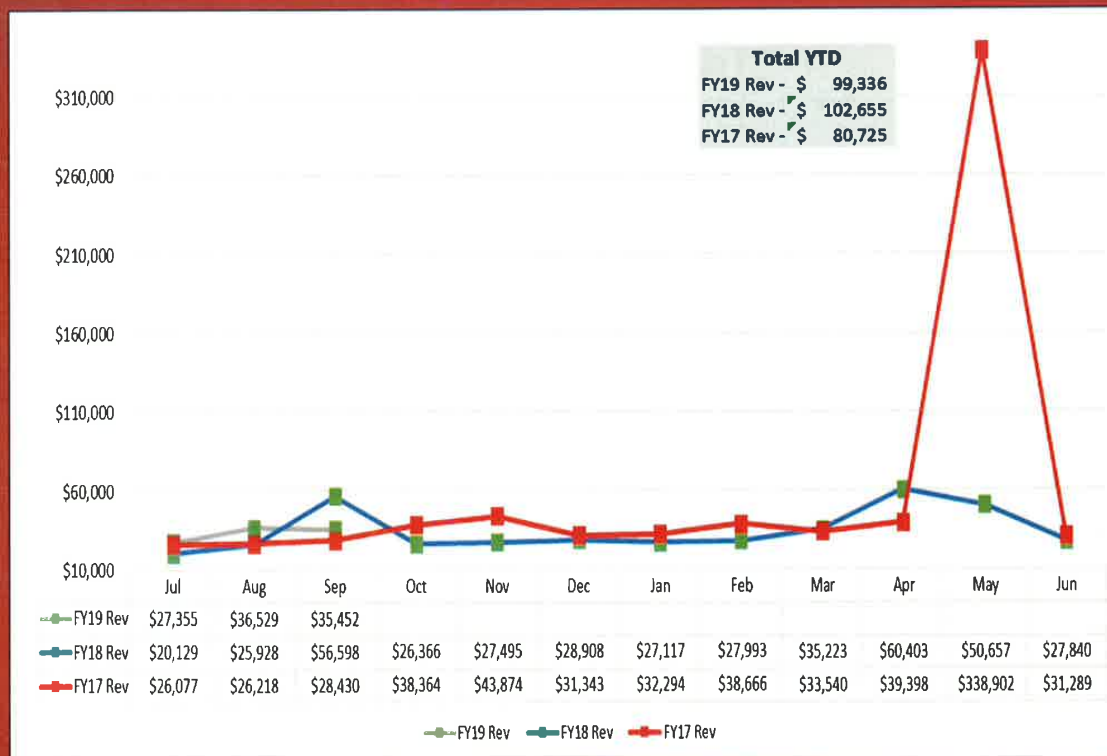
- Police includes five officers - personal services and operating expenses
- Fire includes seven firefighters - personal services and operating expenses



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

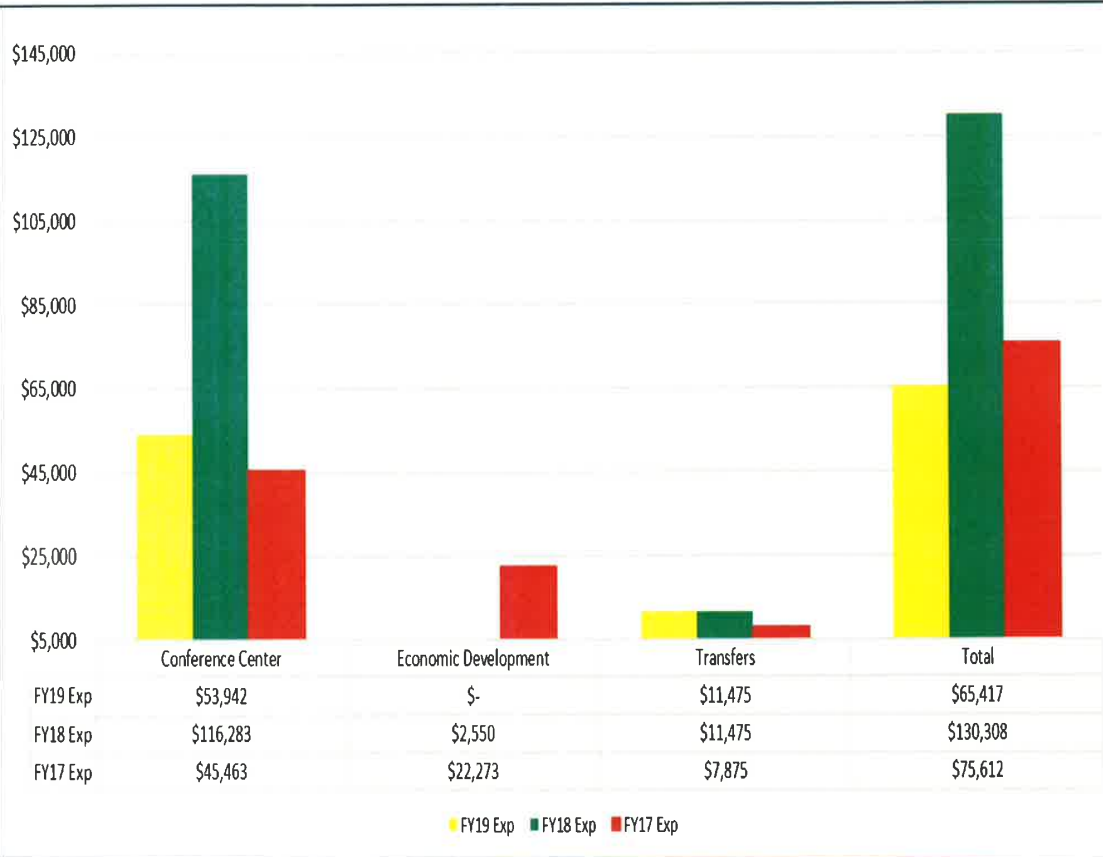




Glenpool Industrial Authority Revenues as of September 30th, 2018

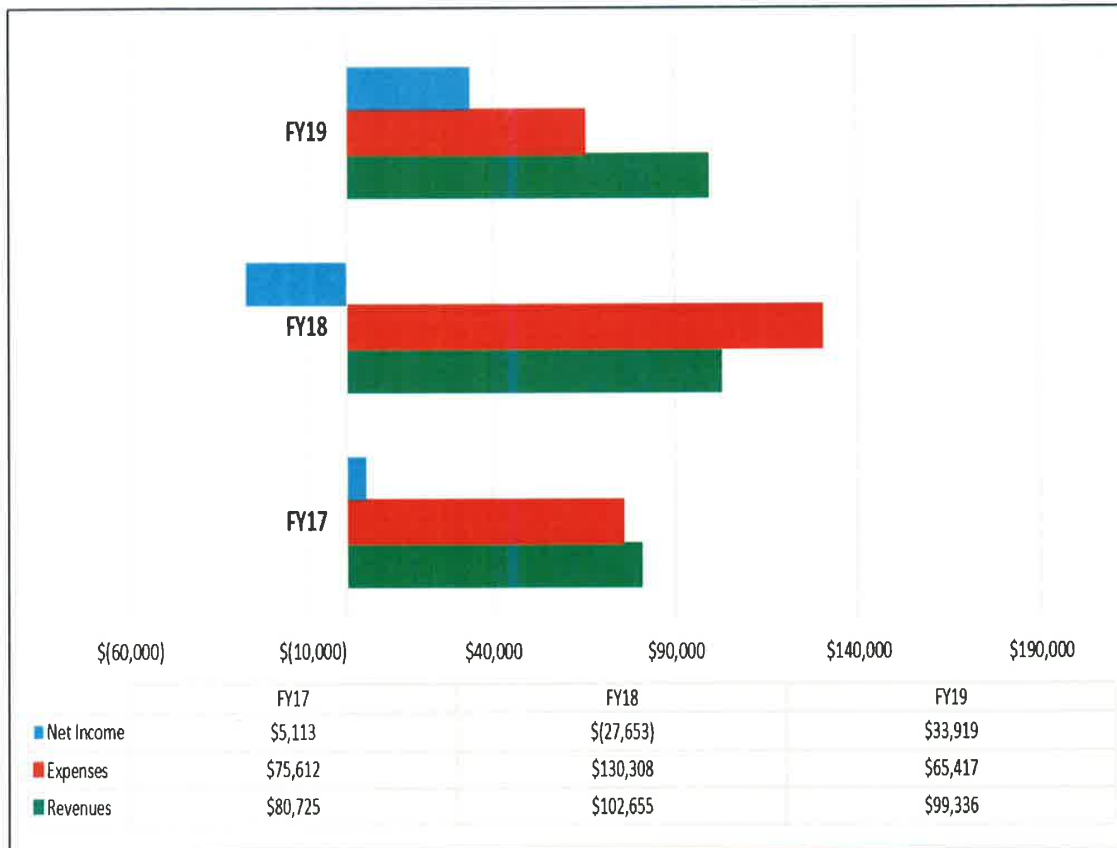
May FY17 includes \$338,902 in development reimbursements from St. Francis

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		<u>\$ 22,220,837</u>	<u>\$ 62,363</u>	<u>\$ 22,283,200</u>	<u>\$ 4,558,462</u>	

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 15, 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
Bart Harris

STAFF ABSENT: John Gonsalves

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:02 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 –Sean Farver, Kirk Crossing Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) Community Development Report – Lynn Burrow, Community Development Director**
1) Mr. Burrow updated the City Council on the activities within Community Development Division in the Planning, Inspection, and Code Enforcement departments.
[Community Development Director's Report 10 15 18](#)
- F) Treasurers Report – John Gonsalves, Finance Director**
Mr. Gonsalves was not in attendance to present the September Treasurer's

Report

SEPTEMBER TREASURERS REPORT

G) City Manager Report – David Tillotson, City Manager

- The Urban Green Soccer Complex Dedication will be tomorrow at 6:00 p.m.
- October 18th will be the second "Coffee with a cop" at the McDonalds on 121st street, from 8:00 a.m. - 10:00 a.m.
- October 25th will be the first "Conversations with the City", at the Glenpool Library, from 6:00 p.m. - 8:00 p.m. This will not be a Town Hall type of meeting, but instead a staff and public interaction meeting.
- October 28th will be our "Spooktacular" event here at the Conference Center, from 4:00 p.m. - 7:00 p.m.
- Police Chief hiring process update: we received 26 applications, and 19 were eligible; 18 of those responded back with the questionnaire; second step will be oral board interviews; final step will be interviews with Susan and David.
- Police Officer hiring process update (for 2 openings): we received 28 applications, and 23 were eligible; 17 showed up to test; 14 passed physical agility test; 5 of those also passed the written test at 85% score or higher; final step will be oral board interviews.
- Warrior Road update: Lynn and David met with Jerry Olansen on Friday and received input. Work should begin sometime this summer. They will try to make this a 3 lane road with a center turn lane, however, space will be limited because of powerlines.

