



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on December 5, 2022, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

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

Join Zoom Meeting

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

Meeting ID: 897 5355 5435

Passcode: 974088

One tap mobile

+13462487799, US (Houston)

+14086380968, US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 897 5355 5435

Passcode: 974088

Find your local number: <https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFIKbUNrUUxtdz09>

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM, DECEMBER 5, 2022.**

AGENDA

	Page
A) Call to Order - Joyce G. Calvert, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor	
C) Invocation – Jason Yarbrough, First Baptist Church	
D) Pledge of Allegiance – Joyce G. Calvert, Mayor	
E) Departmental Reports	
1) CM Report.12052022 (003)	3 - 62
2) Development Services Report - Dec 5 2022	63 - 66
3) 2022-11 Streets Parks Report	67 - 68
F) Mayor Report – Joyce G. Calvert, Mayor	

G) **Council Comments**

H) **Public Comments**

I) **Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)**

- 1) Minutes from November 7, 2022 meeting. 69 - 73
[City Council Regular Meeting - 07 Nov 2022 - Minutes - Html](#)
- 2) Resolution No. 2022010, project sponsorship for a transportation alternatives program application and maintenance commitment. 74 - 95
[Resolution No. 2022010](#)
- 3) Budget Amendment CITY02, to utilize CARES Act designated funds to pay for technical upgrades to the Council Chambers. 96 - 97
[Staff Report 12.05.22](#)
[Budget Amendment - AV Upgrades 11.30.2022](#)
- 4) Purchase of 1 (one) Ford F250 base model 2WD vehicle and equipment for a total purchase price of \$65,658.00, to be funded from the approved FY 22/23 Public Safety Capital Budget Item No. 51-6-03-6350 (vehicles). 98 - 101
[ACO agenda](#)

J) **Consideration and appropriate action relating to items removed from the Consent Agenda**

K) **Scheduled Business**

- 1) **REDBUD GLEN PHASE II** – An Ordinance to rezone a 30.96-acre site from AG (Agricultural) to Planned Unit Development (PUD) 30C (Redbud Glen) and a Major Amendment to PUD 30C. The subject site is generally located north of E. 149th Street S. and west of S. Elwood Ave. The Major Amendment to PUD 30C proposes to add the 30.96-acre site into the boundaries of the existing PUD 30C (Redbud Glen) development area and modify the PUD Development Plan text. 102 - 203
Applicant: Redbud Glen, LLC
Applicant Representative: Erik Enyart, Tanner Consulting, LLC
(Gerald Gilbert, Development Services Director)

A. Public Hearing on proposed Ordinance No. 811 and Major Amendment to PUD 30C.

B. Discussion and possible action to approve, deny or amend proposed Ordinance No. 811 and Major Amendment to PUD 30C.

[CC STAFF REPORT REDBUD GLEN PHASE II - DEC 5 2022](#)

[Redbud Glen PUD 30C Major Amendment CC Attachments - Dec 5 2022](#)

L) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on December 2, 2022, by 11:00 am.

Signed: Wendy Knight

City Clerk



To: Mayor and Council

From: David Tillotson

Date: December 1, 2022

Re: City Manager Report

Open Positions

We currently have 17 open positions.

I have noted those positions below that are in the process.

- Public Works: 4 Positions
 - Streets and Parks Laborer – advertised
 - Water & Sewer Laborer (2) – advertised
 - Sewer Plant Technician – not advertised
- Police Department: 6 Positions
 - Police Officer (4 positions) – interviews completed; backgrounds ongoing
 - Police Chief – interviews completed
 - Deputy Police Chief – interviews completed
- Fire Department: 2 Positions
 - Deputy Fire Chief – interviews completed
 - Firefighter – Start Date December 19th
- Development Services: 1 Position
 - Planner – interviews ongoing
- Administration: 4 Positions
 - Grants/Special Projects Coordinator – advertised
 - Deputy City Clerk/Administrative Assistant - advertised
 - Finance Director – interviews ongoing
 - IT Director – not advertised

While it may not look like it from the list above, we are making progress on several of these positions, but are not ready to make announcements on them just yet. Debbie has been working tirelessly on getting the applicants interviewed and through the hiring processes that we have. We are still experiencing issues with candidates backing out on us at the last minutes

and in some cases, backing out after they have already accepted a position because something else better pops up. Additionally, we are still seeing candidates for certain positions receiving better offers than we can provide. Staff is working proposals and should have something to you after the first of the year.

Miscellaneous

- Employee Christmas Luncheon – December 16th at 11:30
- Christmas Holidays – December 23rd & 26th
- New Year's Holidays – January 2nd

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com



To: Mayor and Council

From: David Tillotson, City Manager

Date: December 1, 2022

Re: Quarterly Expense Report

Attached are my expenses on the City Purchasing Card for the first quarter of Fiscal Year 2022-2023 per my contract.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

P U R C H A S E O R D E R

CITY OF GLENPOOL, OK

Email invoices: AP@cityofglenpool.com

Subject line must include PO and Vendor name or emails will be rejected
PURCHASE ORDER # 22-14373 06/30/2022

ISSUED TO: VEND #: 01-000913
JPMORGAN CHASE BANK NA
PO BOX 4475
CAROL STREAM, IL 60197-447

SHIP TO:
CITY HALL
12205 S YUKON AVE
GLENPOOL, OK 74033

I HEREBY APPROVE THE ISSUANCE OF THIS PURCHASE ORDER.

06/30/2022

PURCHASING OFFICER

DATE

I HEREBY CERTIFY THAT THE AMOUNT OF THIS ENCUMBRANCE HAS BEEN
ENTERED AGAINST THE DESIGNATED APPROPRIATION ACCOUNTS AND THAT
THIS ENCUMBRANCE IS WITHIN THE AUTHORIZED AVAILABLE BALANCE OF
SAID APPROPRIATION.

06/30/2022

ENCUMBERING OFFICER

DATE

UNITS	DESCRIPTION	INV PART NUMBER	REQUEST	G/L ACCOUNT	PROJ	PRICE	AMOUNT
0.00	ADOBE		00029482	01 -6-01-6202		0.00	214.17 ✓
0.00	ADOBE PREMIERE PRO PLAN		00029109	01 -6-01-6202		0.00	239.88 *
0.00	ADOBE SUBSCRIPTION		00029034	01 -6-11-6201		0.00	14.99 *
0.00	ADOBE SUBSCRIPTION		00028492	01 -6-11-6201		0.00	14.99 *
0.00	APPLE.COM		00029482	01 -6-11-6235		0.00	0.99 ✓
0.00	CMAO CONFERENCE		00029482	01 -6-11-6262		0.00	295.00 ✓
0.00	GOGADDY.COM		00029482	01 -6-11-6235		0.00	311.64 ✓
0.00	LUNCH MTG		00029482	01 -6-11-6262		0.00	36.76 ✓
0.00	LUNCH MTG		00029482	01 -6-11-6262		0.00	52.21 ✓
0.00	LUNCH MTG		00029482	01 -6-11-6262		0.00	57.45 ✓
0.00	LUNCH MTG		00029482	01 -6-11-6235		0.00	32.74 ✓
0.00	MEMBERSHIP DUES		00029482	01 -6-11-6281		0.00	100.00 ✓
0.00	MONTHLY ADOBE SUBSCRIPTION		00029397	01 -6-11-6201		0.00	14.99 *
0.00	NNA SERVICES		00029481	01 -6-11-6262		0.00	248.79 *
0.00	PARKING SVC		00029482	01 -6-11-6262		0.00	2.00 ✓
0.00	PARKING SVC		00029482	01 -6-11-6262		0.00	2.00 ✓
0.00	PARKING SVC		00029482	01 -6-11-6262		0.00	10.00 ✓

** CONTINUED **

①

2, PO's encl

62 O.S. SECTION 310.9 AND 74 O.S. SECTION 3109, PROVIDES THAT THE VENDOR'S SUBMISSION OF AN INVOICE OR ACCEPTANCE OF PAYMENT PURSUANT TO THIS PURCHASE CONSTITUTES A STATEMENT BY THE VENDOR THAT THE INVOICE OR CLAIM IS TRUE AND CORRECT. THE WORK, SERVICES OR MATERIALS AS SHOWN BY THE INVOICE OR CLAIM HAVE BEEN COMPLETED OR SUPPLIED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, ORDERS OR REQUESTS FURNISHED THE VENDOR, AND THE VENDOR HAS MADE NO PAYMENT, DIRECTLY OR INDIRECTLY, TO ANY ELECTED OFFICIAL, OFFICER OR EMPLOYEE OF THIS STATE OR ANY COUNTY OR POLITICAL SUBDIVISION OF THE STATE OF MONEY OR ANY OTHER THING OF VALUE TO OBTAIN PAYMENT. ANY VENDOR WHO SUBMITS AND INVOICE OR ACCEPTS PAYMENT PURSUANT TO THIS PURCHASE ORDER SHALL BE DEEMED TO ADOPT AND AFFIRM THE STATEMENT CONTAINED IN THIS PURCHASE ORDER UNLESS THE VENDOR STATES ON THE INVOICE THAT THE STATEMENT IS INCORRECT IN WHOLE OR IN PART; AND THE CITY OF GLENPOOL OR ITS RELATED ENTITIES AS THEIR INTEREST MAY APPEAR, MAY RECOVER FROM THE VENDOR THE FULL AMOUNT PAID PURSUANT TO THE PURCHASE ORDER IF THE STATEMENT ADOPTED AND AFFIRMED BY THE VENDOR IS FALSE.

THE VENDOR SHALL FURNISH ITEMIZED INVOICE WHICH STATES THE VENDOR'S NAME AND ADDRESS. A CLEAR DESCRIPTION OF EACH ITEM PURCHASED ITS PRICE, THE NUMBER OR VOLUME OF EACH ITEM, ITS TOTAL PRICE, THE TOTAL OF THE PURCHASE, AND DATE OF THE PURCHASE.

P U R C H A S E O R D E R

CITY OF GLENPOOL, OK

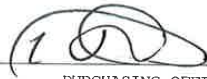
Email invoices: AP@cityofglenpool.com

Subject line must include PO and Vendor name or emails will be rejected
PURCHASE ORDER # 22-14373 06/30/2022

ISSUED TO: VEND #: 01-000913
JPMORGAN CHASE BANK NA
PO BOX 4475
CAROL STREAM, IL 60197-447

SHIP TO:
CITY HALL
12205 S YUKON AVE
GLENPOOL, OK 74033

I HEREBY APPROVE THE ISSUANCE OF THIS PURCHASE ORDER.



06/30/2022

PURCHASING OFFICER

DATE

I HEREBY CERTIFY THAT THE AMOUNT OF THIS ENCUMBRANCE HAS BEEN
ENTERED AGAINST THE DESIGNATED APPROPRIATION ACCOUNTS AND THAT
THIS ENCUMBRANCE IS WITHIN THE AUTHORIZED AVAILABLE BALANCE OF
SAID APPROPRIATION.



