**NOTICE**
**GLENPOOL CITY COUNCIL**
**REGULAR MEETING**

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A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on December 2, 2019, 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 – Toby Youngblood, Faith Church**

D) **Pledge of Allegiance – Timothy Lee Fox, Mayor**

E) **Community Development Report – Lynn Burrow, Community Development Director**

1) Community Development Director's Report 12 02 19 — 4 - 10

F) **City Manager Report – David Tillotson, City Manager**

1) City Manager Report — 11 - 15

G) **Mayor Report – Timothy Lee Fox, Mayor**

H) **Council Comments**

I) **Public Comments**

J) **Scheduled Business**

1) Discussion and possible action to approve minutes from November 4, 2019 meeting. (Wendy Knight, City Clerk) — 16 - 22
Regular Meeting - 04 Nov 2019 - Minutes - Html

2) Discussion and possible action to approve and authorize execution of the Annual Audit Reconciliation Agreement of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") to be entered by the City Council and the Glenpool Utility Service Authority Board of Trustees with the Creek County Rural Water District # 2 Board of Directors. — 23 - 26
(Wendy Knight, City and GUSA Clerk; Lowell Peterson, City Attorney in absentia)
STAFF RE REC AGMT 120219
Reconciliation Agreement Pursuant to Section 10(f) - 2019 Auditable Period Report

3) Discussion and possible action to approve acceptance of public infrastructure improvements serving *Brookover Corner I & II* additions. — 27 - 55
(Lynn Burrow, Community Development Director)
Memorandum City Council 12 02 19 Acceptance of Public Improvements Brookover Corner

4) Discussion and possible action to authorize release of a certain Irrevocable Letter of — 56 - 60

Credit, No.190800, issued by the First National Bank and Trust Company of Broken Arrow in the amount of $453, 661.20 to secure performance by Moab Holdings Glenpool, LLC, of the installation of certain public infrastructure improvements serving the *BrookoverCorner* subdivision in Glenpool as a condition for the City's release of final subdivision plats for recording, such improvements having been completed and accepted by the City Council.
(Lynn Burrow, Community Development Director)

Memorandum City Council 12.02 19 Release of LOC Brookover Corner

5) Discussion and possible action to approve acceptance of public improvements constructed to serve *South 75 Business Park - Phase III*, and as covered under the attached Performance and Maintenance Bonds. 61 - 77
(Lynn Burrow, Community Development Director)

Memorandum City Council Agenda Item 102 19 Public Improvement Acceptance So. 75 Bus. Park III

6) Discussion and possible action to approve acceptance the public improvements serving *Elm Pointe II* addition - PUD No. 38. 78 - 88
(Lynn Burrow, Community Development Director)

Memorandum City Council 12 02 19 Acceptance of Public Improvements Elm Pointe II

7) Discussion and possible action to approve acceptance of the public improvements serving *The Pines* addition - PUD No. 37. 89 - 106
(Lynn Burrow, Community Development Director)

Memorandum City Council 12 02 19 Acceptance of Public Improvements The Pines

8) Discussion and possible action to approve acceptance of a General Utility Easement dedication from Charles B. Emde. 107 - 113
(Lynn Burrow, Community Development Director)

Memorandum City Council 12 02 19 Acceptance of Utility Easement C Emde

9) Discussion and possible action to approve council member attendance at the ICSC RECON conference in Las Vegas, on May 17-19, 2020 and authorize the City to pay registration and travel costs for approved council members. 114
(David Tillotson, City Manager)

ICSC RECON conference

10) Discussion of 121st street Widening Project. No action will be taken. 115
(David Tillotson, City Manager)

121st street widening project

11) Discussion and updates of economic development in the City of Glenpool. No action will be taken. 116
(David Tillotson, City Manager; Rickey Hayes; Mandy Vavrinak)

Economic Development Update

12) Discussion and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the possible transfer of property, financing or the creation of a proposal to entice a business to locate within the City of Glenpool, 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 Meeting Act). 117
(David Tillotson, City Manager)

Project 36 Ex Sess 120219 Memo

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

K) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on November 27, 2019, by 4:00 pm.

Signed: Wendy Knight
City Clerk

City Of Glenpool
Creating Opportunity

## COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

**To:** **Honorable Mayor and Glenpool City Councilors**
**From:** **Lynn Burrow, PE**
**Community Development Director**
**Date:** **December 2, 2019**

This report summarizes development improvement related activities within the City of Glenpool, documenting: (1) major public and private projects in the design process; (2) approved projects under construction, (3) current Planning Department items currently being processed; (4) Building and Field Inspection Department activities, and; (5) Code Enforcement Department business within the City of Glenpool:

### I. CURRENT CITY OF GLENPOOL PUBLIC IMPROVEMENT PROJECTS:

#### A. PAVING STRIPPING PROJECTS

- Crosswalk and intersection paving marking on Warrior Road is fully complete.
- Centerline stripping, intersection marking, and side lane stripping on Casper Ave. between 146th Street and 151st Street is fully complete.
- Lane stripping on Waco Ave. at 121st Street, lane stripping to the south entry form WalMart,onto Waco Ave, and lane stripping and intersection marking on Vancouver Ave @ 121st Street and @ Waco Ave. will be fully completed by December 6th.

### 11. CURRENT PRIVATE CONSTRUCTION ACTIVITY WITHIN THE CITY:

#### A. ELM POINTE II RESIDENTIAL ADDITION: 141ST STREET AND MADISON AVENUE

- The public Improvements installed to serve this addition are being requested for City acceptance at the December 2nd Council meeting
- The final approved final subdivision plat will be recorded in December.
- Residential home construction is anticipated to start in December as well.

#### B. BROOKOVER CORNER I & II: COMMERCIAL ADDITION - 151ST STREET & BROADWAY AVENUE

- This commercial project is located along north side of State Highway 67 (151st Street) extending from 151st Street to approximately 148th Street and is being developed

under the terms and conditions specified in a certain TIF District Agreement approved for the project.

- Public improvements serving the subdivision are requested to be accepted by the City at the December 2nd Council meeting.
- Casey's General Store project is currently underway within the Phase I platted area.

**C. GLEN HILLS: BLOCKS 7 THRU 11 (PHASE II): RESIDENTIAL ADDITION - 141ST STREET & IROQUOIS AVENUE**

- The start of construction related to public improvements necessary to serve the Phase II portion of the project is currently in progress.
- The full completion of Phase II development improvement construction, City processing of the final subdivision plat, and the start of actual home construction in the Phase II portion of the project is anticipated in March, 2020.

**D. THE PINES: RESIDENTIAL ADDITION - 141ST STREET & IRONWOOD AVENUE**

- This single-family residential project is being developed under development standards approved in PUD No. 37.
- Full completion of the public improvements installed to serve this addition are being requested to be accepted by the City at the December 2, Council meeting.
- Building permitting and home construction is anticipated to start in December.

**E. SCISSORTAIL: RESIDENTIAL ADDITION – 151ST STREET & POPLAR STREET**

- All Phase I site improvement construction document approvals and permitting has been completed.
- Site improvement construction on the Phase I tract started in July and is anticipated to be complete in February, 2020

**F. SOUTH 75 BUSINESS PARK: PHASE III**

- This commercial/industrial project is located along east side of US Highway 75 extending from 161st Street to 166th Street and is being developed under the terms and conditions specified in a certain TIF District Agreement approved for the project.
- Full completion of development related public improvements has been accomplished with acceptance by the City at the December 2nd Council meeting.

**G. PARK 151 ADDITION:**

- This Commercial development project is located at the northeast corner of State Highway 67 (151st Street) and Elwood Avenue.

- The Site grading and utility service construction started in July and is projected to be complete in January, 2019.
- Building construction on seven (7) individual buildings started in October and will continue through April, 2020.

**H. ASHTON/GRAY RETAIL CENTER:**

- This Commercail Development project is located at the southwest corner of the 121st Street and Yukon Avenue intersection consisting of a multi-tenant building structure supported by various on-site parking lot and access drive improvements.
- The commercial building permit was issued for the project in August and the Developer is estimating project completion in February 2020.

**I. GLENPOOL RETAIL CENTER:**

- This commercial project is located on the north side of 146th Street - west of Broadway Avenue. consisting of a multi-tenant building structure supported by various on-site parking and access drive improvements.
- The commercial building permit was issued for the project in October and the Developer is estimating project completion in May of 2020.

## III. CURRENT PLANNING DEPARTMENT AND PLANNING COMMISSION ACTIVITIES:

**A. ZONING**

- **GZ 274**: proposed change of zoning classification of 5.262 acres of unplatted property from a CG (commercial general) zoning designation to the IL (light manufacturing research and development) zoning designation. The subject site is generally located immediately east of US Hwy. 75, west of Union Avenue, and immediately south of W. 171st

- **SUP 2019-02**: Specific Use Permit (SUP) requested allowing for Telecommunications Tower on lands zoned AG (agriculture), per Table 11.3.9 of the City's Zoning Ordinance. The SUP 2019-02, applicant is requesting approval to be granted for a maximum height of 150 feet, as could be allowed by Commission and Council upon approval. Subject site location is generally located on the south side of W.141st St. South, west of US Hwy. 75, and on property occupied by Collective Church (596 W. 141Pst P St.) currently Zoned AG (agriculture).

**B. LOT SPLIT**

- **GLS 240: is a** proposed lot split in Brookover Corner II Addition, creating three new tracts from the current Lot 1, Block 2, Brookover Corner II Addition.

**C. SUBDIVISION PLAT APPLICATIONS PENDING REVIEW:**

**i. GLEN HILLS BLOCKS 7-11, K & S DEVELOPMENT INC.**

Residential development located west of northwest corner of 141st Street and Peoria Avenue, contains 20.04 acres (Phase II). Proposed subdivision is 79 single family residential lots, development standards established and previously approved in PUD No. 34.

- 9/28/18 TAC
- 10/8/18 PC Preliminary Plat Approved

- TBD | Final Subdivision Plat application

**ii. FINAL PLAT: SCISSORTAIL, BLOCKS 1 – 4, SUMMIT PROPERTIES, INC.**
Residential development at intersection of 151st St and Poplar St, contains 29.13 acres (Phase I). Proposed subdivision is 88 single family residential lots; development standards established with PUD No. 39.
- 2/22/19 Select Design, indicated final plat submission is anticipated soon
- TBD | Final Subdivision Plat application

**iii. TWIN PONDS A PRELIMINARY PLAT, DAN BEALER/SELECT DESIGN**
Preliminary plat for Twin Ponds, detached single-family subdivision generally located north of W. 181st St S and 0.5-miles west of US Hwy 75 on approx. 22.05-acres of AG (agriculture) zoned land; subject site of PUD 41, application for a preliminary development plan.
- 8/12/2019 Planning Commission approved Twin Ponds Preliminary Plat and PUD 41
- 9/3/2019 Council approved Twin Ponds PreliminarySubdivision Plat and PUD 41

**iv. THE LAKES AT TWIN MOUNDS**
Preliminary plat application, The Lakes at Twin Mounds is approx. 94-acres zoned RS-3 (single family high density) located west of US Hwy. 75, immediately south of West 161st Street South (Austin Mayes, Olsson Engineering).
- 10/14/2019 Planning Commission of Preliminary Subdivision Plat
- TBD | Preliminary/Final Subdivision Plat application
- 11/15/2019 Traffic Impact Analysis submitted for City review

**D. PLANNED UNIT DEVELOPMENT APPLICATIONS AND PROCESSING:**

**i. PUD 41, TWIN PONDS PRELIMINARY DEVELOPMENT PLAN**
Request for approval of Planned Unit Development (PUD) 31, a Preliminary Development Plan of 15 lot residential estate lots in a private gated community on approximately 22.05 acres; generally located north of West 181st Street South and 0.5-miles west of US Hwy 75 on lands now zoned AG (agriculture).
- 8/12/2019 Planning Commission approved preliminary plat and PUD 41 (a preliminary development plan)
- 9/3/2019 Council approved PUD 41 (a preliminary development plan)

**E. SITE PLAN APPLICATIONS PENDING REVIEW:**

i. There have been no November site plan submittals for processing.

## IV. CURRENT BUILDING, CONSTRUCTION INSPECTION, AND CODE ENFORCEMENT DEPARTMENT ACTIVITY: NOVEMBER, 2019

**A. CURRENT COMMERCIAL AND RESIDENTIAL PROJECTS PERMITTED FOR CONSTRUCTION:**

- Brookover Corner Commercial Complex: 151st Street & Broadway Avenue
- Elm Pointe Commercial Development: 141st Street & Peoria Avenue

- Glen Hills Residential Addition: Phase II: 141st St. & Iroquois Avenue
- South 75 Business Park: Phase III Public Improvements: 161st Street & Broadway Avenue
- MonTapp Commercial Building: 125th Court - West of Vancouver Avenue
- Scissortail Residential Addition: Phase I on 151st Street
- Park 151 Commercial Project: 151st Street & Elwood Avenue
- Glenpool Retail Center: 146th Street & Broadway Avenue
- Ashton/Gray Retail Center: 121st Street & Yukon Avenue

**CURRENT RESIDENTIAL AND COMMERCIAL BUILDING PERMIT STATISTICS:**

| | |
|---|---|
| New Residential Permits Issued in November, 2019 | 3 |
| New Commercial Permits Issued in November, 2019 | 1 |
| Current Active Residential Permits | 34 |
| Current Active Commercial Permits | 23 |
| 2018 Residential Permits thru November | 30 |
| **2019 Residential Permits issued thru November** | 31 |
| 2018 Commercial Permits Issued Thru November | 8 |
| **2019 Commercial Permits Issued Thru November** | 12 |
| | |

**B. CODE ENFORCEMENT DEPARTMENT: NOVEMBER, 2019**

Typical Issues Addressed by Code Enforcement Department:

Public Nuisances:

- Inoperable or abandoned vehicles 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 traffic flow
- Bidding and subcontracting involved with nuisance abatement
- Enforcement of Health and Safety Code violations

**DEPARTMENT ACTIVITY FOR THE MONTH: NOVEMBER, 2019**

| **ACTIVITY DESCRIPTION:** | **TOTALS:** |
|---|---|
| Complaints received and investigated (year-to-date) | 1252 |
| Open public nuisance cases thru October | 14 |
| | |
| **Code Enforcement Cases - October** | |
| High grass: | 3 |
| Fire damaged structures: | 1 |
| Illegally parked vehicles: | 21 |
| Nuisance abatements (contractor): | 3 |
| Notices issued for residences with no water service: | -0- |
| Tulsa County Health Department citations: | -0- |
| Illegally placed sign notices: | 43 |
| Damage to public facilities citations: | -0- |
| Excessive trash & debris notices : | 13 |
| Dilapidated structure/property notices: | 2 |
| Trash can/receptacle placement notices: | 16 |
| Misc.: Building Demolition & Removal | 1 |
| Elderly & Disabled Citizen Assistance | 7 |
| Assessment Letters Issued in October | 2 |
| Total Assessment Letters Issued in 2019 | 60 |

City Of Glenpool
Creating Opportunity

To: Mayor and Council

From: David Tillotson

Date: November 25, 2019

Re: City Manager Report

**Economic Development**

At Monday's Council meeting the City's economic development consultants will be sharing updates on the state of the retail marketplace and revealing insights to help us plan our economic development strategy for the coming year. Also on the agenda will be a discussion of the City's participation in the ICSC RECON show set for May 17-19, 2020.

As you will see from Lynn's Community Development report, our current retail and business sites continue to make progress on the construction front. I believe 2020 will remain a strong year for commercial building permits. Additionally, we continue to see positive growth on residential developments in the City. Rickey Hayes and I met with Greg Simmons from Simmons Homes regarding their site in Glenpool. They were pleased with the progress of the development and the home that are being constructed. We discussed home buying trends in the broader Tulsa regional market as well as US trends that Mr. Simmons is witnessing on the home building/buying front. Mr. Simmons agreed to work with Rickey to gather some data on our local and regional markets that will be presented to council in the future.

Lynn, James, Mandy Vavrinak and I are scheduled to speak to the Tulsa Home Builders Developers Council in December. We were asked to present information about the state of our housing market and communicate information that would tell the story of why home builders and developers should be considering Glenpool for their future projects. I believe this is a great opening for our City within the residential development community and I want to thank Lynn for developing the relationships necessary to be offered this opportunity.

**Planning/Goal-Setting Meeting**

The Executive Team met November 19th at St. Francis Glenpool in an all-day retreat to discuss a variety of topics, including current management tasks and priorities within each department;

emergency management roles of the Executive Team in the event of a disaster; and our goals (Rocks) for the first quarter of 2020. This will be the second quarter that we have set tangible goals as a team to be accomplished within the quarter. Each member of the team submits departmental and city-wide Rocks for consideration by the group with the objective of choosing 3-7 Rocks for the quarter. The team provided 27 Rocks for consideration and spent a considerable amount of time narrowing this list down to the following Rocks that we adopted:

1. Development of the processes and forms required to implement a Capital Improvement Plan for the City. (Paul)
2. Completion of a needs study including recommendations for a plan of action regarding an animal control facility. (Jim)
3. Completion of a security study including recommendations to address any issues found at the Public Safety Building. (Jim)
4. Update and refresh all pages of the City website, to include a redesign and expansion of the Police Department portion of the site. (Lea Ann)
5. Update the Utility Billing Policies including any needed changes to our City Code. (Wendy)
6. Review and make a recommendation to purchase an Employee Evaluation Software/Service. (Susan)
7. Creation of a fund balance/reserve policy for the City. (John)
8. Create a Master Fee Schedule for the City and update water/sewer tap fees to account for actual costs. (Lynn)

We intend to hold a planning session for the Council as part of the January 20th Council meeting. The goal will be to determine a set of priorities for the 2020-2021 Fiscal Year that staff can use to help guide our quarterly Rocks. We will also be discussing longer-term (10-yr) priorities for the City.

**Court Schedule Changes**

As part of our investigation into how to improve our court system we discussed the potential impacts of removing our Thursday night court docket. This docket has always created difficulties internally with preparation for the next week's docket and with getting all the judgements entered in a timely fashion because of that preparation. We were concerned with overloading a docket because of smaller number of court nights, but after reviewing the data and visiting with Judge Miles we do not believe it will be a problem. Wendy and Lowell worked with Judge Miles to set the new court dates, which I have attached to this report. They have been uploaded to our website. The new schedule will change beginning in March since we already had individuals set for the Thursday night docket in December, January and February.

**Upcoming Events**

- The City Christmas Dinner is scheduled for Friday, December 6th from 6:30 to 8:30.
- The annual Christmas Parade schedule has changed this year and will be held on Monday night, December 9th at 7:00pm. Please let me know ASAP if you want to be a part of the parade this year. Since the parade is at night, no candy will be allowed to be thrown due to visibility. Any candy must be passed out by individuals walking the route.
- The BlackGold Christmas lights-on ceremony will immediately follow the parade. We anticipate it will start at 8:00pm.
- The Coalition of Tulsa Area Governments will be having their Legislative Reception on Wednesday, January 22nd.
- The annual Chamber Banquet is set for Saturday, January 25th.

Court on 2nd + 4th Tuesday of the month? * except Sept. - see note below

# 2020

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Sept. 8th is Council Meeting Night

## Holidays & Observances

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| Jan 01 | New Year's Day |
| Jan 20 | Martin Luther King Day |
| Jan 25 | Chinese New Year |
| Feb 02 | Groundhog Day |
| Feb 12 | Lincoln's Birthday |
| Feb 14 | Valentine's Day |
| Feb 17 | President's Day |
| Feb 26 | Ash Wednesday |
| Mar 08 | Daylight Saving (begin) |
| Mar 17 | St. Patrick's Day |
| Mar 20 | Vernal equinox |
| Apr 01 | April Fool's Day |
| Apr 09 | Passover |
| Apr 12 | Easter |
| Apr 15 | Taxes Due |
| Apr 22 | Admin Assistants Day |
| Apr 24 | Ramadan begins |
| May 05 | Cinco de Mayo |
| May 10 | Mother's Day |
| May 18 | Victoria Day (Canada) |
| May 25 | Memorial Day |
| May 31 | Pentecost |
| Jun 14 | Flag Day |
| Jun 20 | June Solstice |
| Jun 21 | Father's Day |
| Jul 04 | Independence Day |
| Jul 26 | Parents' Day |
| Sep 07 | Labor Day |
| Sep 13 | Grandparents Day |
| Sep 19 | Rosh Hashanah |
| Sep 22 | Autumnal equinox |
| Oct 12 | Columbus Day |
| Oct 16 | Boss's Day |
| Oct 31 | Halloween |
| Nov 01 | Daylight Saving (end) |
| Nov 11 | Veterans Day |
| Nov 26 | Thanksgiving |
| Dec 10 | Hanukkah begins |
| Dec 21 | December Solstice |
| Dec 25 | Christmas Day |
| Dec 26 | Kwanzaa begins |
| Dec 31 | New Year's Eve |

https://www.vertex42.com/calendars/2020.html

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# 2020 Court Dates

| Adults | Juveniles |
|---|---|
| January 2<br>January 7 Trial | January 7 Trial<br>January 16 |
| February 6<br>February 11 Trial | February 11 Trial<br>February 20 |
| March 10<br>March 24 Trial | March 24 |
| April 14<br>April 28 Trial | April 28 |
| May 12<br>May 26 Trial | May 26 |
| June 9<br>June 23 Trial | June 23 |
| July 14<br>July 28 Trial | July 28 |
| August 11<br>August 25 Trial | August 25 |
| September 15<br>September 29 Trial | September 29 |
| October 13<br>October 27 Trial | October 27 |
| November 10<br>November 24 Trial | November 24 |
| December 8<br>December 22 Trial | December 22 |

**MINUTES**
**Regular Meeting**
**Monday, November 4, 2019 Council Chambers 6:00 PM**

**COUNCIL PRESENT:**
Joyce Calvert
Brandon Kearns
Jacqueline Triplett-Lund
Momodou Ceesay
Tim Fox

**STAFF PRESENT:**
David Tillotson
Susan White
Lowell Peterson
Wendy Knight
John Gonsalves
Lynn Burrow
Jim Martin

**A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:04 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**
Mayor Fox gave the invocation in Mr. Farver's absence.

**D) Pledge of Allegiance – Timothy Lee Fox, Mayor**

**E) Community Development Report – Lynn Burrow, Community Development Director**

Community Development Director's Report 11 04 19

**F) City Manager Report – David Tillotson, City Manager**

- Mark Allen Auto Group Town Hall meeting is tonight from 7-9 PM, if Council wants to attend after meetings.

- Reminder that City offices will be closed on Monday in observance of Veteran's Day.
- Introduced new Public Works Director Rob Werley.

City Manager Report

**G) Mayor Report – Timothy Lee Fox, Mayor**

Mayor Fox introduced Brian O'Hara, from Congressman Hern's office. Mr. O'Hara introduced Ms. Gomez, a foreign exchange student from Spain. Ms. Gomez plans to enter into the political field when she graduates, and this is the first government meeting she has attended in the United States.

**H) Council Comments**

**Councilor Kearns** reminded everyone that there is no school the last week of November, for the Thanksgiving holiday.

**I) Public Comments**

**Kevin Lund** thanked everyone that bought popcorn from him for his fundraiser. He reached his goal, and was able to get a scholarship.

**J) Scheduled Business**

1) Discussion and possible action to approve minutes from October 21, 2019 meeting.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

*To approve the minutes as presented.*

| | For | Against | Abstained | Absent |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Regular Meeting - 21 Oct 2019 - Minutes - Html

2) Discussion and possible action to approve the Contract Bid Package received from A & A Asphalt, Inc. in the total amount not to exceed $47,275.00 to be funded from the FY 2019/2020 Annual Budget under Budget Item No. 01-6-14-6274, and to authorize the City Manager to

execute said Contract Agreement on behalf of the City.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of the Contract Bid Package received from A & A Asphalt, Inc. in the total amount not to exceed $49,275.00 to be funded from the FY 2019/2020 Annual Budget under Budget Item No. 01-6-14-6274. This contract involves the rehabilitation of a certain amount of existing asphaltic street surfacing, asphalt paving base course, and underlying subgrade on a section of Longhorn Avenue located south of 121st Street.

- Larry Rader, 12502 Longhorn Avenue, Glenpool, spoke in favor of this item.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

*To approve the Contract Bid Package received from A & A Asphalt, Inc. in the total amount not to exceed $49,275.00 to be funded from the FY 2019/2020 Annual Budget under Budget Item No. 01-6-14-6274, and to authorize the City Manager to execute said Contract Agreement on behalf of the City.*

| | **For** | **Against** | **Abstained** | **Absent** |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Memorandum City Council Meeting 11 04 19 Longhorn Ave. Paving Repair Contract Bid Approval

3) Discussion and possible action to receive and approve the Annual Audit of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2").
(Lowell Peterson, Attorney for City of Glenpool and Glenpool Utility Services Authority; Wendy Knight, City and GUSA Clerk)

Mr. Peterson presented and recommended Council approval the Annual Audit of Compliance with Agreement of Settlement, Compromise and

Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2"). The parties agreed to retain, annually, an independent auditor who will examine all pertinent records and accounts of both parties to determine whether the parties have met their respective reporting and payment obligations during the "Auditable Period" under review. Auditable Period has been defined to conform to Glenpool's fiscal year, the 12-month period from July 1-June 30, for each remaining year of the Agreement.

Moved by Momodou Ceesay, seconded by Tim Fox

*To receive and approve the Annual Audit of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") as required by Sec. 10 of such Settlement Agreement, dated May 15, 2015 and which settled outstanding litigation between the City and GUSA (together, "Glenpool") and Creek County Rural Water District No. 2 ("Creek-2").*

| | **For** | **Against** | **Abstained** | **Absent** |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Staff Memo re Audit Report 110419
a2019 - final as submiited to GB's 091619

4) Discussion and possible action to approve a quote from Mac Systems in the amount of $10,000.00 for intercom replacement at the Police and Utility Departments, with $2,000.00 of this amount to be paid from General Fund Budget Item No. 01-6-03-6202.
(Wendy Knight, City Clerk)

Ms. Knight presented and recommended Council approval of a quote from Mac Systems in the amount of $10,000.00 for intercom replacement at the Police and Utility Departments, with $2,000.00 of this amount to be paid from General Fund Budget Item No. 01-6-03-6202. The Police Department intercom system was originally replaced in April, 2016 and subsequently required repairs in December 2017. This unit is currently inoperable.

Moved by Brandon Kearns, seconded by Joyce Calvert

*To approve a quote from Mac Systems in the amount of $10,000.00 for intercom replacement at the Police and Utility Departments, with $2,000.00 of this amount to be paid from General Fund Budget Item No. 01-6-03-6202.*

| | For | Against | Abstained | Absent |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Intercom Replacement Police and Utility Department 2

5) Discussion and possible action to approve 2020 Meeting Calendar. (Wendy Knight, City Clerk)

Ms. Knight presented and recommended Council approval of the 2020 Meeting Calendar. 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.

Moved by Brandon Kearns, seconded by Joyce Calvert

*To approve the 2020 Meeting Calendar.*

| | For | Against | Abstained | Absent |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Staff Report Meeting Calendar
Meeting Schedule 2020 City Council

6) Discussion and possible action to endorse the Tulsa Regional Chamber's OneVoice Legislative Agenda.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of the Tulsa Regional Chamber's OneVoice Legislative Agenda. This year the OneVoice Legislative Agenda includes several issues that would be beneficial to Glenpool. The agenda continues to call on the state legislature to address municipal revenue diversification, the widening of Highway 75 and continued support at both the state and federal level for economic incentives to assist municipalities with development.

Moved by Joyce Calvert, seconded by Momodou Ceesay

*To endorse the Tulsa Regional Chamber's OneVoice Legislative Agenda.*

| | **For** | **Against** | **Abstained** | **Absent** |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

Tulsa Regional Chamber OneVoice Legislative Agenda

7) 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 8-10, 2020 and authorize the City to pay registration and travel costs for approved council members.
(David Tillotson, City Manager)

Mr. Tillotson presented information regarding the ICSC Red River States Conference and Deal Making in Fort Worth, Texas on January 8-10, 2020.

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

*To approve Mayor Fox and Councilor Calvert attending the ICSC Red River States Conference and Deal Making in Fort Worth, Texas on January 8-10, 2020 and authorizing the City to pay registration and travel costs.*

| | For | Against | Abstained | Absent |
|---|---|---|---|---|
| Joyce Calvert | x | | | |
| Brandon Kearns | x | | | |
| Jacqueline Triplett-Lund | x | | | |
| Momodou Ceesay | x | | | |
| Tim Fox | x | | | |
| | 5 | 0 | 0 | 0 |

CARRIED.

**K) Adjournment**

Mayor Fox declared the meeting adjourned at 6:49 p.m.

City Of Glenpool
Creating Opportunity

Glenpool Utility Service Authority

To: City of Glenpool, Mayor and City Council
Glenpool Utility Services Authority, Chair and Board of Trustees

From: Lowell Peterson, Attorney for City of Glenpool and Glenpool Utility Services Authority; Wendy Knight, City Clerk and Clerk for GUSA

Date: December 2, 2019

Subject: Annual Audit Reconciliation Agreement of Compliance with Agreement of Settlement, Compromise and Release ("Settlement Agreement") to be entered with Creek County Rural Water District # 2

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Background:

In the Settlement Agreement that terminated the litigation between the City of Glenpool and the Glenpool Utility Services Authority (together "Glenpool") and Creek County Rural Water District #2 ("Creek-2") in May of 2015, Glenpool proposed, and Creek-2 accepted, a methodology for minimizing and hopefully preventing any future disputes or claims based on multiple years of real or perceived non-compliance by either party. The parties agreed to retain, annually, an independent auditor who will examine all pertinent records and accounts to determine whether the parties have met their respective reporting and payment obligations during the "Auditable Period" under review. Auditable Period has been defined to conform to Glenpool's fiscal year as the 12-month period from the current July 1 – the following June 30 for each year of the Agreement.

Sec. 10 (a) and (b) of the Agreement require the Independent Accountant's Audit Report to be completed within 90 days following the close of the Auditable Period. The Audit Report for FY 2018-2019 was dated and issued to the parties August 30, 2019, approximately 67 days following the end of the Auditable Period.

Sec. 10(d) of the Agreement provides that each party is allowed an additional 90 days following the date of issuance of the annual audit report in which to put the other party on notice of any potential claim and state the claim. In the event either party fails or neglects to present any objections to the audit of the other party's records within such 90 days following issuance of the audit report, such failure or neglect shall act as a waiver of any and all claims of non-compliance with this Agreement that might otherwise have been asserted based on the audit report.

The Audit Report for the Auditable Period of July 1, 2018 – June 30, 2019 determined that, "Based on the agreed-upon procedures performed, we find that the purpose and intent of the [Settlement] Agreement has been met by both Creek-2 and Glenpool for the Auditable Period."

**City of Glenpool Authority**
12205 S. Yukon Avenue, Glenpool, OK 74033
OFFICE: 918-322-5409
FAX: 918-209-4641

**The Glenpool Utility Services Authority**
Mayor/Chair Timothy Fox Vice Mayor/Vice Chair Momodou Ceesay
Councilors/Trustees: Brandon Kearns, Jacqueline Lund, Joyce Calvert
City Manager David Tillotson; Asst. City Manager Susan White

Reconciliation of Records

Sec. 10(f) of the Settlement Agreement requires that, upon the issuance of each mandatory annual audit, the Parties shall reconcile their records in accordance with the results of such audit. Upon expiration of the 90-day notice period following issuance of the audit without notice of default by either Party, the Auditable Period is deemed compliant with the Agreement and the Parties are required to sign a written agreement setting out certain representations explained in further detail in the Agreement.

Sec. 10(g) provides that, "The resulting reconciliation agreement shall be binding on both Parties as a definitive statement of compliance or non-compliance with this Agreement as of the date of such reconciliation agreement."

The written reconciliation agreement is required to state that, according to the applicable Audit Report:

- There were no unreported or unpaid meter connection fees during the Auditable Period.
- Glenpool sent the required monthly report form throughout the Auditable Period.
- Royalty payments were made in a timely manner and otherwise conformed to the Settlement Agreement, including the annual CPI-U adjustment.
- Shared Utility Customer payments for sewer usage were properly remitted by Creek-2 to Glenpool.

Recommendation:

The 90-day review period, during which either party must assert any supportable claims or forever relinquish all right to do so, expired on November 28, 2019.

Legal counsel for both parties to the Settlement Agreement recommend that the City Council, the Glenpool Utility Services Authority Board of Trustees and the Creek-2 Board of Directors approve the attached Agreement acknowledging and confirming that the Independent Accountant's Report on Applying Agreed-Upon Procedures, dated August 30, 2019, accurately reflects the records of both parties as of that date, that all recommendations contained therein have been followed, and that all parties are deemed to be in compliance with so much of the Settlement Agreement as is the subject of said Audit Report.

Enclosure:

Annual Audit Reconciliation Agreement Pursuant to Section 10(f) of the May 2015 Agreement of Compromise, Settlement, and Release

NOTE: Although I will be out of state at the time of the December 2 Council meeting, I can be reached by either a call, text or email at (918) 805-4090 if necessary. Wendy and I have reviewed the audit report extensively and are satisfied that the statements in the proposed Agreement are true and complete. The Council and Board of Trustees should have no hesitation in executing the Agreement.

Lowell

Annual Audit Reconciliation Agreement Pursuant to Section 10(f)
Of the May 2015 Agreement of Compromise, Settlement, and Release

This Agreement is entered into by Creek County Rural Water District No. 2 ("Creek-2"), the City of Glenpool ("Glenpool") and the Glenpool Utility Services Authority ("GUSA") for the purpose of complying with Section 10(f) of the May 2015 Agreement of Compromise, Settlement, and Release ("Settlement Agreement"). Glenpool and GUSA are collectively referred to as "Glenpool." This Agreement complies with said Section 10(f) to the extent, but only to the extent, that it applies to the Auditable Period (as defined in the Settlement Agreement, as amended) of July 1, 2018 - June 30, 2019.

1. Creek-2 and Glenpool warrant to each other that they have reconciled their records in compliance with Section 10(f).

2. Creek-2 and Glenpool warrant to each other that neither party has any legal or equitable claim against the other based on the Independent Accountant's Report on Applying Agreed-Upon Procedures as submitted to the parties on August 30, 2019.

3. In accordance with Section 10(f), Glenpool represents and warrants to Creek-2:

   (a) Finding: Royalty fees for the number of Active Water Connections in the Permissive Area were calculated correctly and remitted timely. Receipt of the fees was confirmed by a review of Creek-2's records. Amounts paid to Creek-2 for Royalty Fees due on Active Water Connections in the Permissive Area during the Audit Period are correct.