H) Mayor Report – Timothy Lee Fox, Mayor

None

I) Council Comments

Councilor Lund inquired as to the status of 121st widening project.

J) Public Comments

There were no public comments.

K) Scheduled Business

- 1) Discussion and possible action to approve minutes from October 1, 2018 meeting.
(Wendy Knight, City Clerk)

Moved by Trish Agee, seconded by Jacqueline Triplett-Lund

To approve the minutes as presented.

For Against Abstained Absent

Trish Agee	x			
Jacqueline	x			
Triplett-Lund				
Brandon Kearns	x			
Momodou	x			
Ceesay				
Tim Fox	x			
	5	0	0	0

CARRIED.

- 2) Discussion of crosswalks at 141st street & Fern. No action will be taken.
(Timothy Fox, Mayor)

A discussion of the crosswalks at 141st street & Fern was held. Mr. Tillotson informed the Council that the malfunctioning button on the crosswalk had been fixed. Councilor Lund said that sometimes the students use the crosswalk on Elm street in front of the Dollar General store. Mr. Tillotson asked Acting Police Chief Bart Harris to look at crosswalk laws. Mr. Harris said he had compared Oklahoma laws to our Ordinance, and they matched verbatim. Mayor Fox discussed warning signs on egress streets notifying of entering a school zone. No action was taken.

- 3) Discussion and possible action to approve acceptance of a General Utility Easement Dedication from K & S Development Inc.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval of a General Utility Easement Dedication from K & S Development Inc. 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.

Moved by Momodou Ceesay, seconded by Brandon Kearns

To approve acceptance of the General Utility Easement Dedication from K & S Development Inc. as presented.

	For	Against	Abstained	Absent
Trish Agee	x			
Brandon Kearns	x			
Jacqueline	x			
Triplett-Lund				

Momodou	x			
Ceesay				
Tim Fox	x			
	5	0	0	0

CARRIED.

[Memorandum City Council Meeting 10 15 18 Glen Hills Easement Dedication](#)

- 4) Discussion and possible action to approve acceptance of public infrastructure improvements serving Elm Pointe addition.
(Lynn Burrow, Community Development Director)

Mr. Burrow recommended Council approval and acceptance of public infrastructure improvements serving Elm Pointe addition. Mr. Burrow said these 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; and a public sanitary sewer extension and associated service taps designed and installed to serve individual lots within the development.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To approve acceptance of public infrastructure improvements serving Elm Pointe addition as presented.

	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.

[Memorandum City Council 10 15 18 Acceptance of Public Improvements Elm Pointe](#)

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

Mr. Tillotson presented the information regarding the ICSC Red River States Conference and Deal Making scheduled for January 9-11, 2019.

Moved by Brandon Kearns, seconded by Trish Agee

To approve Mayor Fox, and Councilor Lund attending the ICSC Red River States Conference and Deal Making in Fort Worth, Texas, on January 9-11, and authorizing the City to pay registration and travel costs.

	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.

- 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)

Mr. Peterson recommended discussion concerning each of the items listed should be held in Executive Session.

Moved by Trish Agee, seconded by Jacqueline Triplett-Lund

To enter into Executive Session at 6:56 p.m.

	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.

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

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To reconvene in Regular Session at 8:05 p.m.

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

CARRIED.

L) Adjournment

There being no further business, Mayor Fox declared the meeting adjourned at 8:06 p.m.

MINUTES
Special Meeting
October 16, 2018 Glenpool Soccer Complex, 13800 S
Peoria, Glenpool, Oklahoma 6:00 PM

COUNCIL PRESENT: Tim Fox
Momodou Ceesay
Jacqueline Triplett-Lund

COUNCIL ABSENT: Trish Agee
Brandon Kearns

STAFF PRESENT: David Tillotson
Susan White
Lowell Peterson
Wendy Knight
Lynn Burrow

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:02 p.m.
- B) Silent Roll Call, Declaration of Quorum – Wendy Knight, City Clerk;
Timothy Lee Fox, Mayor**
Wendy Knight silently called the roll, Mayor Fox declared a quorum present.
- C) Scheduled Business**
1) Council participation in the Urban Green Soccer Complex dedication.
No action will be taken.
(David Tillotson, City Manager)

Council participated in the Urban Green Soccer Complex dedication.
No action was taken.
- D) Adjournment**
Mayor Fox declared the meeting adjourned at 7:15 p.m.



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: PROPOSED UNDERGROUND ELECTRIC SERVICE EXTENSION in
BLACK GOLD PARK

DATE: NOVEMBER 5, 2018

BACKGROUND

This item is for Council consideration and action regarding the approval and acceptance of a proposal received from Everding Electric, Inc. in the total amount of \$10,928.36. As indicated on the attached copy, the proposal covers the labor and materials necessary to modify the existing electric service in the Black Gold Park concession building and extend a new underground service line from the existing building northerly along the east side of the walking path - north of the skate park, to a point adjacent to the parking lot at the Glenpool Schools Administration Building. This service line extension will provide power to eight (8) new lockable waterproof receptacle boxes installed at regular intervals along the underground mainline as necessary to provide electric power to the Black Gold Christmas event being sponsored by the Glenpool Chamber of Commerce. This inaugural event will feature the placement and decoration of approximately 100 Christmas trees placed along this section of the walking path located on the west side of the park. Each decorated tree will be provided one power outlet from this new underground service line for LED lighting.

Staff Recommendation:

Staff has reviewed the quote for this electrical work and has interviewed the owner of Everding Electric regarding the work and materials involved with this project and feel this company has the expertise and experience to perform the project in a timely fashion and therefore recommends approval of their quote in an amount not to exceed \$10,928.36. The funding for this work is to be from the approved FY 2018/2019 Budget: Under Item Nos. 05-6-14-6275 and 01-6-14-6275.

Attachments:

A. Underground Electric Service Extension Proposal

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Mamodou 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



ELECTRICAL PROPOSAL

EVERDING ELECTRIC, INC. | P.O. BOX 936 | BIXBY, OK 74008

918-369-9250 | 918-369-9256 | matt@everdingelectric.com

CUSTOMER

City of Glenpool

ESTIMATE NO.

MK 882

DATE

10/22/2018

ADDRESS

12250 South Youkon Ave

CITY/STATE/ZIP

Glenpool, OK 74003

PHONE

(918) 209 - 4644

E-MAIL

cwallen@cityofglenpool.com

CONTACT

Jeff Wallen

PROJECT

Christmas Tree Power
Black Gold Park

PREPARED BY:

Matt Kirkpatrick

ATTENTION

JEFF

PAYMENT TERMS

NET 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	1" Pvc Pipe, #4 wire, 4/2 MC, 100 amp Contactor, Fittings, Straps	\$4,369.80	\$4,369.80
1	Labor to install conduit, pull wire, install power boxes, Terminate Wiring.	\$4,800.00	\$4,800.00
1	Labor to build Power Boxes	\$550.00	\$550.00
8	Power Unit with 4 quads	\$151.07	\$1,208.56

SUBTOTAL **\$10,928.36**

TAX RATE 0.00%

SALES TAX

OTHER (Permit)

TOTAL **\$10,928.36**

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

This proposal is subject to acceptance for 30 days and is void thereafter at the option of the undersigned.

Sign Here to Accept Quote:

Authorized Rep

Date



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: CONFERENCE CENTER HVAC EQUIPMENT REPAIR

DATE: NOVEMBER 5, 2018

BACKGROUND

This item is for Council consideration and action regarding the acceptance of a proposal received from Accu-Air, LLC covering the repair of an HVAC - RTU at the Glenpool Conference Center in the amount of \$7,685.00 as illustrated in the attached quote. The failed unit in question is one of the original 30-ton RTU's that cools the east foyer area on the first floor of the Conference Center. This particular RTU operates on a two-compressor system – one primary and the second compressor is an auxiliary unit that only operates as a back-up during times of excessive cooling need. The failed unit in this case is the primary compressor that operates virtually 100% of the time during the cooling season. As noted in the attachments, quotes for this repair/replacement work were solicited and received from three separate service companies:

- Quality Heating and Cooling: \$11,207.00
- Air Solutions: \$11,575.00
- Accu-Air, LLC: \$7,685.00

Staff Recommendation:

Staff has reviewed the quotes received for this repair work and has interviewed the owner of Accu-Air regarding the work involved with this project and feel that this company has the expertise and experience to perform the repair in a timely fashion and therefore recommends approval of their quote in an amount not to exceed \$7,685.00 to be paid from the approved FY 2018/2019 Budget: Item No. 30-6-01-6273.

Attachments:

A. Repair Service Quotes

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



Quality Heating & Cooling

City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033

☎ (918) 770-2537
✉ cwallen@cityofglenpool.com

ESTIMATE	#20424
ESTIMATE DATE	Oct 15, 2018
TOTAL	

CONTACT US

PO Box 398
Glenpool, OK 74033

☎ (918) 518-5900
✉ cassie@quality-hc.com

ESTIMATE

Trane Compressor

Services	amount
Trane Compressor Only	\$11,207.00
Quality Heating & Cooling is proposing to replace compressor only for 30 ton RTU #14. This price includes new compressor, labor, refrigerant, labor and material.	
COMPRESSOR; CSHD161K0*0M R410A; 380-415/ N N 3/50-460/3/60, 13.4 TON, SCROLL, BRAZED CONNECTIONS, INTERNAL OVERLOAD PROTECTOR, FULL OIL CHARGE, OIL00080, WITH GKT04218 AND RSR002	
Total	\$11,207.00

Trane RTU

Services	amount
Trane 30 Ton RTU	\$56,310.00

Quality Heating & Cooling is proposing to install a Trane 30 ton RTU to replace existing Trane 30 ton with bad compressor.