06/30/2022

ENCUMBERING OFFICER

DATE

UNITS	DESCRIPTION	INV PART NUMBER	REQUEST	G/L ACCOUNT	PROJ	PRICE	AMOUNT
0.00	POSTAGE REPLINISHMENT		00029452	01 -6-01-6234		0.00	250.00 *
0.00	POSTAGE REPLINISHMENT		00029452	01 -6-01-6234		0.00	250.00 *
0.00	STAMPS.COM		00029452	01 -6-01-6234		0.00	24.99 *
0.00	ZOOM MONTHLY FEE		00029483	01 -6-01-6202		0.00	14.99 *

JP CHG 6/22 - D TILLOTSON

Partial Payment 1,114.96

** TOTAL ** 2,188.58

*** APPROVAL FOR PURCHASE ***

I HEREBY CERTIFY THAT THE MERCHANDISE AND/OR SERVICES DESCRIBED ABOVE HAVE BEEN SATISFACTORILY RECEIVED AND THAT THIS PURCHASE
ORDER IS NOW A TRUE AND JUST DEBT OF THIS CITY. THIS PURCHASE ORDER IS APPROVED FOR PAYMENT IN THE AMOUNT INDICATED ABOVE.



OFFICER OR DEPARTMENT HEAD IN CHARGE

7.21.2022

DATE

62 O.S. SECTION 310.9 AND 74 O.S. SECTION 3109, PROVIDES THAT THE VENDOR'S SUBMISSION OF AN INVOICE OR ACCEPTANCE OF PAYMENT PURSUANT TO THIS PURCHASE CONSTITUTES A STATEMENT BY THE VENDOR THAT THE INVOICE OR CLAIM IS TRUE AND CORRECT. THE WORK, SERVICES OR MATERIALS AS SHOWN BY THE INVOICE OR CLAIM HAVE BEEN COMPLETED OR SUPPLIED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, ORDERS OR REQUESTS FURNISHED THE VENDOR, AND THE VENDOR HAS MADE NO PAYMENT, DIRECTLY OR INDIRECTLY, TO ANY ELECTED OFFICIAL, OFFICER OR EMPLOYEE OF THIS STATE OR ANY COUNTY OR POLITICAL SUBDIVISION OF THE STATE OF MONEY OR ANY OTHER THING OF VALUE TO OBTAIN PAYMENT. ANY VENDOR WHO SUBMITS AND INVOICE OR ACCEPTS PAYMENT PURSUANT TO THIS PURCHASE ORDER SHALL BE DEEMED TO ADOPT AND AFFIRM THE STATEMENT CONTAINED IN THIS PURCHASE ORDER UNLESS THE VENDOR STATES ON THE INVOICE THAT THE STATEMENT IS INCORRECT IN WHOLE OR IN PART; AND THE CITY OF GLENPOOL OR ITS RELATED ENTITIES AS THEIR INTEREST MAY APPEAR, MAY RECOVER FROM THE VENDOR THE FULL AMOUNT PAID PURSUANT TO THE PURCHASE ORDER IF THE STATEMENT ADOPTED AND AFFIRMED BY THE VENDOR IS FALSE.

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P U R C H A S E O R D E R

CITY OF GLENPOOL, OK

Email invoices: AP@cityofglenpool.com

Subject line must include PO and Vendor name or emails will be rejected
PURCHASE ORDER # 23-14482 07/20/2022

ISSUED TO: VEND #: 01-000913
JPMORGAN CHASE BANK NA
PO BOX 4475
CAROL STREAM, IL 60197-447

SHIP TO:
CITY HALL
12205 S YUKON AVE
GLENPOOL, OK 74033

I HEREBY APPROVE THE ISSUANCE OF THIS PURCHASE ORDER.

07/20/2022

PURCHASING OFFICER

DATE

I HEREBY CERTIFY THAT THE AMOUNT OF THIS ENCUMBRANCE HAS BEEN ENTERED AGAINST THE DESIGNATED APPROPRIATION ACCOUNTS AND THAT THIS ENCUMBRANCE IS WITHIN THE AUTHORIZED AVAILABLE BALANCE OF SAID APPROPRIATION.

07/20/2022

ENCUMBERING OFFICER

DATE

UNITS	DESCRIPTION	INV PART NUMBER	REQUEST	G/L ACCOUNT	PROJ	PRICE	AMOUNT
0.00	LANDL.COM		00029629	01 -6-11-6235		0.00	35.89
0.00	APPLE.COM		00029629	01 -6-11-6235		0.00	69.99
0.00	PARKING SVC		00029629	01 -6-11-6262		0.00	2.00
JP CHGS JUL 22 - D TILLOTSON							

(2)

** TOTAL ** 107.88

*** APPROVAL FOR PURCHASE ***

I HEREBY CERTIFY THAT THE MERCHANDISE AND/OR SERVICES DESCRIBED ABOVE HAVE BEEN SATISFACTORILY RECEIVED AND THAT THIS PURCHASE ORDER IS NOW A 'TRUE AND JUST DEBT' OF THIS CITY. THIS PURCHASE ORDER IS APPROVED FOR PAYMENT IN THE AMOUNT INDICATED ABOVE.

7.21.2022

OFFICER OR DEPARTMENT HEAD IN CHARGE

DATE

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J.P.Morgan

JPMORGAN CHASE BANK NA
P.O. BOX 15918
MAIL SUITE DE1-1404
WILMINGTON DE 19850

MEMO STATEMENT

THIS IS NOT A BILL

ACCOUNT NUMBER 5405-0169-0573-0756

STATEMENT DATE 07-04-22

NET CHARGES \$1,222.84

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

**T0000663

FOR RECONCILIATION PURPOSES ONLY. DO NOT SEND PAYMENT.

NAME: DAVID TILLOTSON

CYCLE LIMIT: \$15,000

ACCOUNTING CODE:

CARDHOLDER ACTIVITY

Purchasing Activity

Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-09	06-09	55432862160200046109721	ADOBE *800-833-6687 800-833-6687 CA P.O.S.: AB01401003927CUS SALES TAX: 0.00	214.17 ✓
06-09	06-08	75306372159179900794196	CMAO 844-2602626 OK	295.00 ✓
06-16	06-15	55131582166828755167647	APPLE.COM/BILL 1111111111 CA	0.99 ✓
06-16	06-15	75418232166149666367117	DNH*GODADDY.COM 480-5058855 AZ	311.64 ✓
06-27	06-24	55429502175852760227186	PAYPAL *OKLAHOMAMUN 4029357733 OK P.O.S.: 76022718 SALES TAX: 0.00	100.00 ✓
07-04	07-01	55432862182200060638484	APPLE.COM/BILL 866-712-7753 CA	69.99 ✓
07-04	07-02	55546502184047605595940	WWW.1AND1.COM 6105601589 PA	35.89 ✓
Total Purchasing Activity				1,027.68

FOR CUSTOMER SERVICE CALL:
1-800-316-6056

FOR LOST/STOLEN CARDS CALL:
1-800-316-6056

FOR TTY/TDD SERVICE CALL:
1-800-955-8060

ACCOUNT NUMBER

XXXX-XX69-0573-0756

STATEMENT DATE:

07/04/22

ACCOUNT SUMMARY

PURCHASES &
OTHER CHARGES 1,222.84

CASH ADVANCES .00

CREDITS .00

CASH ADVANCE FEE .00

NET CHARGES \$1,222.84

DISPUTE AMOUNT .00

SEND BILLING INQUIRIES TO:

JPMORGAN CHASE BANK NA
COMMERCIAL CARD SOLUTIONS
P.O. BOX 2015
MAIL SUITE IL1-6225
ELGIN, IL 60121

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

ACCOUNT NUMBER
5405-0169-0573-0756

STATEMENT DATE: 07/04/22

CARDHOLDER ACTIVITY				
Travel Activity				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-06	06-03	25247802155000230013122	MAMADOUS RESTAURANT GLENPOOL OK	36.76 ✓
06-06	06-03	55432862154200255243631	PARKMOBILE 770-818-9036 GA P.O.S.: 558906353 SALES TAX: 0.00	2.00 ✓
06-08	06-06	25247802158000412010224	MAMADOUS RESTAURANT GLENPOOL OK	52.21 ✓
06-08	06-08	55432862159200638242495	PARKMOBILE 770-818-9036 GA P.O.S.: 560617972 SALES TAX: 0.00	2.00 ✓
06-15	06-13	22303792165000864916029	92621 - HOT LOT TULSA OK P.O.S.: P06016894 SALES TAX: 0.30	10.00 ✓
06-23	06-21	55480772173207899500051	ABUELOS NICKEL CREEK TULSA OK	57.45 ✓
06-29	06-28	15449852180279120176386	ON THE BORDER PROMENAD TULSA OK P.O.S.: 000000103306666675 SALES TAX: 1.96	32.74 ✓
07-01	07-01	55432862182200889971926	PARKMOBILE 770-818-9036 GA P.O.S.: 570589624 SALES TAX: 0.00	2.00 ✓
Total Travel Activity				195.16

David Tillotson

From: Adobe <custsupp@adobe.com>
Sent: Wednesday, June 8, 2022 1:10 PM
To: David Tillotson
Subject: David, your annual invoice for City of Glenpool is available



David, your annual invoice for City of Glenpool is available

We've successfully processed payment for your upcoming billing period. **No further action is required.**

You can view invoice details below. Go to the [Admin Console](#) to view payment history, update payment or download invoice from the Account tab.

Here's a quick look at your invoice:

Adobe Order

AE00496200005CUS

Company Name

City of Glenpool

Billing Period

08-June-2022 PDT – 05-December-2022 PST

Payment Method

MASTER_CARD ending in 0756

Due on 08-June-2022 PDT

US\$214.17 including tax

PRODUCT	QUANTITY	SUBTOTAL
 Premiere Pro US\$214.17/yr per license	1 license	US\$214.17/yr

Subtotal: US\$214.17/yr

Tax/VAT: US\$0.00/yr

Total: US\$214.17/yr



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Adobe, 345 Park Avenue, San Jose, CA 95110 USA.



Invoice
2449

City Management Association of Oklahoma
7633 E 63rd Pl, Suite 300
Tulsa, OK 74133

Invoicing Date: 06/08/2022
Member ID: 195
Invoice Due: 07/20/2022

David Tillotson
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033

Description	Qty	Rate	Amount
CMAO 2022 Summer Conference			
Individual Conference Registration 07/20/2022 to 07/22/2022	1	295.00	295.00
Tillotson, David			
Payment CMAO Credit Card - #0756 - Thank you!			-295.00

Total: 295.00
Amt Paid: -295.00
Balance Due: 0.00

Member ID	Invoice	Due Date	Total Due	Total Payment Enclosed
195	2449	07/20/2022	\$0.00	\$

Please verify address and provide corrections

David Tillotson
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033

Correct Address

Make checks payable to:

City Management Association of
Oklahoma
3650 S Boulevard
Edmond, OK 73013

☐ MasterCard ☐ Visa ☐ Discover ☐ American Express

Card No. _____ Exp. Date _____ Signature _____ Sec. Code _____

Convenient online payment option at: <https://www.okmms.org/>

6/27/22, 4:43 PM

Yahoo Mail - Your receipt from Apple.

Your receipt from Apple.

From: Apple (no_reply@email.apple.com)

To: david.tillotson@yahoo.com

Date: Tuesday, June 14, 2022 at 04:18 PM CDT



Receipt

Save 3% on all your Apple purchases with Apple Card.¹ [Apply and use in minutes](#)²

APPLE ID
david.tillotson@yahoo.com

DATE
Jun 14, 2022

ORDER ID
MMQ9ZQ08V0

DOCUMENT NO
133553706440

BILLED TO
MasterCard 0756
David Tillotson
12205 S. Yukon Ave.
Glenpool, OK 74033
USA

iCloud+



iCloud+ with 50 GB of Storage
Monthly
Renews Jul 14, 2022

\$0.99

TOTAL

\$0.99



Save 3% on all your Apple purchases.