   (b) Finding: There were no Non-Active Water Connections subject to reconnection and resumption of monthly Royalty payments at the applicable rate.

   (c) Finding: There were no new meter connections installed in the Permissive Area since the preceding annual audit and, therefore, no new Meter Connection Fees were due to Creek-2 from Glenpool.

   (d) Finding: There is no record of any Glenpool water connections or charges for properties that are "Reserved Creek-2 Water Customers" in the Released Area.

   (e) Finding: The annual CPI-U adjustment for Meter Connection Fees and Royalty payments was calculated and applied properly.

4. In accordance with Section 10(f), Creek-2 represents and warrants to Glenpool:

   (a) Finding: The assessment and collection of wastewater collection service usage charges, based on the total number of Shared Utility Customers and total water consumption over the Auditable Period, was accounted for correctly.

CITY OF GLENPOOL

Signature: _____ Dated: _____

Name: Timothy Lee Fox
Position: Mayor

GLENPOOL UTILITY SERVICES AUTHORITY

Signature: _____ Dated: _____

Name: Timothy Lee Fox
Position: Chairman of the Board of Trustees

CREEK COUNTY RURAL WATER DISTRICT NO. 2

Signature: _____ Dated: _____

Name: Harvey Morris
Position: President of the Board of Directors

City Of Glenpool

Creating Opportunity

# MEMORANDUM

**TO:** HONORABLE MAYOR and CITY COUNCIL

**FROM:** LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

**RE:** ACCEPTANCE OF PUBLIC INFRASTRUCTURE IMPROVEMENTS SERVING: 'BROOKOVER CORNER I & II ADDITIONS'

**DATE:** DECEMBER 02, 2019

**Background:**

This is a request for Council consideration, approval, and possible action regarding the acceptance for ownership and maintenance of certain public infrastructure improvements installed to serve 'Brookover Corner I & II Additions located along and north and east of South Casper Ave. and north of 151st Street per the attached subdivision plat and construction drawings. Specifically, these public improvements include:

- The installation of improvements associated with the public paving constructed to provide public access to and from 151st Street, Casper Avenue, and along Broadway Avenue.
- Certain public storm sewer collection and conveyance system and drainage improvements associated with internal public streets and lot surface run-off.
- Certain 8" ID public water main extensions providing domestic water and fire protection service to the Addition along Broadway Avenue.
- Certain 8" ID public sanitary sewer main extensions providing sewer service at various locations throughout the Addition.

The Community Development Department Staff inspected these improvements during construction and has received and approved all required testing for conformance to City standard criteria. The improvements listed above have been covered by required Maintenance Bonds per the attached copies. The bonded amounts for each improvement system have been issued based on an Engineer's Statement of Cost submitted to Staff by the Project Engineer. Record (As-Built) drawings covering the installation of the listed public improvements have been received and approved by Staff as required prior to acceptance of the improvements by the City Council.

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

**Staff Recommendation:**

At this time, Staff recommends approval and acceptance of the public improvements described herein serving 'Brookover Corner I & II Additions'.

Attachments:

A. Public Improvement Systems & Location Maps
B. Maintenance Bonds

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

# MID-CONTINENT CASUALTY COMPANY

**P. O. Box 1409**
**TULSA, OKLAHOMA 74101**

## MAINTENANCE BOND

**BOND NUMBER** 1020439

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT WE,** Ellsworth Construction, LLC

as Principal,

and **MID-CONTINENT CASUALTY COMPANY**, an Ohio corporation, having its principal place of business in the City of Tulsa and State of Oklahoma,

as Surety, are held and firmly bound unto City of Gleenpool

as Obligee,

in the penal sum of Four Hundred Eight Thousand Four Hundred Fourteen and 00/100

Dollars ($ 408,414.00 ),

lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS** the said Principal has constructed certain improvements described as follows:

Earthwork, Concrete, Asphalt & Paving for Brookover Corner

Which said improvements have been constructed to conform with specifications prepared by

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

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

**Signed, Sealed and Dated this** 9th day of October, 2019.

Witness

Ellsworth Construction, LLC
Principal

By

**MID-CONTINENT CASUALTY COMPANY**

By Dayna Harjo
Attorney-in-fact

mccMaintN

# MID-CONTINENT CASUALTY COMPANY

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

## POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the **MID-CONTINENT CASUALTY COMPANY**, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof. Sandra L. Crain, Dayna Harjo, Cindi L. Smith and William C. Taylor, all of TULSA, OK

IN WITNESS WHEREOF, the **MID-CONTINENT CASUALTY COMPANY** has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 06 day of May, 2019

MID-CONTINENT CASUALTY COMPANY CORPORATE SEAL OHIO

**MID-CONTINENT CASUALTY COMPANY**

ATTEST:

SHARON HACKL — Secretary

TODD BAZATA — VICE PRESIDENT

On this 06 day of May, 2019 before me personally appeared TODD BAZATA, to me known, being duly sworn, deposes and says that s/he resides in Broken Arrow, Oklahoma, that s/he is a Vice President of **Mid-Continent Casualty Company**, the company described in and which executed the above instrument; that s/he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of her/his office under the By-Laws of said Company, and that s/he signed his name thereto by like authority.

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

JULIE CALLAHAN NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA WAGONER COUNTY

Commission # 11008253

My Commission Expires: 09-08-19

JULIE CALLAHAN — Notary Public

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

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

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

## CERTIFICATION

I, SHARON HACKL, Secretary of **Mid-Continent Casualty Company**, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of September 25, 2009 have not been revoked and are now in full force and effect.

Signed and sealed this 9th day of October, 2019

MID-CONTINENT CASUALTY COMPANY CORPORATE SEAL OHIO

SHARON HACKL — Secretary

**VOID IF BOX IS EMPTY**

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764660

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of Eighty One Thousand Five Hundred Thirty Eight Dollars & 00/100 ($ 81,538.00) Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Water Lines to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____

Principal

Harco National Insurance Company

**Witness** Jamie Burris

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764660

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY NOTARY PUBLIC No. 50079910 My Comm. Exp. 04/04/2023 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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

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

PRODUCER
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer
918-743-8811

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811
FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Employers Mutual Casualty Comp | 21415 |
| INSURER B : Accident Fund General Ins Co | 12304 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER

GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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The ACORD name and logo are registered marks of ACORD

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764660

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of Eighty One Thousand Five Hundred Thirty Eight Dollars & 00/100 ($ 81,538.00) Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Water Lines to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____

Principal

Harco National Insurance Company

**Witness** Jamie Burris

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764660

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY My Comm. Exp. 04-04-2023 NOTARY PUBLIC No. 50079910 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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

PRODUCER 918-743-8811
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811 FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
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| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER

GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764659

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of Five Hundred One Thousand Two Hundred Ninety Dollars & 00/100 ( $ 501,290.00 )

Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Storm Sewer to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____

Principal

Harco National Insurance Company

**Witness** Jamie Burris

Cathy Combs

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764659

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY NOTARY PUBLIC No. 50079910 My Comm. Exp. 04/04/2023 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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PRODUCER 918-743-8811
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811 FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A: Employers Mutual Casualty Comp | 21415 |
| INSURER B: Accident Fund General Ins Co | 12304 |
| INSURER C: | |
| INSURER D: | |
| INSURER E: | |
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INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
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| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764659

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of Five Hundred One Thousand Two Hundred Ninety Dollars & 00/100 ( $ 501,290.00 ) Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Storm Sewer to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____

Principal

Harco National Insurance Company

**Witness** Jamie Burris

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764659

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY My Comm. Exp. 04-04-2023 NOTARY PUBLIC No. 50079910 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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

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

PRODUCER 918-743-8811
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811 FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A: Employers Mutual Casualty Comp | 21415 |
| INSURER B: Accident Fund General Ins Co | 12304 |
| INSURER C: | |
| INSURER D: | |
| INSURER E: | |
| INSURER F: | |

INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764658

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of One Hundred Two Thousand One Hundred Thirty Three Dollars & 00/100 ( $ 102,133.00 ) Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Sanitary Sewer to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____

Principal

Harco National Insurance Company

**Witness** Janie Burris

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764658

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY My Comm. Exp. 04-04-2023 NOTARY PUBLIC No. 50079910 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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

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

PRODUCER
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer
918-743-8811

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811
FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Employers Mutual Casualty Comp | 21415 |
| INSURER B : Accident Fund General Ins Co | 12304 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE / X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY / X PRO-JECT / LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 / X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB / OCCUR<br>EXCESS LIAB / CLAIMS-MADE<br>DED / RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE / OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER

GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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The ACORD name and logo are registered marks of ACORD

IFIC Surety
A Member of IAT Insurance Group

# MAINTENANCE BOND

BOND NO. 0764658

**KNOW ALL MEN BY THESE PRESENTS: THAT WE,** K-V Contracting, LLC as Principal, and Harco National Insurance Company, Illinois Corporation of 702 Oberlin Road, Raleigh, NC 27605-0800, licensed to do business in the State of Illinois and, as Surety, are held and firmly bound unto City of Glenpool, 12205 S. Yukon Ave, Glenpool, OK 74033 as Obligee, in the full and just sum of One Hundred Two Thousand One Hundred Thirty Three Dollars & 00/100 ($ 102,133.00) Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

**SIGNED, SEALED AND DATED THIS** 1st **day of** October **, 20** 19

**THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the Obligee for** Sanitary Sewer to serve Brookover Corner

**AND WHEREAS,** the Obligee requires a guarantee from the Principal against defective workmanship in connection with said Contract.

**NOW, THEREFORE,** if the Principal shall make any repairs or replacements which may become necessary during the period of One (1) Year because of defective workmanship in connection with said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

K-V Contracting, LLC

**Witness** _____ Principal

Harco National Insurance Company

**Witness** Jamie Burris

Cathy Combs, **Attorney-in-Fact**

**1-83**

# POWER OF ATTORNEY

Bond # 0764658

## HARCO NATIONAL INSURANCE COMPANY
## INTERNATIONAL FIDELITY INSURANCE COMPANY

**Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605**

**KNOW ALL MEN BY THESE PRESENTS**: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CATHY COMBS, SHELLI R. SAMSEL, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY NOTARY PUBLIC NEW JERSEY My Comm. Exp. 04-04-2023 No. 50079916

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

## CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 1, 2019

A00171

Irene Martins, Assistant Secretary

KVCON-2

OP ID: MH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/01/2019

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

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

PRODUCER
RICH & CARTMILL, INC
2738 East 51st #400
Tulsa, OK 74105
J Kelly Deer
918-743-8811

CONTACT NAME: J Kelly Deer
PHONE (A/C, No, Ext): 918-743-8811
FAX (A/C, No): 918-744-8429
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A: Employers Mutual Casualty Comp | 21415 |
| INSURER B: Accident Fund General Ins Co | 12304 |
| INSURER C: | |
| INSURER D: | |
| INSURER E: | |
| INSURER F: | |

INSURED
K-V Contracting, LLC
PO Box 859
Catoosa, OK 74015

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>X Jobsite Poll $250<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT LOC<br>OTHER | | | 5D9857520 | 01/17/2019 | 01/17/2020 | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $<br>$ | 1,000,000<br>500,000<br>10,000<br>1,000,000<br>2,000,000<br>2,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY / SCHEDULED AUTOS<br>X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY<br>X Comp $1000 X Coll $1000 | | | 5E9857520 | 07/25/2019 | 01/17/2020 | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $<br>$ | 100,000 |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $<br>$ | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WCV6189482 | 06/01/2019 | 06/01/2020 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ | 1,000,000<br>1,000,000<br>1,000,000 |
| A | Equipment | | | 5C9857520 | 01/17/2019 | 01/17/2020 | Leased Eq<br>Deductibl | 450,000<br>1,000 |

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

Re: Water, Storm & Sanitary for Brookover Corner

CERTIFICATE HOLDER

GLEN-04

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Waterline Plans
for

# Brookover Corner

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER/DEVELOPER**
MOAB HOLDINGS GLENPOOL, LLC.
9924 S. JAMESTOWN AVE
TULSA, OK 74137

**ENGINEER**
AAB ENGINEERING LLC
PO BOX 213b
SAND SPRINGS, OK 74063
PHONE: 918 514 4283
FAX: 918 514 4288

LOCATION MAP
SCALE: 1"=2000'

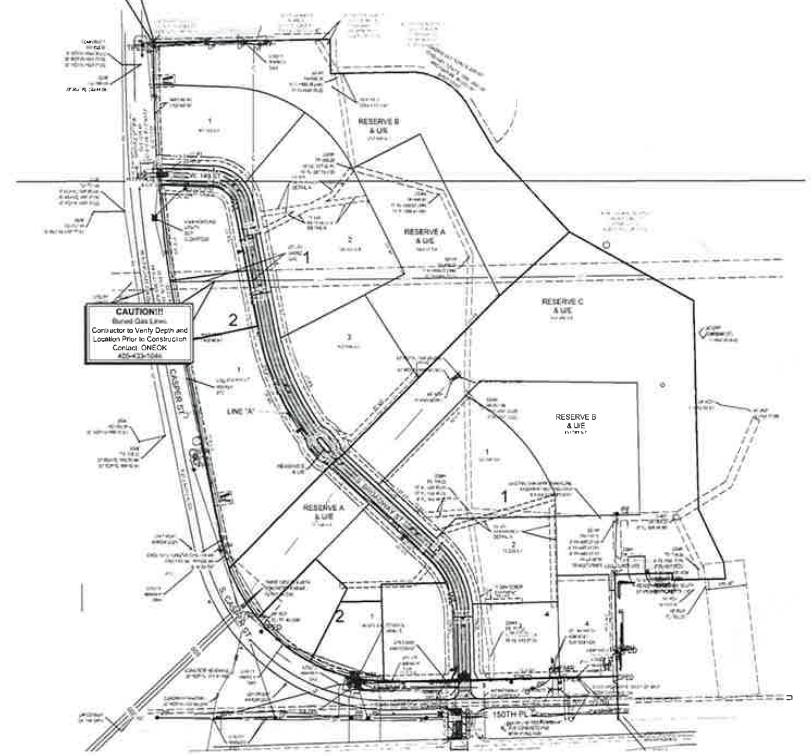
**BENCHMARK**
RAILROAD SPIKE SET IN LIGHT POLE SOUTHEAST OF 146TH STREET AND SOUTH CASPER STREET WEST
ELEV=650.84 (NAVD 88)

## SURVEY LEGEND

| | |
|---|---|
| | SANITARY SEWER SERVICE |
| | WATERLINE SERVICE |
| | UNDERGROUND ELECTRIC SERVICE |
| | GAS SERVICE |
| | UNDERGROUND COMMUNICATIONS SERVICE |
| | OVERHEAD ELECTRIC SERVICE |
| | EXISTING FENCE |
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | FLOODPLAIN LINE (PER FEMA MAPS) |
| | FIRE HYDRANT |
| | POWER POLE |
| | WATER METER |
| | GAS METER |
| | LIGHT POLE |
| | ELECTRIC METER |
| | FOUND MONUMENT |
| | SET MONUMENT |
| | CONTROL POINT |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER LAMPHOLE |
| | STORM SEWER MANHOLE |
| | TRANSFORMER |
| | IRRIGATION CONTROL VALVE |
| | DECIDUOUS TREE (SIZE AS NOTED) |
| | BUSH |
| | PVC PIPE |
| | STREET SIGN |
| AC | AIR CONDITIONER PAD |
| T | ELECTRIC TRANSFORMER |
| | 1% CHANCE FLOODPLAIN(100 YEAR) |
| | CONCRETE PAVEMENT |
| | GRAVEL |
| | ASPHALT |
| A/C | AIR CONDITIONER UNIT/PAD |
| 4CAI | 4-GRATE AREA INLET |
| AMH | ACCESS MANHOLE |
| B/L | BUILDING SETBACK LINE |
| B/W | BARBED WIRE FENCE |
| BM | BENCHMARK |
| POB | POINT OF BEGINNING |
| CONC | CONCRETE |
| CPED | CABLE/TV PEDESTAL |
| EG | EXISTING GROUND |
| EPED | ELECTRIC PEDESTAL |
| F/E | FENCE EASEMENT |
| FL | FLOWLINE |
| FP | FLAG POLE |
| FLT | THROAT FLOWLINE |
| GLT | GROUND LIGHT |
| GRSR | GAS RISER |
| GUY | DOWN GUY |
| GV | GAS VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HDRL | HANDRAIL |
| LNA | LIMITS OF NO ACCESS |
| MB | MAILBOX |
| OE | OVERHEAD ELECTRIC |
| TD | TREE DECIDUOUS |
| TP | TOP OF PAVEMENT |
| HWY | HIGHWAY |
| C/L | CENTER LINE |
| IPF | IRON PIN FOUND |
| IPF W/ CAP | IRON PIN FOUND WITH CAP (AS INDICATED) |
| PKF | PK NAIL FOUND |
| PKS | PK NAIL SET |
| IPSW/CAP | IRON PIN SET W/ CAP STAMPED 6318 |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| UMH | UTILITY MANHOLE |

BEFORE YOU DIG CALL OKIE

**CAUTION!!!**
Buried Gas Lines.
Contractor to Verify Depth and Location Prior to Construction
Contact: ONEOK
405-423-1046




## SHEET INDEX


| | |
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| COVER SHEET | 1 |
| WATERLINE PLAN | 2 |
| WATERLINE PROFILE | 3 |
| WATERLINE DETAILS | 4-6 |


## SUBDIVISION SUMMARY

SUBDIVISION CONTAINS EIGHT (8) LOTS IN FOUR (4) BLOCKS AND FOUR (4) RESERVE AREA (51.78 TOTAL ACRES)

| | |
|---|---|
| BLOCK 1 | 5.29 ACRES - 2 LOTS |
| BLOCK 2 | 5.82 ACRES - 1 LOT |
| BLOCK 3 | 9.89 ACRES - 4 LOTS |
| BLOCK 4 | 4.26 ACRES - 1 LOT |
| RESERVE AREA "A" | 3.57 ACRES |
| RESERVE AREA "B" | 3.63 ACRES |
| RESERVE AREA "C" | 14.77 ACRES |
| RESERVE AREA "D" | 1.63 ACRES |
| ARTERIAL / INTERNAL STREET R.O.W. | 2.62 ACRES |

APPROVED PLANS SIGNED JAN 02 2019 CITY OF GLENPOOL, OKLAHOMA

EXISTING UTILITIES SHOWN WERE DRAWN ON DATA AVAILABLE AT THE TIME OF PLANS. ALL METHODS MUST BE TAKEN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL OKIE AT 1-800-522-6543 FOR LOCATION HELP.

ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION, OSHA STANDARDS AND SPECIFICATIONS. SHALL CONFLICT WITH THESE REGULATIONS DO NOT EXIST OR ARE SUCH.

**RECORD PLANS**
10/21/2019

**Cover Sheet**
**Brookover Corner**
**City of Glenpool, Oklahoma**

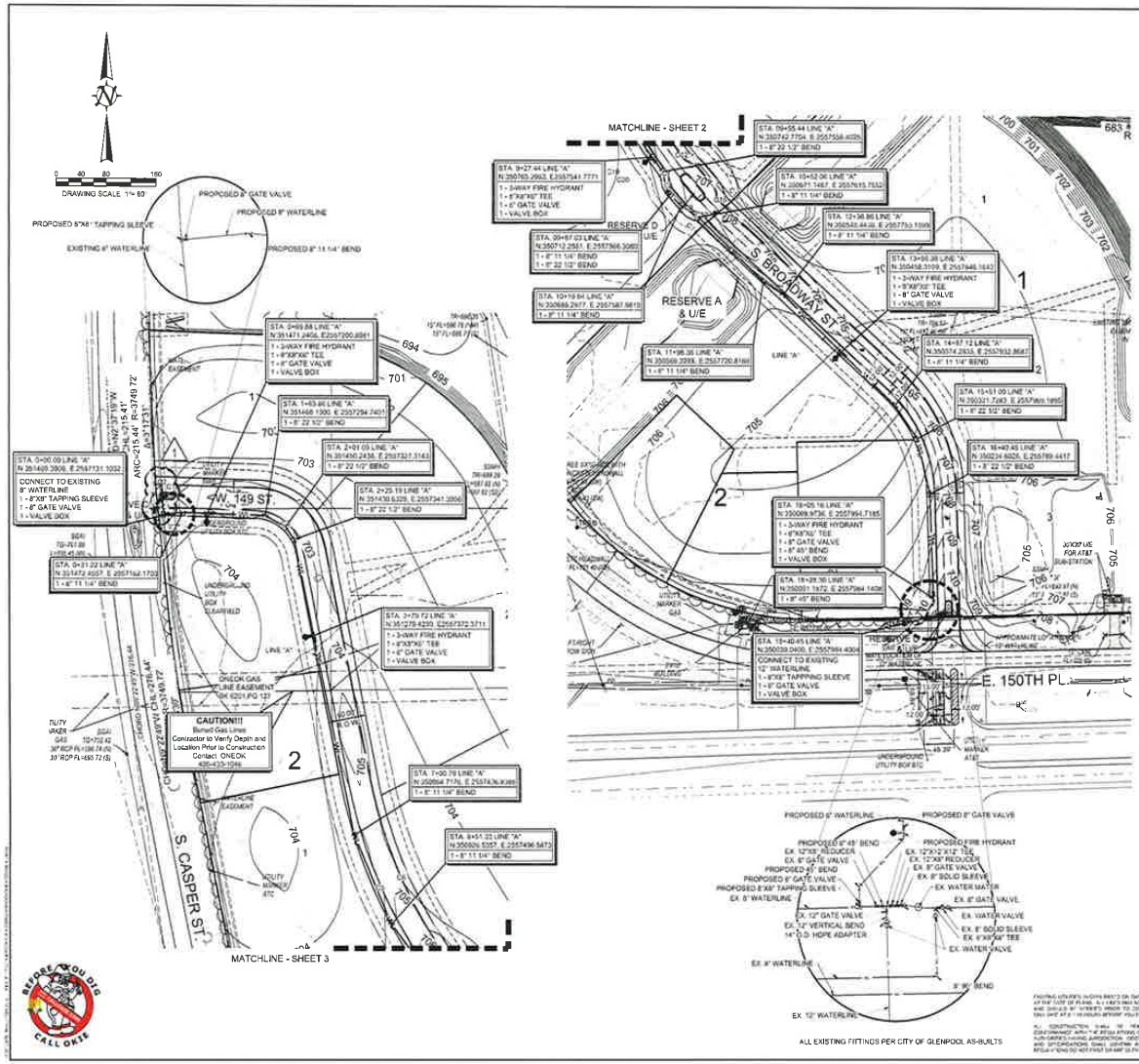
| REVISION | BY | DATE |
|---|---|---|
| | | |

PLAN HORIZ. 1"=150'
PROFILE SCALE: HORIZONTAL N/A VERTICAL N/A

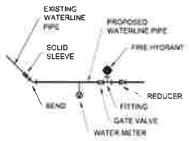
AAB ENGINEERING LLC
Engineering Surveying and Planning

| | | |
|---|---|---|
| DRAWN | AAB | XX/XX |
| DESIGNED | AAB | XX/XX |
| SURVEY | AAB | XX/XX |

ATLAS PAGE NO. 3-16 SHEET 01 OF 06 SHEETS




## WATERLINE LEGEND




## WATERLINE NOTES

1. ALL WATER DISTRIBUTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS
2. ALL WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF GLENPOOL
3. DIG THROUGH LOCATOR TAPE SHALL BE BURIED 2 FEET ABOVE THE LINE
4. WHEN C-900 PVC IS USED, A NO. 8 INSULATED COPPER WIRE SHALL BE TAPED TO THE TOP SURFACE OF THE PIPE AND CONNECTED TO EACH FIRE HYDRANT IMMEDIATELY ABOVE GROUND LEVEL
5. ALL IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED
6. ALL LINES IN CONDUIT AND AT DRAINAGE FEATURE CROSSINGS SHALL BE CONSTRUCTED WITH RESTRAINED JOINTS
7. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS
8. ALL MAIN LINES SHALL HAVE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET OF COVER
9. SERVICE LINES SHALL BE TAPPED TO MAIN LINES USING SOLID BRASS SADDLES. WATER SERVICE WILL BE INSTALLED BY A WATER SERVICE INSTALLATION CONTRACTOR/PLUMBER FROM THE CITY'S APPROVED LIST
10. ALL EXISTING VALVES TO BE OPERATED BY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT AT CONTRACTOR'S EXPENSE
11. FIRE HYDRANTS
    - 11.a FIRE HYDRANTS SHALL BE MEULLER, KENNEDY, AMERICAN DARLING, OR AVK ONLY. BARREL SIZE IS TO BE 5 1/4" WITH 4 1/2" AND 2 1/2" NST HOSE COUPLING AND STATED NOTE SHALL REFLECT THIS CONDITION. RED IN COLOR
    - 11.b EACH HYDRANT SHALL BE SET WITH THE STREAMER NOZZLE FACING THE STREET AND WITH A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES ABOVE THE FINISHED GRADE
12. ALL SALVAGED FITTINGS SHALL, AT THE CITY'S DISCRETION, BE RETURNED TO THE CITY'S YARD AS DIRECTED BY THE INSPECTOR
13. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO TESTING AND CHLORINATION
14. ALL FITTINGS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR
15. CONTRACTOR TO VERIFY EXISTING WATERLINE SIZE AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEERING IMMEDIATELY IF WATERLINE IS NOT A MINIMUM OF 6"

**RECORD PLANS**
10/21/2019

APPROVED PLANS SIGNED JAN 07, 2019

| REVISION | BY | DATE |
|---|---|---|
| CAPTIONS IN CONDUIT TO DEPT. | TK | 10/21/2019 |

PLAN SCALE 1"=80'
PROFILE SCALE HORIZONTAL N/A VERTICAL N/A

| | | |
|---|---|---|
| DRAWN | AAB | XXXX |
| DESIGNED | AAB | XXXX |
| SURVEY | AAB | XXXX |

ATLAS PAGE NO. 3-16

SHEET 32 OF 36 SHEETS

# Waterline Plan
## Brookover Corner
## City of Glenpool, Oklahoma

Sanitary Sewer Plans
for

# Brookover Corner

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER/DEVELOPER**
MOAB HOLDINGS GLENPOOL, LLC
9924 S. JAMESTOWN AVE
TULSA, OK 74137

**ENGINEER**
AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918 514 4283
FAX: 918 514 4288

LOCATION MAP
SCALE 1"=2000'

**SHEET INDEX**


| | |
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| COVER SHEET | 1 |
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| SANITARY SEWER DETAILS | 5-11 |


**BENCHMARK**
RAILROAD SPIKE SET IN LIGHT POLE SOUTHEAST OF 145TH STREET AND SOUTH CASPER STREET WEST. ELEV=689.24 (NAVD 88)

**SURVEY LEGEND**

| | |
|---|---|
| | SANITARY SEWER SERVICE |
| | WATERLINE SERVICE |
| | UNDERGROUND ELECTRIC SERVICE |
| | GAS SERVICE |
| | UNDERGROUND COMMUNICATIONS SERVICE |
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| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER LAMPHOLE |
| | STORM SEWER MANHOLE |
| | TRANSFORMER |
| | IRRIGATION CONTROL VALVE |
| | DECIDUOUS TREE (SIZE AS NOTED) |
| | BUSH |
| | PVC PIPE |
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| AC | AIR CONDITIONER PAD |
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| | 1% CHANCE FLOODPLAIN(100 YEAR) |
| | CONCRETE PAVEMENT |
| | GRAVEL |
| | ASPHALT |
| A/C | AIR CONDITIONER UNIT/PAD |
| 4GAI | 4-GRATE AREA INLET |
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| POB | POINT OF BEGINNING |
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| CPED | CABLE/TV PEDESTAL |
| EG | EXISTING GROUND |
| EPED | ELECTRIC PEDESTAL |
| F/E | FENCE EASEMENT |
| FL | FLOWLINE |
| FP | FLAG POLE |
| FLT | THROAT FLOWLINE |
| GLT | GROUND LIGHT |
| GRSR | GAS RISER |
| GUY | DOWN GUY |
| GV | GAS VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HDRL | HANDRAIL |
| LNA | LIMITS OF NO ACCESS |
| MB | MAILBOX |
| OE | OVERHEAD ELECTRIC |
| TD | TREE DECIDUOUS |
| TP | TOP OF PAVEMENT |
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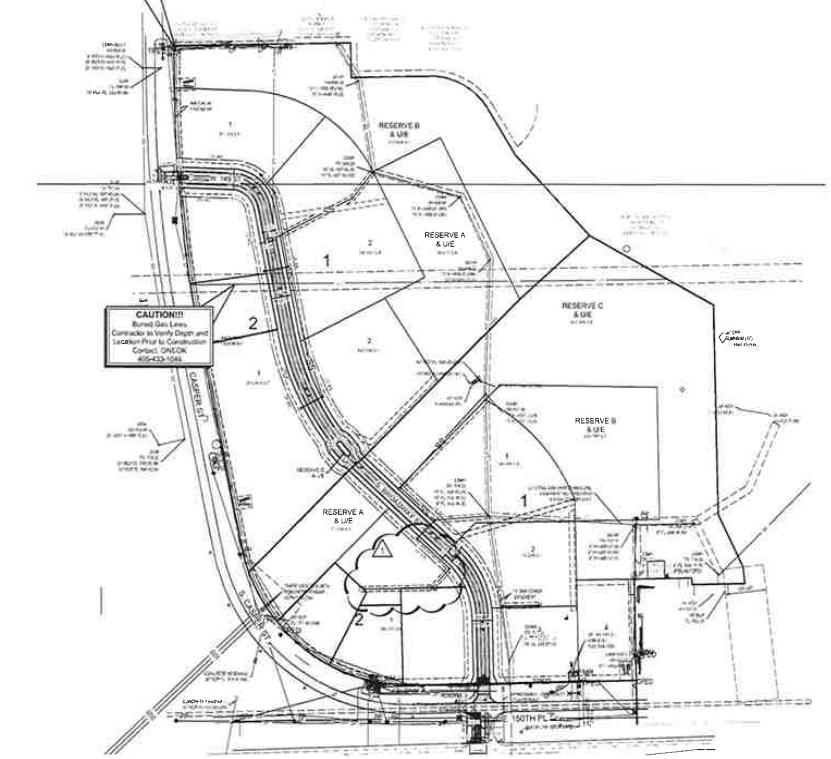
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| UMH | UTILITY MANHOLE |

BEFORE YOU DIG CALL OKIE




**SUBDIVISION SUMMARY**

SUBDIVISION CONTAINS EIGHT (8) LOTS IN FOUR (4) BLOCKS AND FOUR (4) RESERVE AREA (31.75 TOTAL ACRES)

| | |
|---|---|
| BLOCK 1 | 8.28 ACRES - 2 LOTS |
| BLOCK 2 | 5.92 ACRES - 1 LOT |
| BLOCK 3 | 6.88 ACRES - 4 LOTS |
| BLOCK 4 | 4.36 ACRES - 1 LOT |
| RESERVE AREA "A" | 3.57 ACRES |
| RESERVE AREA "B" | 3.83 ACRES |
| RESERVE AREA "C" | 14.77 ACRES |
| RESERVE AREA "D" | 1.40 ACRES |
| ARTERIAL / INTERNAL STREET R.O.W. | 2.62 ACRES |

EXISTING UTILITIES SHOWN BASED ON DATA AVAILABLE AT THE DATE OF PLANS. UTILITIES MAY NOT BE SHOWN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL OKIE 48 HOURS BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. ODOT STANDARDS AND SPECIFICATIONS SHALL CONTROL IN THE TRUCK REGULATIONS DO NOT EXCEED OWNER SPEC.