YCH360B4K-1A2ED1
DX Cooling, natural gas heat
460 Volt 60 Hertz 3 Phase
High gas heat capacity
Barometric relief
750/625 (60/50 hz) Supply fan drive
0-100% Economizer, reference enthalpy control
Constant volume (CV) - Zone temperature control
Louvered condenser coil hail guards
2nd-5th Year Replacement Compressor Warranty

Total **\$56,310.00**

Carrier RTU

Services	amount
Carrier 30 Ton RTU	\$52,003.00
Quality Heating & Cooling is proposing to install a Carrier 30 ton RTU to replace existing Trane 30 ton with bad compressor.	
48A4E030-C-621EE High Gas Heating/30 Tons Cooling 460-3-60 OA Enthalpy ultra low leak economizer No exhaust CV Horizontal Comfortlink w Puron High Gas Heat Premium Efficiency 10 HP Al/Cu Cond, Al/Cu Evap CRHUMDSN001B00 Outdoor or Return Air RH Sensor Hail Guards 4850A-ST1 Start-up, First Unit Adapter curb	

Total **\$52,003.00**

We appreciate your business!
OK108250



Billing Address
City of Glenpool
12205 South Yukon Avenue
Glenpool, OK 74033 USA

Air Solutions
Heating, Cooling, Plumbing & Electrical Inc.
PO Box 428
Sand Springs OK 74063
(918) 241-2362

Estimate 17247839
Job 17238910
Estimate Date 10/12/2018
Completed Date
Customer PO
Job Address
City of Glenpool
12205 South Yukon Avenue
Glenpool, OK 74033 USA

Estimate Details

Replace compressor

Task #	Description	Quantity	Your Price	Your Total
HA8D	Complete Refrigerant Circulation Pumping System Renovation Flush and purge entire coolant system Install inline refrigerant filters Triple evacuation service Install performance enhancement system and compressor terminal kit Coolant system recharge and calibrate with clean refrigerant Install acid preventatives for a longer compressor life 12 month warranty (on pumping system)	1.00	\$11,575.00	\$11,575.00
Sub-Total				\$11,575.00
Tax 0%				\$0.00
Total				\$11,575.00

We Sincerely hope that we are the "Best Solutions for your Problems", If not please let us know. Thank you!

The listed price and specifications are satisfactory and are hereby accepted. Payment is due in full at completion of the job. This proposal is valid for 30 days, unless otherwise stated.

Accu-Air L.L.C.

3450 W. 151st St. - Shipping
P.O. Box 468 - Mailing
Kiefer, OK 74041
(918) 230-0022

Quote

Date	Quote #
10/12/2018	1290

Name / Address
City of Glenpool 12205 S. Yukon Ave. Glenpool, Ok. 74033

Rep	Project
KF	

Description	Qty	Total
RTU #14 Heating & Cooling: Remove and replace compressor. 460 V / 3PH. compressor. Check system for leaks, pull into vacuum and recharge with R-410A refrigerant. System holds 56 LBS. of refrigerant.		7,685.00
Thank You for the opportunity to bid this project.		Total \$7,685.00

RECEIVED
OCT 12 2018
BY
A/P-FIN: GLENPOOL

STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Erik Enyart, AICP, Tanner Consulting, LLC, planning consultant to the City of Glenpool

DATE: October 31, 2018

RE: **SUP#2018-01:** Request from Jerome Janet of Global Sign Solutions, representing Auto Oil Change, LLC, requesting a Specific Use Permit (SUP) for approval of a digital/lighted (LED) sign within the CG (Commercial General) zoning district on the following described property:

LOT 2, BLOCK 1, SOUTHWEST CROSSROADS SECTION 2, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

General Location: 12106 S. Waco Ave.

BACKGROUND

The Planning Commission Continued the Public Hearing and consideration of this application from the September 10, 2018 Planning Commission meeting, as recommended by Staff to allow the Applicant to file applications for Variance from certain Zoning Code restrictions which the proposed sign will not comply with, and to allow for the receipt in good condition of information as requested by Staff. The Variance requests were submitted and the Board of Adjustment approved them October 8, 2018, subject to a maximum of 200 square feet of display surface area. The Variances were as follows:

- GBOA#458: To allow an LED sign within fewer than 2,400 feet from other outdoor advertising signs.
- GBOA#459: To waive the requirement that the subject property have frontage on a public street.
- GBOA#460: To waive the requirement that the sign may not exceed 180 sq. ft. in its proposed location.

The Planning Commission recommended Conditional Approval of this SUP application at its meeting following the Board of Adjustment meeting on the same date. A revised sign exhibit has since been submitted reflecting 200 square feet of display surface area.

INTRODUCTION

The subject property is Lot 2, Block 1, *Southwest Crossroads Section 2*, and is zoned CG Commercial General District. A Jiffy Lube and Pat's Car Wash are under construction on the subject property. The Applicant filed applications for sign permits, including for a 49'-tall, freestanding digital/lighted LED ground sign. This requires a Specific Use Permit per Glenpool Zoning Code Ordinance # 746 Section 11-7-5.A.8 in accordance with standards and procedures set forth in Glenpool Zoning Code, Ordinance # 746 Section 11-9-13.

Glenpool Zoning Code Ordinance # 746 Section 11-9-13.A and B provide:

- A. Specific Use Permit (SUP) refers to a permit granted by the City Council within any zoning district of the City where a Specific Use Permit is required, as set out in Chapter 3, Zoning Districts and Map, and subject to any applicable conditions or requirements set out in Chapter 3, Subchapter 3, Specific and Limited Uses. A Specific Use Permit may be granted only after due notice and a City Council public hearing, and following review and recommendations by the City Planner and a public hearing and recommendation to City Council by the Planning Commission.

STAFF REPORT

- B. This Title requires a Specific Use Permit to authorize certain uses which, because of the nature and characteristics of those uses, may potentially have adverse impacts on surrounding properties. The SUP process allows the City to evaluate the merits of each proposed specific use on the basis of its particular location and context and a site plan, to ensure that the specific use, if authorized, will be operated in a manner that is compatible with the surrounding uses.

Due to the anticipated limited interest and the scheduled TAC meeting date falling on the Friday before the Labor Day weekend, Staff issued a request for comments to the Technical Advisory Committee (TAC), in lieu of a meeting. The Fire Department, OG+E, and AT&T responded but had no comment. No other comments were received.

Surrounding properties are all zoned CG in the Southwest Crossroads and Montapp subdivisions. Montapp is partially built-out and Southwest Crossroads (which includes the subject property) is almost completely built-out with various commercial and nonresidential uses. The subject property has no street frontage but is accessed via mutual access drives connecting to W. 121st St. S., S. Vancouver Ave., and S. Waco Ave., which drives are located in part of Lot 1, Block 1, *Southwest Crossroads Section 2*. The sign is proposed to be located within the property, but behind the *Utica Park Clinic*; *QuikTrip* is also in front to the northeast. The relatively tall height of the proposed sign is understood to compensate for the location of the subject property in relation to 121st St. S. and the buildings between it and the street. The proposed height falls within the maximum allowed by the Zoning Code and the Applicant is seeking the approval of the beneficiaries of the Southwest Crossroads covenants. The site enjoys a natural height advantage with respect to 121st St. S. directly to the north and with respect to the two (2) businesses in front of it.

For the sake of reference and not precedent, as each application is weighed on its own merits and is location-specific, the latest LED sign approved was for *Crystal Pools* at 12301 Casper St., zoned CG. The Glenpool Board of Adjustment approved GBOA-456 November 13, 2017 for a 20'-tall, 9' 7" X 5' 5" (52 square feet) LED sign. Previously approved by Special Exception, such LED signs are now subject to the Specific Use Permit of Glenpool Zoning Code Ordinance # 746 adopted November 14, 2017.

CRITERIA AND FINDINGS

The proposed sign meets most of the required bulk and area standards and the location and separation standards of Zoning Code Section 11-7-5.A.8. Certain exceptions were approved for Variance under applications GBOA#458, GBOA#459, and GBOA#460, all of which the Board of Adjustment approved October 08, 2018.

Since August, in order to complete the review, Staff has been requesting, but has not yet received certain information from the Applicant. The remaining informational elements were requested prior to the previous Planning Commission, Board of Adjustment, and City Council meetings, but were not received. Staff has requested the information multiple times, including as recently as October 29, 2018, but has not received any response from the Applicant. Should the City Council approve the Specific Use Permit, receipt of these items should be made a Condition of Approval. See recommendation for specifics.

RECOMMENDATION

Staff and the Planning Commission concur in recommending the application subject to the receipt of the following information, including modifications to the application if/as required to conform to applicable requirements:

- Color copies of the current site plan and sign diagram exhibits
 - Per Zoning Code, and for the sign permit application, updated site plan with property dimensions

STAFF REPORT

and setback dimensions clearly showing sign will not overhang the property lines (portions of Lot 1, Block 1 containing private drives), to replace current site plan prior to presentation to Planning Commission. The color copy of the site plan received October 1, 2018 suggests a new sign location, which has not been verified, and otherwise lacks the information requested.

- A statement in writing that the LED/electronic sign will comply with brightness, cycling/copy change/animation, and other regulations of the Zoning Code pertaining to digital/electronic and/or LED lighted signs.
 - Excepting, naturally, those elements which were the subject of Variance applications.
- A statement in writing that the proposed sign complies with all applicable private restrictions, such as restrictive covenants, deed restrictions, etc. or otherwise, that the beneficiary(ies) of such covenants have duly waived such restrictions or granted the required form of approval for the sign. The Deed of Dedication of the attached plat references several private restrictions, and there may be others. The necessary confirmation must be from the beneficiary(ies) and should specifically include that the sign height, 49' above grade, and LED format are permitted.

STAFF EXHIBITS

1. Staff Report
2. Case Map
3. Specific Use Permit application
4. SUP application site plan
5. SUP application sign elevation/exhibit



APPLICATION FOR SPECIFIC USE PERMIT

Date of application: 7/9/18

- ☐ Please see attached application guidelines.
- ☐ All plans and surveys must be drawn to scale and noted on plans.
- ☐ All documents larger than 8-1/2" x 11" must be folded to that size. Please submit one paper copy and one electronic copy in PDF format.
- ☐ The current property owner must sign the application or the City's form authorizing the owner's representative to sign the application on behalf of the owner must be submitted.
- ☐ A pre-application meeting with City Staff is required prior to the submittal of this application. Your written notes of this meeting must be submitted with this application. Date of pre-application meeting: _____

Project Name: Jeffy Lube

Proposed use: _____

Name of Applicant (Print): Jerome James GSS Phone: 918-827-6561
Person (please print) Firm (if applicable)

Address: 17424 S Union Ave Mounds OK Zip Code: 74047
City/State

Email: JOBS@GLOBAL SIG SOLUTIONS.COM FAX: 918-827-6588

Property Owner: Greta Moore Phone: 918-269-1610
Person (please print)

Property Owner's Address: 7712 E 118th St S Zip Code: 74008
City/State

Email: WAJEFFY@SBCGLOBAL.NET FAX: 918-364-1925

County: Texas Quarter Section: N8E14 Section/Township/Range: _____

County Parcel Number: _____ Acreage: _____ No. of lots: _____

Legal Description of the Tract (May be attached): _____

Any private deed/plat restrictions on this property, which might impact building setback, height, or use? ☐ Yes ☐ No

Street Address: _____

Present Zoning/Use: C6 Related case numbers: _____

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I/WE HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES, INCLUDING PLATTING AND SITE PLAN REVIEWS IF REQUIRED AND ALL FEES AND CHARGES RELATED TO SITE IMPROVEMENTS, DEVELOPMENT AND BUILDING PERMIT COSTS.