[Apply and use in minutes](#)

1. 3% savings is earned as Daily Cash and is transferred to your Apple Cash card when transactions post to your Apple Card account. If you do not have an Apple Cash card, Daily Cash can be applied by you as a credit on your statement balance. 3% is the total amount of Daily Cash earned for these purchases. See the Apple Card Customer

Agreement for more details on Daily Cash and qualifying transactions.

2. Subject to credit approval.

To access and use all the features of Apple Card, you must add Apple Card to Wallet on an iPhone or iPad with iOS or iPadOS 13.2 or later. Update to the latest version of iOS or iPadOS by going to Settings > General > Software Update. Tap Download and Install.

Available for qualifying applicants in the United States.

Apple Card is issued by Goldman Sachs Bank USA, Salt Lake City Branch.

If you reside in the US territories, please call Goldman Sachs at 877-255-5923 with questions about Apple Card.

If you have any questions about your bill, contact support. This email confirms payment for the iCloud+ plan listed above. You will be billed each plan period until you cancel by downgrading to the free storage plan from your iOS device, Mac or PC.

You may contact Apple for a full refund within 15 days of a monthly subscription upgrade or within 45 days after a yearly payment. Partial refunds are available where required by law.

You have the option to stop receiving email receipts for your subscription renewals. If you have opted out, you can still view your receipts in your account under Purchase History. To manage receipts or to opt in again, go to Account Settings.



[Apple ID Summary](#) • [Purchase History](#) • [Terms of Sale](#) • [Privacy Policy](#)

Copyright © 2022 Apple Inc.

All rights reserved

One Apple Park Way, Cupertino, CA 95014, United States.

David Tillotson

From: GoDaddy <donotreply@godaddy.com>
Sent: Wednesday, June 15, 2022 1:59 PM
To: David Tillotson
Subject: Renewal receipt for order #2230055183.



Need help? [Contact us.](#)
Customer Number: 282135073

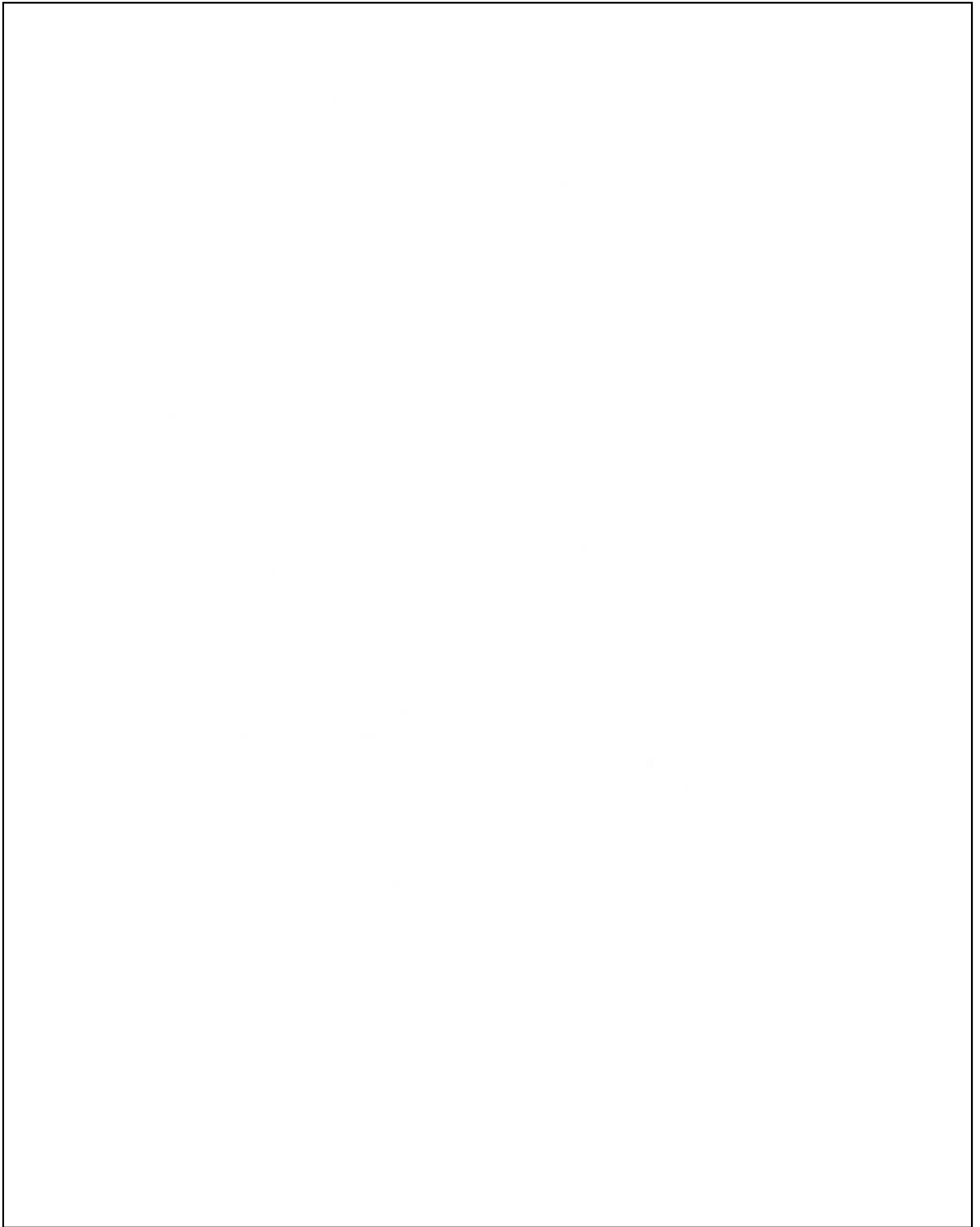
✓ **Renewal Success!**

Sign in to see what's new.

Product	Quantity	Term	Price
Ultimate Linux Hosting with cPanel Renewal keepglenpoolmoving.com	1 Month	1 Year	\$203.88
Microsoft 365 Email Essentials From GoDaddy Renewal info@keepglenpoolmoving.com	1 User	1 Year	\$71.88
Essential Website Backup 5GB - Renewal New Account	1 Plan	1 Year	\$35.88
Subtotal:			\$311.64
Tax:			\$0.00
Total:			\$311.64

[Go to My Account →](#)

We have billed your MasterCard card ending with the last two digits: 56 for the amount of \$311.64.



David Tillotson

From: service@paypal.com
Sent: Friday, June 24, 2022 8:59 AM
To: David Tillotson
Subject: Your PayPal receipt

Hello, David Tillotson



You paid \$100.00 USD to OKLAHOMA
MUNICIPAL LEAGUE

Create an account with PayPal and activate Return Shipping on Us.
Limitations apply.

[Activate PayPal Now](#)

Your purchase details

Your Transaction ID:
4E293885B0237020E

Merchant Transaction ID:
0FS32699MF415032X

Purchase Date:
June 24, 2022

Payment to:
OKLAHOMA MUNICIPAL LEAGUE
CATHY@OML.ORG

Payment from:
David Tillotson

Shipping Address

Subtotal \$100.00 USD

Total \$100.00 USD

You paid using: Mastercard x-0756

This credit card transaction will appear on your statement as PAYPAL

*OKLAHOMAMUN.

[Activate PayPal Now](#)



[Help & Contact](#) | [Security](#) | [Apps](#)



PayPal is committed to preventing fraudulent emails. Emails from PayPal will always contain your full name. [Learn to identify phishing](#)

Please don't reply to this email. To get in touch with us, click [Help & Contact](#).

PayPal Customer Service can be reached at 888-221-1161.

Not sure why you received this email? [Learn more](#)

Copyright © 1999-2022 PayPal, Inc. All rights reserved. PayPal is located at 2211 N. First St., San Jose, CA 95131.

PayPal RT000398:en_US(en-US):1.1.0:f78631857412c

Your receipt from Apple.

From: Apple (no_reply@email.apple.com)

To: david.tillotson@yahoo.com

Date: Friday, July 1, 2022 at 04:17 AM CDT



Receipt

Save 3% on all your Apple purchases with Apple Card.¹ [Apply and use in minutes](#)²APPLE ID
david.tillotson@yahoo.comDATE
Jun 30, 2022ORDER ID
[MMQB3VQ7M4](#)DOCUMENT NO.
187559407589BILLED TO
MasterCard 0756
David Tillotson
12205 S. Yukon Ave.
Glenpool, OK 74033
USA

App Store

**Evernote - Notes Organizer**
Evernote Personal Annual (Yearly)
Renews Jul 1, 2023
[Report a Problem](#)**\$69.99****TOTAL \$69.99****Save 3% on all your Apple purchases.**[Apply and use in minutes](#)

1. 3% savings is earned as Daily Cash and is transferred to your Apple Cash card when transactions post to your Apple Card account. If you do not have an Apple Cash card, Daily Cash can be applied by you as a credit on your statement balance. 3% is the total amount of Daily Cash earned for these purchases. See the Apple Card Customer

iPhone Mail - Your receipt from Apple.

Agreement for more details on Daily Cash and qualifying transactions.

2. Subject to credit approval.

To access and use all the features of Apple Card, you must add Apple Card to Wallet on an iPhone or iPad with iOS or iPadOS 13.2 or later. Update to the latest version of iOS or iPadOS by going to Settings > General > Software Update. Tap Download and Install.

Available for qualifying applicants in the United States.

Apple Card is issued by Goldman Sachs Bank USA, Salt Lake City Branch.

If you reside in the US territories, please call Goldman Sachs at 877-255-5923 with questions about Apple Card.

Privacy: We use a Subscriber ID to provide reports to developers.

Get help with subscriptions and purchases. Visit Apple Support. Learn how to manage your password preferences for iTunes, Apple Books, and App Store purchases.

You have the option to stop receiving email receipts for your subscription renewals. If you have opted out, you can still view your receipts in your account under Purchase History. To manage receipts or to opt in again, go to Account Settings.



[Apple ID Summary](#) • [Terms of Sale](#) • [Privacy Policy](#)

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**IONOS Inc.**

2 Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

2 Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

David Tillotson
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033-6635
UNITED STATES

Invoice: 202039018738
Invoice Date: 06/28/2022
Customer ID: 20288230
Contract ID: 22279993

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ruby Jane Paninsoro

✉ ruby.paninsoro@service.ionos.com

📞 2673666020

Invoice

Billing period starting: 06/27/2022

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 22279993 - Web Hosting Premium					
Basic fee (\$19.00)					
1	Basic Fee	\$20.00 a month	1 mo.	\$0.00	\$20.00
	06/27/2022-07/27/2022 glenpoolonline.com				
2	Special Offer	Special Offer		\$0.00	\$-1.00
	Discount for line-item 1				
Additional services (\$16.89)					
3	PHP 4.0 Extended Support	\$16.89 a month	1 mo.	\$0.00	\$16.89
	06/14/2022-07/14/2022				
Net Total					\$35.89
Net (non-taxable portion)					\$35.89
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$35.89
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

SUSAN, LYNN, + DAVID
ENGINEER DISCUSSION



Welcome to Mamadou's !!!
918.322.1014

6/3/22, 12:56 PM Ticket: W2
Server: Sophie O
Dine In Table 12
Seat 1 TILLOTSON/DAVID
Invoice: 220603-04-2

Credit Sale
Status: 000000 - Approved

Card Type: M/C
Card Number: XXXXXXXXXXXX0756
Card Owner: TILLOTSON/DAVID
Entry Method: Chip
Auth Code: 046269
APPLAB: MASTERCARD
AID: A00000000041010
IC: C6BDBF51945E21F6

AMOUNT 30.76

TIP 6-

TOTAL 36.76

Sign X _____

I agree to pay the total amount
above according to the card issuer
agreement.