APPROVED PLANS SIGNED JAN 02 2019

**RECORD PLANS**
10/21/2019

**Cover Sheet**
**Brookover Corner**
**City of Glenpool, Oklahoma**

PLANS AND ESTIMATE PREPARED BY: AAB ENGINEERING, LLC

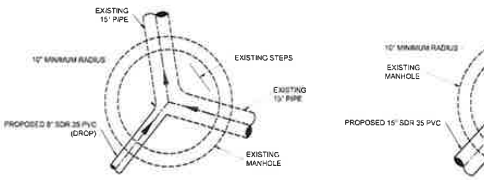
| REVISION | BY | DATE |
|---|---|---|
| 1 ADD SANITARY SEWER | MR | 4/12/19 |

PLAN SCALE: 1"=150'
PROFILE SCALE: HORIZONTAL N/A, VERTICAL N/A

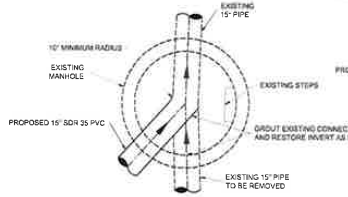
| | | |
|---|---|---|
| DRAWN | AAB | MARK |
| DESIGNED | AAB | MARK |
| SURVEY | AAB | MARK |

ATLAS PAGE NO: 3-10

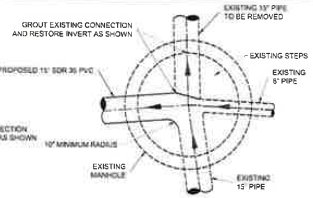
SHEET 01 OF 11 SHEETS



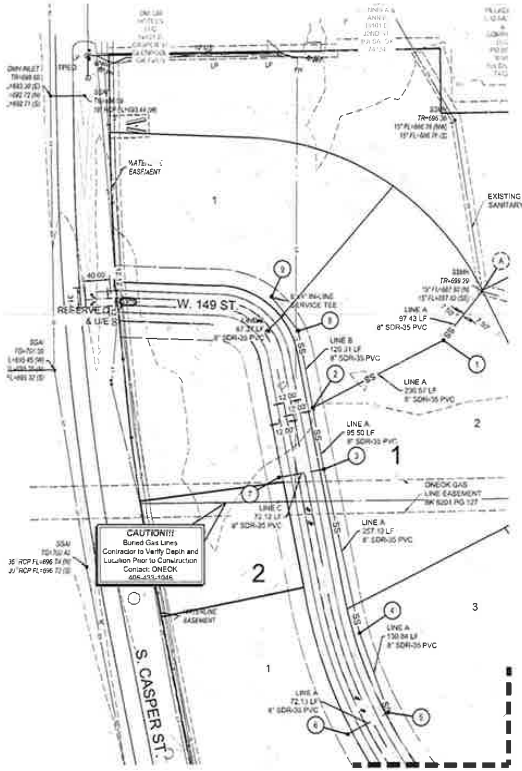

MANHOLE A DETAIL
SCALE NONE

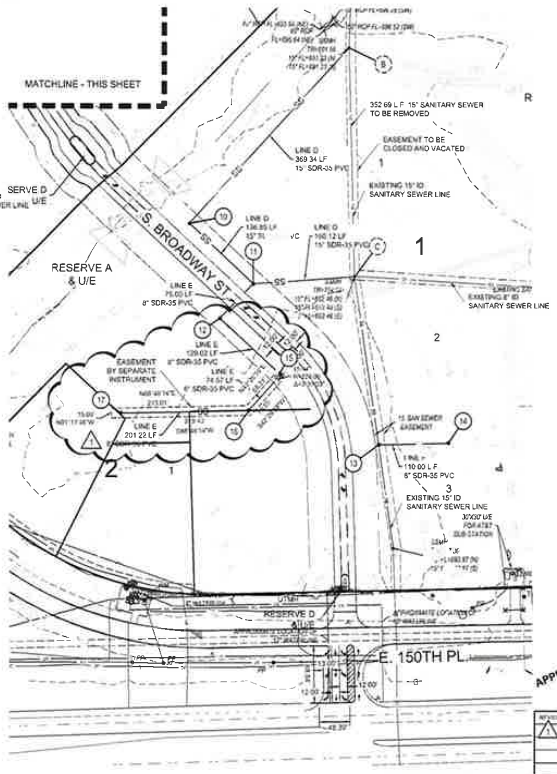



MANHOLE B DETAIL
SCALE NONE




MANHOLE C DETAIL
SCALE NONE




## SANITARY SEWER NOTES

1. ALL SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF GLENPOOL LAND SUBDIVISION CODE AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF GLENPOOL STANDARD CONSTRUCTION SPECIFICATIONS
2. ALL SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF GLENPOOL
3. C900 PVC PIPE SHALL BE USED AT ANY POINT WHERE CONCRETE ENCASEMENT IS SPECIFIED, OR WHERE A WATER MAIN IS WITHIN TWO (2) FEET OF THE SEWER
4. CONCRETE ENCASEMENT WILL BE REQUIRED AT ANY POINT WHERE CEATERLINE CUT TO ORIGINAL GROUND IS 30 INCHES OR LESS
5. ALL TAPS SHALL BE INSTALLED DURING LATERAL CONSTRUCTION
6. SPECIAL RISERS SHALL BE INSTALLED FOR EACH LOT WHERE THE MAIN SEWER DEPTH WILL BE FIFTEEN (15) FEET OR GREATER BELOW FINISHED GRADE
7. BEDDING, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING SS01. STREET BACKFILL AND COMPACTION REQUIREMENTS SHALL EXTEND TWO (2) FEET BACK OF CURB. WHEN REPLACING A SEWER IN SERVICE 3/8 INCH CHIPS SHALL BE USED FOR BEDDING AND INITIAL BACKFILL
8. TAPS ON EXISTING LINES THAT DID NOT HAVE TAPS INSTALLED DURING CONSTRUCTION, SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING SS02
9. ALL FORCE MAINS CONSTRUCTED OF NON-METALLIC PIPE SHALL HAVE A NO 8 BARE COPPER CONDUCTOR WIRE TAPED TO THE TOP SURFACE OF THE PIPE AND BOLTED TO LIFT STATION AND MANHOLE RING
10. WHEN WORKING IN OR ADJACENT TO EXISTING SUBDIVISIONS ONLY ONE (1) DAYS WORTH OF TRENCH MAY BE OPEN AT A GIVEN TIME. THIS REQUIREMENT MAY BE MODIFIED, IN WRITING BY THE ENGINEERING AND CONSTRUCTION DIRECTOR, FOR A SPECIFIC PROJECT.
11. ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF TWENTY FOUR (24) HOURS IN ADVANCE. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE ENGINEERING AND CONSTRUCTION DIRECTOR
12. DIG THROUGH LOCATOR TAPE WILL BE BURIED 2 FEET ABOVE THE SEWER LINE

## STRUCTURE SUMMARY TABLE

| | | | | | |
|---|---|---|---|---|---|
| 1 | STD 4' I.D. MANHOLE | 8 | STD 4' I.D. MANHOLE | 15 | STD 4' I.D. MANHOLE |
| 2 | STD 4' I.D. MANHOLE | 9 | STD 4' I.D. MANHOLE | 16 | STD 4' I.D. MANHOLE |
| 3 | STD 4' I.D. MANHOLE | 10 | STD 5' I.D. MANHOLE | 17 | STD 4' I.D. MANHOLE |
| 4 | STD 4' I.D. MANHOLE | 11 | STD 5' I.D. DROP MANHOLE | A | EXISTING MANHOLE |
| 5 | STD 4' I.D. MANHOLE | 12 | STD 4' I.D. MANHOLE | B | EXISTING MANHOLE |
| 6 | STD 4' I.D. MANHOLE | 13 | STD 5' I.D. DROP MANHOLE | C | EXISTING MANHOLE |
| 7 | STD 4' I.D. MANHOLE | 14 | STD 4' I.D. MANHOLE | | |

## SHEET LEGEND

| | |
|---|---|
| 1 | SANITARY MANHOLE LABEL |
| A | EXISTING SANITARY MANHOLE LABEL |
| | FLOW ARROW |
| 664.50PE | PAD ELEVATION |

**RECORD PLANS**
10/21/2019

**Sanitary Sewer Plan**
**Brookover Corner**
**City of Glenpool, Oklahoma**

PLANS AND ESTIMATE PREPARED BY: AAB ENGINEERING, LLC

| REVISION | BY | DATE |
|---|---|---|
| 1 4/2023 SANITARY SEWER | dH | 4/12/23 |

PLAN SCALE 1"=60'
PROFILE SCALE N/A
HORIZONTAL N/A
VERTICAL N/A

AAB

| | | |
|---|---|---|
| DRAWN | AAB | AAXXX |
| DESIGNED | AAB | AAXXX |
| SURVEY | AAB | AAXXX |

ATLAS PAGE NO 316
SHEET 02 OF 11 SHEETS

EXISTING UTILITIES SHOWN WERE ON DATA AVAILABLE AT THE DATE OF PLANS. ALL UNTS MAY NOT BE SHOWN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ONE CHE AT 31-48 HOURS BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. ODOT STANDARD AND SPECIFICATIONS SHALL GOVERN ALONG THOSE REGULATIONS DO NOT FALL ON ANY SIDE

APPROVED PLANS SIGNED JAN 03, 2019

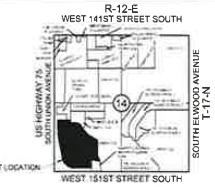
Paving, Grading and Storm Sewer Plans
for

# Brookover Corner

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

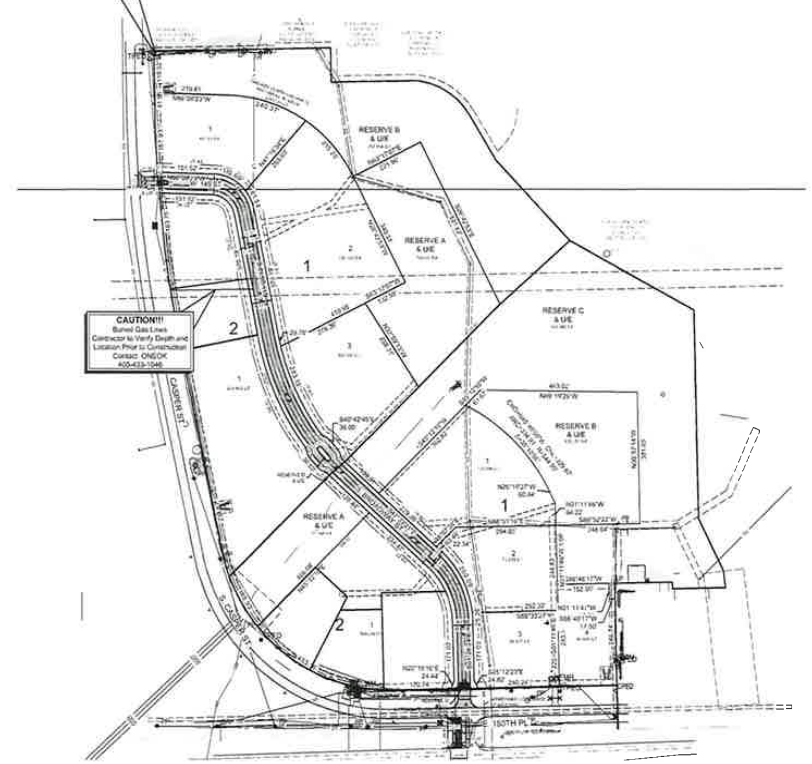
**OWNER/DEVELOPER**
MOAB HOLDINGS GLENPOOL, LLC
9924 S. JAMESTOWN AVE
TULSA, OK 74137

**ENGINEER**
AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918 514 4283
FAX: 918 514 4288




LOCATION MAP
SCALE 1"=2000'

**BENCHMARK**
RAILROAD SPIKE SET IN LIGHT POLE SOUTHEAST OF 146TH STREET AND SOUTH CASPER STREET WEST. ELEV=699.84 (NAVD 88)




DRAWING SCALE: 1"= 150'

## SURVEY LEGEND

| | |
|---|---|
| | SANITARY SEWER SERVICE |
| | WATERLINE SERVICE |
| | UNDERGROUND ELECTRIC SERVICE |
| | GAS SERVICE |
| | UNDERGROUND COMMUNICATIONS SERVICE |
| | OVERHEAD ELECTRIC SERVICE |
| | EXISTING FENCE |
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | FLOODPLAIN LINE (PER FEMA MAPS) |
| | FIRE HYDRANT |
| | POWER POLE |
| | WATER METER |
| | GAS METER |
| | LIGHT POLE |
| | ELECTRIC METER |
| | FOUND MONUMENT |
| | SET MONUMENT |
| | CONTROL POINT |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER LAMPHOLE |
| | STORM SEWER MANHOLE |
| | TRANSFORMER |
| | IRRIGATION CONTROL VALVE |
| | DECIDUOUS TREE (SIZE AS NOTED) |
| | BUSH |
| | PVC PIPE |
| | STREET SIGN |
| | AIR CONDITIONER PAD |
| | ELECTRIC TRANSFORMER |
| | 1% CHANCE FLOODPLAIN(100 YEAR) |
| | CONCRETE PAVEMENT |
| | GRAVEL |
| | ASPHALT |
| A/C | AIR CONDITIONER UNIT/PAD |
| 4GAI | 4-GRATE AREA INLET |
| AMH | ACCESS MANHOLE |
| B/L | BUILDING SETBACK LINE |
| B/W | BARBED WIRE FENCE |
| BM | BENCHMARK |
| POB | POINT OF BEGINNING |
| CONC | CONCRETE |
| CPED | CABLE/TV PEDESTAL |
| EG | EXISTING GROUND |
| EPED | ELECTRIC PEDESTAL |
| F/E | FENCE EASEMENT |
| FL | FLOWLINE |
| FP | FLAG POLE |
| FLT | THROAT FLOWLINE |
| GLT | GROUND LIGHT |
| GRSR | GAS RISER |
| GUY | DOWN GUY |
| GV | GAS VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HDRL | HANDRAIL |
| LNA | LIMITS OF NO ACCESS |
| MB | MAILBOX |
| OE | OVERHEAD ELECTRIC |
| TD | TREE DECIDUOUS |
| TP | TOP OF PAVEMENT |
| HWY | HIGHWAY |
| C/L | CENTER LINE |
| IPF | IRON PIN FOUND |
| IPF W/ CAP | IRON PIN FOUND WITH CAP (AS INDICATED) |
| PKF | PK NAIL FOUND |
| PKS | PK NAIL SET |
| IPS/W/CAP | IRON PIN SET W/ CAP STAMPED 6315 |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| UMH | UTILITY MANHOLE |

BEFORE YOU DIG CALL OKIE

## SHEET INDEX


| | |
|---|---|
| COVER SHEET | 1 |
| GRADING AND EROSION CONTROL PLAN | 2-3 |
| EROSION CONTROL DETAILS | 4 |
| DRAINAGE AREA MAP | 5-6 |
| STORM SEWER PLAN | 5-10 |
| STORM SEWER PROFILE | 11-12 |
| DETENTION POND DETAILS | 13-15 |
| PAVING PLAN | 16 |
| PAVING PROFILE | 17 |
| INTERSECTION DETAILS | 18 |
| DEMOLITION PLAN | 19 |
| CIVIL DETAILS | 20-26 |


## STANDARD INDEX

THE FOLLOWING ODOT DETAILS AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (MAY 2009):

| | |
|---|---|
| SSCD-3 | STORM SEWER CONSTRUCTION DETAILS |
| SSIF-4 | STORM SEWER INLET FRAMES (CURB INLETS) |
| ASCD-5 | ASPHALT SURFACING CONSTRUCTION DETAILS |
| CSCD-5 | CONCRETE SURFACING CONSTRUCTION DETAILS |

## SUBDIVISION SUMMARY

SUBDIVISION CONTAINS EIGHT (8) LOTS IN FOUR (4) BLOCKS AND FOUR (4) RESERVE AREA (51.78 TOTAL ACRES)

| | |
|---|---|
| BLOCK 1 | 8.29 ACRES - 2 LOTS |
| BLOCK 2 | 5.82 ACRES - 1 LOT |
| BLOCK 3 | 6.89 ACRES - 4 LOTS |
| BLOCK 4 | 4.36 ACRES - 1 LOT |
| RESERVE AREA "A" | 3.57 ACRES |
| RESERVE AREA "B" | 3.53 ACRES |
| RESERVE AREA "C" | 14.77 ACRES |
| RESERVE AREA "D" | 1.63 ACRES |
| ARTERIAL / INTERNAL STREET R.O.W. | 2.52 ACRES |

EXISTING UTILITIES SHOWN BASED ON DATA AVAILABLE AT THE DATE OF PLANS. INFLINES MAY NOT BE SHOWN AND SOLD OF MINOR PRIOR TO CONSTRUCTION. CALL OKIE AT 811 BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION, ODOT STANDARDS AND SPECIFICATIONS SHALL GOVERN ALL CIVIL MODIFICATIONS DO NOT LAST ON ALL PLANS

APPROVED PLANS SIGNED JAN 02, 2020 GLENPOOL, OKLAHOMA

**RECORD PLANS**
10/21/2019

**Cover Sheet**
**Brookover Corner**
**City of Glenpool, Oklahoma**

PLANS AND ESTIMATE PREPARED BY: AAB ENGINEERING, LLC

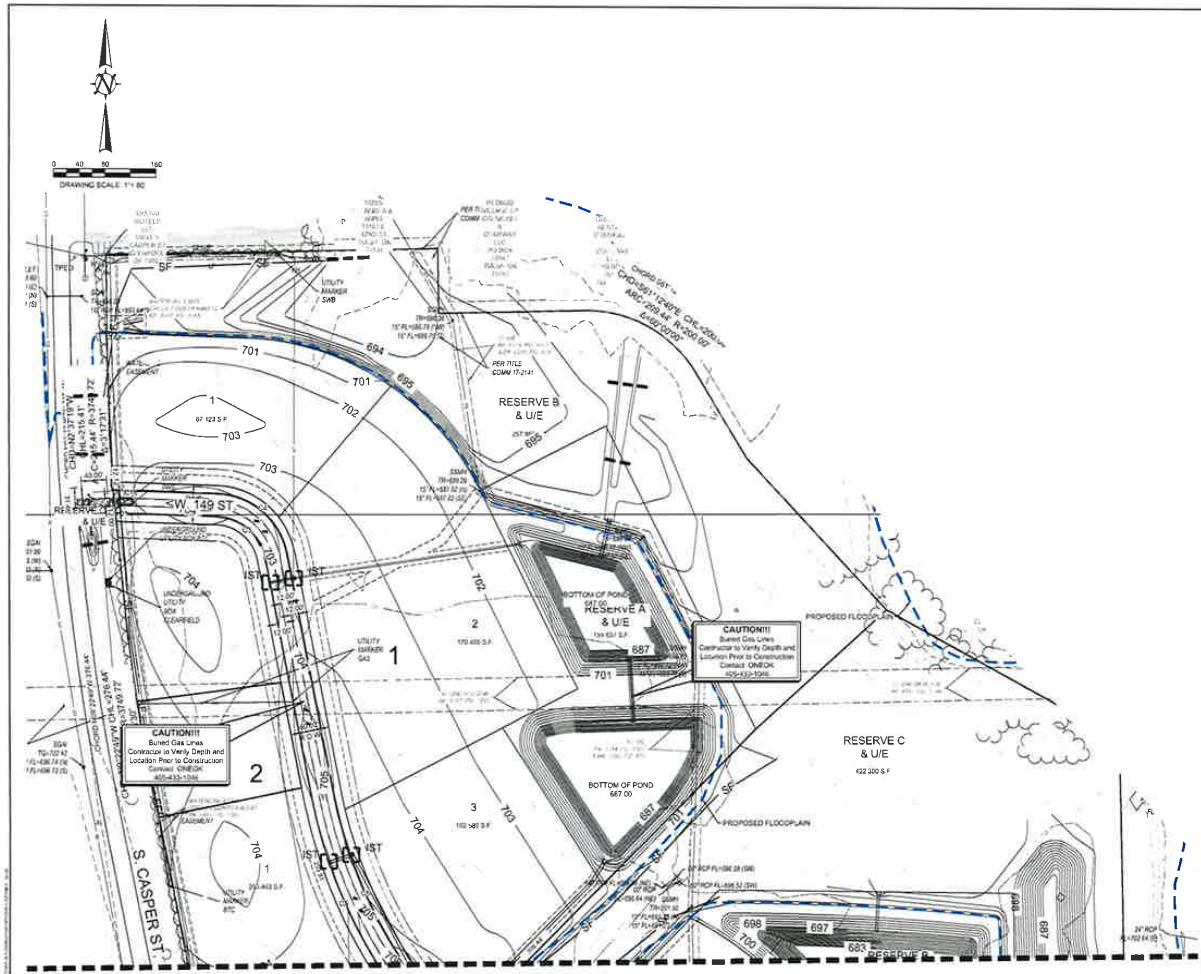
| REVISION | BY | DATE |
|---|---|---|
| | | |

PLAN SCALE: 1"=150'
PROFILE SCALE: HORIZONTAL N/A; VERTICAL N/A

AAB Engineering Construction and Planning

| | | |
|---|---|---|
| DRAWN | AAB | XX/XX |
| DESIGNED | AAB | XX/XX |
| SURVEY | AAB | XX/XX |

ATLAS PAGE NO: 3116 — SHEET 01 OF 26 SHEETS




## LEGEND

| | |
|---|---|
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| 545 | PROPOSED INDEX CONTOUR |
| 547 | PROPOSED INTERMEDIATE CONTOUR |
| | STRAW WATTLE |
| SF | SILT FENCE |
| IST | INLET SEDIMENT TRAP |
| | 40'x50' STABILIZED CONSTRUCTION ENTRANCE |
| | GRADE BREAK |
| | DRAINAGE PATH |
| 702.50 TC | SPOT ELEVATION |
| | DRAINAGE DIRECTION |
| TC | TOP OF CURB |
| TP | TOP OF PAVEMENT |
| TG | TOP OF GRATE |
| TR | TOP OF RIM |
| G | GUTTER |
| FL | FLOWLINE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| FG | FINISHED GRADE |
| PG | PROPOSED GRADE |
| EX | EXISTING GRADE |
| FLT | FLOW LINE THROAT |
| FF | FINISH FLOOR |
| PE | PAD ELEVATION |
| TD | TOP OF DAM |

## GRADING NOTES

1. ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND RESPREAD IN AREAS NOT TO BE PAVED OR CONSTRUCTED UPON
2. FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY, UNLESS OTHERWISE NOTED. MAXIMUM LIFT THICKNESS SHALL NOT EXCEED 8 INCHES
3. ALL UTILITY CONSTRUCTION SHALL BE COMPLETED PRIOR TO SUBGRADE STABILIZATION
4. SUBGRADE MATERIAL SHALL BE FREE OF ROOTS AND OTHER ORGANIC MATTER.
5. ALL SUBGRADES SHALL BE PROOF ROLLED TO ENSURE STABILITY. ANY AREAS SHOWING EVIDENCE OF INSTABILITY SHALL BE REWORKED TO OBTAIN OPTIMUM MOISTURE CONTENT AND RECOMPACTED AT THE CONTRACTOR'S EXPENSE. REQUIRED REWORK SHALL BE AT THE SOLE DISCRETION OF THE OWNER'S REPRESENTATIVE OVERSEEING CONSTRUCTION
6. AAB ENGINEERING, LLC HAS NOT PERFORMED ANY GEOTECHNICAL SERVICES FOR THIS PROJECT. IF A GEOTECHNICAL REPORT HAS BEEN PREPARED BY OTHERS ALL SUBGRADES SHALL BE PREPARED AND TESTED IN CONFORMANCE WITH THAT GEOTECHNICAL REPORT.
7. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED BEFORE EARTHWORK BEGINS AND MAINTAINED THROUGHOUT THE PROJECT. A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE REFERENCED FOR FURTHER REQUIRED POLLUTION MEASURES. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS
8. ALL DISTURBED AREAS INCLUDING STREETS OF FUTURE PHASE SHALL BE RE-VEGETATED POST CONSTRUCTION.

EXISTING UTILITIES SHOWN WERE ON DATA AVAILABLE AT THE TIME OF PLANS. ALL LOCATIONS ARE TO BE VERIFIED AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL ONE-CALL AT 811 HOURS BEFORE YOU DIG.

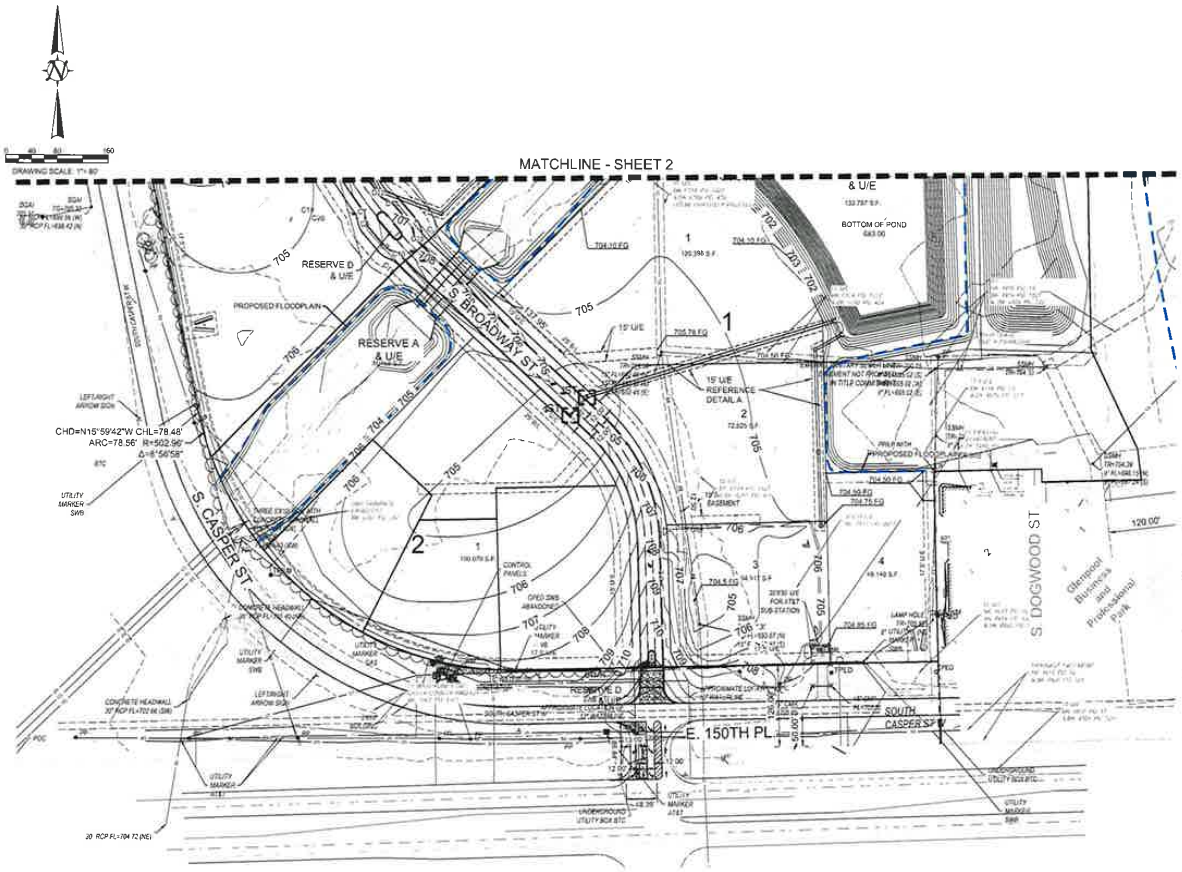
ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. ODOT STANDARDS AND SPECIFICATIONS SHALL CONFORM. IN THE EVENT THESE REGULATIONS DO NOT EXIST ON ANY SITE

**RECORD PLANS**
10/21/2019

APPROVED PLANS SIGNED JAN 02 2019

| | |
|---|---|
| G & E Control Plan (North) | |
| Brookover Corner | |
| City of Glenpool, Oklahoma | |
| PLANS AND ESTIMATE PREPARED BY | AAB ENGINEERING, LLC |
| PLAN SCALE 1" = 80' | AAB Engineering, LLC Civil Engineers and Planners |
| FINISH LINE SCALE HORIZONTAL N/A VERTICAL N/A | DRAWN AAB XX/XX; DESIGNED AAB XX/XX; SURVEY AAB XX/XX |
| REVISION / BY / DATE | ATLAS PAGE NO. 316 — SHEET 02 OF 25 SHEETS |

BEFORE YOU DIG CALL OKIE




## LEGEND

| | |
|---|---|
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| 545 | PROPOSED INDEX CONTOUR |
| 547 | PROPOSED INTERMEDIATE CONTOUR |
| | STRAW WATTLE |
| SF | SILT FENCE |
| IST | INLET SEDIMENT TRAP |
| | 40x50 STABILIZED CONSTRUCTION ENTRANCE |
| | GRADE BREAK |
| | DRAINAGE PATH |
| 782.50 TC | SPOT ELEVATION |
| | DRAINAGE DIRECTION |
| TC | TOP OF CURB |
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| G | GUTTER |
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5. ALL SUBGRADES SHALL BE PROOF ROLLED TO ENSURE STABILITY. ANY AREAS SHOWING EVIDENCE OF INSTABILITY SHALL BE REWORKED TO OBTAIN OPTIMUM MOISTURE CONTENT AND RECOMPACTED AT THE CONTRACTOR'S EXPENSE. REQUIRED REWORK SHALL BE AT THE SOLE DISCRETION OF THE OWNER'S REPRESENTATIVE OVERSEEING CONSTRUCTION
6. AAB ENGINEERING, LLC HAS NOT PERFORMED ANY GEOTECHNICAL SERVICES FOR THIS PROJECT. IF A GEOTECHNICAL REPORT HAS BEEN PREPARED BY OTHERS ALL SUBGRADES SHALL BE PREPARED AND TESTED IN CONFORMANCE WITH THAT GEOTECHNICAL REPORT
7. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED BEFORE EARTHWORK BEGINS AND MAINTAINED THROUGHOUT THE PROJECT. A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE REFERENCED FOR FURTHER REQUIRED POLLUTION MEASURES. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS
8. ALL DISTURBED AREA INCLUDING STREETS OF FUTURE PHASE SHALL BE RE-VEGETATED POST CONSTRUCTION

**RECORD PLANS**
10/21/2019

APPROVED PLANS SIGNED JAN 07, 2019

| | |
|---|---|
| G & E Control Plan (South) | |
| Brookover Corner | |
| City of Glenpool, Oklahoma | |
| PLANS AND ESTIMATE PREPARED BY | AAB ENGINEERING, LLC |
| PLAN SCALE 1"=80' | AAB |
| PROFILE SCALE HORIZONTAL N/A VERTICAL N/A | DRAWN AAB AA/KK; DESIGNED AAB AA/KK; SURVEY AAB AA/KK |
| ATLAS PAGE NO. 3"10 | SHEET 10 OF 23 SHEETS |

| REVISION | BY | DATE |
|---|---|---|
| | | |

EXISTING UTILITIES SHOWN BASED ON DATA AVAILABLE AT THE TIME OF PLANS. ALL LIMITS MAY NOT BE SHOWN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL OKIE AT 811 (OKLAHOMA) PRIOR TO DIGGING

ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. CITY STANDARDS AND SPECIFICATIONS SHALL CONTROL IN THE EVENT THOSE REGULATIONS DO NOT FIGHT OR ARE SILENT

City Of Glenpool

Creating Opportunity

# MEMORANDUM

**TO:** HONORABLE MAYOR and CITY COUNCIL

**FROM:** LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

**RE:** RELEASE OF LETTER OF CREDIT: 'BROOKOVER CORNER' ADDITION

**DATE:** DECEMBER 02, 2019

## Background:

This is a request for Council consideration, approval, and possible action regarding the release of a certain Letter of Credit (LOC) originally issued to the City in the amount of $453,661.20 (see attached) to secure the construction of public improvements designed to serve the Brookover Corner commercial development. The LOC was posted with the City in order to be in position to request City approval to release the final subdivision plat for both phases of the Brookover Corner project for recording purposes. The public improvements covered under the original LOC have been fully completed, bonded for maintenance, and accepted by the City of Glenpool for ownership. As such, the City no longer needs this type of security covering improvements that have been fully completed and accepted for ownership.

## Staff Recommendation:

At this time, Staff recommends Council approval to release the original LOC by authorizing the execution of the attached release document approved by the Construction Lender involved (First National Bank and Trust Company of Broken Arrow) and to return the original LOC to the lender as requested.

Attachments:

A. Letter of Credit
B. Release Document

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

**Lynn Burrow**

| | |
|---|---|
| **From:** | Lowell Peterson |
| **Sent:** | Friday, November 22, 2019 2:36 PM |
| **To:** | Sandy Thompson |
| **Cc:** | Lynn Burrow; Wendy Knight; Derek Steeley; Andrew Marshall |
| **Subject:** | RE: Release of LOC |

**We certainly will. Thank you for your prompt and courteous response. Have a great Thanksgiving!**

Respectfully,

Lowell Peterson
City Attorney/City Prosecutor
City of Glenpool
12205 S. Yukon Ave.
Glenpool, OK 74033
Tel. (918) 209-4647
Fax (918) 209-4641
Cell (918) 805-4090
lpeterson@cityofglenpool.com

**From:** Sandy Thompson <SThompson@fnbba.com>
**Sent:** Friday, November 22, 2019 2:31 PM
**To:** Lowell Peterson <lpeterson@cityofglenpool.com>
**Cc:** Lynn Burrow <lburrow@cityofglenpool.com>; Wendy Knight <wknight@cityofglenpool.com>; Derek Steeley <DSteeley@fnbba.com>; Andrew Marshall <AMarshall@fnbba.com>
**Subject:** FW: Release of LOC

Lowell,

We have approved the memorandum to release the Letter of Credit to the City of Glenpool by Moab Holdings Glenpool, LLC. Following the acceptance by the City Counsel on Dec. 2nd, please return the approved memo and the **Original** Letter of Credit to The First National Bank and Trust Company of Broken Arrow for release.

Thank you,
Sandy

**Sandy Thompson**
**Executive Assistant**
**The First National Bank and Trust Company of Broken Arrow**
**121 S. Main Street**
**Broken Arrow, OK 74012-4140**

FIRST NATIONAL BANK
BROKEN ARROW

121 S. Main, Broken Arrow, OK 74012-4140
P.O. Box 70, Broken Arrow, OK 74013-0070
918-251-5371 • Fax: 918-251-5974
Website: www.fnbba.com

May 6, 2019

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 190800

Beneficiary:
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033

Applicant:
Moab Holdings Glenpool, LLC
9924 S Jamestown Ave
Tulsa, OK 74137

Project Name: Brookover Corner I & II

Maximum Amount: $453,661.20
Four hundred and fifty-three thousand six hundred and sixty-one dollars and 20/100

Subdivision Name: Brookover Corner I & II

Expiration Date: May 6, 2020

Greetings,

We hereby issue our Irrevocable Standby Letter of Credit No. 190800 in your favor for the account of Moab Holdings Glenpool, LLC, 9924 S Jamestown Ave, Tulsa, OK 74137, up to the aggregate amount of Four hundred and fifty-three thousand six hundred and sixty-one dollars and 20/100 ($453,661.20).

This Letter of Credit is available for payment by presentation of your drafts at sight drawn on us bearing this clause: "DRAWN UNDER THE FIRST NATIONAL BANK AND TRUST COMPANY OF BROKEN ARROW, LETTER OF CREDIT NO. 190800," accompanied by the following:

1. A signed statement from the Director of Public Works for the City of Glenpool stating that Moab Holdings Glenpool, LLC has not completed Public Improvements before May 6, 2020, and the cost to complete such improvement is $453,661.20.
2. The original of this Letter of Credit.

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

Except so far as otherwise expressly stated, this Agreement shall be governed by the International Standby Practices 1998 (ISP98). This Agreement shall also be governed by the laws of Oklahoma, except as those laws conflict with the International Standby Practices 1998 (ISP98). In the event of a dispute, the exclusive forum, venue, and place of jurisdiction will be in Oklahoma unless otherwise required by law.

Sincerely,

Derek Steeley
Senior Vice President
The First National Bank and Trust
Company of Broken Arrow

City Of Glenpool
Creating Opportunity

December 3, 2019

**TO:** **Derek Steeley, Senior Vice President, First National Bank and Trust Company of Broken Arrow**

**FROM** **Lynn Burrow, Director of Community Development, Glenpool, OK**

**RE:** **Letter of Credit in Lieu of Subdivision Infrastructure Improvements prior to Plat Approval**

Mr. Steeley,

On May 6, 2019, First National Bank and Trust Company of Broken Arrow (the "Bank") issued the attached Irrevocable Standby Letter of Credit No. 190800 ("LOC") over your signature, naming the City of Glenpool as beneficiary. The purpose the of the LOC was to secure the performance by Moab Holdings Glenpool, LLC, as "Obligor" under the LOC, of the installation of certain public infrastructure improvements serving the Obligor's Brookover Corner subdivision in Glenpool as a condition for the City's release of final subdivision plats for recording.