City Staff to complete this section

Case Number: _____

Dev. Number: _____

SIGNATURE OF APPLICANT: [Signature] (Person) Date: 6/12/18

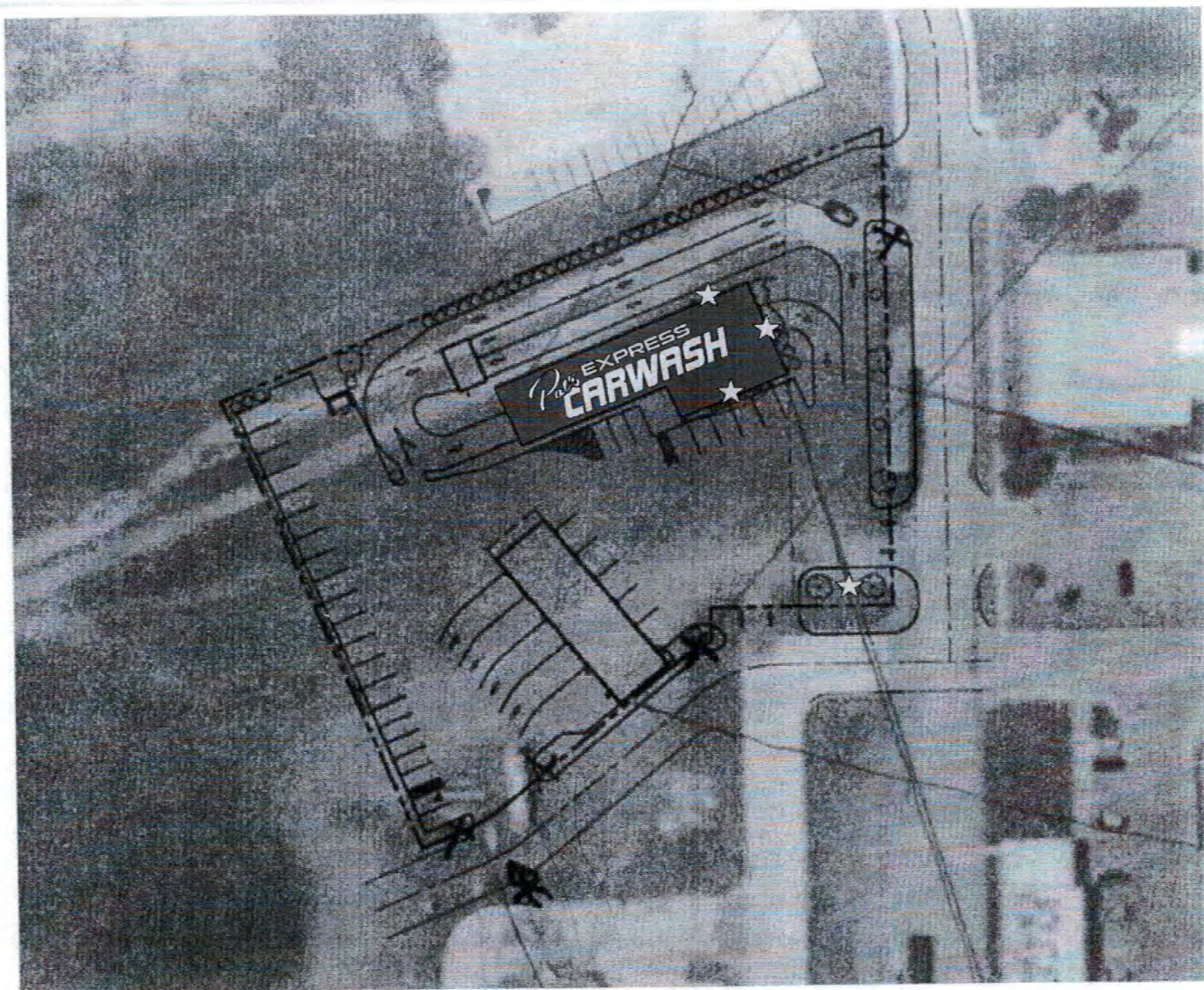
(Please type or print name of applicant who signed this application): _____

SIGNATURE OF PROPERTY OWNER: [Signature] (Person) Date: 6/11/18

(Please type or print name of owner who signed this application): _____

DO NOT WRITE BELOW THIS LINE

Date Rec'd 7/11/18 Received By: [Signature] Fee: _____ P.H. date: _____



918.827.6561
17424 S. UNION AVE.
MOUNDS, OK. 74047
www.globalsignsolutions.com

Drwg#: 2K171003-1230

Date: Oct. 3, 2017

Address: NA

Sales Rep: Jerome

City, State: Glenpool, OK

Customer: Pats Car Wash

Job Details: Manufacture and install illustrated 1-sided pole sign.

SITE PLAN



Drawing not to scale



Drawing #: 2K180924-1242
 Client: Pat's Express
 Date: Sep 24, 2018
 Sales Rep: Salesman

Scope of work:
 Address:
 Drawn By: ALLY C.

Final Drawing
 Approved By:

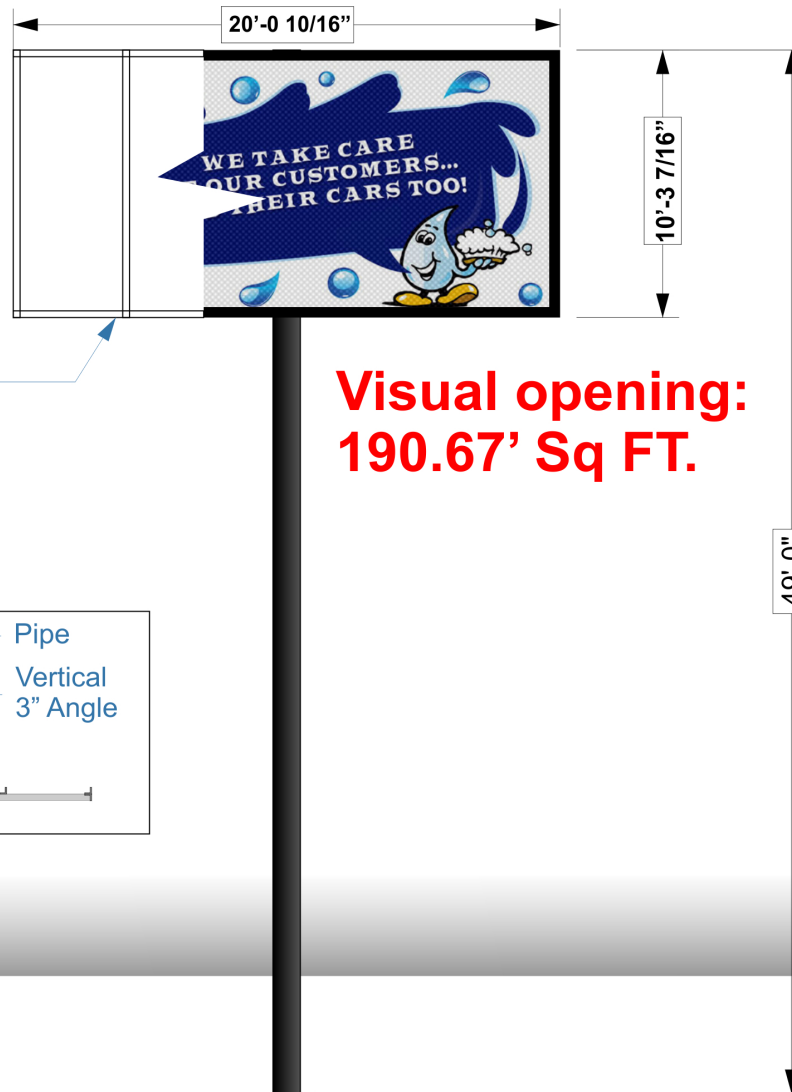
Date: _____

Phone: 918.827.6561

FAX: 918.827.6588

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission ©

**Permit
206.025 Sq ft.**



**Visual opening:
190.67' Sq FT.**

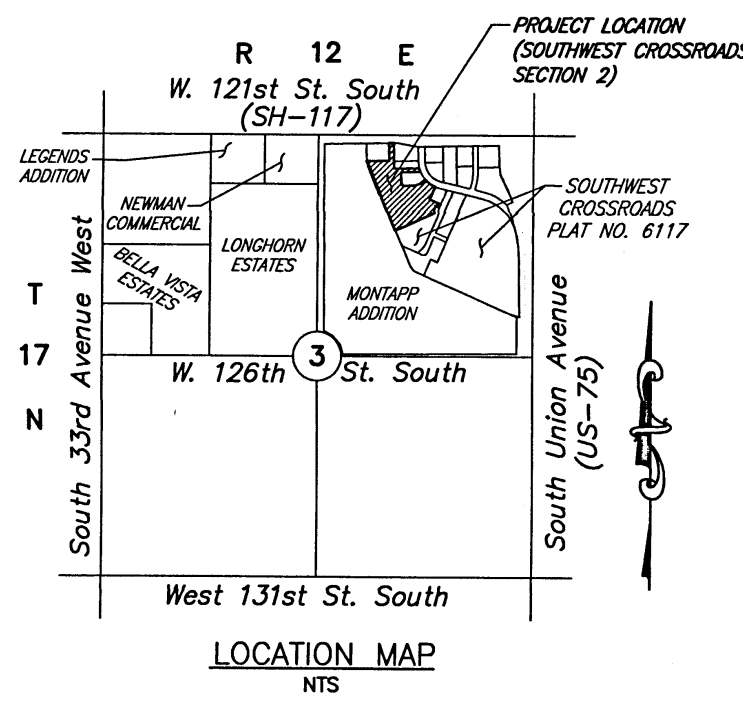


918.827.6561
17424 S. UNION AVE.
MOUNDS, OK. 74047
www.globalsignsolutions.com

Drwg#: 2K171003-1230
Address: NA
City, State: Glenpool, OK

Date: Oct. 3, 2017
Sales Rep: Jerome
Customer: Pats Car Wash

Job Details: Manufacture and install illustrated 1-sided pole sign.



CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
A REPLAT OF A PART OF LOT 2, BLOCK 1
SOUTHWEST CROSSROADS, PLAT NO. 6117
AN ADDITION TO THE CITY OF GLENPOOL
IN A PART OF THE NE 1/4 OF SECTION 3, T17N, R12E, 1B&M.
TULSA COUNTY, OKLAHOMA

LEGAL DESCRIPTION OF SOUTHWEST CROSSROADS SECTION 2:

A TRACT OF LAND BEING A PART OF LOT 2, BLOCK 1, SOUTHWEST CROSSROADS, AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6117, ALSO LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID SOUTHWEST CROSSROADS ADDITION; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID LOT 3, THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 01°15'17" EAST A DISTANCE OF 92.45 FEET;
2. SOUTH 03°26'10" EAST A DISTANCE OF 115.97 FEET TO THE POINT OF BEGINNING;
3. NORTH 88°54'43" EAST A DISTANCE OF 274.32 FEET;
4. NORTH 01°05'17" WEST A DISTANCE OF 208.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 117 (S. 121ST STREET SOUTH);

THENCE NORTH 88°54'43" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, SOUTHWEST CROSSROADS ADDITION;

THENCE SOUTH 01°05'17" EAST, ALONG THE WEST LINE OF SAID LOT 4 AND SAID LINE EXTENDED, A DISTANCE OF 300.83 FEET;

THENCE NORTH 88°54'43" EAST A DISTANCE OF 307.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S. WACO AVENUE AS ESTABLISHED BY THE PLAT OF SAID SOUTHWEST CROSSROADS ADDITION AND A POINT ON A CURVE;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 19°17'29" EAST A CHORD DISTANCE OF 47.38 FEET) AN ARC LENGTH OF 47.41 FEET;

THENCE SOUTH 88°54'43" WEST A DISTANCE OF 273.31 FEET;

THENCE SOUTH 01°05'17" EAST A DISTANCE OF 123.43 FEET;

THENCE SOUTH 23°41'58" EAST A DISTANCE OF 43.84 FEET;

THENCE NORTH 88°54'43" EAST A DISTANCE OF 160.00 FEET;

THENCE NORTH 66°18'06" EAST A DISTANCE OF 76.70 FEET;

THENCE NORTH 48°06'14" EAST A DISTANCE OF 62.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID S. WACO AVENUE AND A POINT ON A CURVE;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 55°06'37" EAST A CHORD DISTANCE OF 155.45 FEET) AN ARC LENGTH OF 156.83 FEET TO THE NORTHWEST CORNER OF LOT 2B, BLOCK 1, SOUTHWEST CROSSROADS ADDITION AS CREATED BY THAT SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2012049473;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 2B THE FOLLOWING TWO (2) COURSES;

1. SOUTH 23°44'21" WEST A DISTANCE OF 163.47 FEET;
 2. SOUTH 66°15'39" EAST A DISTANCE OF 147.17 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S. VANCOUVER AVENUE AS ESTABLISHED BY DOCUMENT NO. 201026807;
- THENCE SOUTH 23°44'21" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 38.53 FEET;
- THENCE NORTH 66°15'39" WEST A DISTANCE OF 50.00 FEET;
- THENCE SOUTH 23°44'21" WEST A DISTANCE OF 4.38 FEET;
- THENCE SOUTH 13°43'17" WEST A DISTANCE OF 87.77 FEET;

THENCE SOUTH 66°19'21" WEST A DISTANCE OF 517.11 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, SOUTHWEST CROSSROADS ADDITION;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES;

1. NORTH 23°41'55" WEST A DISTANCE OF 319.69 FEET;
2. NORTH 23°25'40" WEST A DISTANCE OF 330.56 FEET;
3. NORTH 22°47'11" WEST A DISTANCE OF 251.10 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 397,389 SQUARE FEET OR 9.1228 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE AND DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, GLENTAPP DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSONS HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF SOUTHWEST CROSSROADS SECTION 2, AN ADDITION TO THE CITY OF GLENPOOL, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, EASEMENTS, AND COMMON RESERVED AREAS AS SHOWN ON SAID ANNEXED PLAT.

WE FURTHER CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSONS OR ENTITIES WHO HAVE ANY RIGHT, TITLE, OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED PLAT, AND WE DO HEREBY DEDICATE ALL STREETS, EASEMENTS, AND COMMON RESERVED AREAS AS SHOWN ON SAID ANNEXED PLAT TO THE USE OF THE PUBLIC FOREVER.

WE FURTHER HEREBY AGREE THAT NO TRANSFER OF DEEDS OR BUILDING PERMITS WILL BE TRANSACTED UNTIL ALL STREETS AND UTILITY IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OR APPROPRIATE FINANCIAL GUARANTEES AS REQUIRED HAVE BEEN SUBMITTED AND ACCEPTED.

**STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.**

GLENTAPP DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: [Signature]
NAME: F. BARRY TADP
TITLE: Manager

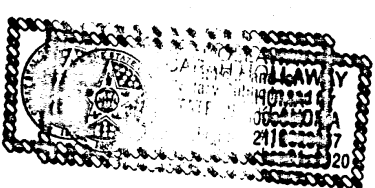
**ACKNOWLEDGMENT
STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.**

[Signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 03 DAY OF March, 2017 DO HEREBY CERTIFY THAT F. BARRY TADP PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE PLAT OF HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN TESTIMONY WHEREOF I HAVE HEREIN SET MY HAND AND SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

Signed: [Signature]

My Commission Expires: 06-21-2020



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$19,590.00 per trust receipt no.14811 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes but is given in order that this plat may be filed for record. 2017 taxes may exceed the amount of the security deposit.

Dated: 03/09/2017
Dennis Semick
Tulsa County Treasurer
By: [Signature]
Deputy

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE INVOLVED IN THE PLAT ALL TAXES HAVE BEEN PAID FOR 2016 AS REFLECTED BY THE CURRENT PAYROLL AND THAT THERE ARE NO TAXES DUE FOR PRIOR YEARS, AND SECURITY HAS BEEN PROVIDED FOR 2017 TAXES NOT AS YET CERTIFIED TO ME.

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA, THIS _____ DAY OF _____ 2017. BOOK _____ PAGE _____.

COUNTY CLERK

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL PLANNING COMMISSION ON 2/23/17

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY COUNCIL ON 3/6/17

MAYOR OR VICE MAYOR

CITY MANAGER APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY MANAGER ON 3/8/17

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.

SURVEYOR'S CERTIFICATE

I, RANDALL A. MANSFIELD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE CONDITIONAL FINAL PLAT OF SOUTHWEST CROSSROADS SECTION 2, A REPLAT OF A PART OF LOT 2, BLOCK 1, SOUTHWEST CROSSROADS, AN ADDITION TO THE CITY OF GLENPOOL, OKLAHOMA, CONSISTING OF THREE (3) SHEETS, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28th DAY OF MARCH, 2017, AND THAT MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL-PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

Signed: [Signature]
RANDALL A. MANSFIELD, PROFESSIONAL SURVEYOR 1613

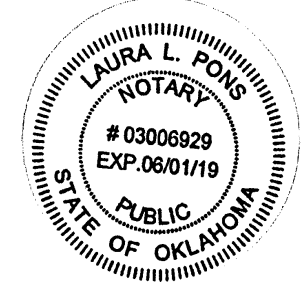
**ACKNOWLEDGMENT
STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 8th DAY OF MARCH, 2017 PERSONALLY APPEARED RANDALL A. MANSFIELD, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

IN TESTIMONY WHEREOF I HAVE HEREIN SET MY HAND AND SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

Signed: [Signature]
Notary Public

My Commission Expires 6-1-2019



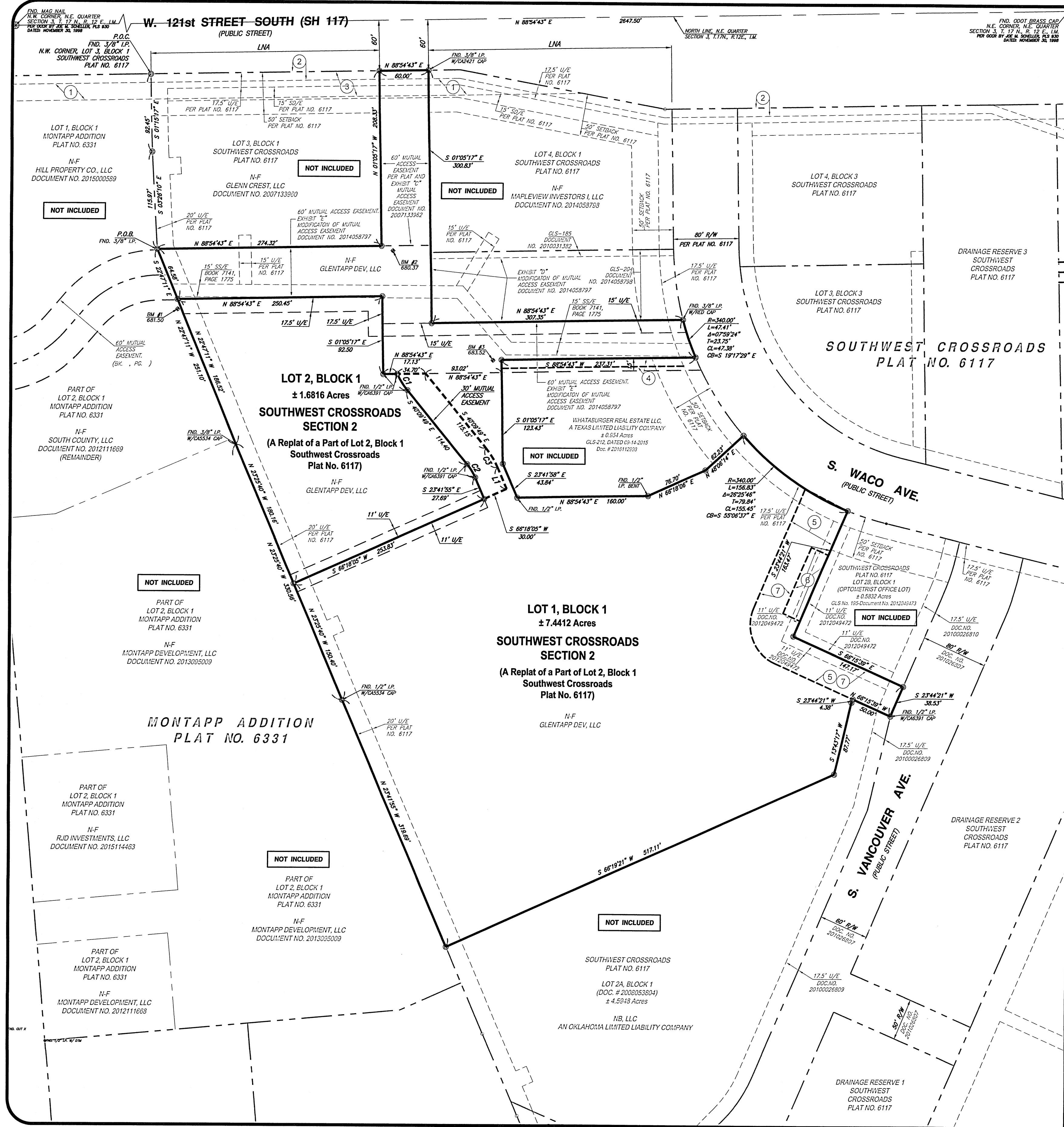
SMC Consulting Engineers, P.C.