Suggested Tips
10%=2.80 15%=4.20 20%=5.60

Duplicate Copy

Thanks and visit us at
mamadous.com !!!

© 2022 PaymentPoint Systems



Welcome to Mamadou's !!!
918.322.1014

6/3/22, 12:55 PM Ticket: W2
Server: Sophie O
Dine In Table 12
Seat 1
Invoice: 220603-04-2

1 Half Pound Chicken Chunks	9.99
1 Catfish Special	7.99
1 Hamburger Stew	7.50
LARGE	
1 Dr Pepper	2.49
1 Water	.00
1 Water	.00

Subtotal 27.97
Sales Tax 2.79

Total 30.76

Tax included .00

Suggested Tips
10%=2.80 15%=4.20 20%=5.60

Thanks and visit us at
mamadous.com !!!

© 2022 PaymentPoint Systems

David Tillotson

From: ParkMobile Notifications <alerts@parkmobileglobal.com>
Sent: Friday, June 3, 2022 9:51 AM
To: David Tillotson
Subject: Your Parking Receipt



You're all set!

Payment processed.

This confirmation indicates that your session has been paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	06/03/2022 09:50 AM Central Standard Time
Auth ID	670921657
Description	ParkingAction
Payment Method	MASTERCARD ending in 0756
Amount Paid	\$2.00

Description	Parking CI40489 in 3230 at 06/03/2022 09:50 AM
Parking Ref	558906353
End Time	06/03/2022 11:50 AM
Parking Fee	\$2.00
Total	\$2.00

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



David, Sean, + Gerald
DEPARTMENTAL
Planning Mamadou's
 Restaurant
 Welcome to Mamadou's !!!
 918.322.1014

6/6/22, 2:03 PM Ticket: C6
 Server: Sophie O
 Wine In Table 12
 Seat 1 TILLOTSON/DAVID
 Invoice: 220606-05-6

Credit Sale
 Status: 000000 - Approved

Card Type: M/C
 Card Number: XXXXXXXXXXXX0756
 Card Owner: TILLOTSON/DAVID
 Entry Method: Chip
 Auth Code: 095343
 APPLAID: MASTERCARD
 AID: A00000000041010
 IC: 005ECC55A9E8AA

AMOUNT 44.21

TIP 8-

TOTAL 52.21

Sign X *[Signature]*

I agree to pay the total amount
 above according to the card issuer's
 agreement.

Suggested Tips
 10%=4.02 15%=6.03 20%=8.04

Duplicate Copy

Thanks and visit us at
 mamadous.com !!!

Mamadou's
 Restaurant

Welcome to Mamadou's !!!
 918.322.1014

6/6/22, 2:04 PM Ticket: C6
 Server: Sophie O
 Wine In Table 12
 Seat 1 TILLOTSON/DAVID
 Invoice: 220606-05-6

1 Patty Melt	9.99
1 Turkey Club Melt	9.99
SUB Sweet Potato Fries	1.25
1 Santa Fe Chicken Dinner	13.99
SMALL	
House Salad	.00
Baked Potato	.00
1 Water	.00
1 Dr Pepper	2.49
1 Ice Tea	2.49

Subtotal 40.20
 Sales Tax 4.01

Total 44.21

Tax included .00

M/C - XXXX0756 44.21

Suggested Tips
 10%=4.02 15%=6.03 20%=8.04

Thanks and visit us at
 mamadous.com !!!

David Tillotson

From: ParkMobile Notifications <alerts@parkmobileglobal.com>
Sent: Tuesday, June 7, 2022 1:45 PM
To: David Tillotson
Subject: Your Parking Receipt



You're all set!

Payment processed.

This confirmation indicates that your session has been paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	06/07/2022 01:31 PM Central Standard Time
Auth ID	673158557
Description	ParkingAction
Payment Method	MASTERCARD ending in 0756
Amount Paid	\$2.00

Description	Parking CI40489 in 3230 at 06/07/2022 01:31 PM
Parking Ref	560617972
End Time	06/07/2022 03:31 PM
Parking Fee	\$2.00
Total	\$2.00

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



RECEIPT
SP+ Parking

Location: Hot Lot
1-877-717-0004

License Plate Number

C140489

Expiration Date/Time

11:59 PM
JUN 13, 2022

Purchase Date/Time: 09:22am Jun 13, 2022
Total Due: \$10.00 Rate: Daily Parking
Total Paid: \$10.00 Pmt Type: CC (Swipe)
Ticket #: 90021900
S/N #: 600012100203
Setting: Daily Rate
Mach Name: Hot Lot

#****-0756, MasterCard

Auth #: 013745

No IN/OUT Priveleges.
If you exit, you will
have to pay on re-entry.
www.parking.com

PARKING RECEIPT PARKING RECEIPT PARKING RECEIPT PARKING RECEIPT PAR

Rich, Susan & David
PW DEPT ISSUES

Abuelo's - Store 650
1531 West 81st Street
Tulsa, OK 74132

Server: Meghan DOB: 06/21
15 PM 06/21/20
Table 54/1 2/2003

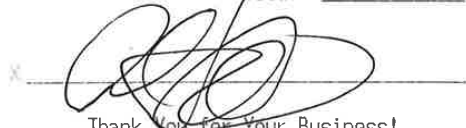
SALE

*C 629146
Card #XXXXXXXXXX0756
Magnetic card present: TILLOTSON DAVID
Card Entry Method: S

Approval: 022849

+ Tip: 9-

= Total: 57.45



Thank You for Your Business!
Forgot to add your rewards points?
<https://www.abuelos.com/rewardpoints>
Allow up to 72 hours for credit to apply

**** Suggested Tip Amounts ****

11.16 = 25%

8.93 = 20%

8.04 = 18%

Customer Copy

Abuelo's - Store 650
1531 West 81st Street
Tulsa, OK 74132

Server: Meghan 06/21/20
Table 54/1 12:20 PM
Guests: 3 20

Iced Tea 3.29
Orange (2 @12.69) 25.36
Soda 3.29
Lunch Grande Burrito 12.59

Subtotal 44.53
Tax 3.90

Total 48.43

Balance Due 48.43

Thank You for Your Business!
Forgot to add your rewards points?
<https://www.abuelos.com/rewardpoints>
Allow up to 72 hours for credit to apply



David + Tim
City Issues

ON THE BORDER
Mexican Grill & Cantina
5340 E. 41st Street South
918-948-8580

Server: Jennifer DOB: 06/28/2022
12:44 PM 06/28/2022
Table 42/1 3/30013

06/28/2022 12:44:17
MID: TID: RRN: 300003

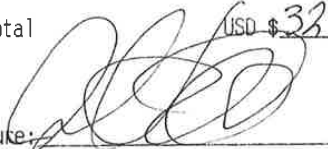
PURCHASE - APPROVED
MASTERCARD Entry Method: Chip
CARD #: XXXXXXXXXXXX0756
AUTH CODE:069973

Name: Issuer
ATM: A0000000041010
CITY: 00000000

Tax: 6000 Amt: 000
SubTotal USD \$ 27.74

Tip USD \$ 5-

Total USD \$ 32.74

Signature: 
DAVID TILLOTSON

I agree to pay above total amount
according to card issuer agreement.
(Merchant agreement if Credit Voucher)
Retain this copy for your records

Suggested Tip
18%=\$ 4.60
20%=\$ 5.11
22%=\$ 5.62

**18% gratuity added for parties
of 8 or more**
THANK YOU!

On The Border's Copy

ON THE BORDER
Mexican Grill & Cantina
5340 E. 41st Street South
918-948-8580

Server: Jennifer 06/28/2022
Table 42/1 12:44 PM
Guests: 2 30013
Reprint #: 1
Order Type: Dine In

2 Dr Pepper (@2.99) 5.98
2 Lunch CYO Combo 2 (@9.79) 19.58

EARN REWARDS ON EACH VISIT!
Sign up for Border Rewards today and
enjoy a free dessert.
www.ontheborder.com/border-rewards/

YOUR OPINION MATTERS!
Review us on Facebook, Google or Yelp.
QUESTIONS or COMMENTS: Contact us at
www.ontheborder.com/contact

Subtotal 25.56

Total Tax 2.18

Total 27.74

M/C #XXXXXXXXXX0756 27.74

Auth:069973

Balance Due 0.00

Suggested Tip
18%=\$ 4.60
20%=\$ 5.11
22%=\$ 5.62

**18% gratuity added for parties
of 8 or more**
THANK YOU!

--- Check Closed ---

David Tillotson

From: noreply@parkmobileglobal.com
Sent: Thursday, June 30, 2022 12:14 PM
To: David Tillotson
Subject: Your Parking Receipt



You're all set!

Payment processed.

This confirmation indicates that your session has been paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	06/30/2022 11:56 AM Central Standard Time
Auth ID	686169928
Description	ParkingAction
Payment Method	MASTERCARD ending in 0756
Amount Paid	\$2.00

Description	Parking CI40489 in 3230 at 06/30/2022 11:56 AM
Parking Ref	570589624
End Time	06/30/2022 01:56 PM
Parking Fee	\$2.00
Total	\$2.00

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



P U R C H A S E O R D E R
CITY OF GLENPOOL, OK

Email invoices: AP@cityofglenpool.com

Subject line must include PO and Vendor name or emails will be rejected
PURCHASE ORDER # 23-14657 08/17/2022

ISSUED TO: VEND #: 01-000913
JPMORGAN CHASE BANK NA
PO BOX 4475
CAROL STREAM, IL 60197-447

SHIP TO:
CITY HALL
12205 S YUKON AVE
GLENPOOL, OK 74033

I HEREBY APPROVE THE ISSUANCE OF THIS PURCHASE ORDER.



08/17/2022

PURCHASING OFFICER

DATE

I HEREBY CERTIFY THAT THE AMOUNT OF THIS ENCUMBRANCE HAS BEEN
ENTERED AGAINST THE DESIGNATED APPROPRIATION ACCOUNTS AND THAT
THIS ENCUMBRANCE IS WITHIN THE AUTHORIZED AVAILABLE BALANCE OF
SAID APPROPRIATION.