The City of Glenpool is satisfied that the public improvements have been completed in a satisfactory manner and that 'As-Built' drawings and associated maintenance bonds have been submitted to the City. Acceptance of the public infrastructure improvements by the Glenpool City Council was on the Council's agenda for December 2, 2019 and was granted. Along with acceptance of the improvements, the City Council authorized release of the LOC.

Based on the foregoing representations, I am authorizing the Bank to terminate and release the LOC and to direct evidence of doing so to:

Lynn Burrow, Director of Community Development
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033

And to:

Eric Waller, Managing Member
Moab Holdings Glenpool, LLC
9924 S Jamestown Ave
Tulsa, OK 74137

The LOC would otherwise have expired on its expiration date of May 6, 2020. This authorization supersedes that provision.

*12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641*
*Mayor Timothy Lee Fox, Vice-Mayor Momodou Ceesay, Councilors: Brandon Kearns, Jacqueline Lund, Joyce Calvert*
*City Manager David Tillotson, Asst. City Manager Susan White, City Clerk Wendy Knight*
*www.glenpoolonline.com*

Thank you for your assistance in this matter and feel free to contact me if you have any questions or comments.

Respectfully,

Lynn Burrow, PE/PLS/CFM
Community Development Director
City Engineer
City of Glenpool
12205 S. Yukon Ave
Glenpool, Ok. 74033
(918) 209-4613 Office
(918) 209-4611 Fax
(918) 899-1293 Cell
Email: *lburrow@cityofglenpool.com*

City Of Glenpool
Creating Opportunity

**MEMORANDUM**

**TO:** **HONORABLE MAYOR AND CITY COUNCIL**

**FROM:** **LYNN BURROW, PE**
**COMMUNITY DEVELOPMENT DIRECTOR**

**RE:** **ACCEPTANCE OF PUBLIC IMPROVEMENTS SERVING 'SOUTH 75 BUSINESS PARK - PHASE III'**

**DATE:** **DECEMBER 2, 2019**

## BACKGROUND

This item is for Council consideration and action regarding the approval and acceptance for ownership certain public Sanitary Sewer, Street Paving, Storm sewer, and Drainage improvements constructed to serve the South 75 Business Park: Phase III project located along the east side of US Highway No. 75 between 161st Street and 168th Street. It should be noted that the subject Public Improvements was constructed within publicly dedicated General Utility Easements and public street rights-of-way to be created by the recording of the previously approved final subdivision plat of South 75 Business Park – Phase III. The attached Performance and Maintenance Bonds cover 100% of the total cost of all facilities constructed as a portion of the subject public improvements for the required one-year period for the sanitary and storm sewer system improvements, and a two-year period for the Street and related curb inlet drainage improvements from the date of official City acceptance of these facilities.

**Staff Recommendation:**

Staff recommends Council approval and acceptance for ownership the subject public improvements constructed to serve South 75 Business Park – Phase III as illustrated on the attached drawings and as covered under the attached Performance and Maintenance Bonds.

**Attachments:**

A. 'As-Built" South 75 Business Park – Phase III Construction Documents
B. Performance and Maintenance Bonds

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

Tanner Consulting LLC
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
P: 918.745.9929 F: 918.745.9969

11/25/19

Mr. Lynn Burrow, P.E.
City of Glenpool

Re: **South 75 Business Park Phase III Public Improvements**

Lynn,

Acting on the owner's behalf, we hereby request that the ownership and maintenance of the South 75 Business Park Phase III sanitary sewer, storm sewer, and paving public improvements be transferred to the City of Glenpool. Ira M. Green Construction Company, the contractor who performed the work, has provided a maintenance and performance bond, each totaling $1,732,130.11, matching the original contract amount.

Respectfully Submitted,

Kevin B Norton, P.E.

Bond No. 2279038

**PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, that we Ira M. Green Construction Company, and North American Specialty Insurance Company with general offices in Schaumburg, IL, a corporation organized under the laws of the State of New Hampshire and authorized to transact business in the State of Oklahoma, as Surety, and held and firmly bound unto SOUTH 75, LLC, a limited liability company existing under the laws of the State of Oklahoma, in the penal sum of One Million Seven Hundred Thirty Two Thousand One Hundred Thirty Dollars & 11/00 dollars($ 1,732,130.11) lawful money of the United States, in payment of which sum well and truly to be made, the said Principal and Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents. Signed, sealed and delivered this 27th day of December, 2018.

WHEREAS, said Principal has entered into a written Contract SOUTH 75, LLC dated December 21, 2018, according to the Plans and Specifications attached to said Contract, which includes the furnishing of all necessary tools, equipment, materials, and labor, a copy of which Contract, together with all Plans and Specifications is hereto attached and made a part hereof as if set out in full herein; and for the payment to SOUTH 75, LLC, of all sums due, or which may become due, by the terms of this Contract, as well as by reason of any violation thereof by the Principal herein; and for the payment of any and all judgments, costs of suits and actions brought against SOUTH 75, LLC, or its officers, for any cause whatever arising from, or on account of, any injuries or damage to life or property, suffered or sustained by any person, or persons, firm, or corporation, caused by the Principal herein, its agents, servants, or employees, in the construction of said Work, or by or in consequence of, any negligence, carelessness, or misconduct, in guarding or protecting the same, or from any improper defective materials used in the construction of said Work, or any act of omission of said Principal, or its agents, servants, or employees; and for the protection of SOUTH 75, LLC, against all suits or claims for infringements, or alleged infringements, or patent rights or processes. The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the Terms and Conditions of the Contract or to the Work to be performed thereunder or the Plans and Specifications accompanying the same shall in any way affect its obligations on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the Terms and Conditions of the Contract or to the Work or to the Plan and Specifications.

NOW, THEREFORE, the said Principal has caused these presents to be executed in its name, and its corporate seal to be hereto affixed by its duly authorized officers, and the said Surety has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its attorney in fact, duly authorized thereunto to do so, the day and year first above written and these presents have been executed in triplicate counterparts.

Ira M. Green Construction Company

By: Joanne Green, VP

North American Specialty Insurance Company

Surety Company

By: Cathy Combs

Cathy Combs

Attorney in Fact

Swiss Re
Corporate Solutions
1450 American Lane, Suite 1100
Schaumburg, IL 60173

**MAINTENANCE BOND** BOND NO. 2279039

KNOW ALL MEN BY THESE PRESENTS;

That We, Ira M. Green Construction Company

17211 S. 4170 Road, Claremore, OK 74017

(hereinafter called the "Principal"), as Principal, and North American Specialty Insurance Company

a corporation duly licensed to transact business in the State of Oklahoma,

(hereinafter called the "Surety"), as Surety, are held and firmly bound unto City of Glenpool

12205 S. Yukon Ave, Glenpool, OK 74033 (hereinafter called the "Obligee"), in the sum of

One Million Seven Hundred Thirty Two Thousand One Hundred Thirty Dollars & 11/00 Dollars ($ 1,732,130.11),

for the payment of which sum well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents

Sealed with our seals and dated this 27th date of December, 2018.

WHEREAS, the said Principal has heretofore entered into a contract with said Obligee dated 21st day of December, 2018 for:

Paving, Grading, Sanitary Sewer, Storm Sewer and Water System to Serve South 75 Business Park Phase IIII

WHEREAS, the said Principal is required to guarantee the work installed under said contract, against defects in materials or workmanship which may occur within a period of one (1) year from and after acceptance of said project by owner

In no event shall losses paid under this bond aggregate more than the amount of this bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that said Principal shall faithfully carry out and perform the said guarantee, and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in the said work which may develop during the period specified above or shall pay over, make good and reimburse to the said obligee all losses sustained by reason of failure or default of said Principal so to do, then this obligation shall be null and void; otherwise shall remain in full force and effect

Ira M. Green Construction Company
Principal

By: Brian Green
Name/Title

North American Specialty Insurance Company

By Cathy Combs
Cathy Combs, Attorney-in-Fact

BND 251S REV (09/01)

**NAS SURETY GROUP**

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Manchester, New Hampshire, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Schaumburg, Illinois, each does hereby make, constitute and appoint:

JOHN K. DEER, VAUGHN P. GRAHAM, VAUGHN P. GRAHAM, JR., STEPHEN M. POLEMAN, SUSANNE CUSIMANO
TRAVIS E. BROWN, DEBORAH L. RAPER, JAMIE BURRIS, SHELLEY SAMSEL, ROBBIE LOYD, MARK D. NOWELL, and CATHY COMBS

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to affix therein the seal of the Company, and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 30th day of June, 2015.

**North American Specialty Insurance Company**
**Washington International Insurance Company**

State of Illinois
County of Cook ss:

On this 30th day of June, 2015, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M KENNY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/04/2017

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 27th day of December, 2018.

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & North American Specialty Insurance Company

# South 75 Business Park Phase III

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST
OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

## General Notes

1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC.

1.2 ALL GRADES ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF GLENPOOL, OKLAHOMA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.

1.5 THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

1.6 ONE-TIME CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER. ANY RESTAKING WILL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.

1.7 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN CITY OF GLENPOOL RIGHT-OF-WAY. PLEASE CALL 918-322-5409 FOR PERMIT INFORMATION.

1.8 ALL STORM SEWER SHOWN HEREIN HAS BEEN DESIGNED TO A 100-YR STORM EVENT.

1.9 UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GLENPOOL STANDARDS, OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND OKLAHOMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 30 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

## Benchmark 2

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Contact List

CITY OF GLENPOOL
LYNN BURROW
PO BOX 70
GLENPOOL, OK 74033
PHONE: (918) 322-5409

EAST CENTRAL OK ELECTRIC COOP
BILL DANGOTT
PO BOX 1178
OKMULGEE, OK 74447
PHONE: (918) 759-0833

ONEOK
NEAL JONES - NEW SERVICE
2001 S. HIGHWAY 81
MEDFORD, OK 73759
PHONE: (580) 396-6304

AT&T
ROB MYER
5305 E. 71ST STREET
TULSA, OK 74136
PHONE: (918) 596-4237

COX COMMUNICATIONS
ROBERT DREW
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4657

OG&E
KEN LUCAS NEW CONSTRUCTION
PO BOX 321 M/C M228
OKC 73101
PHONE (405) 553-4224

OKIE TICKET NO: 16102416343244 DATE: FEBRUARY 16, 2018
LIMITED AREA OF LOCATE

## Legend

| | |
|---|---|
| BLDG | BUILDING |
| BM | BENCHMARK |
| B/L | BUILDING LINE |
| CHBS | CHISELED BOX, SET |
| CL | CENTERLINE |
| CO | SEWER CLEAN-OUT |
| CONC | CONCRETE |
| COR | CORNER |
| EPED | ELECTRIC PEDESTAL |
| ESMT | EASEMENT |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FLT | FLOWLINE, THROAT |
| FNC | FENCE |
| FND | FOUND |
| G | GUTTER |
| GUY | GUY ANCHOR |
| HEP | HORIZONTAL ELLIPTICAL PIPE |
| IP | IRON PIN |
| IPF | IRON PIN, FOUND |
| IPS | IRON PIN, SET |
| MAE | MUTUAL ACCESS ESMT |
| ODE | OVERLAND DRAINAGE EASEMENT |
| OE | OVERHEAD ELECTRIC |
| PFE | PIN FLAG, ELECTRIC |
| PFT | PIN FLAG, TELEPHONE |
| PP | POWER POLE |
| PPD | POWER POLE WITH DIP |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RWE | RESTRICTED WATERLINE ESMT |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SDES | STORM DRAIN END SECTION |
| SDHW | STORM DRAIN HEADWALL |
| SDIN | STORM DRAIN INLET |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SS | SANITARY SEWER |
| SSE | SANITARY SEWER EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| SY | SQUARE YARDS |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TP | TOP OF PAVING |
| TPED | TELEPHONE PEDESTAL |
| TR | TOP OF RIM |
| WL | WATERLINE |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |
| UG | UNDERGROUND GAS LINE |
| UE | UNDERGROUND ELECTRIC |
| UT | UNDERGROUND TELEPHONE |
| U/E | UTILITY EASEMENT |
| XFMR | TRANSFORMER |

NORTH

0 75 150 225

Scale: 1"= 150'
Tanner Consulting

**Location Map**
Scale: 1"= 2000'
NORTH

OWNER:
**South 75, LLC**
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: REX ROBERTSON
Email: rex@forddevelopment.net
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

ENGINEER:
**Tanner Consulting, LLC**
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: KEVIN NORTON
Email: knorton@tannerbaitshop.com
5323 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 745-9929

## Full Set Index


**SHEET NUMBER - NAME**
GE01 - BOUNDARY & EXISTING TOPOGRAPHY
GE02 - DIMENSIONED SITE PLAN (NORTH)
GE03 - DIMENSIONED SITE PLAN (SOUTH)
GE04 - GRADING, PAVING & EROSION CONTROL PLAN (NORTH)
GE05 - GRADING, PAVING & EROSION CONTROL PLAN (SOUTH)
GE06 - POND DETAILS
GE07 - DRAINAGE SWALE PLAN & PROFILE
GE08 - DRAINAGE SWALE PLAN & PROFILE
GE09 - PAVING PROFILES (A)
GE10 - PAVING SECTION DETAILS
GE11 - PAVING INTERSECTION DETAILS
GE12 - PAVING NOTES & DETAILS
SD13 - DRAINAGE AREAS (NORTH)
SD14 - DRAINAGE AREAS (SOUTH)
SD15 - DRAINAGE AREAS (WEST)
SD16 - STORM SEWER PLAN (NORTH)
SD17 - STORM SEWER PLAN (MIDDLE)
SD18 - STORM SEWER PLAN (SOUTH)
SD19 - STORM SEWER PLAN (NORTHEAST)
SD20 - DRAINAGE AREA TABLES
SD21 - STORM SEWER PROFILES
SD22 - STORM SEWER PROFILES
SD23 - STORM SEWER PROFILES
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SD25 - STORM SEWER ALIGNMENT DETAILS
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RE02 - CONDUIT PLANS (SOUTH)
RE03 - STRIPING PLANS (NORTH)
RE04 - STRIPING PLANS (MIDDLE)
RE05 - STRIPING PLANS (SOUTH)


**THE FOLLOWING STANDARD DRAWINGS FROM WILL BE REQUIRED:**

| | |
|---|---|
| ODOT STD. R-30 | PREFABRICATED CULVERT END SECTIONS |
| ODOT STD. R-36 | STANDARD MEDIAN DRAINS |
| ODOT STD. B-572 | RCB CULVERTS - END SECTION DETAILS SINGLE CELL - 3'-0" HEIGHT - 0" (SHEET 1 OF 2) |
| ODOT STD. B-573 | RCB CULVERTS - END SECTION DETAILS SINGLE CELL - 3'-0" HEIGHT - 0" (SHEET 2 OF 2) |
| TULSA STD. 770 | STANDARD DROP INLET 15",18", AND 24" |
| TULSA STD. 780 | STANDARD BAFFLE BLOCK ENERGY DISSIPATOR |
| TULSA STD. 790 | STANDARD SIDEWALK RAMP |

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tonner
13090
OKLAHOMA
1-24-2019


Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com
CERTIFICATE OF AUTHORIZATION NO.
OK CA 1661 EXP. 6/30/2019


BEFORE YOU DIG CALL OKIE


THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, LLC, AND ARE TO BE ASSIGNED TO THE OWNER UPON REQUEST IMMEDIATELY UPON WRITTEN TERMINATION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.


| MILESTONE | DATE |
|---|---|
| APPROVED | 11/25/2015 |
| 1ST REVISION | 12/17/2018 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING ODOT 2009 EDITION)

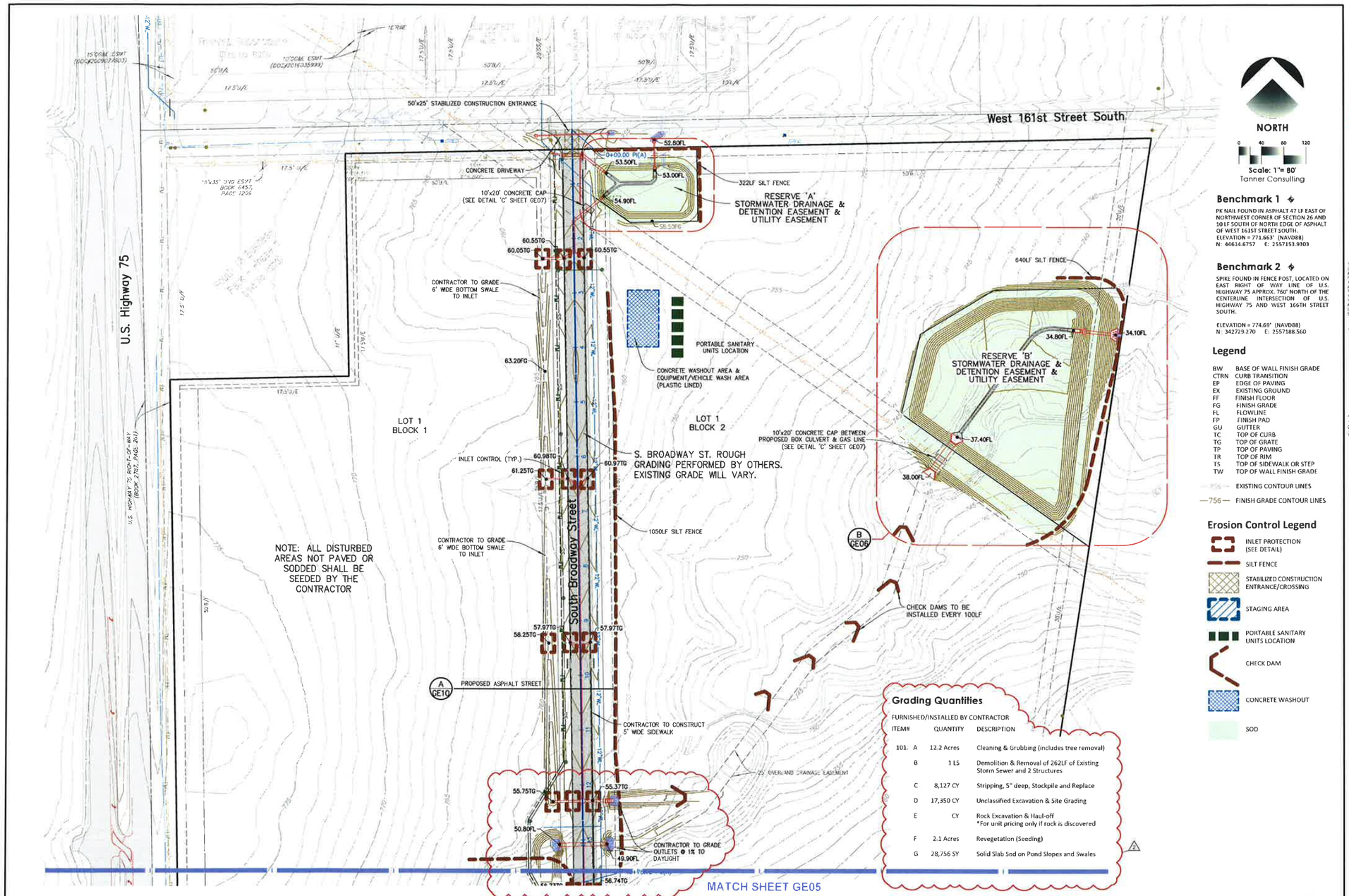
**South 75 Business Park Phase III**
W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT: 16075
ISSUE DATE: 1/24/2019
N/A

PLAN SCALE (H): 1"=150'
(V): N/A

**Boundary & Existing Topography**

**GE01**




NORTH

0 40 80 120

Scale: 1"= 80'

Tanner Consulting

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

## Benchmark 2

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Legend

| | |
|---|---|
| BW | BASE OF WALL FINISH GRADE |
| CTRN | CURB TRANSITION |
| EP | EDGE OF PAVING |
| EX | EXISTING GROUND |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOWLINE |
| FP | FINISH PAD |
| GU | GUTTER |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TP | TOP OF PAVING |
| TR | TOP OF RIM |
| TS | TOP OF SIDEWALK OR STEP |
| TW | TOP OF WALL FINISH GRADE |
| 756 | EXISTING CONTOUR LINES |
| 756 | FINISH GRADE CONTOUR LINES |

## Erosion Control Legend

- INLET PROTECTION (SEE DETAIL)
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE/CROSSING
- STAGING AREA
- PORTABLE SANITARY UNITS LOCATION
- CHECK DAM
- CONCRETE WASHOUT
- SOD

## Grading Quantities

FURNISHED/INSTALLED BY CONTRACTOR

| ITEM# | | QUANTITY | DESCRIPTION |
|---|---|---|---|
| 101. | A | 12.2 Acres | Cleaning & Grubbing (includes tree removal) |
| | B | 1 LS | Demolition & Removal of 262LF of Existing Storm Sewer and 2 Structures |
| | C | 8,127 CY | Stripping, 5" deep, Stockpile and Replace |
| | D | 17,350 CY | Unclassified Excavation & Site Grading |
| | E | CY | Rock Excavation & Haul-off *For unit pricing only if rock is discovered |
| | F | 2.1 Acres | Revegetation (Seeding) |
| | G | 28,756 SY | Solid Slab Sod on Pond Slopes and Swales |

LICENSED PROFESSIONAL ENGINEER Don Edwin Tanner 13090 OKLAHOMA 1-24-2019

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TULSA, OKLAHOMA 74105-6539
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|---|---|
| APPROVED | 11/25/2015 |
| 1ST REVISION | 12/17/2015 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS UNDERWAY AT THE TIME OF CONSTRUCTION.

# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT 16075
ISSUE DATE 1/24/2019

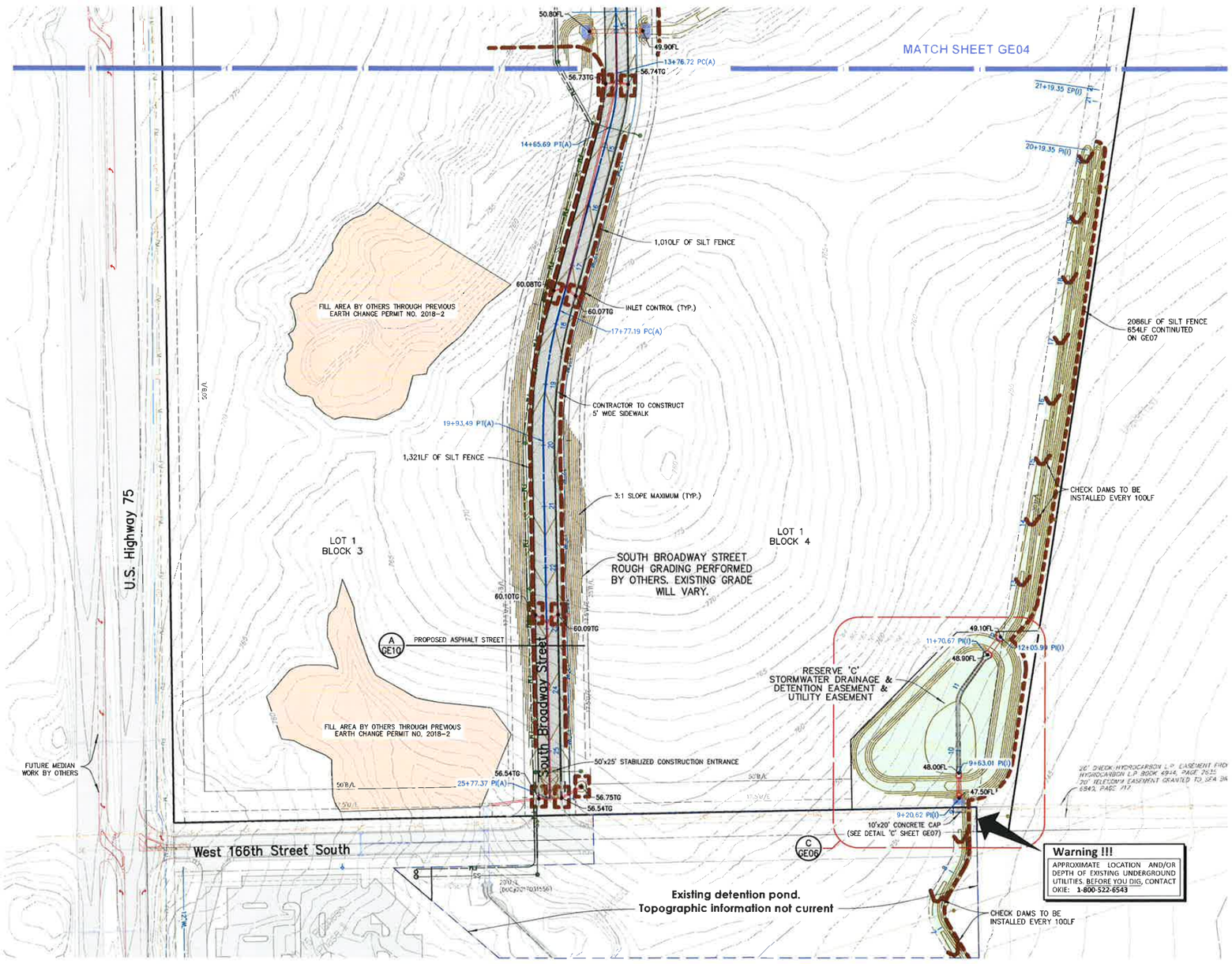
PLAN SCALE (H) 1"=80'
(V) N/A

## Grading, Paving & Erosion Control Plan (North)

# GE04

OF 28

P:\16075\Dwg\DWG\PT Phase III DEV\ACTIVE\SHEETS\16075-GE01-GE04.dwg, GE04, 1/24/2019 3:59:08 PM, KRISTIN, LL TANNER CONSULTING, LLC, OK CA 1661 EXP 6/30/2019




NORTH

0 40 80 120

Scale: 1"= 80'

Tanner Consulting

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

## Benchmark 2

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Legend

| | |
|---|---|
| BW | BASE OF WALL FINISH GRADE |
| CTRN | CURB TRANSITION |
| EP | EDGE OF PAVING |
| EX | EXISTING GROUND |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOWLINE |
| FP | FINISH PAD |
| GU | GUTTER |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TP | TOP OF PAVING |
| TR | TOP OF RIM |
| TS | TOP OF SIDEWALK OR STEP |
| TW | TOP OF WALL FINISH GRADE |
| 756 | EXISTING CONTOUR LINES |
| —756— | FINISH GRADE CONTOUR LINES |

## Erosion Control Legend

- INLET PROTECTION (SEE DETAIL)
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE/CROSSING
- STAGING AREA
- PORTABLE SANITARY UNITS LOCATION
- CHECK DAM
- CONCRETE WASHOUT
- SOD

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019


Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
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| APPROVED | 11/26/2018 |
| 1ST REVISION | 12/17/2018 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT 16075
ISSUE DATE 1/24/2019

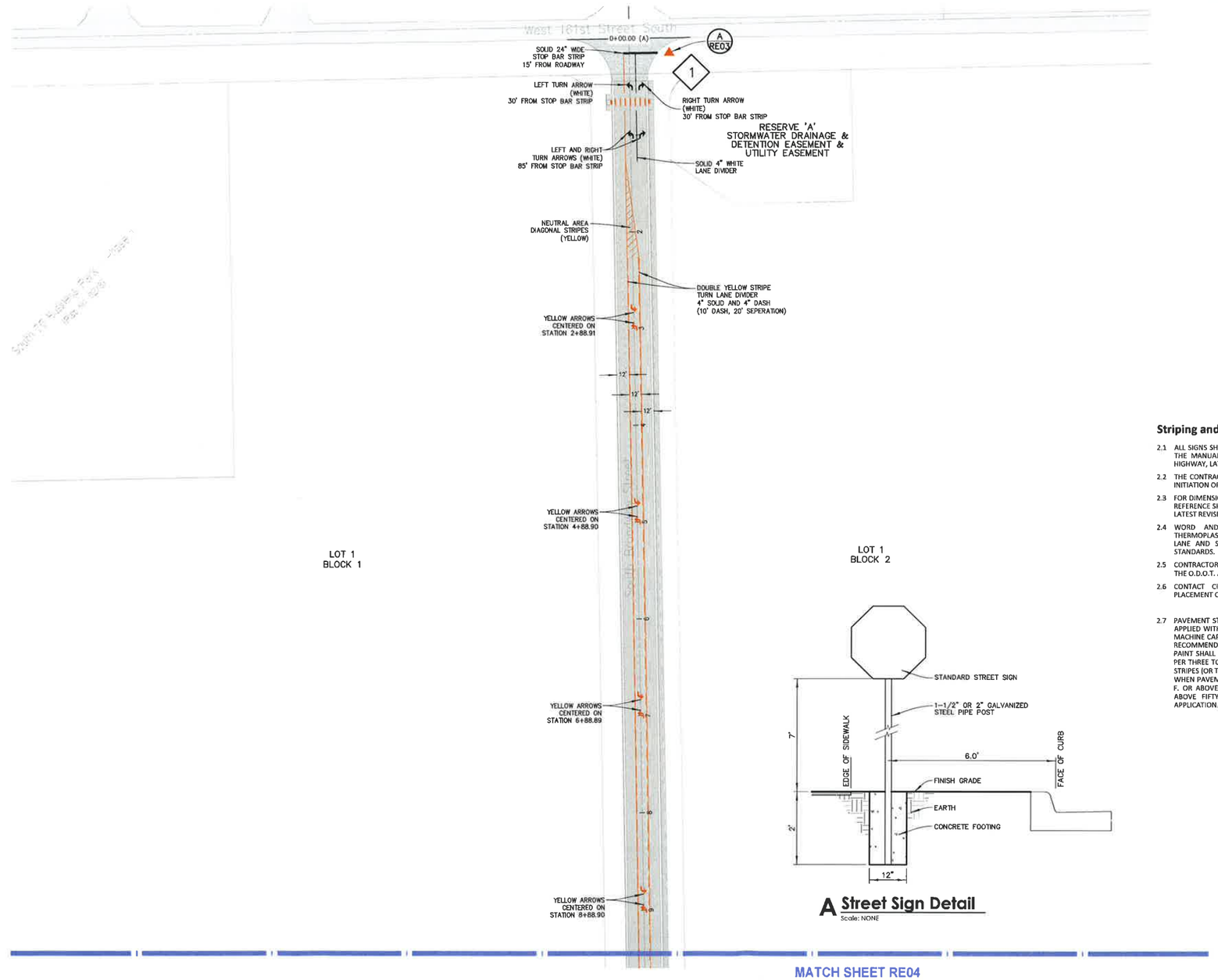
PLAN SCALE (H) 1"=80'
(V) N/A

## Grading, Paving & Erosion Control Plan (South)

# GE05

OF 28

P:\2016\16075\GE07 Phase III Dev\ATCW\Sheets\16075GE05.dwg, GE05, 1/24/2019 3:59:01 PM, ANDERSON, U: TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019







**A Street Sign Detail**
Scale: NONE

NORTH

0 40 80 120
Scale: 1"= 80'
Tanner Consulting

**Benchmark 1**

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

**Benchmark 2**

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

**4 Signage**

## Striping and Signage Notes

2.1 ALL SIGNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAY, LATEST EDITION.

2.2 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO INITIATION OF WORK.

2.3 FOR DIMENSIONS NOT SHOWN IN THE PLANS FOR THE PAVEMENT MARKINGS, REFERENCE SHALL BE MADE TO O.D.O.T. DRAWINGS P.M. 1-1 AND P.M. 3-1, ALL LATEST REVISIONS.

2.4 WORD AND ARROW MARKINGS SHALL BE WHITE REFLECTORIZED THERMOPLASTIC UNLESS OTHERWISE SPECIFIED. SIZES PER O.D.O.T. SPECS. LANE AND STOP BAR STRIPING SHALL BE THERMOPLASTIC PER O.D.O.T. STANDARDS.

2.5 CONTRACTOR SHALL INSTALL STREET SIGNAGE AT ALL INTERSECTIONS USING THE O.D.O.T. AND/OR CITY OF GLENPOOL STANDARDS

2.6 CONTACT CITY PUBLIC WORK DEPARTMENT FOR INSTALLATION AND PLACEMENT OF SPEED CONTROL SIGNAGE.

2.7 PAVEMENT STRIPING SHALL BE CONTRACTOR GRADE ACRYLIC STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE CAPABLE OF APPLYING AN EVEN COATING AT THE MANUFACTURER'S RECOMMENDED THICKNESS IN AN EVEN WIDTH ACROSS THE STRIPE. MARKING PAINT SHALL BE APPLIED STRAIGHT AND EVEN AT A RATE OF ONE(1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR(4) INCH WIDE STRIPES (OR TO MFG. SPECIFICATION). APPLY MARKING PAINT IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE FIFTY(50) DEGREES F. OR ABOVE (OR MFG. SPECIFICATION) AND ARE ANTICIPATED TO REMAIN ABOVE FIFTY(50) DEGREES F. FOR FOUR(4) HOURS AFTER COMPLETING APPLICATION.