815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
Website: www.smcok.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2017



CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
SHEET 1 OF 3

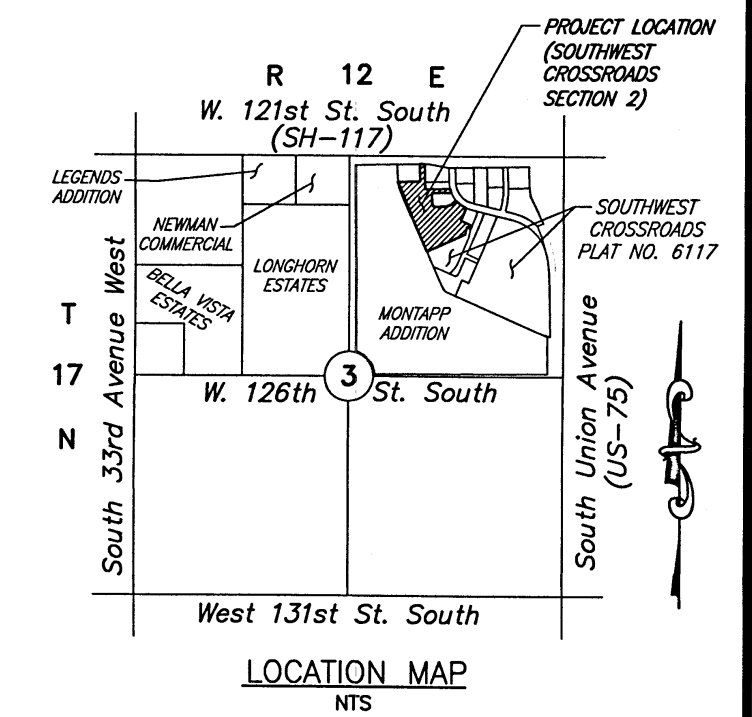
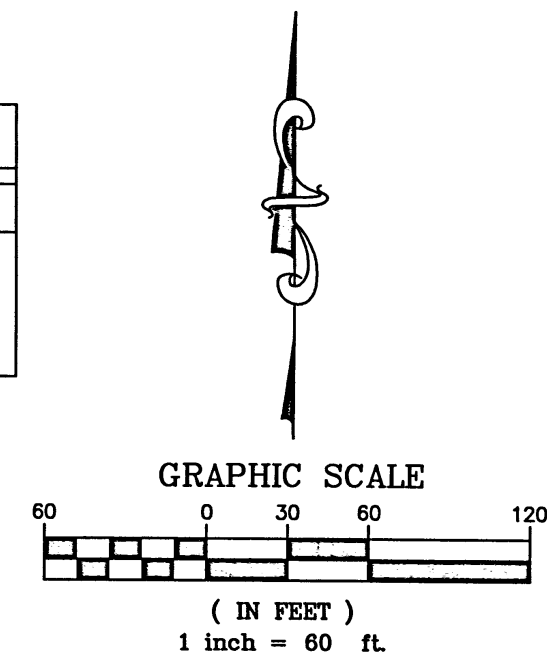
PROJECT NO.: 4621.00 DATE: 02/02/2017



**CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
A REPLAT OF A PART OF LOT 2, BLOCK 1
SOUTHWEST CROSSROADS, PLAT NO. 6117**

AN ADDITION TO THE CITY OF GLENPOOL
IN A PART OF THE NE 1/4 OF SECTION 3, T17N, R12E, 1B&M.
TULSA COUNTY, OKLAHOMA

ZONING DATA	
DISTRICT:	CS - COMMERCIAL
MINIMUM YARD REQUIREMENTS	
FRONT:	50'
SIDE:	0'
REAR:	0'



BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	681.50	ELEVATION	680.37
MONUMENT	CUT "X"	MONUMENT	CUT "X"
LOCATION	ON TOP OF HEADWALL, SOUTHWEST CORNER OF SOUTHWEST PROPERTY CORNER	LOCATION	ON CORNER OF SIDEWALK RAMP, NORTH OF NORTHEAST PROPERTY CORNER

BENCHMARK - BM 3	
ELEVATION	683.52
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB AT WEST P.C. OF NORTHEAST WHATABURGER ENTRANCE

EASEMENTS BY SEPARATE INSTRUMENTS

1. HIGHWAY EASEMENT BOOK 5186, PAGE 1383
2. 10' WATERLINE EASEMENT BOOK 3366, PAGE 76 AS MODIFIED BY PARTIAL RELEASE BOOK 6362, PAGE 456
3. HIGHWAY EASEMENT BOOK 5186, PAGE 1383
4. 10' G&M EASEMENT DOC. NO. 2016084983
5. EXHIBIT E, TRACT 1 EASEMENT AGREEMENT DOC. NO. 2012049476
6. EXHIBIT E, MUTUAL PARKING AREA EASEMENT AGREEMENT DOC. NO. 2012049476
7. EXHIBIT D, MUTUAL ACCESS AREA EASEMENT AGREEMENT DOC. NO. 2012049476

SOUTHWEST CROSSROADS SECTION 2 LOT SUMMARY TABLE	
BLOCK 1, LOT 1	7.4412 ACRES
BLOCK 1, LOT 2	1.6816 ACRES
TOTAL:	9.1228 ACRES

Line Table		
Line #	Direction	Length
L1	S 23°41'55" E	27.69'

Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Bearing
C1	85.00'	22.90'	15°26'08"	11.52'	S 32°26'48" E
C2	65.00'	18.68'	16°27'39"	9.40'	S 31°55'52" E
C3	95.00'	27.29'	16°27'39"	13.74'	S 31°55'52" E

PREPARED FOR:

OWNER:
GLENAPP DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
450 SOUTH COLTRANE
EDMOND, OKLAHOMA 73034
PH: (405) 752-7522
FAX: (405) 749-9924

SURVEYOR:
DODSON-THOMPSON-MANSFIELD, PLLC
20 N.E. 30th STREET
OKLAHOMA CITY, OK 73105
PH: (405) 601-7402
CA NO. 6391, EXPIRES 6/30/2018

ENGINEER:
SMC CONSULTING ENGINEERS, P.C.
815 WEST MAIN
OKLAHOMA CITY, OK 73106
PH: (405) 232-7715
CA NO. 464, EXPIRES 6/30/2017

SMC Consulting Engineers, P.C.

815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
Website: www.smcok.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2017
PROJECT NO.: 4621.00 DATE: 02/02/2017

SMC

CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
SHEET 2 OF 3

CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
A REPLAT OF A PART OF LOT 2, BLOCK 1
SOUTHWEST CROSSROADS, PLAT NO. 6117

AN ADDITION TO THE CITY OF GLENPOOL
IN A PART OF THE NE 1/4 OF SECTION 3, T17N, R12E, IB&M.
TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION

SECTION I. EASEMENTS, UTILITIES AND SITE PLAN APPROVAL

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT (THE "PLAT") OF SOUTHWEST CROSSROADS SECTION 2 ADDITION (THE "SUBDIVISION") FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, UPON, OVER, UNDER, ACROSS AND ALONG SUCH "UTILITY EASEMENTS" TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING UPON, OVER, UNDER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH OWNER OF A LOT LOCATED WITHIN THE SUBDIVISION (INDIVIDUALLY A "LOT" AND COLLECTIVELY THE "LOTS") AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED FRANCHISED UTILITY SERVICES, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND UTILITY SERVICES

1. THROUGHOUT THE SUBDIVISION, STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING FRANCHISED ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE UTILITY EASEMENT DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHT-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICES LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICES SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERPETUAL AND EFFECTIVE UNDERGROUND RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS SERVICE LINE EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF FRANCHISED ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE ACCOMPANYING PLAT AND TO UNDERGROUND RIGHT-OF-WAY EASEMENTS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICES.

4. THE RECORD OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND UTILITY FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE RECORD OWNER OF A LOT SHALL BE LIABLE FOR DAMAGE TO OR RELOCATION OF SUCH FACILITIES LOCATED ON THEIR LOT CAUSED OR NECESSITATED BY ACTS OF SUCH RECORD OWNER OR THEIR AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE FRANCHISED SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOT, FOR ITSELF AND FOR ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE ACCOMPANYING PLAT AND TO UNDERGROUND RIGHT-OF-WAY EASEMENTS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSES OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICES.

2. THE RECORD OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SUCH FACILITIES, BUT THE RECORD OWNER OF A LOT SHALL BE LIABLE FOR DAMAGE TO OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH RECORD OWNER, OR THEIR AGENTS OR CONTRACTOR.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE, AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOT, FOR ITSELF AND FOR ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

D. WATER MAIN, SANITARY SEWERS, AND STORM SEWERS

1. THE RECORD OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THOSE PORTIONS OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS IN THIS SUBDIVISION LOCATED UPON SUCH RECORD OWNER'S LOT.

2. WITHIN THE UTILITY EASEMENT AREAS, STORM SEWER EASEMENT AREAS AND SANITARY SEWER EASEMENT AREAS AS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF GLENPOOL, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER, BUT THE RECORD OWNER OF A LOT SHALL BE LIABLE FOR DAMAGE TO OR RELOCATION OF SUCH FACILITIES LOCATED ON THEIR LOT CAUSED OR NECESSITATED BY ACTS OF SUCH RECORD OWNER, OR THEIR AGENTS OR CONTRACTORS.

4. THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENT AREAS, STORM SEWER EASEMENT AREAS OR SANITARY SEWER EASEMENT AREAS AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOT, FOR ITSELF AND FOR ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATIONS AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF GLENPOOL, OKLAHOMA AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOT, FOR ITSELF AND FOR ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE RECORD OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, REPAIRS OR MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS, STORM SEWER EASEMENTS AND SANITARY SEWER EASEMENT AREAS AS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF GLENPOOL, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO STATE HIGHWAY 117 WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF GLENPOOL, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. THE LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL.