08/17/2022

ENCUMBERING OFFICER

DATE

UNITS	DESCRIPTION	INV PART NUMBER	REQUEST	G/L ACCOUNT	PROJ	PRICE	AMOUNT
0.00	LAND1.COM		00029801	01 -6-11-6235		0.00	35.89 *
0.00	APPLE.COM BILL		00029801	01 -6-11-6235		0.00	0.99 *
0.00	HOTEL STAY CONFERENCE		00029801	01 -6-11-6262		0.00	327.60 *
0.00	ICSC-NY CONFERENCE		00029801	01 -6-11-6262		0.00	250.00 *
0.00	LUNCH MTG		00029801	01 -6-11-6262		0.00	66.89 *
0.00	LUNCH MTG		00029801	01 -6-11-6262		0.00	12.39 *
0.00	LUNCH MTG		00029801	01 -6-11-6262		0.00	116.23 *
0.00	LUNCH MTG		00029801	01 -6-11-6262		0.00	24.00 *
0.00	LUNCH MTG		00029801	01 -6-11-6262		0.00	44.95 *
0.00	PARKING FOR MTG		00029801	01 -6-11-6262		0.00	2.00 *

JP CHGS AUG 2022 - D TILLOTSON

** TOTAL ** 880.94

*** APPROVAL FOR PURCHASE ***

I HEREBY CERTIFY THAT THE MERCHANDISE AND/OR SERVICES DESCRIBED ABOVE HAVE BEEN SATISFACTORILY RECEIVED AND THAT THIS PURCHASE
ORDER IS NOW A TRUE AND JUST DEBT OF THIS CITY. THIS PURCHASE ORDER IS APPROVED FOR PAYMENT IN THE AMOUNT INDICATED ABOVE.



OFFICER OR DEPARTMENT HEAD IN CHARGE

8.18.2022

DATE

62 O.S. SECTION 310.9 AND 74 O.S. SECTION 3109, PROVIDES THAT THE VENDOR'S SUBMISSION OF AN INVOICE OR ACCEPTANCE OF PAYMENT PURSUANT TO THIS PURCHASE CONSTITUTES
A STATEMENT BY THE VENDOR THAT THE INVOICE OR CLAIM IS TRUE AND CORRECT. THE WORK, SERVICES OR MATERIALS AS SHOWN BY THE INVOICE OR CLAIM HAVE BEEN COMPLETED OR
SUPPLIED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, ORDERS OR REQUESTS FURNISHED THE VENDOR, AND THE VENDOR HAS MADE NO PAYMENT, DIRECTLY OR INDIRECTLY, TO
ANY ELECTED OFFICIAL, OFFICER OR EMPLOYEE OF THIS STATE OR ANY COUNTY OR POLITICAL SUBDIVISION OF THE STATE OF MONEY OR ANY OTHER THING OF VALUE TO OBTAIN PAYMENT.
ANY VENDOR WHO SUBMITS AND INVOICE OR ACCEPTS PAYMENT PURSUANT TO THIS PURCHASE ORDER SHALL BE DEEMED TO ADOPT AND AFFIRM THE STATEMENT CONTAINED IN THIS
PURCHASE ORDER UNLESS THE VENDOR STATES ON THE INVOICE THAT THE STATEMENT IS INCORRECT IN WHOLE OR IN PART; AND THE CITY OF GLENPOOL OR ITS RELATED ENTITIES AS
THEIR INTEREST MAY APPEAR, MAY RECOVER FROM THE VENDOR THE FULL AMOUNT PAID PURSUANT TO THE PURCHASE ORDER IF THE STATEMENT ADOPTED AND AFFIRMED BY THE
VENDOR IS FALSE.

THE VENDOR SHALL FURNISH ITEMIZED INVOICE WHICH STATES THE VENDOR'S NAME AND ADDRESS. A CLEAR DESCRIPTION OF EACH ITEM PURCHASED IT'S PRICE, THE NUMBER OR
VOLUME OF EACH ITEM, ITS TOTAL PRICE, THE TOTAL OF THE PURCHASE, AND DATE OF THE PURCHASE.

J.P.Morgan

JPMORGAN CHASE BANK NA
P.O. BOX 15918
MAIL SUITE DE1-1404
WILMINGTON DE 19850

MEMO STATEMENT THIS IS NOT A BILL

ACCOUNT NUMBER 5405-0169-0573-0756

STATEMENT DATE 08-04-22

NET CHARGES \$880.94

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

**T0001055

FOR RECONCILIATION PURPOSES ONLY. DO NOT SEND PAYMENT.

NAME: DAVID TILLOTSON

CYCLE LIMIT: \$15,000

ACCOUNTING CODE:

STATEMENT MESSAGES

On July 1, 2022, the benefits associated with your card will be administered by Virginia Surety Company, Inc., our new insurance provider. There will be no lapse in coverage.
For new claims, please call 1-866-395-1795 starting July 1, 2022. You may also contact your Program Administrator for details.

CARDHOLDER ACTIVITY

Purchasing Activity

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-13	07-12	82711162193000010919432	ICSC-NY NEW YORK NY	250.00✓
07-15	07-15	55432862196200544023992	APPLE.COM/BILL 866-712-7753 CA	0.99✓
08-01	07-30	55546502212047617671388	WWW.1AND1.COM 6105601589 PA	35.89✓
Total Purchasing Activity				286.88

FOR CUSTOMER SERVICE CALL:
1-800-316-6056

FOR LOST/STOLEN CARDS CALL:
1-800-316-6056

FOR TTY/TDD SERVICE CALL:
1-800-955-8060

ACCOUNT NUMBER

XXXX-XX69-0573-0756

STATEMENT DATE:

08/04/22

ACCOUNT SUMMARY

PURCHASES &
OTHER CHARGES 880.94

CASH ADVANCES .00

CREDITS .00

CASH ADVANCE FEE .00

NET CHARGES \$880.94

DISPUTE AMOUNT .00

SEND BILLING INQUIRIES TO:

JPMORGAN CHASE BANK NA
COMMERCIAL CARD SOLUTIONS
P.O. BOX 2015
MAIL SUITE IL1-6225
ELGIN, IL 60121

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

ACCOUNT NUMBER
5405-0169-0573-0756

STATEMENT DATE: 08/04/22

CARDHOLDER ACTIVITY

Travel Activity

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-11	07-08	55432862189200351565142	PARKMOBILE 770-818-9036 GA P.O.S.: 573659348 SALES TAX: 0.00	2.00 ✓
07-11	07-08	55457372190207088600347	LOS CABOS RIVERWALK JENKS OK	66.89 ✓
07-21	07-20	05436842202500134902926	SLIM CHICKENS 15401 NORMAN OK P.O.S.: 4112 SALES TAX: 0.00	12.39 ✓
07-21	07-20	55432862202200516478267	TST* HIDEAWAY PIZZA - NORMAN OK	116.23 ✓
07-21	07-19	85347032201700574167258	HIDALGOS - MOORE MOORE OK	24.00 ✓
07-25	07-22	55436872204262047867403	NCED HOTEL CONF CTR NORMAN OK 11999505 ARRIVAL: 07-19-22	327.60 ✓
07-29	07-28	05314612210500219405856	WEW - BROKEN ARROW BROKEN ARROW OK	44.95 ✓
Total Travel Activity				594.06

David Tillotson

From: no-reply@icsc.com
Sent: Tuesday, July 12, 2022 11:59 AM
To: David Tillotson
Subject: ICSC Order Confirmation



Thank you for your order.

Your total: \$250
Your order ID: 397356

Product	Member	Price	Quantity	Total
		\$250.00	1	\$250.00
				Subtotal \$250.00
				Total \$250

Bill To:

12205 S Yukon Ave
Glenpool, OK 74033
US

Credit Card

*****0756
Cardholder Name: David Tillotson
Card Type: mastercard
Expires: 07/23

Given the extremely contagious nature of COVID and the fact that it is primarily transmitted by person-to-person contact, ICSC has put several preventative measures in place to help reduce its spread. However, ICSC cannot guarantee that event attendees, exhibitors, vendors, or other participants will not become infected with COVID, and by voluntarily

8/18/22, 2:04 PM

Yahoo Mail - Your receipt from Apple.

Your receipt from Apple.

From: Apple (no_reply@email.apple.com)

To: david.tillotson@yahoo.com

Date: Thursday, July 14, 2022 at 05:17 PM CDT



Receipt

Save 3% on all your Apple purchases with Apple Card.¹ [Apply and use in minutes](#)²

APPLE ID
david.tillotson@yahoo.com

DATE
Jul 14, 2022

ORDER ID
[MMQB72WS95](#)

DOCUMENT NO.
158563569917

BILLED TO
MasterCard 0756
David Tillotson
12205 S. Yukon Ave.
Glenpool, OK 74033
USA

iCloud+



iCloud+ with 50 GB of Storage
Monthly
Renews Aug 14, 2022

\$0.99

TOTAL \$0.99



Save 3% on all your Apple purchases.



[Apply and use in minutes](#)

1. 3% savings is earned as Daily Cash and is transferred to your Apple Cash card when transactions post to your Apple Card account. If you do not have an Apple Cash card, Daily Cash can be applied by you as a credit on your statement balance. 3% is the total amount of Daily Cash earned for these purchases. See the Apple Card Customer

**IONOS Inc.**

2 Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

2 Logan Square, 100 N 18th St. • Suite 400
Philadelphia, PA 19103 • USA

David Tillotson
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033-6635
UNITED STATES

Invoice: 202039465607
Invoice Date: 07/28/2022
Customer ID: 20288230
Contract ID: 22279993

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ruby Jane Paninsoro
✉ ruby.paninsoro@service.ionos.com
☎ 2673666020

Invoice

Billing period starting: 07/27/2022

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 22279993 - Web Hosting Premium					
Basic fee (\$19.00)					
1	Basic Fee	\$20.00 a month	1 mo.	\$0.00	\$20.00
	07/27/2022-08/27/2022 glenpoolonline.com				
2	Special Offer	Special Offer		\$0.00	\$-1.00
	Discount for line-item 1				
Additional services (\$16.89)					
3	PHP 4.0 Extended Support	\$16.89 a month	1 mo.	\$0.00	\$16.89
	07/14/2022-08/14/2022				
Net Total					\$35.89
Net (non-taxable portion)					\$35.89
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$35.89
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

David Tillotson

From: noreply@parkmobileglobal.com
Sent: Friday, July 8, 2022 9:50 AM
To: David Tillotson
Subject: Your Parking Receipt



You're all set!

Payment processed.