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
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| MILESTONE | DATE |
|---|---|
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| 1ST REVISION | 12/17/2018 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE: 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

# South 75 Business Park Phase III
W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

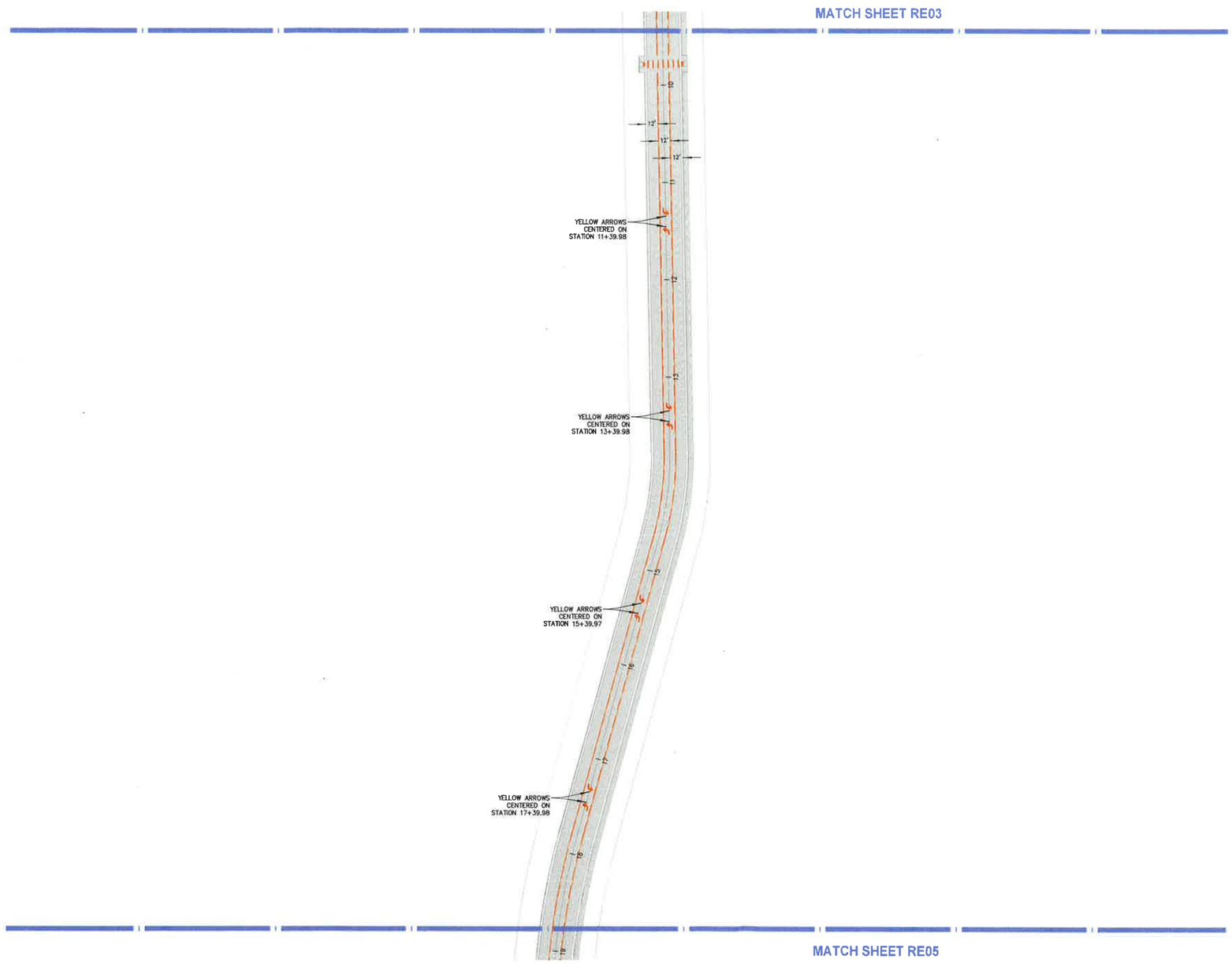
PROJECT: 16075
ISSUE DATE: 1/24/2019

PLAN SCALE: (H) 1"=80'
(V) N/A

**Striping Plans (North)**

**RE03**
OF 28

P:\2016\16075\2017 Phase III Design\Civil\Sheets\16075Proj_Striping\Plans.dwg, RE03, 1/24/2019 4:02:16 PM, mbarks, ES, TANNER CONSULTING, L.L.C., OK CA 1661 Exp 6/30/2019




NORTH

0 40 80 120

Scale: 1"= 80'

Tanner Consulting

**Benchmark 1**

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

**Benchmark 2**

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

4 **Signage**

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

Tanner Consulting LLC

CIVIL ENGINEERING | LAND SURVEYING
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5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9929
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| MILESTONE | DATE |
|---|---|
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| 1ST REVISION | 12/17/2018 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE: 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT: 16075
ISSUE DATE: 1/24/2019

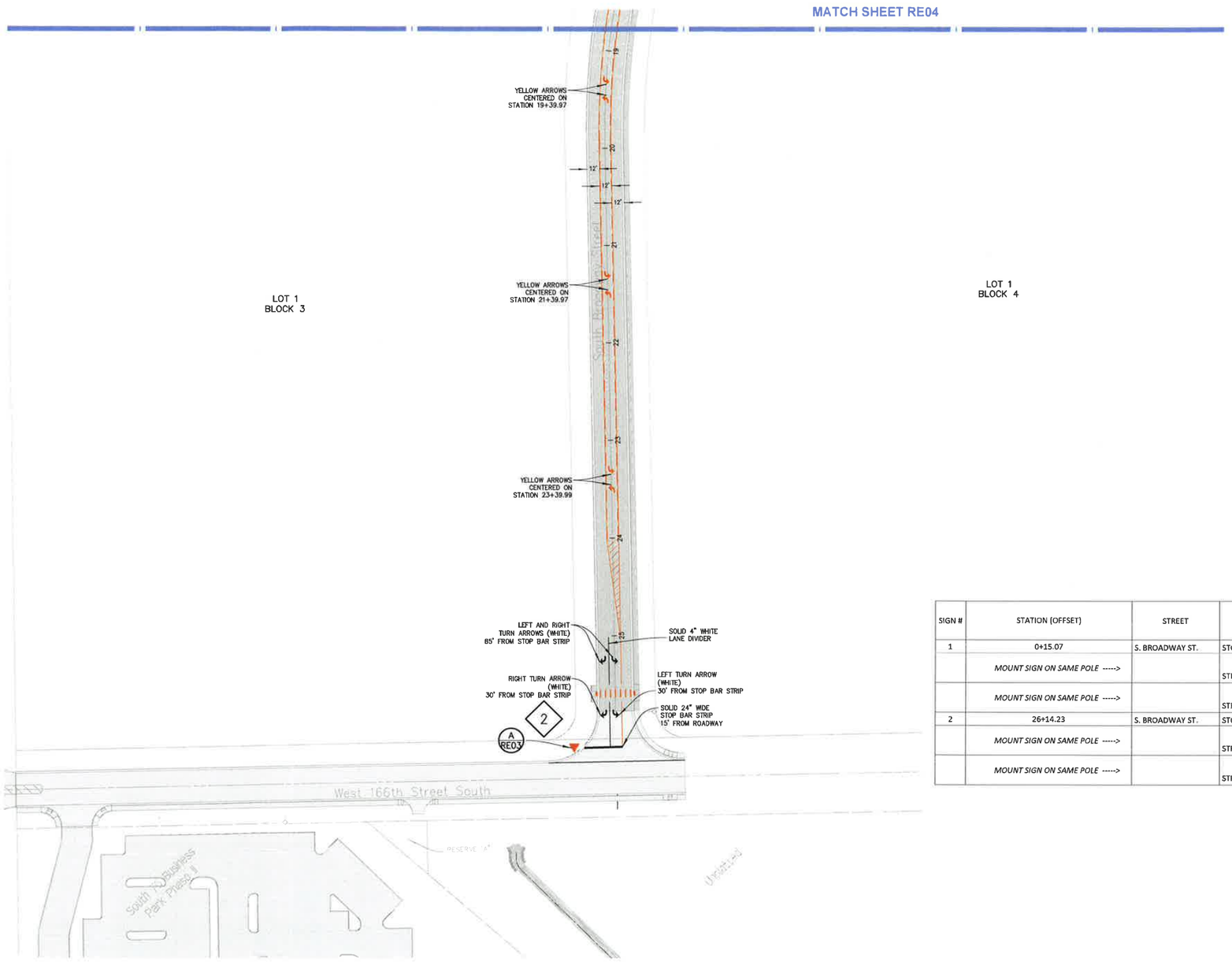
PLAN SCALE: (H) 1"=80'
(V) N/A

**Striping Plans (Middle)**

# RE04

OF 28

P:\2016\16075\2017 Phase III Design\Civil\SHEETS\16075PhC_StripingPlans.DWG, RE04, 1/24/2019 4:35:19 PM, NMAGES, LL TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019




| SIGN # | STATION (OFFSET) | STREET | SIGN OR PLAQUE | POLE |
|---|---|---|---|---|
| 1 | 0+15.07 | S. BROADWAY ST. | STOP | 1 |
| | *MOUNT SIGN ON SAME POLE ----->* | | STREET NAME BLADE (S. BROADWAY ST.) | |
| | *MOUNT SIGN ON SAME POLE ----->* | | STREET NAME BLADE (W. 161ST ST. S.) | |
| 2 | 26+14.23 | S. BROADWAY ST. | STOP | 1 |
| | *MOUNT SIGN ON SAME POLE ----->* | | STREET NAME BLADE (S. BROADWAY ST.) | |
| | *MOUNT SIGN ON SAME POLE ----->* | | STREET NAME BLADE (W. 166TH ST. S.) | |

NORTH

0 40 80 120

Scale: 1"= 80'

Tanner Consulting

**Benchmark 1**

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

**Benchmark 2**

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

4 **Signage**

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

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5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
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|---|---|
| APPROVED | 11/28/2015 |
| 1ST REVISION | 12/17/2015 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT: 16075
ISSUE DATE 1/24/2019

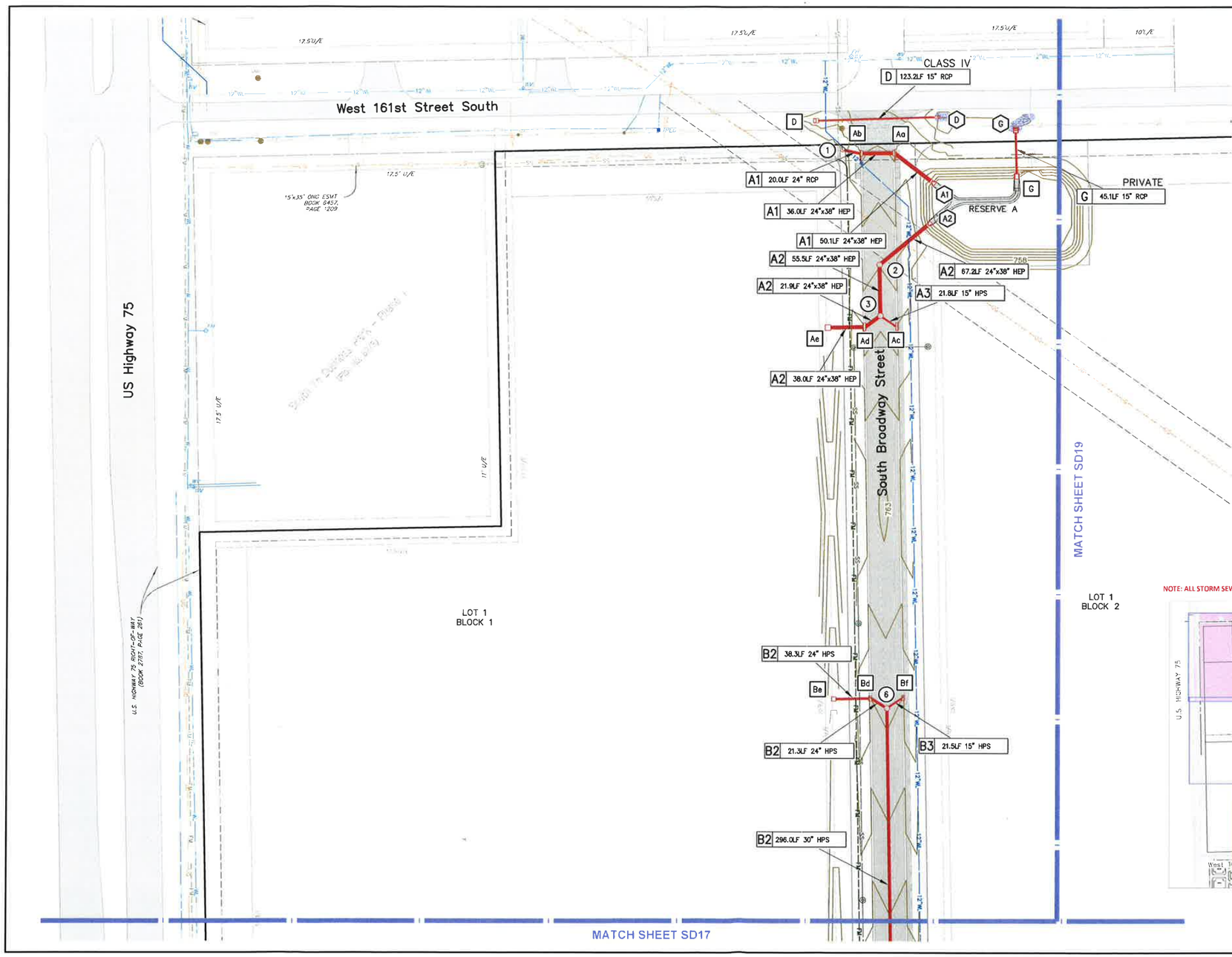
PLAN SCALE: (H) 1"=80'
(V) N/A

**Striping Plans (South)**

# RE05

OF 28

P:\2016\16075\2017 Phase III Design\CAD\Sheets\16075Proj-STRIPING Plans.dwg, RE05, 1/24/2019 4:05:24 PM, jamaes, EL TANNER CONSULTING, LLC, OK CA 1661 Exp 6/30/2019




NORTH

Scale: 1"= 50'
Tanner Consulting

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

## Benchmark 2

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Storm Legend

LINE LABEL — PIPE LENGTH
A 00.00LF 18"RCP
PIPE SIZE/TYPE

| SYMBOL | EXISTING | PROPOSED |
|---|---|---|
| INLET | a | a |
| JUNCTION | 1 | 1 |
| OUTLET | A | A |

HDPE HIGH DENSITY POLYETHYLENE PIPE
HEP HORIZONTAL ELLIPTICAL PIPE
HPS HP STORM POLYPROPYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.

Key Map
Scale: 1 = 2,000
NORTH

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

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CIVIL ENGINEERING | LAND SURVEYING
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5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
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|---|---|
| APPROVED | 11/05/2018 |
| 1ST REVISION | 12/17/2018 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING ODOT 2009 EDITION)

# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

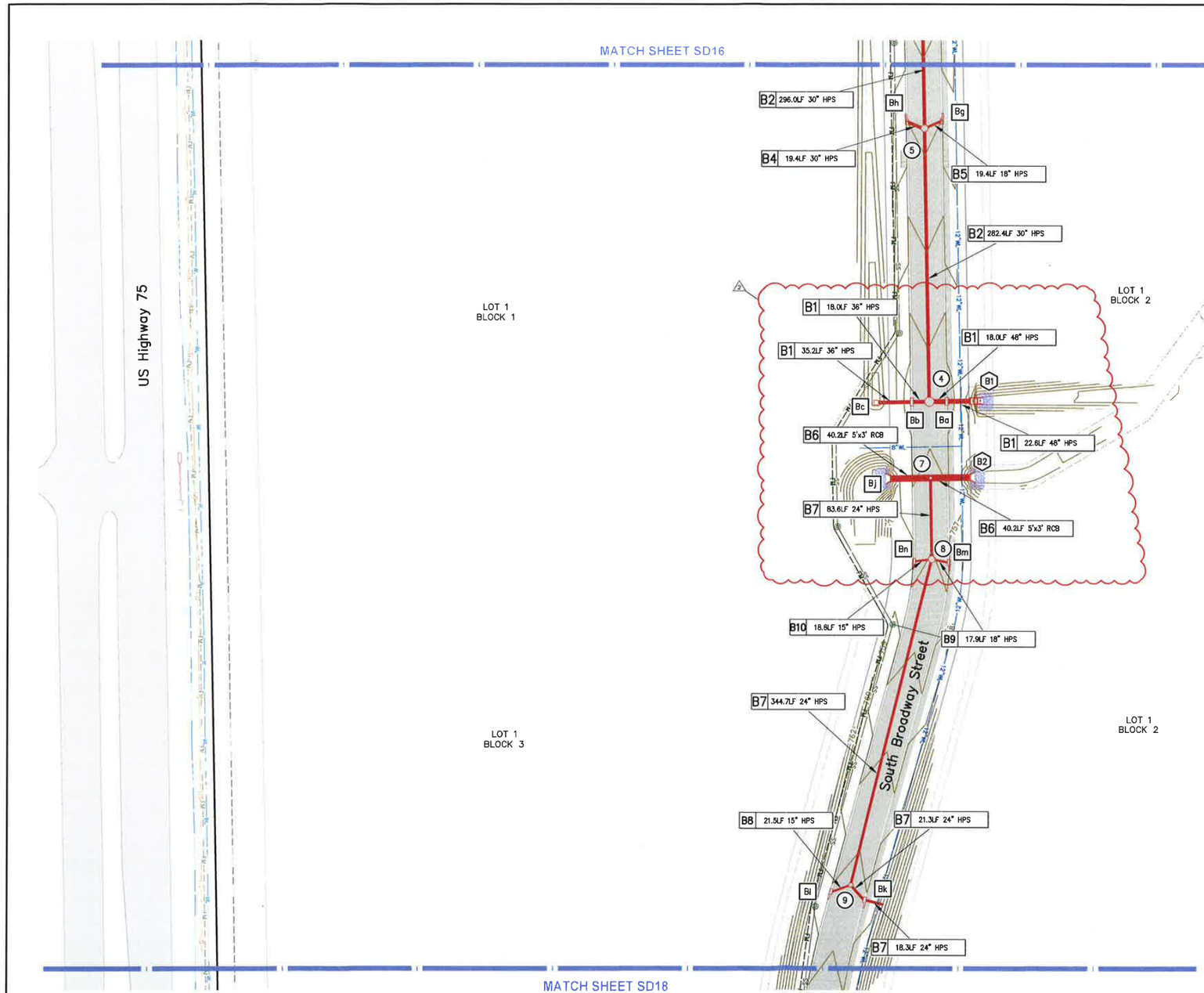
PROJECT: 16075
ISSUE DATE 1/24/2019

PLAN SCALE (H) 1"=50'
(V) N/A

**Storm Sewer Plan (North)**

**SD16**
OF 28

P:\2016\16075\2017 PHASE III DESIGN\Civil\SHEETS\07-PDP_PH3.dwg, SD16, 1/24/2019 4:30:54 PM, NAMEES, JT, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019




NORTH

0 25 50 75

Scale: 1"= 50'

Tanner Consulting

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
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## Benchmark 2

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ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Storm Legend

LINE LABEL — PIPE LENGTH

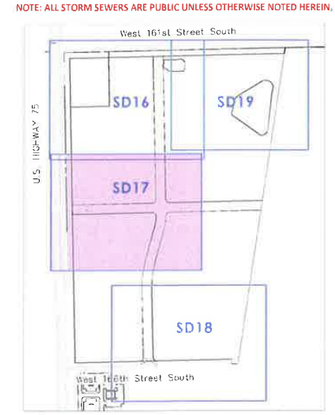
A 00.00LF 18"RCP

PIPE SIZE/TYPE

| SYMBOL | EXISTING | PROPOSED |
|---|---|---|
| INLET | a | a |
| JUNCTION | 1 | 1 |
| OUTLET | A | A |

HDPE HIGH DENSITY POLYETHYLENE PIPE
HEP HORIZONTAL ELLIPTICAL PIPE
HPS HP STORM POLYPROPYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.




Key Map
Scale: 1" = 2000'
NORTH

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

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CIVIL ENGINEERING | LAND SURVEYING
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5323 SOUTH LEWIS AVENUE
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| MILESTONE | DATE |
|---|---|
| APPROVED | 11/29/2015 |
| 1ST REVISION | 12/17/2015 |
| 2ND REVISION | 1/24/2019 |

PLOT DATE 1/24/19

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING ODOT 2009 EDITION)

# South 75 Business Park Phase III

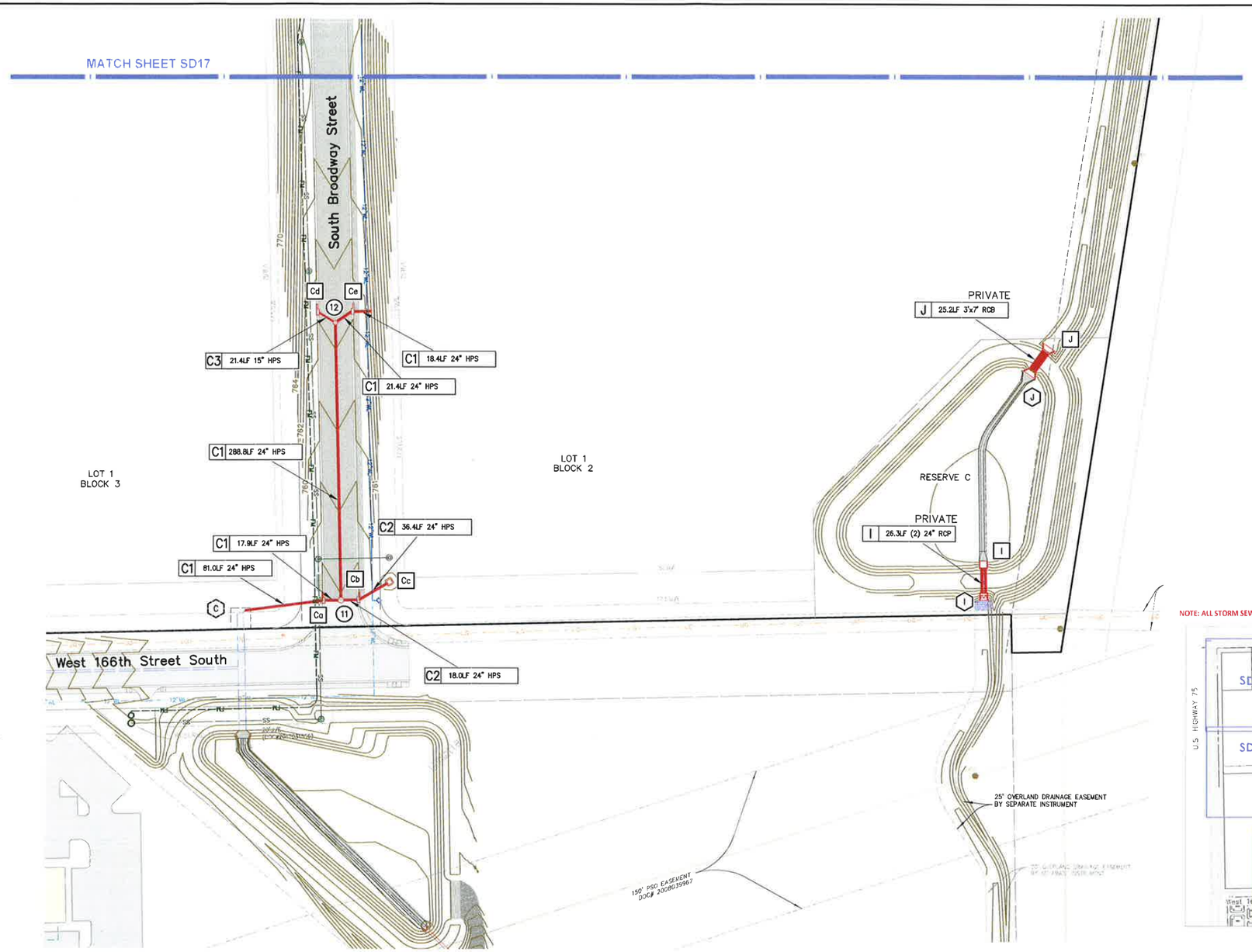
W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT: 16075
ISSUE DATE: 1/24/2019

PLAN SCALE (H) 1"=50'
(V) N/A

**Storm Sewer Plan (Middle)**

**SD17**
OF 28




NORTH

0 25 50 75

Scale: 1"= 50'

Tanner Consulting

## Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
ELEVATION = 771.663' (NAVD88)
N: 44614.6757 E: 2557153.9303

## Benchmark 2

SPIKE FOUND IN FENCE POST, LOCATED ON EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 APPROX. 760' NORTH OF THE CENTERLINE INTERSECTION OF U.S. HIGHWAY 75 AND WEST 166TH STREET SOUTH.

ELEVATION = 774.69' (NAVD88)
N: 342729.270 E: 2557188.560

## Storm Legend

LINE LABEL — PIPE LENGTH

A 00.00LF 18"RCP

PIPE SIZE/TYPE

| SYMBOL | | EXISTING | PROPOSED |
|---|---|---|---|
| □ | INLET | a | a |
| ◎ | JUNCTION | 1 | 1 |
| ⌒ | OUTLET | A | A |

HDPE HIGH DENSITY POLYETHYLENE PIPE
HEP HORIZONTAL ELLIPTICAL PIPE
HPS HP STORM POLYPROPYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.

Key Map
Scale: 1" = 2000'
NORTH

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
1-24-2019

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION NO. OK CA 1661 EXP. 6/30/2019

BEFORE YOU DIG CALL OKIE

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| MILESTONE | DATE |
|---|---|
| APPROVED | 11/26/2018 |
| 1ST REVISION | 12/17/2018 |
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PLOT DATE 1/24/19

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# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

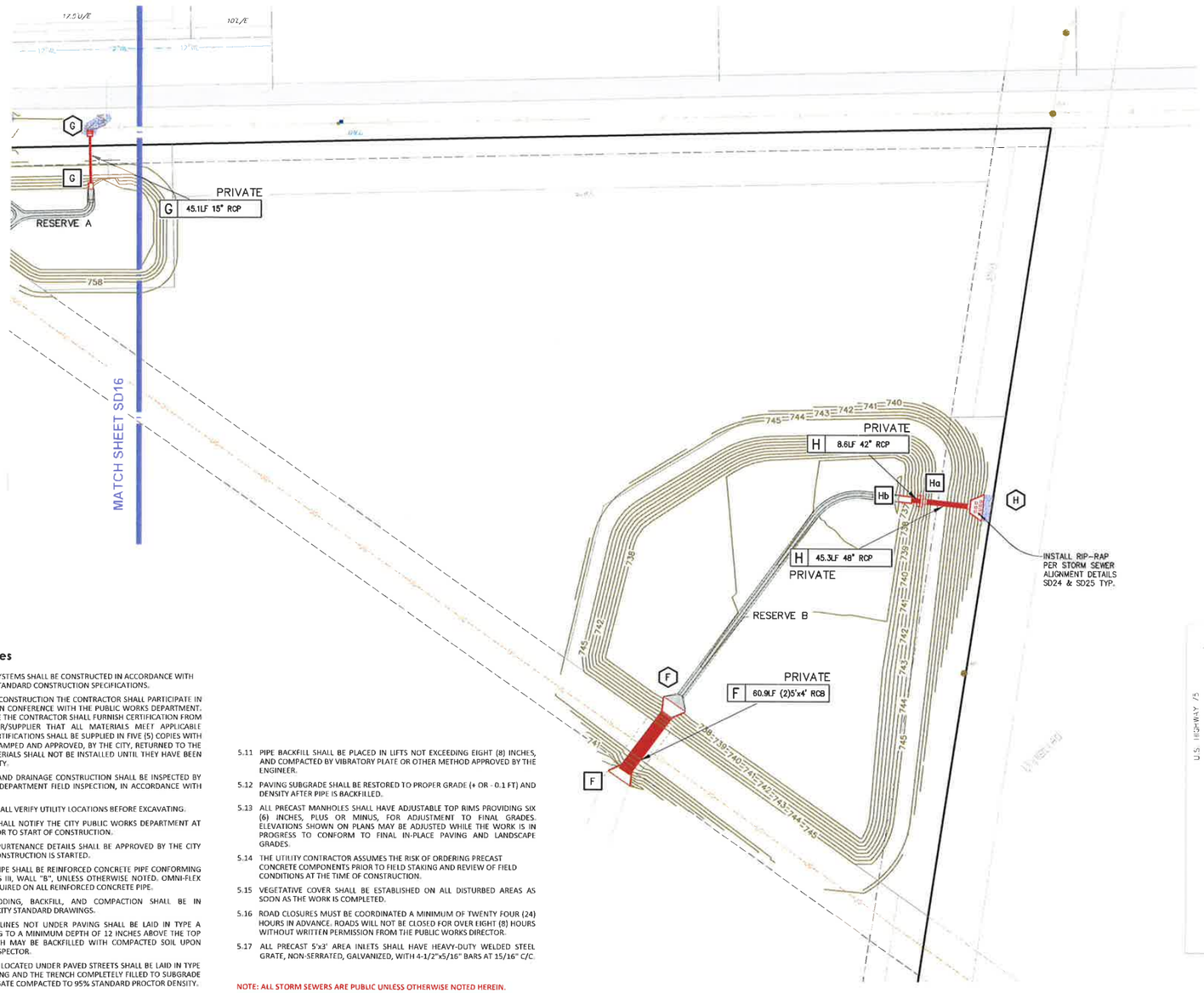
PROJECT 16075
ISSUE DATE 1/24/2019

PLAN SCALE: (H) 1"=50'
(V) N/A

Storm Sewer Plan (South)

SD18
OF 28

P:\2016\16075\SD17 Phase III Bank\CIVIL\SHEETS\16075-south_and_bank.dwg, SD18, 1/11/2019 1:01:02 PM, MANUEL, LL, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019




## Storm Sewer Notes

5.1 ALL STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.

5.2 PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE PUBLIC WORKS DEPARTMENT. AT THIS CONFERENCE THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER/SUPPLIER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. CERTIFICATIONS SHALL BE SUPPLIED IN FIVE (5) COPIES WITH THREE (3) COPIES STAMPED AND APPROVED, BY THE CITY, RETURNED TO THE CONTRACTOR. MATERIALS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE CITY.

5.3 ALL STORM SEWER AND DRAINAGE CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT FIELD INSPECTION, IN ACCORDANCE WITH CITY POLICY.

5.4 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.

5.5 THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

5.6 MANHOLES AND APPURTENANCE DETAILS SHALL BE APPROVED BY THE CITY ENGINEER BEFORE CONSTRUCTION IS STARTED.

5.7 ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 CLASS III, WALL "B", UNLESS OTHERWISE NOTED. OMNI-FLEX JOINTS SHALL BE REQUIRED ON ALL REINFORCED CONCRETE PIPE.

5.8 STORM SEWER BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

5.9 ALL STORM SEWER LINES NOT UNDER PAVING SHALL BE LAID IN TYPE A AGGREGATE BEDDING TO A MINIMUM DEPTH OF 12 INCHES ABOVE THE TOP OF PIPE. THE TRENCH MAY BE BACKFILLED WITH COMPACTED SOIL UPON APPROVAL BY THE INSPECTOR.

5.10 STORM SEWER LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BEDDING AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

5.11 PIPE BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, AND COMPACTED BY VIBRATORY PLATE OR OTHER METHOD APPROVED BY THE ENGINEER.

5.12 PAVING SUBGRADE SHALL BE RESTORED TO PROPER GRADE (+ OR - 0.1 FT) AND DENSITY AFTER PIPE IS BACKFILLED.

5.13 ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.

5.14 THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

5.15 VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.

5.16 ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF TWENTY FOUR (24) HOURS IN ADVANCE. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS DIRECTOR.

5.17 ALL PRECAST 5'x3' AREA INLETS SHALL HAVE HEAVY-DUTY WELDED STEEL GRATE, NON-SERRATED, GALVANIZED, WITH 4-1/2"x5/16" BARS AT 15/16" C/C.

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.

NORTH

0 25 50 75

Scale: 1"= 50'

Tanner Consulting

### Benchmark 1

PK NAIL FOUND IN ASPHALT 47 LF EAST OF NORTHWEST CORNER OF SECTION 26 AND 10 LF SOUTH OF NORTH EDGE OF ASPHALT OF WEST 161ST STREET SOUTH.
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N: 342729.270 E: 2557188.560

### Storm Legend

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A 00.00LF 18"RCP

PIPE SIZE/TYPE

| SYMBOL | | EXISTING | PROPOSED |
|---|---|---|---|
| | INLET | a | a |
| | JUNCTION | 1 | 1 |
| | OUTLET | A | A |

HDPE HIGH DENSITY POLYETHYLENE PIPE
HEP HORIZONTAL ELLIPTICAL PIPE
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PVC POLYVINYL CHLORIDE PIPE
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE

Key Map
Scale: 1" = 2000'
NORTH

LICENSED PROFESSIONAL ENGINEER
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# South 75 Business Park Phase III

W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

PROJECT: 16075
ISSUE DATE 1/24/2019

PLAN SCALE: (H) 1"=50'
(V) N/A

## Storm Sewer Plan (Northeast)

# SD19

OF 28

# South 75 Business Park Phase III Sanitary Improvements

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12)
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

## General Notes

1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC.

1.2 ALL GRADES ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF GLENPOOL, OKLAHOMA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.

1.5 THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

1.6 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN CITY OF GLENPOOL RIGHT-OF-WAY. PLEASE CALL 918-322-5409 FOR PERMIT INFORMATION.