H. STORM WATER DETENTION EASEMENT (RESERVE AREAS 1, 2 AND 3)

1. FOR THE COMMON USE AND BENEFIT OF THE RECORD OWNERS OF LOTS AND FOR THE BENEFIT OF THE CITY OF GLENPOOL, OKLAHOMA, THE OWNER/DEVELOPER HAS CONSTRUCTED THE DETENTION AND DRAINAGE FACILITIES WITHIN DRAINAGE RESERVE AREAS 1, 2 AND 3, AS DEPICTED ON THE RECORDED PLAT OF THE SOUTHWEST CROSSROADS (PLAT NO. 6117), WHICH ARE NECESSARY TO MEET CITY OF GLENPOOL, OKLAHOMA, DETENTION AND DRAINAGE REQUIREMENTS APPLICABLE TO SAID LOTS. RESERVE AREAS 1, 2 AND 3 WILL BE MAINTAINED BY A RESPONSIBLE PARTY WHO WILL INITIALLY BE THE OWNER/DEVELOPER (THE "RESPONSIBLE PARTY") IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS DEED OF DEDICATION AND THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048659. THE JUNIOR DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048660, IN THE FIRST AMENDMENT TO JUNIOR DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007110794; AND IN THE SECOND AMENDMENT TO JUNIOR DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2011051183 IN THE REAL ESTATE RECORDS OF TULSA COUNTY, OKLAHOMA.

2. THE DETENTION AND DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE RESERVE AREAS 1, 2 AND 3 HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF GLENPOOL, OKLAHOMA, AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF GLENPOOL, OKLAHOMA.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN, UPON, ACROSS OR UNDER DRAINAGE RESERVE AREAS 1, 2 AND 3, NOR SHALL THERE BE ANY ALTERATION OF GRADES OR CONTOURS IN SUCH DRAINAGE RESERVE AREAS 1, 2 AND 3 UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF GLENPOOL, OKLAHOMA, PROVIDED HOWEVER THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF LESS THAN TWO AND ONE-HALF (2-1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF GLENPOOL, OKLAHOMA.

4. THE STORM WATER DETENTION AND DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE RESERVE AREAS 1, 2 AND 3 SHALL BE MAINTAINED, REPAIRED OR REPLACED, AS NECESSARY, BY THE RESPONSIBLE PARTY, AS PROVIDED FOR HEREIN AND IN THE ECR, IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE STORM WATER DETENTION AREAS AND DRAINAGE FACILITIES SHALL BE KEPT FREE OF OBSTRUCTION AND DEBRIS.
- THE STORM WATER DETENTION AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING FOUR (4) WEEKS.
- CONCRETE APPURTENANCES LOCATED WITHIN OR SERVING DRAINAGE RESERVE AREAS 1, 2 AND 3, IF ANY, SHALL BE MAINTAINED IN GOOD WORKING CONDITIONS; AND
- TRICKLE CHANNELS, IF ANY, LOCATED WITHIN DRAINAGE RESERVE AREAS 1, 2 AND 3 SHALL BE CLEANED OF SILTATION AND VEGETATION AT LEAST TWICE YEARLY.

THE MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE PERFORMED BY THE RESPONSIBLE PARTY AS PROVIDED FOR HEREIN AND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048659 (THE OWNER OF LOT (1), BLOCK (1), SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, NOT BEING A RESPONSIBLE PARTY), AND THE COST THEREOF ATTRIBUTABLE TO DRAINAGE RESERVE AREAS 1, 2 AND 3 SHALL BE ASSESSED TO THE RECORD OWNERS OF LOTS EXCLUSIVE OF THE RECORD OWNER OF LOT ONE (1), BLOCK ONE (1) (AS SUCH LOT IS IDENTIFIED ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117) IN ACCORDANCE WITH THE TERMS OF THIS DEED OF DEDICATION AND THE DECLARATION OF COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048659.

5. IN THE EVENT OF THE FAILURE OF THE RESPONSIBLE PARTY TO PROPERLY MAINTAIN, REPAIR OR REPLACE THE STORM WATER DETENTION AND/OR DRAINAGE FACILITIES SITUATED IN DRAINAGE RESERVE AREAS 1, 2 AND 3, IN ACCORDANCE WITH THE TERMS OF THIS DEED OF DEDICATION OR THE ECR OR IN THE EVENT OF THE PLACEMENT OF A PERMANENT OBSTRUCTION WITHIN SAID DRAINAGE RESERVE AREAS 1, 2 AND 3, OR THE PERMANENT ALTERATION OF THE GRADE OR CONTOUR THEREOF, THE CITY OF GLENPOOL, OKLAHOMA OR ITS DESIGNATED CONTRACTOR, MAY NOTIFY THE RESPONSIBLE PARTY IN WRITING OF SUCH ISSUE INVOLVING DRAINAGE RESERVE AREAS 1, 2 AND 3 AND IF THE RESPONSIBLE PARTY DOES NOT REMEDY SUCH ISSUE OR COMMENCE TO REMEDY SUCH ISSUE WITHIN THIRTY (30) DAYS FROM THE DATE THE RESPONSIBLE PARTY RECEIVES NOTICE FROM THE CITY OF GLENPOOL, THEN THE CITY OF GLENPOOL, OKLAHOMA OR ITS REPRESENTATIVE, MAY ENTER DRAINAGE RESERVE AREAS 1, 2, AND 3 AND PERFORM MAINTENANCE, REPAIRS OR REPLACEMENTS NECESSARY TO ACHIEVE THE DRAINAGE AND DETENTION FUNCTIONS INTENDED BY THE APPROVED PLANS AND SPECIFICATIONS THEREFOR, AND REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATIONS OF GRADE OR CONTOURS, AND THE COST THEREOF SHALL BE ALLOCATED TO AND PAID BY THE RESPONSIBLE PARTY WHICH MAY COLLECT SUCH COSTS FROM THE RECORD OWNERS OF LOTS WITHIN THE SUBDIVISION, EXCLUDING THE RECORD OWNER OF LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, ON A PRO RATA BASIS BASED ON THE SQUARE FOOTAGE OF THE LAND COMPRISING EACH LOT AS COMPARED TO THE TOTAL SQUARE FOOTAGE OF ALL OF THE LOTS SITUATED IN THE SUBDIVISION, EXCLUDING LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, AS MORE FULLY DESCRIBED IN THE ECR. IN THE EVENT, THE RESPONSIBLE PARTY, EXCLUDING LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, FAILS TO PAY THE COST OF SUCH MAINTENANCE, REPAIRS OR REPLACEMENT, REMOVAL OF OBSTRUCTION OR CORRECTION OR ALTERATION OF GRADE OR CONTOURS PERFORMED BY THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SUCH ACTIVITIES AND RECEIPT OF A STATEMENT OF THE COSTS THEREFOR, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF RECORD A COPY OF THE STATEMENT OF COST, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST THE DRAINAGE RESERVE AREAS 1, 2 AND 3 AND THE RESPONSIBLE PARTY OTHER THAN LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA IN ACCORDANCE WITH APPLICABLE LAWS.

6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL FURTHER BE ENFORCEABLE AS PROVIDED IN THE ECR, BY THE RECORD OWNERS OF LOTS OF THIS SUBDIVISION AND BY THE CITY OF GLENPOOL, OKLAHOMA, AND BY ACCEPTANCE OF A DEED THEREFOR, THE RECORD OWNER OF ANY SUCH LOT, FOR ITSELF AND ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

I. MUTUAL ACCESS EASEMENTS WITHIN SOUTHWEST CROSSROADS SUBDIVISION

1. MUTUAL ACCESS EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AND DESIGNATED AS "M.A.E." ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM AND BETWEEN THE LOTS WITHIN THE SUBDIVISION ADJOINING SUCH MUTUAL ACCESS EASEMENTS AND ALL STREETS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, AND SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE RECORD OWNERS OF EACH AFFECTED LOT, THEIR GRANTEEES, SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND WITNEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT, PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH MUTUAL ACCESS EASEMENTS AS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

2. THE RECORD OWNER OF EACH LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL MAINTAIN, REPAIR AND REPLACE, AS NECESSARY, THE DRIVEWAY, AISLE, WALKWAY, CURB CUTS AND OTHER IMPROVEMENTS LOCATED WITHIN THAT AREA OF THEIR LOT DEPICTED ON THE ACCOMPANYING PLAT AS AN "M.A.E." IN GOOD CONDITION.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN, UPON, OVER OR ACROSS THAT PORTION OF A LOT DEPICTED ON THE ACCOMPANYING PLAT AS AN "M.A.E." THAT WOULD INTERFERE WITH THE FREE FLOW OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON, OVER AND ACROSS SUCH "M.A.E." AREA.

4. IN THE EVENT THE RECORD OWNER OF A LOT SHOULD FAIL TO PROPERLY MAINTAIN, REPAIR AND/OR REPLACE, AS NECESSARY, THE DRIVEWAY, AISLE, WALKWAY, CURB CUTS AND OTHER IMPROVEMENTS LOCATED WITHIN THE "M.A.E." SITUATED ON THEIR LOT IN GOOD CONDITION OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SAID "M.A.E." AREAS, THE RESPONSIBLE PARTY AS DEFINED ABOVE MAY AS PROVIDED FOR HEREIN AND IN THE ECR ENTER SAID "M.A.E." AREA ON SUCH RECORD OWNER'S LOT AND PERFORM SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS NECESSARY, OR REMOVE SUCH OBSTRUCTION AND THE COSTS OF THEREOF SHALL BE ASSESSED TO SUCH RECORD OWNER.

5. IN THE EVENT THE RECORD OWNER OF A LOT FAILS TO PAY ITS ASSESSMENT FOR THE COSTS OF SUCH MAINTENANCE, REPAIR OR REPLACEMENT OR REMOVAL OF SUCH OBSTRUCTION RELATED TO AN "M.A.E." WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SUCH ACTIVITIES AND RECEIPT OF A STATEMENT FOR SUCH ASSESSMENTS, SUCH ASSESSMENT TOGETHER WITH INTEREST THEREON, COSTS, AND REASONABLE ATTORNEY FEES FOR THE COLLECTION THEREOF SHALL BE A CONTINUING LIEN ON SUCH RECORD OWNER'S LOT AND THE PERSONAL OBLIGATION OF THE RECORD OWNER OF SUCH LOT AT THE TIME OF SUCH ASSESSMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED IN ACCORDANCE WITH APPLICABLE LAWS.

6. THE COVENANTS SET FORTH IN THIS SECTION I. SHALL BE ENFORCEABLE AS PROVIDED FOR HEREIN AND BY THE RECORD OWNER OF ANY LOT WITHIN THE SUBDIVISION, AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOT, FOR ITSELF AND ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

THE COVENANTS SET FORTH IN THIS SECTION I. SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA AND BY ACCEPTANCE OF A DEED THEREFOR, THE RECORD OWNER OF A LOT, OR ANY PORTION THEREOF, FOR ITSELF AND ITS GRANTEEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY.