This confirmation indicates that your session has been paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	07/08/2022 09:50 AM Central Standard Time
Auth ID	690196004
Description	ParkingAction
Payment Method	MASTERCARD ending in 0756
Amount Paid	\$2.00

Description	Parking CI40489 in 3230 at 07/08/2022 09:50 AM
Parking Ref	573659348
End Time	07/08/2022 11:50 AM
Parking Fee	\$2.00
Total	\$2.00

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



TOFF Lunch

**** Customer Copy ****
Los Cabos Riverwalk
Tab: 52

Julie 7/8/2022 12:29 PM

Transaction # 3493377
MasterCard

Amount \$55.89

TIP: 11. —

TOTAL: 66.89

Los Cabos Riverwalk
300 Riverwalk Terrace Ste100
Jenks, OK 74037
(918) 298-CABO

Table #52

Trans #: 3493377 Serv: Julie
7/8/2022 12:24 PM # Cust:1

Quan	Descript	Cost
1	Dr. Pepper	\$3.10
2	FEAT Lunch Burrito Plat	\$21.98
1	Fajita Style	\$1.50
2	FEAT Lunch Mexico City	\$21.98
1	Side Guacamole	\$2.99

Net Total: \$51.55
SalTax \$4.34

TOTAL: \$55.89

Amount Due: \$55.89

Food: \$48.45

Beverage: \$3.10

<-REPRINTED->

SUGGESTED 20% GRATUITY
ON PARTIES OF 8 OR MORE

~WE CATER!!!~

CMSU

Store #5401

Slim Chickens - Norman

2627 Classen Blvd
Norman, OK 73071
Phone (405) 310-6287

7/20/2022 12:10:06 PM
Order Id: 3146022381424656
17 david - EAT-IN
Employee: Bryce B

1 Slim's Meal 5	\$10.69
Sub Fries	\$0.00
Mango Habanero	\$0.00
Mango Habanero	\$0.00
Lrg Drink	\$0.50
Lrg DP	\$0.00

Sub Total \$11.39

Sales Tax \$1.00
Order Total \$12.39

MasterCard \$12.39
AUTHORIZED AMOUNT \$12.39
Card#: *****0756
Authorization: 076924

AID: A0000000041010

--> Order Closed <--

FREE BROWNIE on your next visit!
Take our survey at:
TellSlimChickens.smg.com
within 7 days and receive a
code to show us.
Write Your Validation Code Here:

Loyalty Summary

Points Automatically Added for App Orders



Didn't Order Through the App?
Scan This Barcode within 48 Hours
Earn Rewards
Show Your Slimthiasm!
Text SLIMS to 24450 for Special Offers!

CM40
Various City AND CMMs
Menus

HIDEAWAY PIZZA

Hideaway Pizza Norman
577 Buchanan Avenue
Norman, Oklahoma 73069
(405) 292-4777

Server: Alexis C
Check #68
Ordered: Table 11
7/20/22 5:47 PM

2 Water	\$0.00
4 Dr. Pepper	\$9.96
Garlic Knots	\$8.99
Fried Mushrooms	\$9.99
Alfredo Deluxe	\$11.99
Homemade Lasagna	\$11.99
Stacked Ham 'N Cheese	\$9.99
Pasta Nola	\$11.99
Small Hand Tossed Pepperonipalooza	\$13.59

Subtotal	\$88.49
Norman Sales Tax	\$7.74
Total	\$96.23

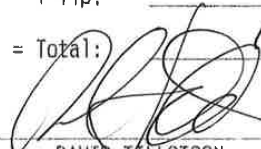
Credit Card	Swiped
Mastercard	xxxxxxx0756
Time	6:34 PM

Transaction Type	Sale
Authorization	Approved
Approval Code	027868
Payment ID	KfmFyTpxJprM
Card Reader	MAGTEK_DYNAMAG

Amount	\$96.23
--------	---------

+ Tip: 20

= Total: 116.23

X 
DAVID TILLOTSON

Customer Copy

We want to know how we did!
Take our survey to enter this month's
drawing

HIDEAWAY PIZZA

Thank you!

Hideaway Pizza Norman
577 Buchanan Avenue
Norman, Oklahoma 73069
(405) 292-4777

Server: Alexis C
Check #68
Ordered: Table 11
7/20/22 5:47 PM

2 Water	\$0.00
4 Dr. Pepper	\$9.96
Garlic Knots	\$8.99
Fried Mushrooms	\$9.99
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Homemade Lasagna	\$11.99
Stacked Ham 'N Cheese	\$9.99
Pasta Nola	\$11.99
Small Hand Tossed Pepperonipalooza	\$13.59

Subtotal	\$88.49
Norman Sales Tax	\$7.74
Total	\$96.23

We want to know how we did!
Take our survey to enter this month's
drawing
for FREE PIZZA for a year! (\$600
value)

Text: HideawayNO
TO
Survey (787839)
OR

Visit: www.otss.me/hideawayNO

CARD
Customer Copy

Hidalgo's - Moore
Hidalgo's
2713 S I-35 Service Rd.
Moore, OK 73160
405-676-5334

Current Batch: 07192022
Tue 7/19/2022 7:55:10 PM
Check 140-1 Table 42
GIO
Station Term3

MasterCard XXXXXXXX0756
Approval AP004178

BASE

TIP

TOTAL

Customer Copy

Thank You
for dining
at Hidalgo's!!!

\$20.00

4
24.00

Hidalgo's
2713 S I-35 Service Rd.
Moore, OK 73160
405-676-5334

Check 140-1 Table 42
GIO 7/19/2022
Guests 5 7:47 PM

FAJITAS SINGLE 16.99
Beef Chicken 1.49

Subtotal 18.48
Sales Tax 1.52
20.00

TOTAL

15%Example (2.77)
18%Example (3.33)
20%Example (3.70)

BALANCE DUE

20.00

If split among 5 guests
each pay \$4.00

Thank You

TIP 4.00



GUEST FOLIO

David Tillotson
13329 S. Poplar. St.
Glenpool OK 74033
United States

Room No. 4094
Arrival 07-19-22
Departure 07-22-22
Confirmation No. 180717904
Folio No. 80417
AR No.
Invoice No.
Cashier No. 471
Page No. 1 of 1

Company Name City Management Association of Oklah
Group Name CMAO Summer Conference 2022

Date	Description	Additional Information	Charges USD	Credits USD
07-19-22	Room Package		96.00	
07-19-22	Sales Tax		8.40	
07-19-22	Room Occupancy Tax - 5%		4.80	
07-20-22	Room Package		96.00	
07-20-22	Sales Tax		8.40	
07-20-22	Room Occupancy Tax - 5%		4.80	
07-21-22	Room Package		96.00	
07-21-22	Sales Tax		8.40	
07-21-22	Room Occupancy Tax - 5%		4.80	
07-22-22	Mastercard	XXXXXXXXXXXX0756 XX/XX		327.60

I agree that I am personally liable for payment of this account, and if this person, company or association indicated does not settle within a reasonable period, my liability for payment should be joint and several with such person, company or association.

Total Charges 327.60
Total Credits 327.60
Balance 0.00

NCED Conference Center & Hotel | 2801 E. State HWY 9 | Norman, OK 73071
Reservations: 866.855.1541 | Telephone: 405.447.9000 | Fax: 405.366.1865
Email: nced-reservations@aramark.com
www.nced-hotel.com

Waters Edge® WINERY & BISTRO

Order# 495588 - 5
Station# OT1
Customer: Deb Wimpee
Seat Count=7
Server: Tara Z
Table: Table 110
Date: 7/28/22, 12:07 PM

STRAWBERRY WALNUT & BLUE CHEESE S \$16.00
Balsamic Vinaigrette
add Chicken 4oz
Hawaiian Wagyu Burger \$19.00
French Fries
no mayo

Subtotal: \$35.00
Total Tax: \$2.95

Total: \$37.95

MASTERCARD 0756 \$37.95

APPROVED
(060221)

Suggested Gratuity		
%	Tip	Total
18.00% of sale:	\$6.30 =	\$44.25
20.00% of sale:	\$7.00 =	\$44.95
22.00% of sale:	\$7.70 =	\$45.65

Waters Edge Winery
Wine Club
Ask your service associate about joining
one of our wine clubs!

CITIES WINE
MAYOR CALVERT + DAVID

Waters Edge® WINERY & BISTRO

Order# 495588 - 5
Station# OT1
Customer: Deb Wimpee
Seat Count=7
Server: Tara Z
Table: Table 110
Date: 7/28/22, 12:07 PM

STRAWBERRY WALNUT & BLUE CHEESE S \$16.00
Balsamic Vinaigrette
add Chicken 4oz
Hawaiian Wagyu Burger \$19.00
French Fries
no mayo

Subtotal: \$35.00
Total Tax: \$2.95

Total: \$37.95

7-
\$44.95

Suggested Gratuity		
%	Tip	Total
18.00% of sale:	\$6.30 =	\$44.25
20.00% of sale:	\$7.00 =	\$44.95
22.00% of sale:	\$7.70 =	\$45.65

Waters Edge Winery
Wine Club
Ask your service associate about joining
one of our wine clubs!

P U R C H A S E O R D E R

CITY OF GLENPOOL, OK

Email invoices: AP@cityofglenpool.com

Subject line must include PO and Vendor name or emails will be rejected

PURCHASE ORDER # 23-14837

09/15/2022

ISSUED TO: VEND #: 01-000913
JPMORGAN CHASE BANK NA
PO BOX 4475
CAROL STREAM, IL 60197-447

SHIP TO:
CITY HALL
12205 S YUKON AVE
GLENPOOL, OK 74033

I HEREBY APPROVE THE ISSUANCE OF THIS PURCHASE ORDER.

09/15/2022

PURCHASING OFFICER

DATE

I HEREBY CERTIFY THAT THE AMOUNT OF THIS ENCUMBRANCE HAS BEEN
ENTERED AGAINST THE DESIGNATED APPROPRIATION ACCOUNTS AND THAT
THIS ENCUMBRANCE IS WITHIN THE AUTHORIZED AVAILABLE BALANCE OF
SAID APPROPRIATION.

09/15/2022

ENCUMBERING OFFICER

DATE

UNITS	DESCRIPTION	INV PART NUMBER	REQUEST	G/L ACCOUNT	PROJ	PRICE	AMOUNT
0.00	LANDL.COM		00030101	01 -6-11-6235		0.00	0.99 *
0.00	LANDL.COM		00030101	01 -6-11-6235		0.00	35.89 *
0.00	ADOBE SOFTWARE		00030101	01 -6-11-6235		0.00	68.70 *
0.00	AMERICAN PARKING		00030101	01 -6-11-6262		0.00	10.00 *
0.00	EXXONMOBIL		00030101	01 -6-11-6204		0.00	67.01 *
0.00	ICMA ONLINE		00030101	01 -6-11-6262		0.00	149.00 *
0.00	MERRITTS		00030101	01 -6-11-6262		0.00	81.12 *
0.00	OKLA MUNICIPAL LEAGUE		00030101	01 -6-11-6262		0.00	430.00 *
0.00	OML		00030101	01 -6-11-6281		0.00	370.00 *
0.00	VEHICLE RPR		00030101	01 -6-01-6271		0.00	68.68 *

JP CHGS AUG 22 - D TILLOTSON

** TOTAL ** 1,281.39

*** APPROVAL FOR PURCHASE ***

I HEREBY CERTIFY THAT THE MERCHANDISE AND/OR SERVICES DESCRIBED ABOVE HAVE BEEN SATISFACTORILY RECEIVED AND THAT THIS PURCHASE
ORDER IS NOW A TRUE AND JUST DEBT OF THIS CITY. THIS PURCHASE ORDER IS APPROVED FOR PAYMENT IN THE AMOUNT INDICATED ABOVE.