1.7 UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GLENPOOL STANDARDS, OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND OKLAHOMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

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N: 342729.270 E: 2557188.580

## Contact List

CITY OF GLENPOOL
LYNN BURROW
PO BOX 70
GLENPOOL, OK 74033
PHONE: (918) 322-5409

EAST CENTRAL OK ELECTRIC COOP
BILL DANGOTT
PO BOX 1178
OKMULGEE, OK 74447
PHONE: (918) 759-0833

ONEOK
NEAL JONES - NEW SERVICE
2001 S. HIGHWAY 81
MEDFORD, OK 73759
PHONE: (580) 396-6304

SOUTHWEST FLUID SYSTEMS, LLC
ARRON MONTROSS
4815 SOUTH HARVARD AVE.
TULSA, OK 74135
PHONE: (918) 398-7047

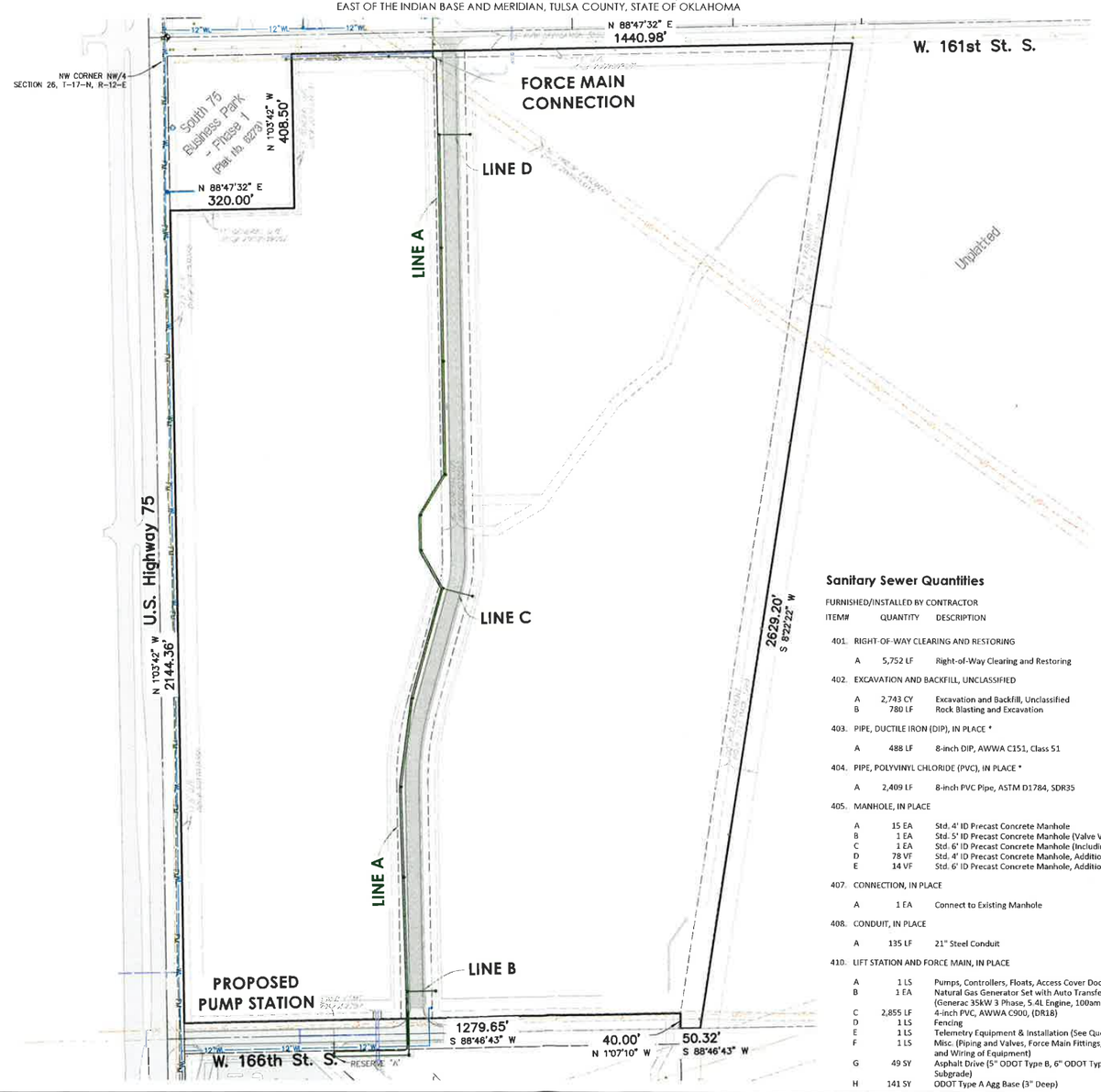
COX COMMUNICATIONS
ROBERT DREW
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4657

OG&E
KEN LUCAS NEW CONSTRUCTION
PO BOX 321 M/C M228
OKC 73101
PHONE (405) 553-4224

OKIE TICKET NO: 161024163432 44 DATE: FEBRUARY 16, 2018
LIMITED AREA OF LOCATE

## Legend

| | |
|---|---|
| BLDG | BUILDING |
| BM | BENCHMARK |
| B/L | BUILDING LINE |
| CHBS | CHISELED BOX, SET |
| CL | CENTERLINE |
| CO | SEWER CLEAN-OUT |
| CONC | CONCRETE |
| COR | CORNER |
| EPED | ELECTRIC PEDESTAL |
| ESMT | EASEMENT |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FLT | FLOWLINE, THROAT |
| FNC | FENCE |
| FND | FOUND |
| G | GUTTER |
| GUY | GUY ANCHOR |
| HEP | HORIZONTAL ELLIPTICAL PIPE |
| IP | IRON PIN |
| IPF | IRON PIN, FOUND |
| IPS | IRON PIN, SET |
| MAE | MUTUAL ACCESS ESMT |
| ODE | OVERLAND DRAINAGE EASEMENT |
| OE | OVERHEAD ELECTRIC |
| PFE | PIN FLAG, ELECTRIC |
| PFT | PIN FLAG, TELEPHONE |
| PP | POWER POLE |
| PPD | POWER POLE WITH DIP |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RWE | RESTRICTED WATERLINE ESMT |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SDES | STORM DRAIN END SECTION |
| SDHW | STORM DRAIN HEADWALL |
| SDIN | STORM DRAIN INLET |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SS | SANITARY SEWER |
| SSE | SANITARY SEWER EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| SY | SQUARE YARDS |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TP | TOP OF PAVING |
| TPED | TELEPHONE PEDESTAL |
| TR | TOP OF RIM |
| WL | WATERLINE |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |
| UG | UNDERGROUND GAS LINE |
| UE | UNDERGROUND ELECTRIC |
| UT | UNDERGROUND TELEPHONE |
| U/E | UTILITY EASEMENT |
| XFMR | TRANSFORMER |




## Sanitary Sewer Quantities

FURNISHED/INSTALLED BY CONTRACTOR

| ITEM# | QUANTITY | DESCRIPTION |
|---|---|---|
| 401. | RIGHT-OF-WAY CLEARING AND RESTORING | |
| A | 5,752 LF | Right-of-Way Clearing and Restoring |
| 402. | EXCAVATION AND BACKFILL, UNCLASSIFIED | |
| A | 2,743 CY | Excavation and Backfill, Unclassified |
| B | 780 LF | Rock Blasting and Excavation |
| 403. | PIPE, DUCTILE IRON (DIP), IN PLACE * | |
| A | 488 LF | 8-inch DIP, AWWA C151, Class 51 |
| 404. | PIPE, POLYVINYL CHLORIDE (PVC), IN PLACE * | |
| A | 2,409 LF | 8-inch PVC Pipe, ASTM D1784, SDR35 |
| 405. | MANHOLE, IN PLACE | |
| A | 15 EA | Std. 4' ID Precast Concrete Manhole |
| B | 1 EA | Std. 5' ID Precast Concrete Manhole (Valve Vault) |
| C | 1 EA | Std. 6' ID Precast Concrete Manhole (Including Wet Well) |
| D | 78 VF | Std. 4' ID Precast Concrete Manhole, Additional Depth >6' |
| E | 14 VF | Std. 6' ID Precast Concrete Manhole, Additional Depth >6' |
| 407. | CONNECTION, IN PLACE | |
| A | 1 EA | Connect to Existing Manhole |
| 408. | CONDUIT, IN PLACE | |
| A | 135 LF | 21" Steel Conduit |
| 410. | LIFT STATION AND FORCE MAIN, IN PLACE | |
| A | 1 LS | Pumps, Controllers, Floats, Access Cover Doors, 1,000lb Hoist & Socket |
| B | 1 EA | Natural Gas Generator Set with Auto Transfer Switch Installed (Generac 35KW 3 Phase, 5.4L Engine, 100amp Transfer Switch Nema 3R) |
| C | 2,855 LF | 4-inch PVC, AWWA C900, (DR18) |
| D | 1 LS | Fencing |
| E | 1 LS | Telemetry Equipment & Installation (See Quote from Mike Girdner) |
| F | 1 LS | Misc. (Piping and Valves, Force Main Fittings, Labor and Installation, and Wiring of Equipment) |
| G | 49 SY | Asphalt Drive (5" ODOT Type B, 6" ODOT Type A Agg Base, 8" Stabilized Subgrade) |
| H | 141 SY | ODOT Type A Agg Base (3" Deep) |

NORTH

0 75 150 225
Scale: 1"= 150'
Tanner Consulting

Location Map
Scale: 1 = 2000'
NORTH

OWNER:
**South 75, LLC**
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: REX ROBERTSON
Email: rex@forddevelopment.net
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

ENGINEER:
**Tanner Consulting, LLC**
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: KEVIN NORTON
Email: knorton@tannerbaitshop.com
5323 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 745-9929

## Full Set Index


**SHEET NUMBER - NAME**
SS01 - SANITARY SEWER COVER SHEET
SS02 - SANITARY SEWER PLAN (SOUTH)
SS03 - SANITARY SEWER PLAN (MIDDLE)
SS04 - SANITARY SEWER PLAN (NORTH)
SS05 - SANITARY SEWER PROFILES
SS06 - SANITARY SEWER PROFILES
SS07 - LIFT STATION PLAN
SS08 - LIFT STATION DETAILS
SS09 - LIFT STATION DETAILS
SS10 - LIFT STATION DETAILS


LICENSED PROFESSIONAL ENGINEER
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**S 75 Business Park Phase III Sanitary Improvements**
W. 161st St. S. & U.S. Hwy 75
Glenpool, Oklahoma

| | |
|---|---|
| PROJECT: | 16075 |
| ISSUE DATE | 1/24/2019 |
| | N/A |
| PLAN SCALE (H) | 1"=150' |
| (V) | N/A |

**Sanitary Sewer Cover Sheet**

**SS01**
OF 11

City Of Glenpool

Creating Opportunity

**MEMORANDUM**

**TO:** **HONORABLE MAYOR and CITY COUNCIL**

**FROM:** **LYNN BURROW, PE**
**COMMUNITY DEVELOPMENT DIRECTOR**

**RE:** **ACCEPTANCE OF PUBLIC INFRASTRUCTURE IMPROVEMENTS SERVING: 'ELM POINTE II ADDITION' – PUD NO. 38**

**DATE:** **DECEMBER 02, 2019**

**Background:**

This is a request for Council consideration, approval, and possible action regarding the acceptance for ownership and maintenance of certain public infrastructure improvements installed to serve 'Elm Pointe II Addition (PUD No.38) located along and north of South 141st Street - approximately ¼ mile west of Peoria Avenue at South Madison Avenue per the attached subdivision plat and construction drawings. Specifically, these public improvements include:

- The installation of improvements associated with the public paving constructed to provide public access from 141st Street and via internal streets.
- Certain public storm sewer collection and conveyance system and drainage improvements associated with internal public streets.
- Certain 6" ID public water main extensions providing domestic water and fire protection service to the Addition.
- Certain public 8" ID sanitary sewer main extensions providing sewer service at various locations throughout the Addition.

The Community Development Department Staff inspected these improvements during construction and has received and approved all required testing for conformance to City standard criteria. The improvements listed above have been covered by required Maintenance Bonds per the attached copies. The bonded amounts for each improvement system have been issued based on an Engineer's Statement of Cost submitted to Staff by the Project Engineer. Record (As-Built) drawings covering the installation of the listed public improvements have been received and approved by Staff as required prior to acceptance of the improvements by the City Council.

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

**Staff Recommendation:**

At this time, Staff recommends approval and acceptance of the public improvements described herein serving 'Elm Pointe II Addition' – PUD No. 38

Attachments:

A. Public Improvement Systems & Location Maps
B. Maintenance Bonds

# Elm Pointe Land, LLC

**14050 So. Peoria Ave. Suite #109**
**Bixby, OK 74008**
**Phone 918-369-9300 or Fax 918-369-9315**

November 5, 2019

City of Glenpool
Lynn Burrow – City Engineer
12205 So. Yukon Ave.
Glenpool, OK 74033

RE: Elm Pointe II Subdivision
Public Improvements

I am requesting that the City of Glenpool accepts the water line, sanitary sewer line, storm water line and structures and streets and curbs in Elm Pointe II as public improvements. Please let me know if you have any questions.

Sincerely,

Elm Pointe Land, LLC
T.J. Remy
Manager/Owner

# OKLAHOMA SURETY COMPANY

**P. O. Box 1409**
**TULSA, OKLAHOMA 74101**

## MAINTENANCE BOND

BOND NUMBER 1016427

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT WE,** CK Mills, LLC

100323 S Shadyoak Dr. Harrah, OK 73045 as Principal,

and **OKLAHOMA SURETY COMPANY**, an Ohio corporation, having its principal place of business in the City of Tulsa and State of Oklahoma,

as Surety, are held and firmly bound unto City of Glenpool

12205 S Yukon Ave Glenpool, OK 74033 as Obligee,

in the penal sum of

Ninety-Five Thousand Dollars ($ 95,000.00 )

lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS** the said Principal has constructed certain improvements described as follows:

ElmPointe Subdivision Phase II -Residential Lots

Sanitary Sewer, Storm Piping and Boxes and Water Main Improvements

Which said improvements have been constructed to conform with specifications prepared by JR Donelsone, Inc.

5879 S Garnett Rd Tulsa, OK 74146

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

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

**Signed, Sealed and Dated this** 24th day of October , 2019 .

CK Mills, LLC
Principal

Witness

By
Blaine Mills

**OKLAHOMA SURETY COMPANY**

By
Polly Phillips
Attorney-in-fact

OKSmaintN

1016427

# OKLAHOMA SURETY COMPANY

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

## POWER OF ATTORNEY

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

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

OKLAHOMA SURETY COMPANY CORPORATE SEAL OHIO

**OKLAHOMA SURETY COMPANY**

ATTEST:

SARA ANDERSON — ASSISTANT SECRETARY

TODD BAZATA — VICE PRESIDENT

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

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

L. FAY JESSEE NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA TULSA COUNTY

Commission # 05000936

My Commission expires: 01-26-13

L. FAY JESSEE — Notary Public

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

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

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

## CERTIFICATION

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

Signed and sealed this 24th day of October, 2019

OKLAHOMA SURETY COMPANY CORPORATE SEAL OHIO

SARA ANDERSON — Assistant Secretary

VOID IF BOX IS EMPTY

MAINTENANCE BOND

Bond No. **87C003348**

KNOW ALL MEN BY THESE PRESENTS,

THAT **Interstate Construction, Inc.** as Principal, hereinafter called Contractor, and **The Ohio Casualty Insurance Company** as Surety, hereinafter called Surety, are firmly bound unto **City of Glenpool** as Obligee, hereinafter called Owner, in the penal sum of **One Hundred Sixty Eight Thousand Eight Hundred Sixty Two and 50/100** Dollars ($ **168,862.50** ) for the payment whereof the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement, dated **October 25, 2019** entered into a contract with the Owner for **Elm Pointe II Subdivision in SE/4 S12 T17N R12E Tulsa County State of OK-Asphalt Streets and Curbs** in accordance with General Conditions, the Drawings and Specifications, which contract is by reference incorporated herein, and made part hereof, and is referred to as the Contract.

NOW, THEREFORE, the condition of this obligation is such that, if Contractor shall remedy any defects due to faulty materials or workmanship, and pay for any damage to other work resulting therefrom, which shall appear within a period of **Two** year(s) from the date of acceptance of the work provided for in the Contract, then this obligation to be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that Owner shall give Contractor and Surety notice of observed defects with reasonable promptness.

SIGNED and sealed this **5th** day of **November**, 2019.

In the presence of:

**Interstate Construction, Inc.**

Principal (SEAL)

Pres. Dent

Title

**The Ohio Casualty Insurance Company**

Surety (SEAL)

Annissa R. DeJarnett

Attorney-in-Fact **Annissa R. DeJarnett**

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.**

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8202259 - 974484**

# POWER OF ATTORNEY

**KNOWN ALL PERSONS BY THESE PRESENTS:** That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashton Block, Terry Lynn Bowden, Jennifer L. Deatherage, Annissa R. DeJarnett, Megan Gustke, Ronald L. Hammond, Corbin L. Jarvis, Jason MacLean, Bridgett McElmurry, Edward J. McGrath, Debbie A. Morris, Heather Odell, Scott Pearson, Michelle Pittman, Kyle R. Rosebure, Wylea J. Sanders, Susan E. Travis, Megan Yochum

all of the city of Oklahoma City state of OK each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

**IN WITNESS WHEREOF,** this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 30th day of September, 2019.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 30th day of September, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS:** Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII – Execution of Contracts:** Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

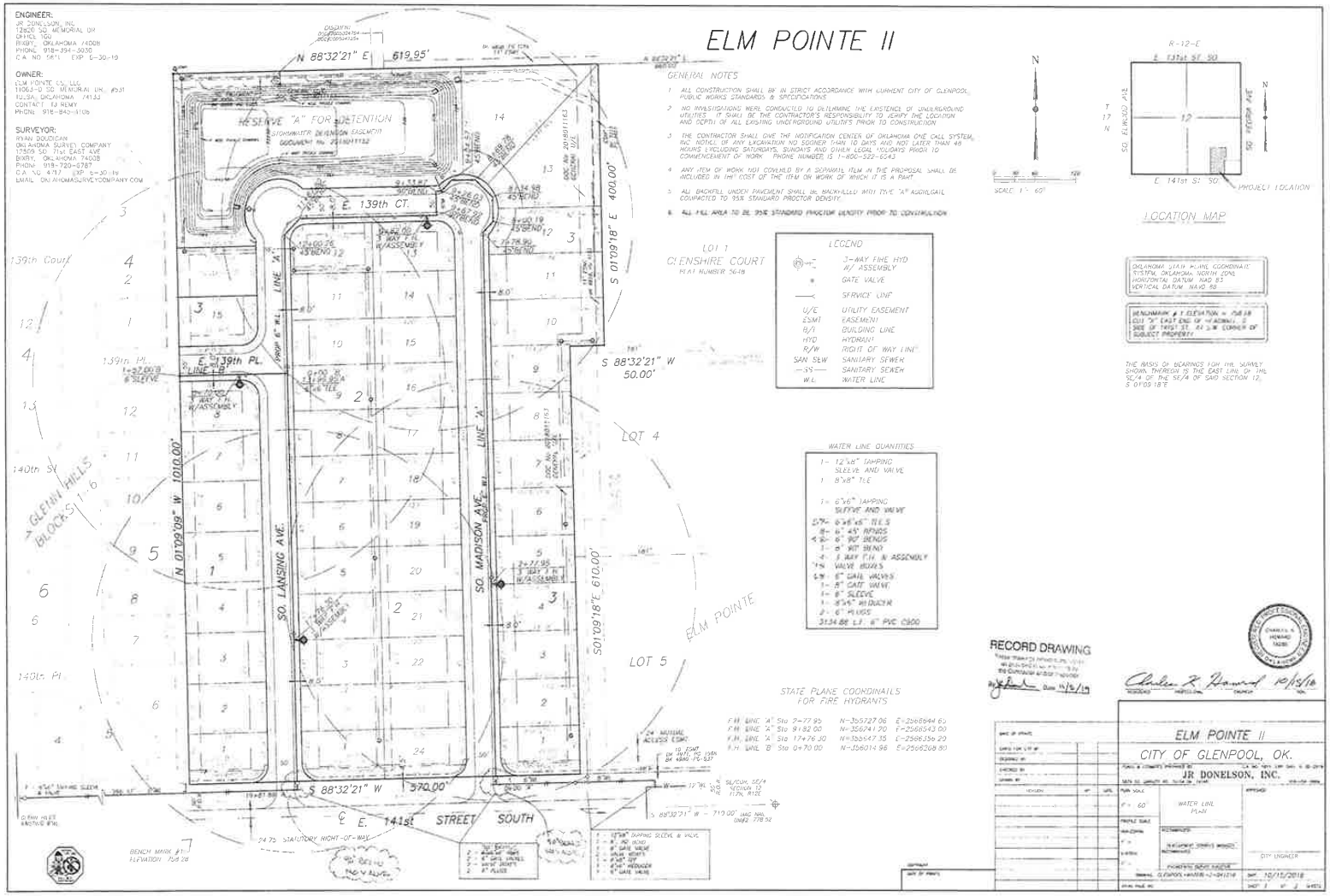
**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

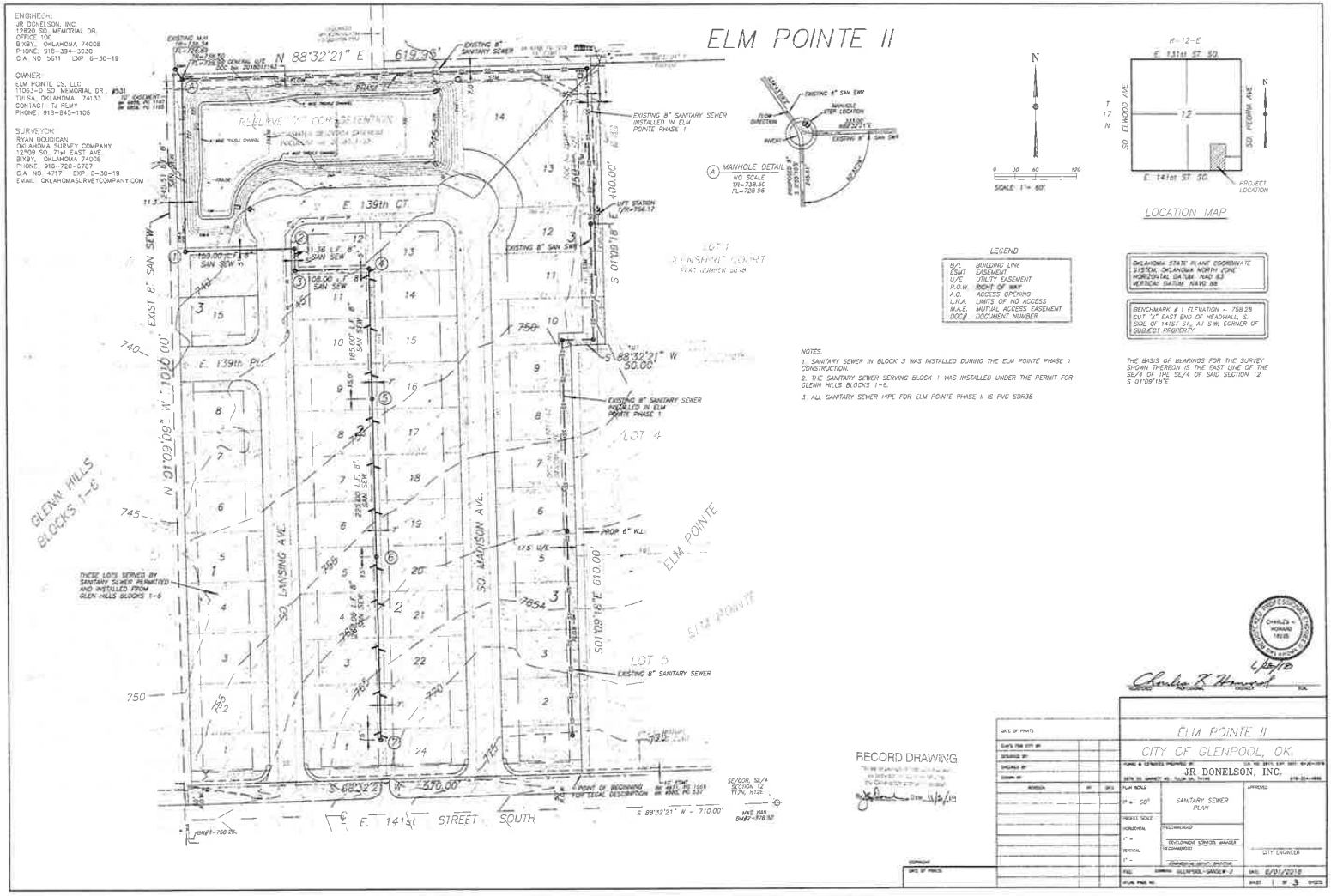
I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seals of said Companies this 5th day of November, 2019.

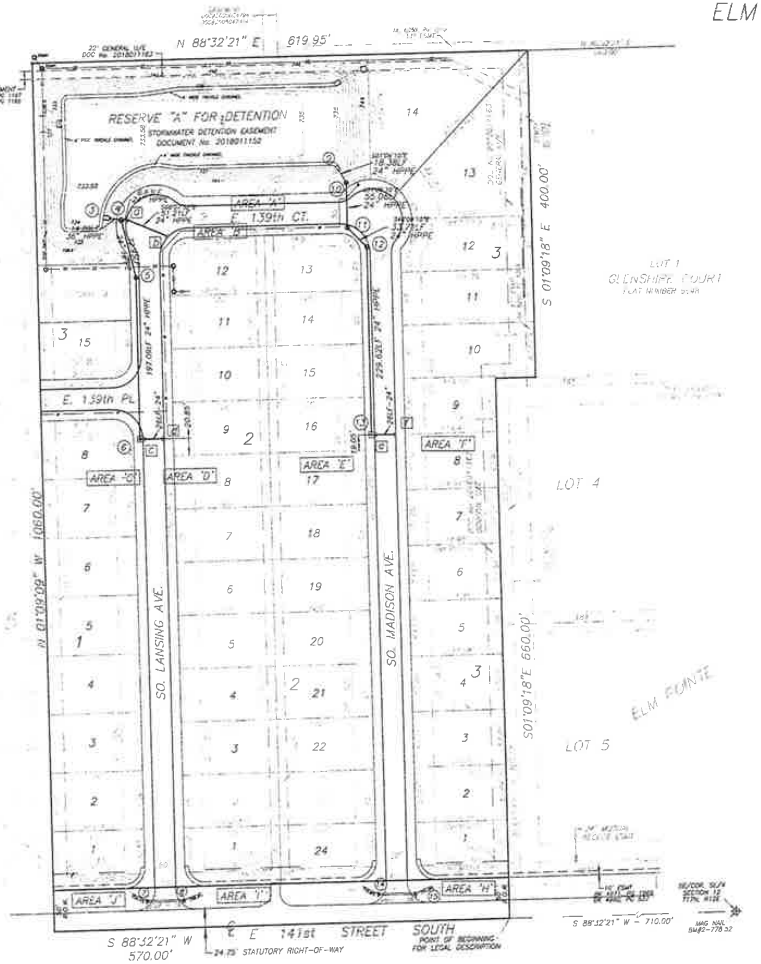
By: Renee C. Llewellyn, Assistant Secretary

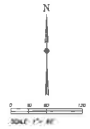
LMS-12873 LMIC OCIC WAIC Multi Co_062018

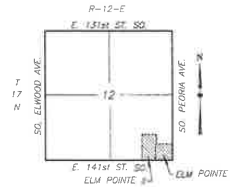

ELM POINTE II
ENGINEER:
JR DONELSON, INC.
12400 SO. MEMORIAL DR
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE 918-394-5030
C.A. NO 5611 EXP 6-30-19
OWNER:
ELM POINTE CO, LLC
11063-D SO. MEMORIAL DR. #531
TULSA, OKLAHOMA 74133
CONTACT: ED HEMY
PHONE 918-843-1106
SURVEYOR:
RYAN DOLIGAN
OKLAHOMA SURVEY COMPANY
17809 SO. 71st EAST AVE
BIXBY, OKLAHOMA 74008
PHONE 918-720-0787
C.A. NO. 4717 EXP 6-30-19
EMAIL OKLAHOMASURVEYCOMPANY.COM
N 88°32'21" E 619.95'
RESERVE "A" FOR DETENTION
STORMWATER DRAINAGE EASEMENT
DOCUMENT No. 2018011132
E. 139th CT.
139th Court
139th PL.
E. 139th PL.
140th St
140th Pl
GLENN HILLS BLOCK 5
N 01°09'09" W 1010.00'
SO. LANSING AVE.
SO. MADISON AVE.
LINE "A"
S 01°09'18" E 400.00'
S 88°32'21" W 50.00'
S 01°09'18" E 610.00'
S 88°32'21" W 370.00'
E. 141st STREET SOUTH
LOT 1
CLENSHIRE COURT
PLAT NUMBER 5618
LOT 4
LOT 5
ELM POINTE
GENERAL NOTES
1 ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL PUBLIC WORKS STANDARDS & SPECIFICATIONS
2 NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3 THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND OWNER LEGAL HOLIDAYS) PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543
4 ANY ITEM OF WORK NOT COVERED BY A SEPARATE ITEM IN THE PROPOSAL SHALL BE INCLUDED IN THE COST OF THE ITEM OF WORK OF WHICH IT IS A PART
5 ALL BACKFILL UNDER PAVEMENT SHALL BE MACHINE TAMPED WITH TYPE "A" AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY
6 ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION
LEGEND
3-WAY FIRE HYD W/ ASSEMBLY
GATE VALVE
SERVICE LINE
U/E UTILITY EASEMENT
ESMT EASEMENT
B/L BUILDING LINE
HYD HYDRANT
R/W RIGHT OF WAY LINE
SAN SEW SANITARY SEWER
SS SANITARY SEWER
W.L. WATER LINE
WATER LINE QUANTITIES
1 - 12"x6" TAPPING SLEEVE AND VALVE
1 8"x8" TEE
1 - 6"x6" TAPPING SLEEVE AND VALVE
579 - 6"x6"x6" TEES
8 - 6" 45° BENDS
4 - 6" 90° BENDS
1 - 6" 90° BEND
4 - 3 WAY F.H. W/ ASSEMBLY
15 VALVE BOXES
6 - 6" GATE VALVES
1 - 8" GATE VALVE
1 - 6" SLEEVE
1 - 8"x6" REDUCER
2 - 6" PLUGS
3134.88 L.F. 6" PVC C900
STATE PLANE COORDINATES FOR FIRE HYDRANTS
F.H. LINE "A" Sta 7+77.95 N=355727.06 E=2668694.60
F.H. LINE "A" Sta 9+82.00 N=356741.20 E=2668543.00
F.H. LINE "A" Sta 17+76.30 N=363547.35 E=2668539.20
F.H. LINE "B" Sta 0+70.00 N=356014.96 E=2668208.80
R-12-E
E. 131st ST. SO.
SO. ELWOOD AVE.
SO. YORK AVE.
T 17 N
E. 141st ST. SO.
PROJECT LOCATION
LOCATION MAP
SCALE 1" = 60'
OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88
THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE SE/4 OF THE SE/4 OF SAID SECTION 12, S 01°09'18"E
RECORD DRAWING
Charles Z. Howard 10/5/18
ELM POINTE II
CITY OF GLENPOOL, OK.
JR DONELSON, INC.
WATER LINE PLAN
CITY ENGINEER
10/15/2018


ELM POINTE II
ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO 0611 EXP. 6-30-19
OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR.
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1105
SURVEYOR:
RYAN DOUGIGAN
OKLAHOMA SURVEY COMPANY
12509 SO. 71st EAST AVE
BIXBY, OKLAHOMA 74008
PHONE: 918-720-5787
C.A. NO. 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM
N 88°32'21" E
619.96'
EXISTING 8" SANITARY SEWER
EXISTING 8" SANITARY SEWER INSTALLED IN ELM POINTE PHASE 1
E. 139th CT.
E. 139th PL.
EXIST 8" SAN SEW
N 01°09'09" W 1010.00'
S 01°09'18" E 610.00'
S 88°32'21" W 50.00'
EXISTING 8" SANITARY SEWER INSTALLED IN ELM POINTE PHASE 1
LOT 4
LOT 5
EXISTING 8" SANITARY SEWER
PROP 6" W.L.
ELM POINTE
GLENN HILLS BLOCKS 1-6
THESE LOTS SERVED BY SANITARY SEWER PERMITTED AND INSTALLED FROM GLEN HILLS BLOCKS 1-6
SO. LANSING AVE.
SO. MADISON AVE.
S 88°32'21" W 570.00'
E. 141st STREET SOUTH
S 88°32'21" W - 710.00'
MANHOLE DETAIL
NO SCALE
TN=738.50
FL=728.96
SCALE 1"= 60'
R-12-E
E. 131st ST. SO.
E. 141st ST. SO.
SO. ELWOOD AVE
SO. PEORIA AVE
T 17 N
PROJECT LOCATION
LOCATION MAP
LEGEND
B/L BUILDING LINE
ESMT EASEMENT
U/E UTILITY EASEMENT
R.O.W. RIGHT OF WAY
A.O. ACCESS OPENING
L.N.A. LIMITS OF NO ACCESS
M.A.E. MUTUAL ACCESS EASEMENT
DOC# DOCUMENT NUMBER
OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88
BENCHMARK # 1 ELEVATION = 758.28
CUT "X" EAST END OF HEADWALL, S. SIDE OF 141ST ST., AT S.W. CORNER OF SUBJECT PROPERTY.
THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE SE/4 OF THE SE/4 OF SAID SECTION 12, S 01°09'18"E
NOTES:
1. SANITARY SEWER IN BLOCK 3 WAS INSTALLED DURING THE ELM POINTE PHASE 1 CONSTRUCTION.
2. THE SANITARY SEWER SERVING BLOCK 1 WAS INSTALLED UNDER THE PERMIT FOR GLENN HILLS BLOCKS 1-6.
3. ALL SANITARY SEWER HDPE FOR ELM POINTE PHASE II IS PVC SDR35
RECORD DRAWING
ELM POINTE II
CITY OF GLENPOOL, OK.
JR DONELSON, INC.
SANITARY SEWER PLAN
1" = 60'
CITY ENGINEER
6/01/2018
SHEET 1 OF 3 SHEETS

# ELM POINTE II




LOCATION MAP

DEVELOPED AREA 200 STORMWATER DRAINAGE SUMMARY CHART

| DRAINAGE AREA BASIN | D.A. (ACRES) | C | REACH (FEET) | SLOPE (S) | $T_c$ (MINUTES) | $T_c$ (HR) | i (in/hr) | | $Q_{100}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|
| a | 2.31 | 0.45 | 643 | 1.79 | 6.80 | 0.11 | 10 | | 10.40 |
| b | 1.82 | 0.45 | 480 | 2.12 | 5.30 | 0.09 | 10 | | 8.12 |
| c | 1.99 | 0.45 | 527 | 3.25 | 3.37 | 0.06 | 11 | | 9.85 |
| d | 2.34 | 0.45 | 535 | 3.25 | 3.37 | 0.06 | 11 | | 11.58 |
| e | 1.09 | 0.45 | 539 | 4.45 | 3.00 | 0.05 | 11 | | 5.40 |
| f | 1.76 | 0.45 | 539 | 4.45 | 3.00 | 0.05 | 11 | | 8.71 |
| g | 2.27 | 0.45 | 480 | 4.30 | 5.50 | 0.09 | 10 | | 10.22 |
| h | 0.12 | 0.45 | 128 | 3.10 | 1.73 | 0.03 | 12 | | 0.65 |
| i | 0.32 | 0.45 | 231 | 4.90 | 2.50 | 0.04 | 12 | | 1.73 |
| j | 0.22 | 0.45 | 123 | 4.10 | 1.43 | 0.02 | 12 | | 1.19 |