J. STORM SEWER EASEMENT

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF GLENPOOL, OKLAHOMA, THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTION, MAINTAINING, OPERATION, REPAIRING, REPLACING, AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

K. SITE PLAN APPROVAL

PRIOR TO ISSUANCE OF A BUILDING OR OCCUPANCY PERMIT FOR ANY LOT(S) WITHIN THE SUBDIVISION, A SITE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF GLENPOOL IN ACCORDANCE WITH THE CITY OF GLENPOOL ZONING CODE. ALL PROPOSED BUILDINGS AND IMPROVEMENTS UPON AN APPROVED SITE PLAN SHALL CONFORM TO CITY OF GLENPOOL ZONING CODE REQUIREMENTS UNLESS OTHERWISE PROVIDED FOR BY THE CITY OF GLENPOOL, WHICH MAY INCLUDE INSTALLATION OF FIRE SUPPRESSION FACILITIES OR ADDITIONAL BUILDING OR ZONING CODE COMPLIANCE REQUIREMENTS AS DEEMED NECESSARY BY THE CITY OF GLENPOOL. THE SITE PLAN MUST ALSO DEPICT THE LOCATION OF MUTUAL ACCESS EASEMENTS, IF ANY, TO BE GRANTED.

SECTION II. ECR

REFER THE DEDICATION AND THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048659; THE JUNIOR DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007048660; IN THE FIRST AMENDMENT TO JUNIOR DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2007110794; AND IN THE SECOND AMENDMENT TO JUNIOR DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NO. 2011051183 IN THE REAL ESTATE RECORDS OF TULSA COUNTY, OKLAHOMA, WHICH CONTAINS A NUMBER OF RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND PROVISIONS INCLUDING THOSE DEALING WITH RESERVE AREAS 1, 2 AND 3 AND CONTAINS A NUMBER OF PROVISIONS SEPARATE AND APART FROM THE EASEMENTS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS DEED OF DEDICATION FOR THE SUBDIVISION AND SHALL BE ENFORCEABLE ONLY AS PROVIDED FOR IN THE ECR.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEEES, SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. - EASEMENTS, UTILITIES AND SITE PLAN APPROVAL - ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL ADDITIONALLY INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED IN THE ECR SHALL INURE ONLY TO THE BENEFIT OF THE RECORD OWNERS OF LOTS WITHIN SOUTHWEST CROSSROADS ADDITION AND THE OWNER/DEVELOPER AND THOSE PARTIES SPECIFIED IN THE ECR.

B. DURATION

THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS, AS SET FORTH IN THIS DEED OF DEDICATION, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS EARLIER TERMINATED OR AMENDED, IN WHOLE OR IN PART, AS HEREINAFTER PROVIDED. IF NOT TERMINATED PRIOR TO THE END OF SAID THIRTY (30) YEARS PERIOD, THESE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS, AS MAY HAVE BEEN AMENDED AS PROVIDED HEREIN, SHALL AUTOMATICALLY RENEW ON THE ANNIVERSARY DATE OF SUCH THIRTY (30) YEARS PERIOD FOR SUCCESSIVE TEN (10) YEAR PERIODS UNLESS EARLIER TERMINATED OR AMENDED, IN WHOLE OR IN PART, AS PROVIDED HEREIN.

C. AMENDMENT

SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA, THE OWNER/DEVELOPER MAY WITH THE WRITTEN CONSENT OF THE RECORD OWNER OF LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, BUT WITHOUT JOINDER OR CONSENT OF ANY OTHER PERSON, AMEND, ADD TO, MODIFY IN ANY MANNER OR TERMINATE, IN WHOLE OR IN PART, ANY OF THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS SET FORTH IN SECTION I.H., I.L., AND SECTION I.I.C., AT ANY TIME WHILE OWNER/DEVELOPER RETAINS THE RECORD OWNERSHIP OF ANY LOT OR DRAINAGE RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT OF THE SUBDIVISION, AFTER SUCH TIME THAT THE OWNER/DEVELOPER NO LONGER IS THE RECORD OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT OF THE SUBDIVISION, AND SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA, THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS, OR ANY PORTION THEREOF, WITHIN SECTION I.H., I.L., AND SECTION I.I.C. MAY BE AMENDED, ADDED TO, OR MODIFIED IN ANY MANNER OR TERMINATED, IN WHOLE OR IN PART, AT ANY TIME BY THE WRITTEN CONSENT OF SEVENTY-FIVE (75%) PERCENT OF ALL PARTIES THEN CONSTITUTING THE CURRENT RECORD OWNERS OF THE LOTS DEPICTED ON THE ACCOMPANYING PLAT OF THE SUBDIVISION AND IN ALL EVENTS, THE RECORD OWNER OF LOT ONE (1), BLOCK ONE (1) SHOWN ON THE RECORDED PLAT OF SOUTHWEST CROSSROADS - PLAT NO. 6117, THE PROVISIONS OF ANY INSTRUMENT AMENDING, ADDING TO, MODIFYING IN ANY MANNER OR TERMINATING THE TERMS, CONDITIONS, COVENANTS, AND RESTRICTIONS OR ANY PORTIONS THEREOF, SHALL BE EFFECTIVE FROM AND AFTER THE DATE SUCH INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

E. COMPLIANCE AND NON-DISTURBANCE

ALL PARTIES TO THIS DEED OF DEDICATION SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE USERS OF ANY EASEMENTS SHALL USE REASONABLE EFFORTS TO AVOID DISRUPTING THE OPERATIONS OF THE BUSINESSES BUILT WITHIN THE SUBDIVISION OR DISTURBING CUSTOMERS SHOPPING IN THE SUBDIVISION.

CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
SHEET 3 OF 3

SMC Consulting Engineers, P.C.
815 West Main Oklahoma City, OK 73106
Pfx: 405-232-7715 Fax: 405-232-7659
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 6/30/2017
PROJECT NO.: 4621.00 DATE: 02/02/2017

SMC



To: Mayor and Council

From: David Tillotson, City Manager 

Date: October 17, 2018

Re: OML District Dinner

Background:

The Glenpool Conference Center will be hosting the Oklahoma Municipal League's District Dinner and meeting on December 4th starting at 6:00 PM. Councilor Lund has suggested that the Council may desire to call a special meeting for that evening to allow a quorum of the Council to attend.

Staff Recommendation:

Staff is not making a recommendation on this item.

Attachments:

- OML District Dinner email

David Tillotson

From: Oklahoma Municipal League <christy@oml.ccsend.com> on behalf of Oklahoma Municipal League <christy@oml.org>
Sent: Tuesday, October 16, 2018 2:11 PM
To: David Tillotson
Subject: On The Road Again! 2018 OML District Dinner Meetings



OML District Dinner Meetings

Next Stop: October 30th, Pete's Place, Krebs



On The Road Again!
2018 OML District Dinner Meetings!

Over the next few weeks, the OML staff is coming to a community near you in celebration of our annual District Dinner meetings. You are all invited to join us for an evening of great food and fun. OML staff will be on hand to facilitate the dinners and fill you in on the latest news out of OML, including information regarding the upcoming legislative session.

All events are free. You can find more information regarding dates and locations below. We hope to see you soon!

**District Dinner Meetings:
Dinner & Meeting 6:00 – 8:30 p.m**

This Year's Meetings

October 30 Pete's Place 120 S West 8th St Krebs	November 1 Old Plantation Restaurant 143 East Lake Dr Medicine Park
November 27	November 29

**Cattlemen's
1309 S Agnew
Oklahoma City**

**Elk City Convention Center
1016 Airport Industrial Rd
Elk City**

**December 4
Glenpool Conference Center
12205 S Yukon Ave
Glenpool**



Oklahoma Municipal League | 201 N.E. 23rd, Oklahoma City, OK 73105

[Unsubscribe dtillotson@cityofglenpool.com](mailto:dtillotson@cityofglenpool.com)

[Update Profile](#) | [About our service provider](#)

Sent by christy@oml.org



Date: November 5, 2018

To: Honorable Mayor/Chairman and City Council/Trustees

From: Wendy Knight, City Clerk

Re: 2019 Meeting Schedule

Background

Per Oklahoma Open Meetings Act O.S.25 § 311(A)(1), all public bodies shall give notice in writing by December 15 of each calendar year of the schedule of the regularly scheduled meetings for the following year.

Meeting schedules have been prepared separately for City Council meetings, each Trust Authority and GEMS. They are identical to 2018 in frequency and convening time for each public body.

Attached

- 2019 Meeting Calendar

**2019 CALENDAR YEAR
SCHEDULE OF REGULAR MEETINGS
GLENPOOL CITY COUNCIL
GLENPOOL, OKLAHOMA**

DATE	TIME	PLACE
JANUARY 7, 2019	6:00 P.M.	GLENPOOL CITY HALL
JANUARY 22, 2019 *	6:00 P.M.	GLENPOOL CITY HALL
FEBRUARY 4, 2019	6:00 P.M.	GLENPOOL CITY HALL
FEBRUARY 19, 2019 *	6:00 P.M.	GLENPOOL CITY HALL
MARCH 4, 2019	6:00 P.M.	GLENPOOL CITY HALL
MARCH 18, 2019	6:00 P.M.	GLENPOOL CITY HALL
APRIL 1, 2019	6:00 P.M.	GLENPOOL CITY HALL
APRIL 15, 2019	6:00 P.M.	GLENPOOL CITY HALL
MAY 6, 2019	6:00 P.M.	GLENPOOL CITY HALL
MAY 20, 2019	6:00 P.M.	GLENPOOL CITY HALL
JUNE 3, 2019	6:00 P.M.	GLENPOOL CITY HALL
JUNE 17, 2019	6:00 P.M.	GLENPOOL CITY HALL
JULY 1, 2019	6:00 P.M.	GLENPOOL CITY HALL
JULY 15, 2019	6:00 P.M.	GLENPOOL CITY HALL
AUGUST 5, 2019	6:00 P.M.	GLENPOOL CITY HALL
AUGUST 19, 2019	6:00 P.M.	GLENPOOL CITY HALL
SEPTEMBER 3, 2019 *	6:00 P.M.	GLENPOOL CITY HALL
SEPTEMBER 16, 2019	6:00 P.M.	GLENPOOL CITY HALL
OCTOBER 7, 2019	6:00 P.M.	GLENPOOL CITY HALL
OCTOBER 21, 2019	6:00 P.M.	GLENPOOL CITY HALL
NOVEMBER 4, 2019	6:00 P.M.	GLENPOOL CITY HALL
DECEMBER 2, 2019	6:00 P.M.	GLENPOOL CITY HALL

* Denotes Tuesday Meeting

Meetings held at GLENPOOL CITY HALL, City Council Chambers, 12205 S Yukon Ave., Glenpool Oklahoma

APPROVED BY:
GLENPOOL CITY COUNCIL
12205 S. YUKON
GLENPOOL, OK 74033
918-322-5409

Filed in the office of the City Clerk on the 6th day of November 2018

Signed: _____