OFFICER OR DEPARTMENT HEAD IN CHARGE

DATE

62 O.S. SECTION 310.9 AND 74 O.S. SECTION 3109, PROVIDES THAT THE VENDOR'S SUBMISSION OF AN INVOICE OR ACCEPTANCE OF PAYMENT PURSUANT TO THIS PURCHASE CONSTITUTES A STATEMENT BY THE VENDOR THAT THE INVOICE OR CLAIM IS TRUE AND CORRECT. THE WORK, SERVICES OR MATERIALS AS SHOWN BY THE INVOICE OR CLAIM HAVE BEEN COMPLETED OR SUPPLIED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, ORDERS OR REQUESTS FURNISHED THE VENDOR, AND THE VENDOR HAS MADE NO PAYMENT, DIRECTLY OR INDIRECTLY, TO ANY ELECTED OFFICIAL, OFFICER OR EMPLOYEE OF THIS STATE OR ANY COUNTY OR POLITICAL SUBDIVISION OF THE STATE OF MONEY OR ANY OTHER THING OF VALUE TO OBTAIN PAYMENT. ANY VENDOR WHO SUBMITS AN INVOICE OR ACCEPTS PAYMENT PURSUANT TO THIS PURCHASE ORDER SHALL BE DEEMED TO ADOPT AND AFFIRM THE STATEMENT CONTAINED IN THIS PURCHASE ORDER UNLESS THE VENDOR STATES ON THE INVOICE THAT THE STATEMENT IS INCORRECT IN WHOLE OR IN PART; AND THE CITY OF GLENPOOL OR ITS RELATED ENTITIES AS THEIR INTEREST MAY APPEAR, MAY RECOVER FROM THE VENDOR THE FULL AMOUNT PAID PURSUANT TO THE PURCHASE ORDER IF THE STATEMENT ADOPTED AND AFFIRMED BY THE VENDOR IS FALSE.

THE VENDOR SHALL FURNISH ITEMIZED INVOICE WHICH STATES THE VENDOR'S NAME AND ADDRESS. A CLEAR DESCRIPTION OF EACH ITEM PURCHASED IT'S PRICE, THE NUMBER OR VOLUME OF EACH ITEM, ITS TOTAL PRICE, THE TOTAL OF THE PURCHASE, AND DATE OF THE PURCHASE.

J.P.Morgan

JPMORGAN CHASE BANK NA
P.O. BOX 15918
MAIL SUITE DE1-1404
WILMINGTON DE 19850

MEMO STATEMENT THIS IS NOT A BILL

ACCOUNT NUMBER 5405-0169-0573-0756

STATEMENT DATE 09-04-22

NET CHARGES \$1,281.39

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

**T0001119

FOR RECONCILIATION PURPOSES ONLY. DO NOT SEND PAYMENT.

NAME: DAVID TILLOTSON

CYCLE LIMIT: \$15,000

ACCOUNTING CODE:

STATEMENT MESSAGES

On July 1, 2022, the benefits associated with your card will be administered by Virginia Surety Company, Inc., our new insurance provider. There will be no lapse in coverage.
For new claims, please call 1-866-395-1795 starting July 1, 2022. You may also contact your Program Administrator for details.

CARDHOLDER ACTIVITY

Purchasing Activity

Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-08	08-06	55432862218200720744324	ADOBE *800-833-6687 800-833-6687 CA P.O.S.: AB01607408205CUS SALES TAX: 0.00	68.70
08-15	08-15	55432862227200565076377	APPLE.COM/BILL 866-712-7753 CA	0.99
08-15	08-12	55506292225690686935290	OKLAHOMA MUNICIPAL LEA 4055287515 OK P.O.S.: 101368693529 SALES TAX: 29.38	370.00

FOR CUSTOMER SERVICE CALL:
1-800-316-6056

FOR LOST/STOLEN CARDS CALL:
1-800-316-6056

FOR TTY/TDD SERVICE CALL:
1-800-955-8060

ACCOUNT NUMBER

XXXX-XX69-0573-0756

STATEMENT DATE:

09/04/22

ACCOUNT SUMMARY

PURCHASES & OTHER CHARGES	1,281.39
CASH ADVANCES	.00
CREDITS	.00
CASH ADVANCE FEE	.00
NET CHARGES	\$1,281.39
DISPUTE AMOUNT	.00

SEND BILLING INQUIRIES TO:
JPMORGAN CHASE BANK NA
COMMERCIAL CARD SOLUTIONS
P.O. BOX 2015
MAIL SUITE IL1-6225
ELGIN, IL 60121

DAVID TILLOTSON
OTC EXEMPT 670630
12205 S YUKON AVE
GLENPOOL OK 74033-6635

ACCOUNT NUMBER
5405-0169-0573-0756

STATEMENT DATE: 09/04/22

CARDHOLDER ACTIVITY				
Purchasing Activity				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-19	08-18	55429502230852328150832	ICMA ONLINE 2029623680 DC P.O.S.: 32815083 SALES TAX: 0.00	149.00
08-19	08-18	55506292230726430316768	MERRITT'S BAKERY - RIV TULSA OK P.O.S.: PO 730943031676 SALES TAX: 6.37	81.12
08-19	08-18	55506292231690742450997	OKLAHOMA MUNICIPAL LEA 4055287515 OK P.O.S.: 101374245099 SALES TAX: 34.15	430.00
08-31	08-30	55546502243047630533709	WWW.1AND1.COM 6105601589 PA	35.89
Total Purchasing Activity				1,135.70
Travel Activity				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-11	08-09	75265862222622302484991	AMERICAN PARKING LOT 1 TULSA OK	10.00
Total Travel Activity				10.00
Fleet Activity				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-09	08-08	72301822220900018000015	MARK ALLEN CHEVROLET GLENPOOL OK	68.68
08-29	08-27	05486802240378008403389	EXXONMOBIL 48326144 LA MARQUE TX	67.01
Total Fleet Activity				135.69

David Tillotson

From: Adobe <custsupp@adobe.com>
Sent: Friday, August 5, 2022 5:59 PM
To: David Tillotson
Subject: David, your annual invoice for City of Glenpool is available



David, your annual invoice for City of Glenpool is available

We've successfully processed payment for your upcoming billing period. **No further action is required.**

You can view invoice details below. Go to the [Admin Console](#) to view payment history, update payment or download invoice from the Account tab.

Here's a quick look at your invoice:

Adobe Order

AE00496200005CUS

Company Name

City of Glenpool

Billing Period

05-August-2022 PDT – 05-December-2022 PST

Payment Method

MASTER_CARD ending in 0756

Due on 05-August-2022 PDT

US\$68.70 including tax

PRODUCT	QUANTITY	SUBTOTAL
 Acrobat Pro DC US\$68.70/yr per license	1 license	US\$68.70/yr

Subtotal: US\$68.70/yr

Tax/VAT: US\$0.00/yr

Total: US\$68.70/yr



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Get answers to your questions

Check out Adobe Forums to meet the experts behind the answers, learn about our products, get inspiration, or pick up new tips and tricks. [Learn more](#)

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Don't hesitate to call Customer Support if you need assistance. Available 24 hours a day, 7 days a week. [Learn more](#)

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Adobe, 345 Park Avenue, San Jose, CA 95110 USA.

8/18/22, 2:05 PM

Yahoo Mail - Your receipt from Apple.

Your receipt from Apple.

From: Apple (no_reply@email.apple.com)

To: david.tillotson@yahoo.com

Date: Monday, August 15, 2022 at 08:52 PM CDT



Receipt

Save 3% on all your Apple purchases with Apple Card.¹ [Apply and use in minutes](#)²

APPLE ID
david.tillotson@yahoo.com

DATE
Aug 14, 2022

ORDER ID
[MMQBHNN2N7](#)

DOCUMENT NO.
184573472684

BILLED TO
MasterCard 0756
David Tillotson
12205 S. Yukon Ave.
Glenpool, OK 74033
USA

iCloud+



iCloud+ with 50 GB of Storage
Monthly
Renews Sep 14, 2022

\$0.99

TOTAL \$0.99



Save 3% on all your Apple purchases.



[Apply and use in minutes](#)

1. 3% savings is earned as Daily Cash and is transferred to your Apple Cash card when transactions post to your Apple Card account. If you do not have an Apple Cash card, Daily Cash can be applied by you as a credit on your statement balance. 3% is the total amount of Daily Cash earned for these purchases. See the Apple Card Customer

David Tillotson

From: Joyce Calvert <jcalvertward3@gmail.com>
Sent: Friday, August 12, 2022 5:17 PM
To: David Tillotson
Subject: Fwd: Oklahoma Municipal League - OML - Thank you for your order

Confirmation for OML Conference.
JC

Sent from my iPhone

Begin forwarded message:

From: christy@oml.org
Date: August 12, 2022 at 3:59:32 PM CDT
To: jcalvertward3@gmail.com
Subject: Oklahoma Municipal League - OML - Thank you for your order



Joyce Calvert,

Confirmation for the order placed on 8/12/2022.

[Click here](#) for a printable view of the order.

The following is a description of the order:

Order Number is: 562968642

Ordered 5 products (see below):

Product Number: S8T2Z5
Product: Full Delegate Registration
Quantity: 1
Price Each: \$340.00
Total Price: \$340.00

Product Number: Y9D4K0
Product: Business Meeting Breakfast
Quantity: 1
Price Each: \$0.00
Total Price: \$0.00

Product Number: A7E6G0
Product: Mayors Breakfast
Quantity: 1
Price Each: \$30.00
Total Price: \$30.00

Product Number: A0U4L6
Product: Thursday Reception & Banquet
Quantity: 1
Price Each: \$0.00
Total Price: \$0.00

Product Number: A7Z7Y3
Product: WiMG Reception
Quantity: 1
Price Each: \$0.00
Total Price: \$0.00

Sales Discount (Early Bird Discount): (\$60.00)

Total: \$370.00

Thanks!

- Oklahoma Municipal League - OML

This is an automated email sent from Oklahoma Municipal League - OML. Please do not reply to this email. It has been sent from an email account that is not monitored. If you feel you have received this message in error, please feel free to [contact us](#).

8/18/22, 8:28 AM



*** Please do not reply to this e-mail. It was sent from an automated system. ***

CONFIRMATION

Confirmation ID: 6672
David Tillotson
City Manager
City of Glenpool
12205 S. Yukon Ave.
Glenpool, OK 74033

Thank you for registering for the **2022 ICMA Annual Conference: Digital Event**, to be held online on Sunday, September 18 through Wednesday, September 21.

A separate email confirmation will be sent to you 72 hours prior to the beginning of the conference containing login information and instructions on how to access the digital platform. The email will be from mobilesolutions@chime.live.

To view the 2022 ICMA Annual Conference schedule of events, list of exhibitors, program details and much more, visit the website at <https://conference.icma.org>.

Click the link below to edit your record and/or add any guest registrations.

Registration Details

[David Tillotson](#)

Registration Type: ICMA Member Registration, Regular Rate

Description	Item Total
Digital-Only Registration (Qty: 1)	\$0.00
Registration (Qty: 1)	\$149.00

Payment History

1/2

8/18/22, 8:28 AM

Payment #1

08/18/2022 — \$149.00 [Payment]
David Tillotson / MasterCard / *****0756

Payment Allocation

08/18/2022 — Applied: David Tillotson's Registration	\$149.00
Total Amount Applied:	\$149.00

Payment Totals

Total Payments:	\$149.00
Total Refunds:	\$0.00
Total Net Paid:	\$149.00

Cancellation Policy

CANCELLATIONS

Due to the nature of the Digital Conference, cancellations will not be accepted.

SUBSTITUTIONS

Substitutions may be made for the Digital Conference. There is no processing fee for a substitution, and you will either be charged or refunded the difference between the two registration fees. Substitutions must be received in writing (conferenceteam@icma.org) by Wednesday, August 17, 2022.

Need Help?

We are here for you if you need anything. If you have any questions regarding registration, please contact Customer Service Monday through Friday from 9:00 a.m. to 5:00 p.m. EST at (219) 354-6679, or by email at icma@maritz.com.