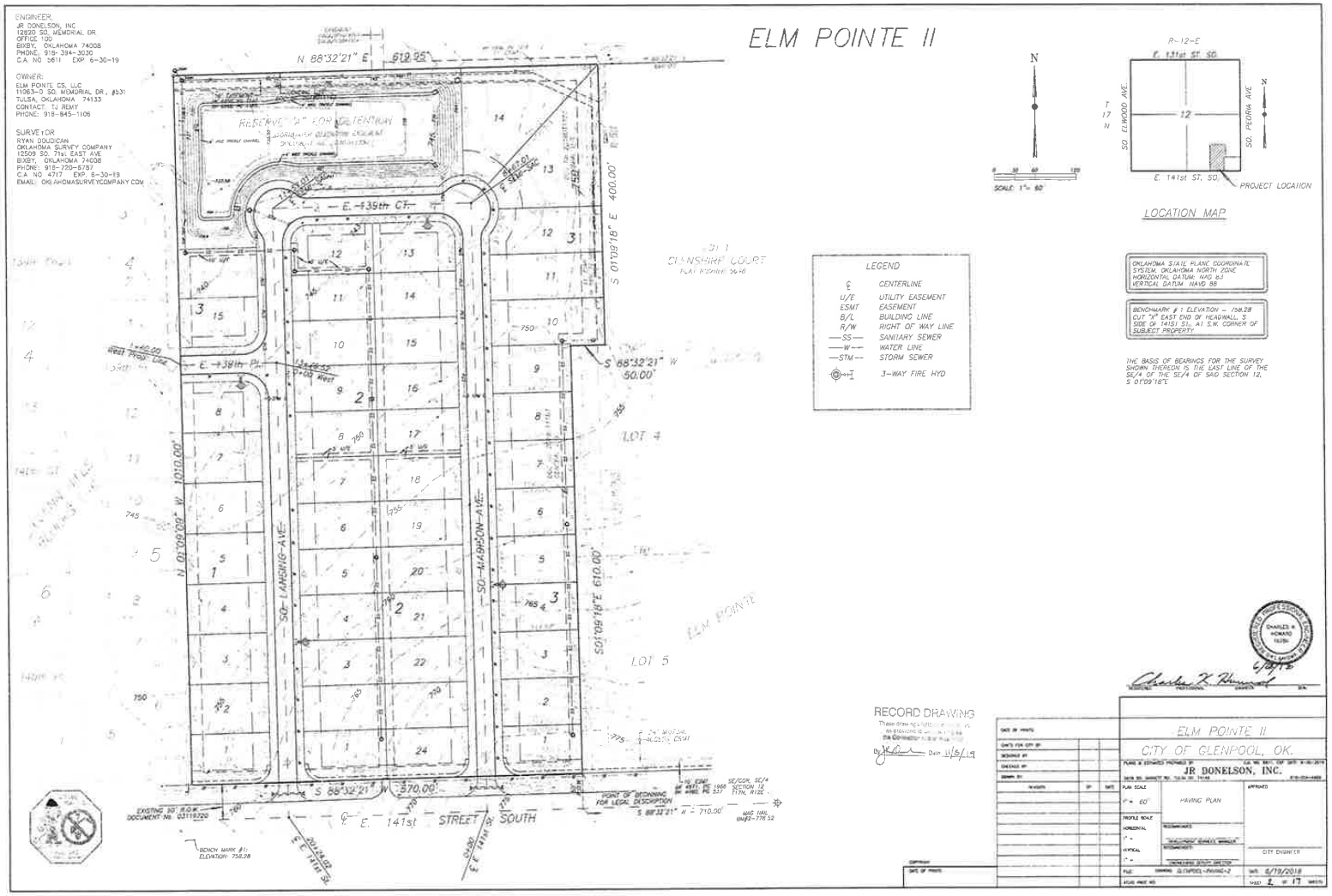
RECORD DRAWING
These drawings have been prepared as provided to us by the Owner or the Contractor. LPG of Tulsa, Inc.
By: [illegible] Date: 11/8/19

Charles R. Howard 4/20/18
REGISTERED PROFESSIONAL ENGINEER OK

| | |
|---|---|
| DATE OF PRINTS | |
| CHECK FOR CITY BY: | |
| DESIGNED BY: | |
| CHECKED BY: | |
| DRAWN BY: | |
| REVISION | BY / DATE |
| COPYRIGHT | |
| DATE OF PRINTS | |

ELM POINTE II
CITY OF GLENPOOL, OK.
PLANS & ESTIMATES PREPARED BY: JR DONELSON, INC.
13600 SO. MEMORIAL DR. OFFICE 100, BIXBY, OKLAHOMA 74008 918-366-1006

| | | |
|---|---|---|
| PLAN SCALE 1" = 60' | STORM SEWER PLAN PHASE 2 | APPROVED |
| PROFILE SCALE HORIZONTAL 1" = | RECOMMENDED DEVELOPMENT SERVICES MANAGER | CITY ENGINEER |
| VERTICAL 1" = | RECOMMENDED ENGINEERING SERVICES | |
| FILE: DRAWING: GLENPOOL/DRAWING | | DATE: 10/1/17 |
| ATLAS PAGE NO: | | SHEET 1 OF 17 SHEETS |


ELM POINTE II
ENGINEER:
JR DONELSON, INC
12820 SO. MEMORIAL DR
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO 3611 EXP. 6-30-19
OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106
SURVEYOR
RYAN DOUDICAN
OKLAHOMA SURVEY COMPANY
12509 SO. 71st EAST AVE
BIXBY, OKLAHOMA 74008
PHONE: 918-720-5787
C.A. NO 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM
N 88°32'21" E 612.25'
RESERVE "A" FOR DETENTION
E. 139th CT.
E. 139th PL.
S 01°09'18" E 400.00'
S 88°32'21" W 50.00'
LOT 1
GLENSHIRE COURT
LOT 4
LOT 5
ELM POINTE
N 01°09'18" W 1010.00'
S 01°09'18" E 610.00'
SO. LANDING AVE.
SO. ALBISON AVE.
S 88°32'21" W 570.00'
E. 141st STREET SOUTH
POINT OF BEGINNING FOR LEGAL DESCRIPTION
S 88°32'21" W = 710.00'
EXISTING 30' R.O.W. DOCUMENT No. 03110320
BENCH MARK #1: ELEVATION: 758.28
LEGEND
℄ CENTERLINE
U/E UTILITY EASEMENT
ESMT EASEMENT
B/L BUILDING LINE
R/W RIGHT OF WAY LINE
SS SANITARY SEWER
W WATER LINE
STM STORM SEWER
3-WAY FIRE HYD
N
SCALE 1" = 60'
R-12-E
E. 131st ST. SO.
SO. ELWOOD AVE.
SO. PEORIA AVE.
E. 141st ST. SO.
PROJECT LOCATION
LOCATION MAP
OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
BENCHMARK # 1: ELEVATION = 758.28
CUT "X" EAST END OF HEADWALL, S SIDE OF 141st St., A1 S.W. CORNER OF SUBJECT PROPERTY
THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE SE/4 OF THE SE/4 OF SAID SECTION 12, S 01°09'18"E
RECORD DRAWING
Date 11/5/19
ELM POINTE II
CITY OF GLENPOOL, OK.
JR DONELSON, INC.
PLAN SCALE 1" = 60'
PROFILE SCALE
HAVING PLAN
APPROVED
CITY ENGINEER
DATE 6/19/2018
SHEET 2 OF 17

City Of Glenpool
Creating Opportunity

**MEMORANDUM**

**TO:** **HONORABLE MAYOR and CITY COUNCIL**

**FROM:** **LYNN BURROW, PE**
**COMMUNITY DEVELOPMENT DIRECTOR**

**RE:** **ACCEPTANCE OF PUBLIC INFRASTRUCTURE IMPROVEMENTS SERVING: 'THE PINES' ADDITION – PUD NO. 37**

**DATE:** **DECEMBER 02, 2019**

**Background:**

This is a request for Council consideration, approval, and possible action regarding the acceptance for ownership and maintenance of certain public infrastructure improvements installed to serve 'The Pines' Addition (PUD No.37) located along and north of South 141st Street - approximately ¼ mile west of Elwood Avenue at Ironwood Place per the attached subdivision plat and construction drawings. Specifically, these public improvements include:

- The installation of improvements associated with the public paving constructed to provide public access from 141st Street and via internal streets.
- Certain public storm sewer collection and conveyance system and drainage improvements associated with access and internal public streets.
- Certain 6" ID public water main extensions providing domestic water and fire protection service to the Addition.
- Certain public 8" ID sanitary sewer main extensions providing sewer service at various locations throughout the Addition.

The Community Development Department Staff inspected these improvements during construction and has received and approved all required testing for conformance to City standard criteria. The improvements listed above have been covered by required Maintenance Bonds per the attached copies. The bonded amounts for each improvement system have been issued based on an Engineer's Statement of Cost submitted to Staff by the Project Engineer. Record (As-Built) drawings covering the installation of the listed public improvements have been received and approved by Staff as required prior to acceptance of the improvements by the City Council.

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

**Staff Recommendation:**

At this time, Staff recommends approval and acceptance of the public improvements described herein serving 'The Pines' Addition – PUD No. 37

Attachments:

A. Public Improvement Systems & Location Maps
B. Maintenance Bonds

**IRA M. GREEN CONSTRUCTION**
**P. O. BOX 813**
**CLAREMORE, OK 74018**
**918-342-0840**

**Owner:**
Citadel Residential Group, LLC
9748 East 55th Place
Tulsa, OK 74146

**Bond amounts**

**Project:**
The Pines - Glenpool
West 141st St South & South Elwood Ave
Glenpool, OK

| Sanitary Sewer System | Quantity | | | Unit | | Amount | |
|---|---|---|---|---|---|---|---|
| 8" SDR 35 | 2103 | LF | $ | 28.00 | $ | 58,884.00 | |
| 4' Manhole (6' or Less) | 13 | EA | $ | 2,800.00 | $ | 36,400.00 | |
| Lamphole | 3 | EA | $ | 750.00 | $ | 2,250.00 | |
| Service Connection & Riser on New Line | 29 | EA | $ | 180.00 | $ | 5,220.00 | |
| Service Connection | 2 | EA | $ | 2,000.00 | $ | 4,000.00 | |
| **Total Proposed Sanitary Sewer** | | | | | **$** | **106,754.00** | **One Year** |

| Storm Sewer | Quantity | | | Unit | | Amount | |
|---|---|---|---|---|---|---|---|
| 24" RCP | 81 | LF | $ | 51.00 | $ | 4,131.00 | |
| 18" RCP | 430 | LF | $ | 45.00 | $ | 19,350.00 | |
| New Flume to Match Existing | 28 | LF | $ | 48.00 | $ | 1,344.00 | |
| 4' Manhole | 1 | EA | $ | 2,500.00 | $ | 2,500.00 | |
| Type 2 Area Inlet | 1 | EA | $ | 4,500.00 | $ | 4,500.00 | |
| 24" Headwall | 2 | EA | $ | 2,400.00 | $ | 4,800.00 | |
| Double 24" Headwall | 1 | EA | $ | 4,500.00 | $ | 4,500.00 | |
| Trickle Channel | 350 | LF | $ | 48.00 | $ | 16,800.00 | |
| Outflow Structure | 1 | EA | $ | 12,500.00 | $ | 12,500.00 | |
| 12" Rip Rap | 30 | SY | $ | 75.00 | $ | 2,250.00 | |
| **Total Proposed Storm Sewer** | | | | | **$** | **72,675.00** | **One Year** |

| Water Supply System | Quantity | | | Unit | | Amount | |
|---|---|---|---|---|---|---|---|
| 6" C-900 | 2155 | LF | $ | 21.80 | $ | 46,979.00 | |
| 6" HDPE DR-11 | 60 | LF | $ | 35.00 | $ | 2,100.00 | |
| 6" 45* Bend | 10 | EA | $ | 250.00 | $ | 2,500.00 | |
| 6" 90* Bend | 1 | EA | $ | 300.00 | $ | 300.00 | |
| 6" 22.5* Bend | 4 | EA | $ | 250.00 | $ | 1,000.00 | |
| 6" x 6" x 6" Tee | 3 | EA | $ | 320.00 | $ | 960.00 | |
| 6" Gate Valve | 5 | EA | $ | 850.00 | $ | 4,250.00 | |
| Air Relief Valve | 1 | EA | $ | 2,200.00 | $ | 2,200.00 | |
| 12" X 6" Tapping Sleeved Valve | 1 | EA | $ | 5,500.00 | $ | 5,500.00 | |
| 3 Way Fire Hydrant | 2 | EA | $ | 3,100.00 | $ | 6,200.00 | |
| Blow Off Hydrant | 2 | EA | $ | 1,700.00 | $ | 3,400.00 | |
| Bore 14" Conduit | 50 | LF | $ | 250.00 | $ | 12,500.00 | |
| **Total Proposed Water Supply System** | | | | | **$** | **87,889.00** | **One Year** |

| Paving System | Quantity | | | Unit | | Amount | |
|---|---|---|---|---|---|---|---|
| 6" Barrier Curb & Gutter | 4044 | LF | $ | 14.00 | $ | 56,616.00 | |
| 6" Asphalt | 5689 | SY | $ | 25.75 | $ | 146,491.75 | |
| Lime Treated Subgrade | 7098 | SY | $ | 3.50 | $ | 24,843.00 | |
| DGDI | 3 | EA | $ | 4,000.00 | $ | 12,000.00 | |
| SGDI | 2 | EA | $ | 3,300.00 | $ | 6,600.00 | |
| **Total Proposed Paving** | | | | | **$** | **246,550.75** | **Two Year** |

Swiss Re
Corporate Solutions
1450 American Lane, Suite 1100
Schaumburg, IL 60173

**MAINTENANCE BOND** BOND NO. 2294833

KNOW ALL MEN BY THESE PRESENTS;

That We, Ira M. Green Construction Company

17211 S. 4170 Road, Claremore, OK 74017

(hereinafter called the "Principal"), as Principal, and North American Specialty Insurance Company

a corporation duly licensed to transact business in the State of Oklahoma,

(hereinafter called the "Surety"), as Surety, are held and firmly bound unto City of Glenpool

12205 S. Yukon Ave., Glenpool, OK 74033 (hereinafter called the "Obligee"), in the sum of

Two hundred forty-six thousand, five hundred fifty dollars & 75/100----- Dollars ($ 246,550.75),

for the payment of which sum well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 15th date of October, 2019.

WHEREAS, the said Principal has heretofore entered into a contract with said Obligee dated 15th day of October, 2019 for:

Paving System to Serve The Pines - Glenpool, OK

WHEREAS, the said Principal is required to guarantee the work installed under said contract, against defects in materials or workmanship which may occur within a period of two (2) year from and after acceptance of said project by owner.

In no event shall losses paid under this bond aggregate more than the amount of this bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that said Principal shall faithfully carry out and perform the said guarantee, and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in the said work which may develop during the period specified above or shall pay over, make good and reimburse to the said obligee all losses sustained by reason of failure or default of said Principal so to do, then this obligation shall be null and void; otherwise shall remain in full force and effect.

Ira M. Green Construction Company
Principal

By: Brian J. Green
Name/Title:

North American Specialty Insurance Company

By: Jamie Burris,
Attorney-in-Fact

BND 251S REV (09/01)

**SWISS RE CORPORATE SOLUTIONS**

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN K. DEER, VAUGHN P. GRAHAM, VAUGHN P. GRAHAM, JR., STEPHEN M. POLEMAN, TRAVIS E. BROWN, DEBORAH L. RAPER, JAMIE BURRIS, SHELLER SAMSEL, MARK D. NOWELL, CATHY COMBS, VICKI WILSON, AUSTIN K. GREENHAW, CLAYTON HOWELL, CAREY L. KENNEMER, RANDY D. WEBB, AARON WOOLSEY and GARY LILES

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 11th day of JULY, 2019.

**North American Specialty Insurance Company**
**Washington International Insurance Company**

State of Illinois
County of Cook ss:

On this 11th day of JULY, 2019, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 15th day of October, 2019.

Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

Swiss Re
Corporate Solutions
1450 American Lane, Suite 1100
Schaumburg, IL 60173

**MAINTENANCE BOND** BOND NO. 2294832

KNOW ALL MEN BY THESE PRESENTS;

That We, Ira M. Green Construction Company

17211 S. 4170 Road, Claremore, OK 74017

(hereinafter called the "Principal"), as Principal, and North American Specialty Insurance Company

a corporation duly licensed to transact business in the State of Oklahoma,

(hereinafter called the "Surety"), as Surety, are held and firmly bound unto City of Glenpool

12205 S. Yukon Ave., Glenpool, OK 74033 (hereinafter called the "Obligee"), in the sum of

Two hundred sixty-seven thousand, three hundred eighteen dollars & no/100--- Dollars ($ 267,318.00),

for the payment of which sum well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 15th date of October, 2019.

WHEREAS, the said Principal has heretofore entered into a contract with said Obligee dated 15th day of October, 2019 for:

Sanitary Sewer System, Storm Sewer and Water Supply System to Serve The Pines - Glenpool, OK

WHEREAS, the said Principal is required to guarantee the work installed under said contract, against defects in materials or workmanship which may occur within a period of one (1) year from and after acceptance of said project by owner.

In no event shall losses paid under this bond aggregate more than the amount of this bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that said Principal shall faithfully carry out and perform the said guarantee, and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in the said work which may develop during the period specified above or shall pay over, make good and reimburse to the said obligee all losses sustained by reason of failure or default of said Principal so to do, then this obligation shall be null and void; otherwise shall remain in full force and effect.

Ira M. Green Construction Company
Principal

By: Brian S. Ohm
Name/Title:

North American Specialty Insurance Company

By: Jamie Burris,
Attorney-in-Fact

BND 251S REV (09/01)

**SWISS RE CORPORATE SOLUTIONS**

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

## GENERAL POWER OF ATTORNEY

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JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 11th day of JULY, 2019.

**North American Specialty Insurance Company**
**Washington International Insurance Company**

State of Illinois
County of Cook ss:

On this 11th day of JULY, 2019, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

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Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

**North American Specialty Insurance Group**
**475 N. Martingale Rd., Suite 850**
**Schaumburg, IL 60173**

## Rider

Rider to be attached to and form part of Bond No: 2294833 executed by:

**North American Specialty Insurance Company**

It is hereby agreed that: the

The description of this Maintenance bond is amended to read:
"the Paving System, including curb inlets, to Serve The Pines" in lieu of Paving System to Serve The Pines.

Nothing herein contained shall vary, alter, extend any of the terms and conditions of the attached bond and the attached bond as amended by this rider except as noted above, and it is expressly understood and agreed that the liability of the attached bond as amended by this rider shall not be cumulative.

This rider is effective on 15th day of October, 2019

Signed, sealed and dated this 30th day of October, 2019

North American Specialty Insurance Company

Jamie Burris, Attorney in Fact

**SWISS RE CORPORATE SOLUTIONS**

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

## GENERAL POWER OF ATTORNEY

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JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 11th day of JULY, 2019.

**North American Specialty Insurance Company**
**Washington International Insurance Company**

State of Illinois
County of Cook ss:

On this 11th day of JULY, 2019, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

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Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

**North American Specialty Insurance Group**
**475 N. Martingale Rd., Suite 850**
**Schaumburg, IL 60173**

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**North American Specialty Insurance Company**

It is hereby agreed that: the

The description of this Maintenance bond is amended to read:
"the Paving System, including curb inlets, to Serve The Pines" in lieu of Paving System to Serve The Pines.

Nothing herein contained shall vary, alter, extend any of the terms and conditions of the attached bond and the attached bond as amended by this rider except as noted above, and it is expressly understood and agreed that the liability of the attached bond as amended by this rider shall not be cumulative.

This rider is effective on 15th day of October, 2019

Signed, sealed and dated this 30th day of October, 2019

North American Specialty Insurance Company

Jamie Burris, Attorney in Fact

**SWISS RE CORPORATE SOLUTIONS**

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

## GENERAL POWER OF ATTORNEY

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FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

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**North American Specialty Insurance Company**
**Washington International Insurance Company**

State of Illinois
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OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
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M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 30th day of October, 2019.

Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

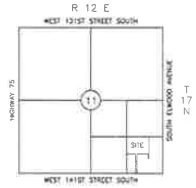
# WATER PLANS

# THE PINES

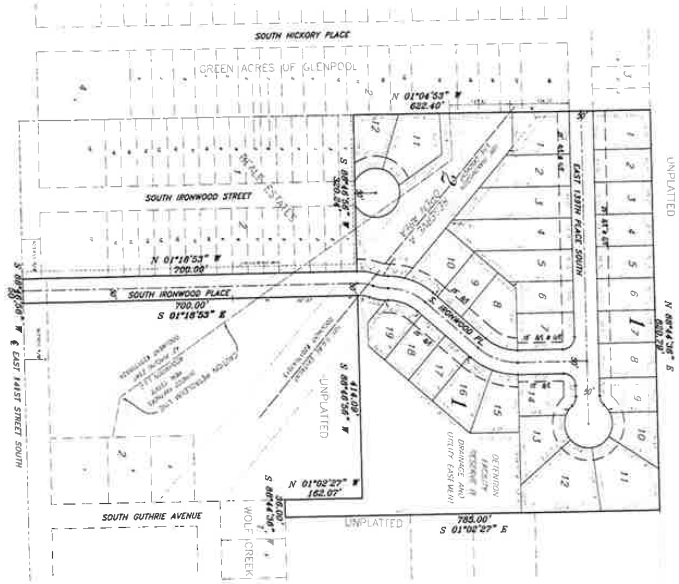
AN ADDITION TO THE CITY OF GLENPOOL
A TRACT OF LAND IN SECTION 11, T-17-N, R-12-E,
TULSA COUNTY, STATE OF OKLAHOMA


OWNER/DEVELOPER:
CITADEL RESIDENTIAL GROUP, LLC
9748 East 55th Place
Tulsa, Oklahoma - 74146
Phone: (918) 461-8083

ENGINEER/SURVEYOR
**Tuttle & Associates, Inc.**
9714 East 55th Place South
Tulsa, Oklahoma - 74146
Phone: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-19
tuttle-associates@sbcglobal.net


LOCATION MAP
SCALE: 1"=2000'




INDEX

| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | TITLE SHEET |
| 2 | WATER PLAN |
| 3 | WATER PROFILES |
| 4,5 | WATER DETAILS |

SCALE IN FEET
1" = 100'

10-07-18

RECORD DRAWINGS 10-21-19

LEGEND

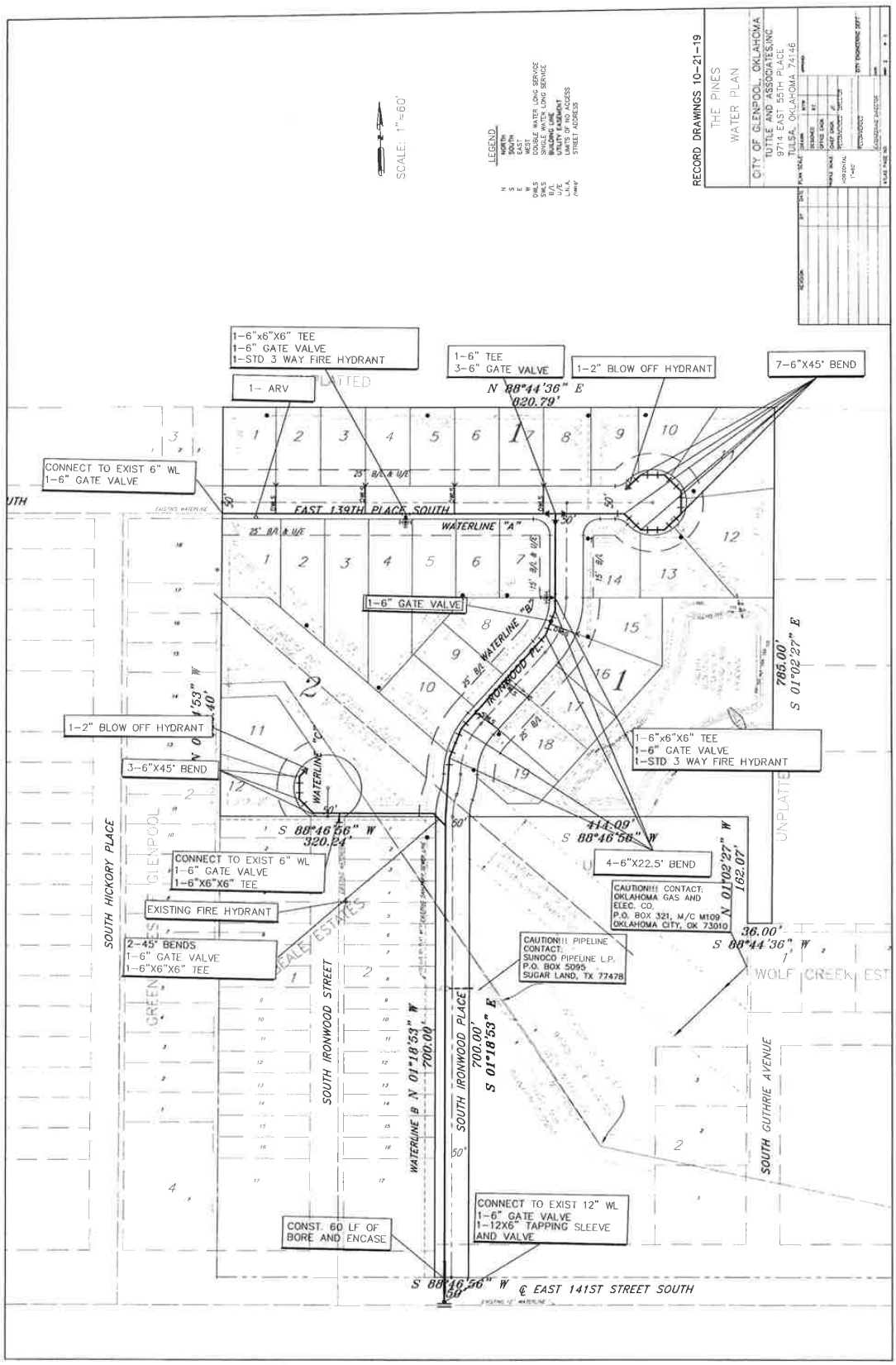
| | |
|---|---|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| B.L. | BUILDING LINE |
| U/E | UTILITY EASEMENT |
| L.N.A. | LIMITS OF NO ACCESS |
| (####) | STREET ADDRESS |

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

COMMUNITY CABLEVISION - 396-3019
OKLAHOMA GAS & ELECTRIC - 1-918-333-5277
OKLAHOMA NATURAL GAS CO - 1-800-335-5701
SW BELL - 800-464-7928

THE PINES
WATER TITLE SHEET
CITY OF GLENPOOL, OKLAHOMA
TUTTLE AND ASSOCIATES,INC.
9714 EAST 55TH PLACE
TULSA, OKLAHOMA 74146

| BY | DATE | PLAN SCALE | DRAWN | DATE | APPROVED |
|---|---|---|---|---|---|
| | | | DESIGNED | BY | |
| | | | OFFICE ENGR | | |
| | | PROFILE SCALE | CHIEF ENGR | | |
| | | HORIZONTAL 1"=100' | RECOMMENDED DIRECTOR | | |
| | | | RECOMMENDED | | CITY ENGINEERING DEPT |
| | | | ENGINEERING DIRECTOR | | DATE |
| | | ATLAS PAGE NO | | | SHT 1 OF 5 |


RECORD DRAWINGS 10-21-19
THE PINES
WATER PLAN
CITY OF GLENPOOL, OKLAHOMA
TUTTLE AND ASSOCIATES, INC.
9714 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
SCALE: 1"=60'
LEGEND
NORTH
SOUTH
EAST
WEST
DOUBLE WATER LONG SERVICE
SINGLE WATER LONG SERVICE
BUILDING LINE
UTILITY EASEMENT
LIMITS OF NO ACCESS
STREET ADDRESS
1-6"x6"X6" TEE
1-6" GATE VALVE
1-STD 3 WAY FIRE HYDRANT
1- ARV
1-6" TEE
3-6" GATE VALVE
1-2" BLOW OFF HYDRANT
7-6"X45° BEND
N 88°44'36" E
820.79'
CONNECT TO EXIST 6" WL
1-6" GATE VALVE
EAST 139TH PLACE SOUTH
WATERLINE "A"
1-6" GATE VALVE
IRONWOOD PL.
WATERLINE "C"
1-2" BLOW OFF HYDRANT
3-6"X45° BEND
1-6"x6"X6" TEE
1-6" GATE VALVE
1-STD 3 WAY FIRE HYDRANT
S 88°46'56" W
320.24'
414.09'
S 88°46'56" W
CONNECT TO EXIST 6" WL
1-6" GATE VALVE
1-6"X6"X6" TEE
4-6"X22.5° BEND
EXISTING FIRE HYDRANT
CAUTION!!! CONTACT:
OKLAHOMA GAS AND
ELEC. CO.
P.O. BOX 321, M/C M109
OKLAHOMA CITY, OK 73010
N 01°02'27" W
162.00'
36.00'
S 88°44'36" W
2-45° BENDS
1-6" GATE VALVE
1-6"X6"X6" TEE
CAUTION!!! PIPELINE
CONTACT:
SUNOCO PIPELINE L.P.
P.O. BOX 5095
SUGAR LAND, TX 77478
SOUTH HICKORY PLACE
SOUTH IRONWOOD STREET
SOUTH IRONWOOD PLACE
WATERLINE B N 01°18'53" W
700.00'
700.00'
S 01°18'53" E
SOUTH GUTHRIE AVENUE
WOLF CREEK EST
UNPLATTED
CONNECT TO EXIST 12" WL
1-6" GATE VALVE
1-12X6" TAPPING SLEEVE
AND VALVE
CONST. 60 LF OF
BORE AND ENCASE
S 88°46'56" W ℄ EAST 141ST STREET SOUTH

OWNER/DEVELOPER:
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9748 East 55th Place
Tulsa, Oklahoma – 74146
Phone: (918) 461–8083

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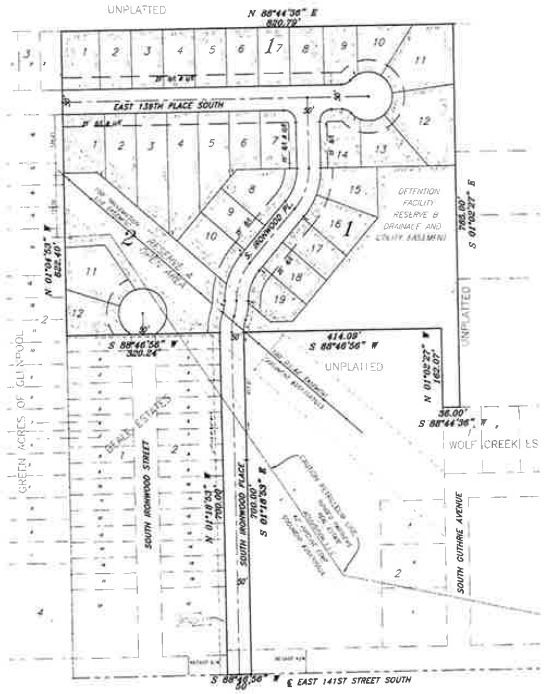
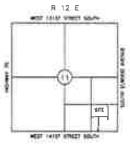
Phone: (918) 663–5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6–30–21
tuttle–associates@sbcglobal.net

# SANITARY SEWER PLANS
FOR
# THE PINES

AN ADDITION TO THE CITY OF GLENPOOL
A TRACT OF LAND IN SECTION 11, T–17–N, R–12–E,
TULSA COUNTY, STATE OF OKLAHOMA
P.U.D. 37



LOCATION MAP




SHEET INDEX

1 TITLE SHEET
2 SANITARY SEWER PLAN
3–4 SANITARY SEWER PROFILE
5–10 SANITARY SEWER DETAILS

LEGEND

| | |
|---|---|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| B.L. | BUILDING LINE |
| U/E | UTILITY EASEMENT |
| L.N.A. | LIMITS OF NO ACCESS |
| P.O.B. | POINT OF BEGINNING |
| I.P. Fd. | IRON PIN FOUND |
| I.P. Set | IRON PIN SET |
| /////// | STREET ADDRESS |

10-07-18

JEFFREY ARTHUR TUTTLE 12507 OKLAHOMA

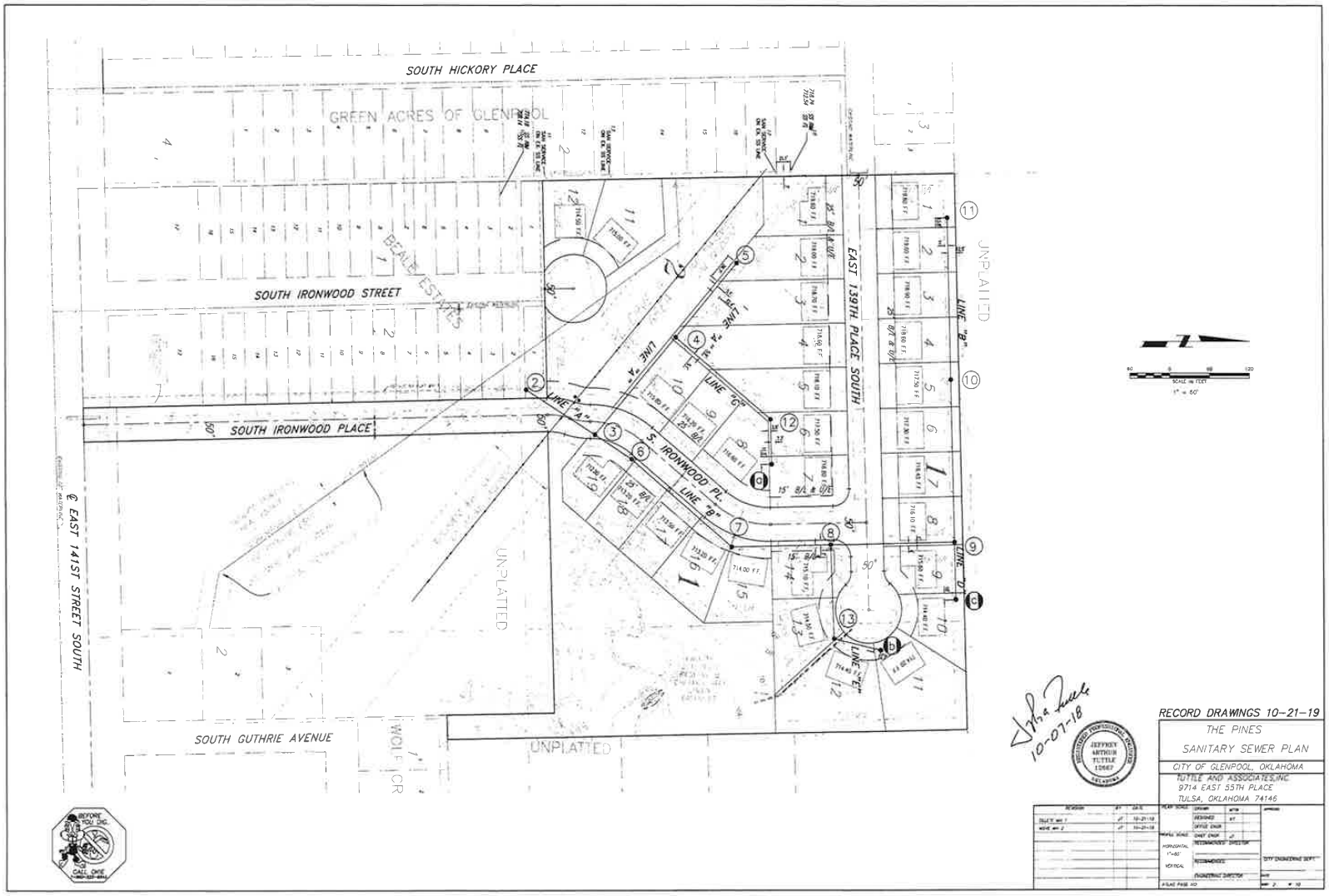
RECORD DRAWINGS 10–21–19

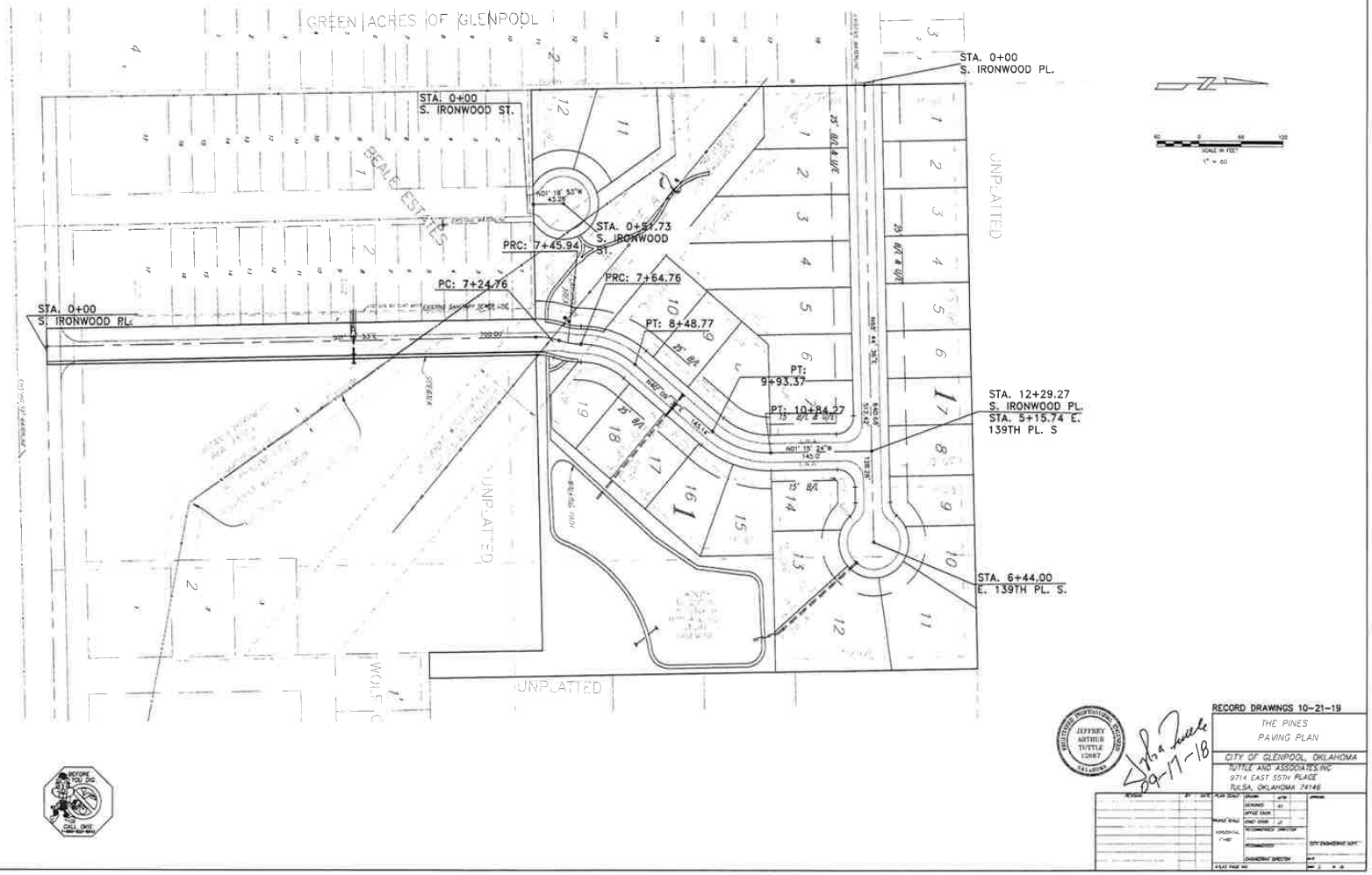
THE PINES
SANITARY SEWER PLAN
TITLE SHEET

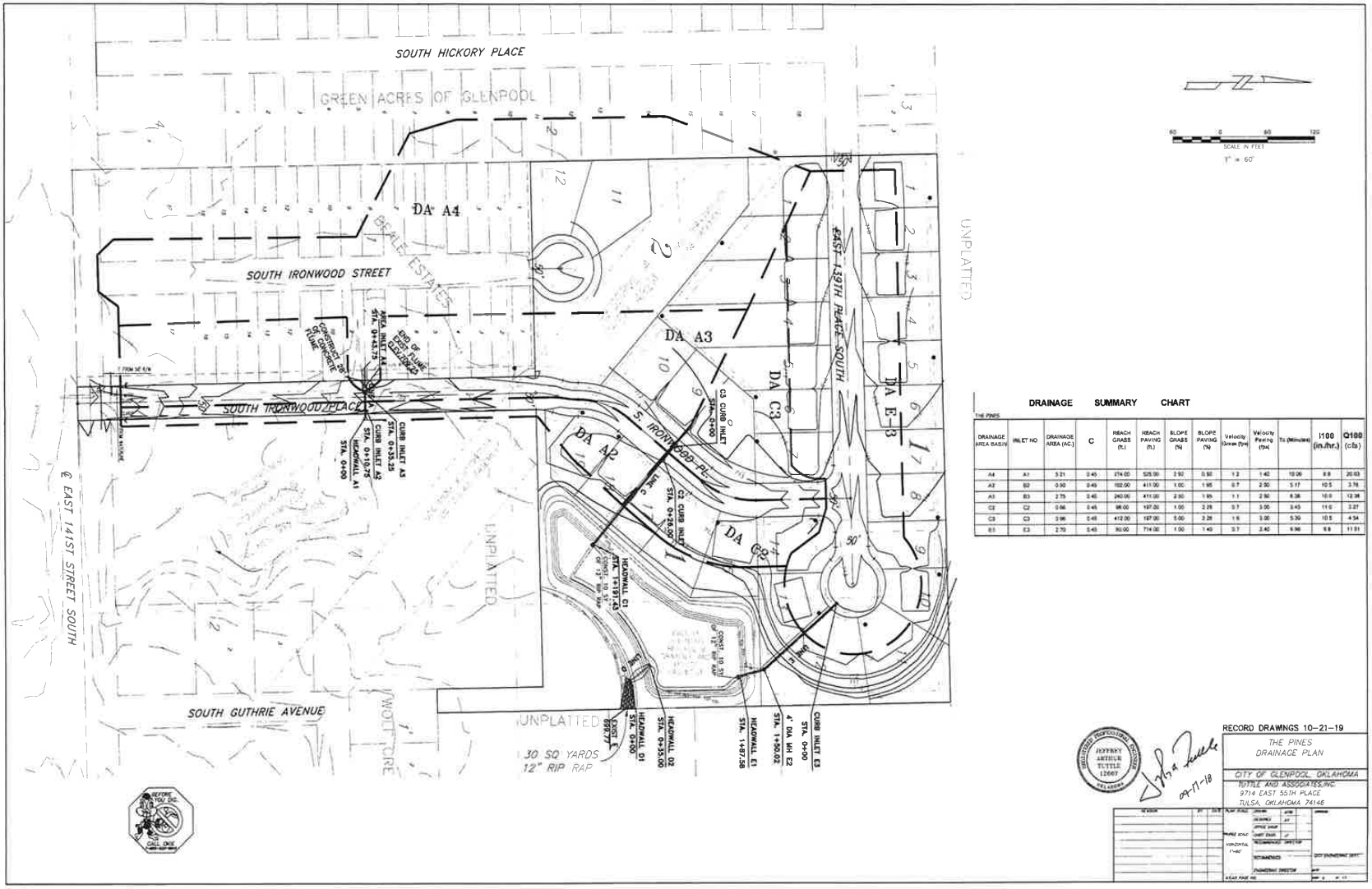
CITY OF GLENPOOL, OKLAHOMA

TUTTLE AND ASSOCIATES,INC
9714 EAST 55TH PLACE
TULSA, OKLAHOMA 74146

| REVISION | BY | DATE | PLAN SCALE | DRAWN | DATE |
|---|---|---|---|---|---|
| | | | | DESIGNED | BY |
| | | | | APPROVED | |
| | | | VERTICAL | CHECK SHEET | |
| | | | HORIZONTAL 1"=50' | RECOMMENDED | DIRECTOR |
| | | | | APPROVED | |
| | | | VERTICAL 1"=5' | | CITY ENGINEER DATE |
| | | | | ACCEPTANCE | |
| | | | | PUBLIC WORKS DIRECTOR | DATE |
| | | | | | SHEET 1 OF 12 |


SOUTH HICKORY PLACE
GREEN ACRES OF GLENPOOL
BEALE ESTATES
SOUTH IRONWOOD STREET
SOUTH IRONWOOD PLACE
S. IRONWOOD PL.
EAST 139TH PLACE SOUTH
UNPLATTED
LINE "A"
LINE "B"
LINE "C"
LINE "D"
LINE "E"
LINE "F"
℄ EAST 141ST STREET SOUTH
SOUTH GUTHRIE AVENUE
WOLF CR
SCALE IN FEET
1" = 60'
RECORD DRAWINGS 10-21-19
THE PINES
SANITARY SEWER PLAN
CITY OF GLENPOOL, OKLAHOMA
TUTTLE AND ASSOCIATES,INC.
9714 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
JEFFREY ARTHUR TUTTLE
10-07-18
CALL ONE
BEFORE YOU DIG

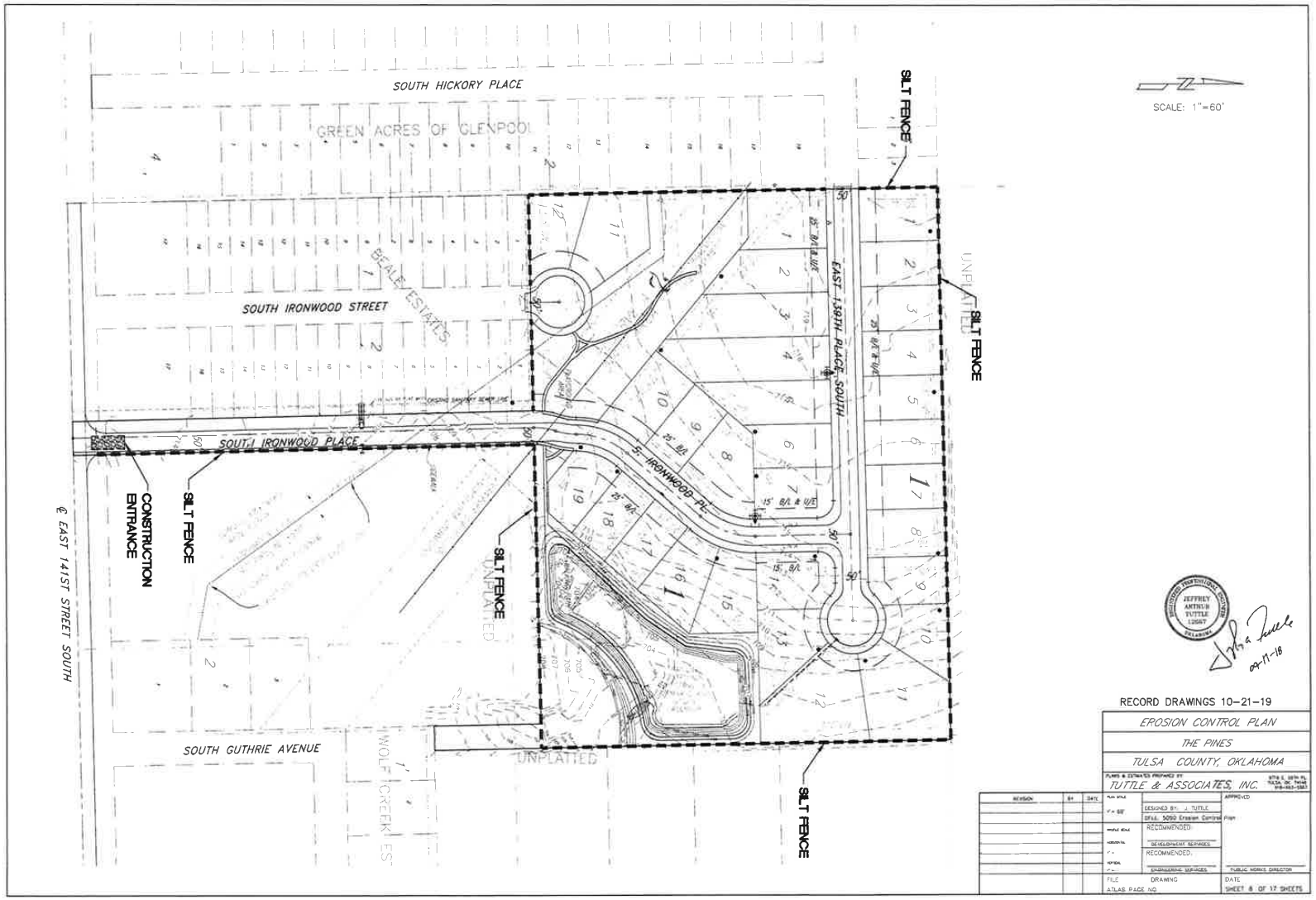

GREEN ACRES OF GLENPOOL
STA. 0+00
S. IRONWOOD ST.
BEALE ESTATES
STA. 0+00
S. IRONWOOD PL.
STA. 0+51.73
S. IRONWOOD ST.
PRC: 7+45.94
PC: 7+24.76
PRC: 7+64.76
PT: 8+48.77
PT: 9+93.37
PT: 10+84.27
STA. 0+00
S. IRONWOOD PL.
STA. 12+29.27
S. IRONWOOD PL.
STA. 5+15.74 E.
139TH PL. S
STA. 6+44.00
E. 139TH PL. S.
UNPLATED
UNPLATED
UNPLATED
SCALE IN FEET
1" = 60
RECORD DRAWINGS 10-21-19
THE PINES
PAVING PLAN
CITY OF GLENPOOL, OKLAHOMA
TUTTLE AND ASSOCIATES, INC
9714 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
JEFFREY ARTHUR TUTTLE
10-17-18




THE PINES

**DRAINAGE SUMMARY CHART**

| DRAINAGE AREA BASIN | INLET NO | DRAINAGE AREA (AC.) | C | REACH GRASS (ft.) | REACH PAVING (ft.) | SLOPE GRASS (%) | SLOPE PAVING (%) | Velocity Grass (fps) | Velocity Paving (fps) | Tc (Minutes) | i100 (in./hr.) | Q100 (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A4 | A1 | 3.21 | 0.45 | 274.00 | 525.00 | 2.92 | 0.50 | 1.2 | 1.42 | 10.06 | 8.8 | 20.63 |
| A2 | B2 | 0.90 | 0.45 | 102.00 | 411.00 | 1.00 | 1.95 | 0.7 | 2.50 | 5.17 | 10.5 | 3.78 |
| A3 | B3 | 2.75 | 0.45 | 240.00 | 411.00 | 2.90 | 1.95 | 1.1 | 2.50 | 6.36 | 10.0 | 12.38 |
| C2 | C2 | 0.66 | 0.45 | 98.00 | 197.00 | 1.00 | 2.28 | 0.7 | 3.00 | 3.43 | 11.0 | 3.27 |
| C3 | C3 | 2.96 | 0.45 | 412.00 | 197.00 | 5.00 | 2.28 | 1.6 | 3.00 | 5.39 | 10.5 | 4.54 |
| E3 | E3 | 2.70 | 0.45 | 30.00 | 714.00 | 1.00 | 1.40 | 0.7 | 2.40 | 6.96 | 9.8 | 11.91 |


SCALE: 1"=60'
SOUTH HICKORY PLACE
GREEN ACRES OF GLENPOOL
SOUTH IRONWOOD STREET
BEALE ESTATES
SOUTH IRONWOOD PLACE
S. IRONWOOD PL.
EAST 138TH PLACE SOUTH
UNPLATTED
SILT FENCE
CONSTRUCTION ENTRANCE
℄ EAST 141ST STREET SOUTH
SOUTH GUTHRIE AVENUE
WOLF CREEK ES
15' B/L & U/E
25' B/L
50'
JEFFREY ARTHUR TUTTLE 12687 OKLAHOMA
04-17-18
RECORD DRAWINGS 10-21-19
EROSION CONTROL PLAN
THE PINES
TULSA COUNTY, OKLAHOMA
PLANS & ESTIMATES PREPARED BY
TUTTLE & ASSOCIATES, INC.
REVISION
BY
DATE
PLAN SCALE
1" = 50'
DESIGNED BY: J. TUTTLE
DFLL 5050 Erosion Control Plan
VERTICAL SCALE
RECOMMENDED:
HORIZONTAL
DEVELOPMENT SERVICES
1" =
RECOMMENDED:
VERTICAL
1" =
ENGINEERING SERVICES
APPROVED:
PUBLIC WORKS DIRECTOR
FILE
DRAWING
DATE
ATLAS PAGE NO.
SHEET 8 OF 17 SHEETS

City Of Glenpool
Creating Opportunity

**MEMORANDUM**

**TO:** HONORABLE MAYOR and CITY COUNCIL

**FROM:** LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

**RE:** ACCEPTANCE OF GENERAL UTILITY EASEMENT DEDICATION

**DATE:** DECEMBER 2, 2019

## BACKGROUND

This item is for Council consideration and action regarding the acceptance of a General Utility Easement dedication covering a certain tract of land located along the south side of East 131st Street South and being contiguous with the east boundary line of Glen Park Addition as illustrated on the attached documents. This easement is being dedicated to the public to provide for the installation of a new entry drive to facilitate improved equipment access to and from the Oak Street sanitary sewer liftstation. The proposed new liftstation access and site entry will be in conjunction with of the Oak Street Liftstation station rehabilitation project previously approved for this facility. The new and improved method of access to the facility will include the installation of a gate system incorporated into the existing perimeter fence at the facility, as well as the construction of a new gravel access drive from 131st Street. The acceptance of this easement dedication will provide for legal access to the facility across private property owned by the adjacent landowner (Charles B. Emde) as illustrated on the attached site plan.

.

## Staff Recommendation:

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

## Attachments:

A. General Utility Easement Dedication and Supporting Documents

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

# GENERAL UTILITY EASEMENT

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

The West 30.00 Feet of the North 59.00 Feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4) of Section Twelve (12, Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, Oklahoma.

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

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

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

Dated this 25th day of November, 2019.

By: _____ (Grantor)

Name: Charles B. Emde

C:\Users\lburrow\Desktop\General Utility Easement - Charles B. Embe - Oak Street Liftstation.doc

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public, in and for said County and State on this the 25th day of November, 2019, personally appeared Charles B. Emde to me known to be the identical person who subscribed as the maker to the foregoing as Owner (Grantee) and acknowledge to me that he executed the same as their his free will and voluntary act and deed for the uses and purposes there in set forth.

Mandy E Brungardt

Name: MANDY E BRUNGARDT
Notary Public 19006821

MANDY E BRUNGARDT
Notary Public - State of Oklahoma
Commission Number 19006821
My Commission Expires Jul 10, 2023

My Commission Expires:

July, 10, 2023

ACCEPTED BY:

CITY of GLENPOOL
A Municipal Corporation

Dated this: 2nd, day of December, 2019

By: _____
Mayor: Tim Fox

ATTEST:

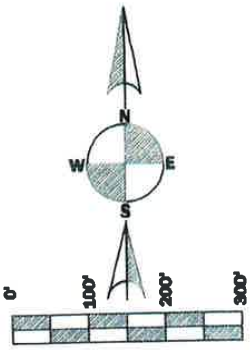
_____
Wendy Knight
City Clerk

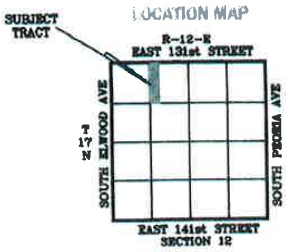
APPROVED AS TO FORM:

_____
Lowell Peterson
City Attorney

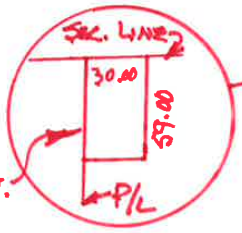
C:\Users\lburrow\Desktop\General Utility Easement - Charles B. Embe - Oak Street Liftstation.doc

# PLAT OF SURVEY




○ IRON PIN FOUND
○ 604 WITH BRUSH FLAG SET FOR FENCE
FENCE
EASEMENT LINE
POWER LINE
GAS LINE
(ALL FACILITIES IN LEGEND MAY NOT APPEAR ON PLAT)




36' x 59' UTIL. ESMT.

131st STREET
S 89°54'55"E 330.20'

24.75' STATUTORY ROADWAY EASEMENT

N 0°23'43"E 1322.77'

S 0°23'16"W 1322.64'

N 89°56'11"E 330.37'

PREPARED FOR :

MR CHARLES EMDE
138 EAST 131st STREET
JENKS, OKLAHOMA 74037
918 825 6062 918 640 3575

NOTE : STAKES SET ON EAST LINE FOR FENCE AS SHOWN HEREON.

BASIS OF BEARINGS : THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, T-17-N, R-12-E BEING S 89°54'55"E

DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 W/2 NE/4 NW/4) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, WITNESS MY HAND AND SEAL

JACK D. RAMSEY R.L.S. 387

10/06/2012

REGISTERED PROFESSIONAL LAND SURVEYOR JACK D. RAMSEY L.S. 387 OKLAHOMA


RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 366 4520 FAX 918 366 4529
OKLAHOMA CERTIFICATE OF AUTHORIZATION
NUMBER 2112 EXPIRES JUNE 30,2013

Tulsa County Clerk - EARLENE WILSON
Doc# 01083987 Pages 1 B/P 6570/1610-1610
Receipt # 526831 07/30/01 15:51:32
Fee 13.00 Stamps 489.75
*000526831006*

STATE OF OKLAHOMA, TULSA COUNTY, DOCUMENTARY STAMPS: $ 489.75

D.S. $489.75 ✓

# General Warranty Deed
## (Oklahoma Statutory Form)

6570 1610

**THIS INDENTURE**, Made this 20 day of July, 2001, between Michael J. Hightower and Susan Jones Hightower, husband and wife, party of the first part, hereinafter called party grantor (whether one or more) and Charles B. Emde, a single person party of the second part, party grantee.

**WITNESSETH**: That in consideration of the sum of Ten and no/100---($10.00)------ Dollars, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa , State of Oklahoma, to-wit:

**The West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4) of Section Twelve (12), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base Meridian, Tulsa County**

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

**And** said party grantor, his heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents, that lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT; Easements and building restrictions of record and special assessments not yet due;

**And** that party grantor(s) will WARRANT AND FOREVER DEFEND the same unto the said party grantee, his heirs and assigns, against said party grantor(s), his heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

**IN WITNESS WHEREOF**, the said party grantor, has hereunto set his hand(s) the day and year above written.

mailing address: 138 East 131st Street South Jenks, Okla.

Michael J. Hightower

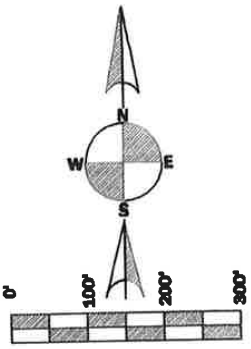
Susan Jones Hightower

COUNTY CLERK TULSA COUNTY OKLAHOMA

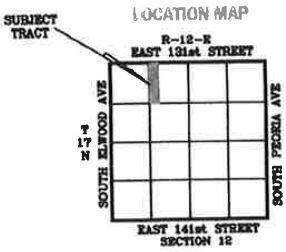
STATE OF Oklahoma )
) ss
COUNTY OF Tulsa )

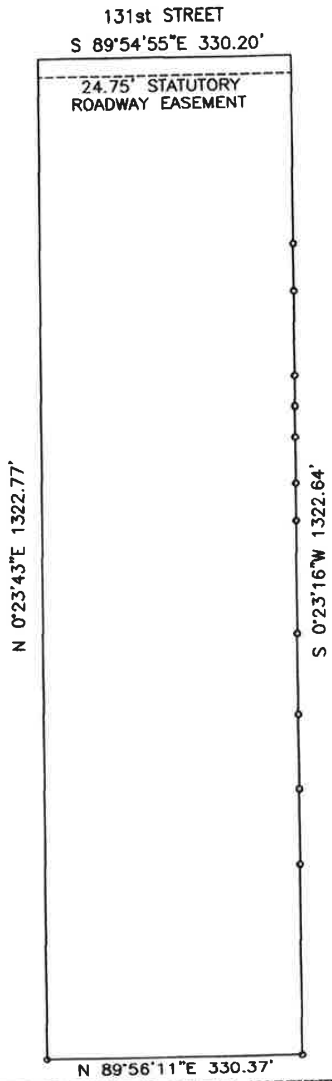
Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of July, 2001, personally appeared Michael J. Hightower and Susan Jones Hightower, husband and wife to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

# PLAT OF SURVEY




IRON PIN FOUND
60d WITH BRUSH FLAG SET FOR FENCE
FENCE
EASEMENT LINE
POWER LINE
GAS LINE
(ALL FACILITIES IN LEGEND MAY NOT APPEAR ON PLAT)




PREPARED FOR :

MR CHARLES EMDE
138 EAST 131st STREET
JENKS, OKLAHOMA 74037
918 825 6062 918 640 3575

NOTE : STAKES SET ON EAST LINE FOR FENCE AS SHOWN HEREON.

BASIS OF BEARINGS : THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, T-17-N, R-12-E BEING S 89°54'55"E

DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 W/2 NE/4 NW/4) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

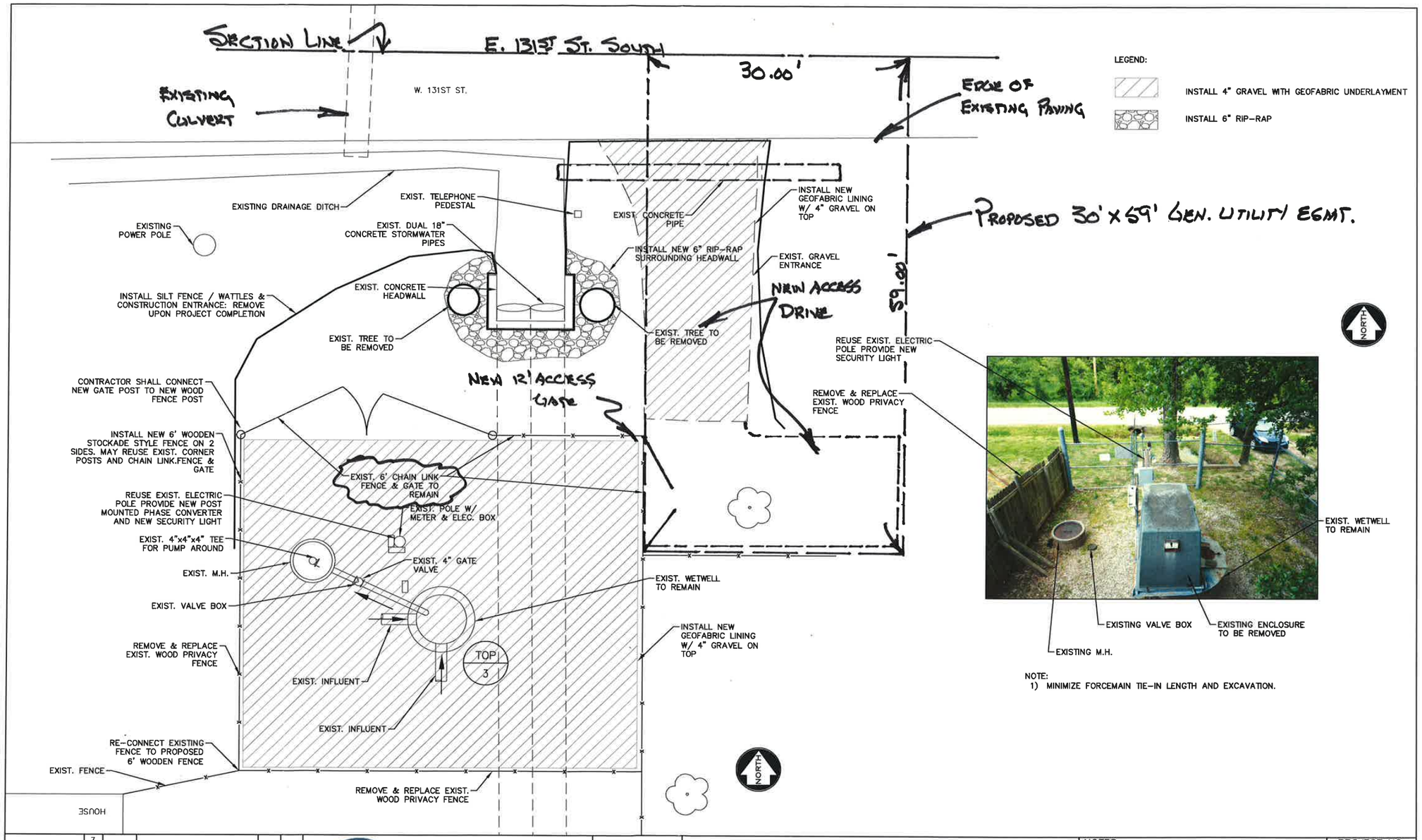
THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, WITNESS MY HAND AND SEAL

JACK D. RAMSEY R.L.S. 387

10/06/2012

REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA
JACK D. RAMSEY L.S. 387


RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 366 4520 FAX 918 366 4529
OKLAHOMA CERTIFICATE OF AUTHORIZATION
NUMBER 2112 EXPIRES JUNE 30,2013




NOTE:
1) MINIMIZE FORCEMAIN TIE-IN LENGTH AND EXCAVATION.

D:\PROJECTS\JUSTIN GORMAN - 2019-GLENPOOL-03-001\ CAD\LIFT STATION.DWG
LAYOUT: SITE PLAN | BY: DEBORAHSMITH | DATE: 5/16/2019
XREF DWG1: NONE | XREF DWG2: NONE
XREF DWG3: NONE | XREF DWG4: NONE

Designed By: DLC
Drawn By: JSG
Checked By: DLC
Issue Date: ####

| REV. | DATE | REVISIONS | BY | APP'D |
|---|---|---|---|---|
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | | | | |
| 3 | | | | |
| 2 | | | | |
| 1 | | | | |

Midwest Engineering Group, LLC
7436 1000 Rd Fredonia, KS 66736
TEL: 918.264.9405

CITY OF GLENPOOL
"OAK STREET" SANITARY SEWER LIFT STATION UPGRADES

LIFT STATION – SITE PLAN

NOTES:

PROJECT NO. 2019-GLENPOOL-03-001
SHEET NO. 2

City Of Glenpool

*Creating Opportunity*

To: Mayor and Council

From: David Tillotson, City Manager

Date: November 25, 2019

Re: ICSC RECON

**Background:**

The City has attended the ICSC RECON conference for the past several years. This event has allowed us to visit with specific retailers, developers and brokers to increase our economic development prospects. The event next year is being held May 17-19, 2020. The early bird registration rate would save us $50.00 per registration over the advance rate, but it expires December 13th. This item is on the agenda to allow Council to determine which, if any, Council members will be attending the conference. Costs for the conference are $630 per person prior to December 13th for registration plus hotel and meals.

**Staff Recommendation:**

Staff is not making a recommendation on this item.

**Attachments:**

- None

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

City Of Glenpool

*Creating Opportunity*

To: Mayor and Council

From: David Tillotson, City Manager

Date: November 25, 2019

Re: 121st Widening Project

**Background:**

Tulsa County has scheduled a public hearing for Tuesday, December 10th at 6:30 here in the Conference Center on the proposed plans for the 121st Street Widening Project. Staff sat down with the County and its engineering company on November 14th to view the latest proposal that they would be presenting to the public. We had a good conversation with the County and shared a few concerns. The purpose of this agenda item is to bring the Council up to date on the County's proposal, discuss Staff's concerns, and hear feedback from the Council on any concerns or questions you may have. There is no action scheduled for this item.

**Staff Recommendation:**

Discussion Item Only

**Attachments:**

- None

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City Of Glenpool

*Creating Opportunity*

To: Mayor and Council

From: David Tillotson, City Manager

Date: November 25, 2019

Re: Economic Development Update

**Background:**

I have asked both Rickey Hayes and Mandy Vavrinak to share their perceptions of both the Glenpool market and the broader retail market. They will be providing some statistics and insights that will help us strategize our growth objectives for next year.

**Staff Recommendation:**

Discussion Item Only

**Attachments:**

- None

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City Of Glenpool
Creating Opportunity

To: Honorable Mayor Timothy Fox and Members of the City Council

CC: David Tillotson, City Manager
Susan White, Asst. City Manager

From: Lowell Peterson, City Attorney

Date: December 2, 2019

Subject: Executive Session for the purpose of discussing a matter pertaining to economic development (25 .O.S. § 307(C) 10.)

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As the Council is aware, the City has been contacted by, and has had some preliminary discussions with, the developers of a business that, if the developers should decide to locate in Glenpool, would be a substantial benefit to the residents of our City. It would provide much needed services and be a significant source of sales tax revenue as well as enhanced ad valorem taxation for the Glenpool Public School District and other County-wide beneficiaries. However, public disclosure of the name or nature of the business would be very likely to jeopardize its success and would discourage such favorable decision.

I regret that my absence from the City on today's date makes it impossible for me to attend in person and serve as recording secretary for the purpose of taking minutes. But I have discussed the matter extensively with David. I am convinced that it is legally appropriate to convene an executive session and that David is well apprised of the prohibitions against taking any official action while in executive session or discussing any matter other than that for which the executive session is convened. Susan is more than capable of taking comprehensive minutes which she will transmit to me for safe-keeping upon my return to the office.

I hope this is helpful and gives you the assurance that your actions will be in full compliance with the letter and intent of the Oklahoma Open Meeting Act.

You may feel free to contact me during my absence at either of my email (lpeterson@cityofglenpool.com) or cell phone (918-805-4090).

As always, I look forward to seeing you soon.

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