Keep up with us on [YouTube](#), [Twitter](#), [Instagram](#), and [Linked In](#).

We look forward to seeing you online!

Thank you,

International City/County Management Association

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Cities United Meeting



Merritt's Riverside/Jenks Bakery
9521-G S. Delaware Ave
Tulsa, OK 74137-5601
918-296-9000
riverside@merrittsbakery.com
www.merrittsbakery.com

Ticket #: 58 202165
Aug 18, 2022 7:46 AM
Cashier: Sarah | Drawer: G1

Muffins, Dozen Asst.	30.25
4 @ Cherry Turnover	12.60
Price Each: 3.15	
Danish, Dozen Assort.	27.50
2 @ Scone, Blueberry	4.40
Price Each: 2.20	
Subtotal	74.75
Taxes	6.37
Total	81.12
Amount Tendered	
Credit MC 0756	81.12
Change	0.00

Thanks for shopping at Merritt's!
Today's WiFi Password: Love2Bake
8/18/2022 7:48 AM

8/18/22, 8:13 AM

Invoice No. 200000712 - Oklahoma Municipal League - OML



INVOICE

201 NE 23rd St - Physical
PO Box 268984 - for Payments
Oklahoma City OK 73126-8984

Date	PO	Invoice #
8/18/2022		200000712

Bill To
David Tillotson City of Glenpool 12205 S. Yukon Ave. Glenpool, OK 74033 United States

Ship To
David Tillotson City of Glenpool 12205 S. Yukon Ave. Glenpool, OK 74033 United States

Terms	Due Date
Due in 30 days	9/17/2022

Date	Qty	Description	Price	Totals
8/18/2022	1	Full Delegate Registration - David Tillotson	\$400.00	\$400.00
8/18/2022	1	Business Meeting Breakfast - David Tillotson		
8/18/2022	1	City Managers Breakfast - David Tillotson	\$30.00	\$30.00
8/18/2022	1	Reception in the Exhibit Hall - David Tillotson		
8/18/2022	1	Thursday Reception & Banquet - David Tillotson		
Sub-Total				\$430.00
Total				\$430.00

PAYMENTS/REFUNDS

Date	Qty	Description	Price	Totals
8/18/2022	1	Payment via Credit Card (using card xxxxxxxxxxxx0756) Applied to invoice on 8/18/2022 9:12:58 AM	(\$430.00)	(\$430.00)
Total Payments/Refunds				(\$430.00)

8/18/22, 8:13 AM

Invoice No. 200000712 - Oklahoma Municipal League - OML

	Balance Due	\$0.00
--	--------------------	--------

**IONOS Inc.**

2 Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

2 Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103 - USA

David Tillotson
City of Glenpool
12205 S Yukon Ave
Glenpool, OK 74033-6635
UNITED STATES

Invoice: 202039916374
Invoice Date: 08/28/2022
Customer ID: 20288230
Contract ID: 22279993

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ruby Jane Paninsoro

✉ ruby.paninsoro@service.ionos.com

☎ 2673666020

Invoice

Billing period starting: 08/27/2022

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 22279993 - Web Hosting Premium					
Basic fee (\$19.00)					
1	Basic Fee	\$20.00 a month	1 mo.	\$0.00	\$20.00
	08/27/2022-09/27/2022 glenpoolonline.com				
2	Special Offer	Special Offer		\$0.00	\$-1.00
	Discount for line-item 1				
Additional services (\$16.89)					
3	PHP 4.0 Extended Support	\$16.89 a month	1 mo.	\$0.00	\$16.89
	08/14/2022-09/14/2022				
Net Total					\$35.89
Net (non-taxable portion)					\$35.89
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$35.89
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

Native American Finance
Symposium

AMERICAN PARKING

A1250001-UC

Lot 125

Ticket 0011870

5:44pm 08/09/22

Fee Paid \$10.00

Parking for

40489

PARKING PAID UNTIL

1:43am

Weds 8/10/22

Keep Receipt as Proof of
Payment

CUSTOMER #: 19861

230072

INVOICE

Mark Allen Chevrolet

16837 S. HWY 75
GLENPOOL, OK 74033
(918) 227-1070

www.markallenchevytulsa.com

CITY OF GLENPOOL
12205 S YUKON
GLENPOOL, OK 74033

PAGE 1

HOME: CONT:322-5409

BUS: 322-5409 CELL:

SERVICE ADVISOR: 565 MICHAEL ABBEDUTO

COLOR	YEAR	MAKE/MODEL	VIN	LICENSE	MILEAGE IN / OUT	TAG	
SHADOW GR	21	CHEVROLET TAHOE	1GNSKNKD0MR438977		23186/23186	T1618	
DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
17AUG21	IS		WAIT 08AUG22		0.00	CASH	08AUG22
R.O. OPENED		READY	OPTIONS: SOLD-STK:MR438977 ENG:5.3 LITER				
07:48 08AUG22		08:36 08AUG22					

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL
------	--------	------	------	-------	------	-----	-------

A 9401- CUSTOMER REQUEST OIL AND FILTER CHANGE

CAUSE: RECOMMENDED MAINTENANCE

00CVZ 9401- CUSTOMER REQUEST OIL AND FILTER
CHANGE

439	C			15.95	15.95
1	12707246	(S) FILTER	9.93	9.93	9.93
8	19352900	OIL	5.15	5.15	41.20

PARTS: 51.13 LABOR: 15.95 OTHER: 0.00 TOTAL LINE A: 67.08

23186 PERFORMED LUBE OIL AND FILTER CHANGE, COMPLETED

Mark Allen Chevrolet
16837 US 75
Glenpool, OK 74033
9182271070

08/08/2022 08:30:17
Terminal ID No.: 76916679

Credit Sale:

Transaction #: 1
Card Type: MasterCard
Account: *****0756
Entry: Chip
Invoice #: 230072

Amount: USD\$68.68

Host Ref. Number: 222013005617
Auth. Code: 084021
Batch Number: 580
Response: APPROVAL 084021

Mode: Issuer
AID: 8000000041010
APPLAB: MASTERCARD

CUSTOMER COPY



FLAT RATE HOUR

HOURLY LABOR RATE IS BASED ON THE FLAT RATE HOUR PUBLISHED IN MITCHELLS, WHICH MAY BE MORE OR LESS THAN THE ACTUAL CLOCK TIME. CUSTOMER ACKNOWLEDGES RECEIPT OF COPY HEREOF. OUR TERMS ARE CASH APPROVED CREDIT CARD. I HEREBY AGREE THAT YOU ARE NOT RESPONSIBLE FOR ANY DELAYS CAUSED BY UNAVAILABILITY OF PARTS OR DELAYS IN PARTS SHIPMENTS BY THE SUPPLIER OR TRANSPORTER. I FURTHER AGREE THAT YOU ARE NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR TRUCKS OR PROPERTY LEFT IN CARS OR TRUCKS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE BEYOND YOUR CONTROL.

I hereby authorize the above repair work therein to be done along with the necessary material, and hereby grant you and/or your employees permission to operate the car or truck herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on the car or truck to secure the amount of repairs thereto. I further agree to pay the sum of \$3.00 per day for storage of the car or truck commencing five (5) days after receiving notice the service requested or repair work has been complete. Storage fees shall be payable daily. I hereby expressly grant to Mark Allen Chevrolet a lien upon the car or truck herein described for payment of such storage costs and agree that Mark Allen Chevrolet may detain the same at any time such car or truck is lawfully in its possession until storage costs are paid. Such lien may be foreclosed in such manner as provided for the foreclosure of mechanic's lien under the law of the State of Oklahoma. The undersigned agrees to pay this account at the office of Mark Allen Chevrolet. I agree to pay reasonable attorney fees and court costs incurred by Mark Allen Chevrolet if this account is placed with an attorney for collection. LABOR AND PARTS GUARANTEED 12 MONTHS OR 12,000 MILES-WHICHEVER COMES FIRST.

DESCRIPTION	TOTALS
LABOR AMOUNT	15.95
PARTS AMOUNT	51.13
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	0.00
MISC. CHARGES	1.60
TOTAL CHARGES	68.68
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	68.68

CUSTOMER COPY

STAR STOP 27
XXXXXXXXXX 001
4328 GULF FREEWAY
LA MARQUE TX
77568
08/27/202 220443968
10:45:47 M

XXXXXXXXXX XX0756
Mastercar
INVOICE 0 1443
AUTH 0068 5

*** REPRI T *** REPRIN *** REPRINT ***
PUMP# 7

Regular 19.715G
PRICE/GAL \$3.399

FUEL TOTA \$ 67.01

TOTAL - \$ 67.01
*** REPRI T *** REPRIN *** REPRINT ***
CREDIT \$ 67.01

=====

Customer-	ctivated Purchase/Capture
Site #:	0 0000004832614
Shift Num	er 1
Sequence	umber 23111
Chip Read	
MASTERCAR	
Mode:	Issuer
AID:	A000 000041010
TVR:	0000 48003
IAD:	0110 070032200000 0000000000000000F
F	
TSI:	E800
ARC:	00
TC:	419C9 D65FE62C9A
APPROVED	006855
Verified	by PIN

=====

To: Honorable Mayor and Glenpool City Council

From: Gerald S. Gilbert, Development Services Director

Date: December 5, 2022

RE: Development Services Monthly Report for November 2022

Listed below are current development related activities within the City of Glenpool **through the month of November 2022**. These activities listed include Projects Under Construction, Planning Applications Under Review, Approved Projects Not Under Construction, Building Permits and Inspections, and Code Enforcement Activity. The most recent activities are highlighted in **red**.

Commercial/Industrial Projects Under Construction:

1. **Cotton Creek** – Mini Storage project (Second Phase) located at 2155 W 181st St S. **Estimated completion Nov 2022**
2. **Elwood Creek Addition** - Commercial/Office project located at the northeast corner of 151st and S Elwood Ave. **Estimated completion Dec 2022**
3. **Floyd's RV Dealership** - Commercial RV Sales, Service and Storage project located on the southeast corner of US Highway 75 and West 171st Street South. **Estimated completion Dec 2022**
4. **Wade's RV Service Center** - Commercial RV Sales, Service and Storage project located at 16059 S Us Hwy 75. **Estimated completion Dec 2022**
5. **Mammoth Luxury Garage Condos** – Commercial storage with office space project located at 16571 S. Broadway St. **Estimated completion April 2023**
6. **Old School Bagel** – A 1,555 sf bagel restaurant located at 12165 Waco Avenue, adjacent to Sonic, within the Southwest Crossroads Shopping Center. **Estimated completion April 2023**
7. **Arvest Bank** – A 5,000 sf bank on a 1.51-acres site located on South Casper Street and E. 151st Street. **Estimated completion Mar 2023**
8. **King of Kings** – A 6,627sf church located at 15251 South Broadway Street. **Estimated completion April 2023**

Commercial/Industrial Projects Under Construction (Continued):

9. **Arrowhead Mini Storage** – A Site Plan application for Phase II of the Arrowhead Mini Storage located at 14801 S. Elwood Ave. **Estimated completion Jan 2023**
10. **Ashton/Gray Retail Center** - A Site Plan application for 10,797sf retail building on a 1.93-acre site located adjacent to Dollar Tree within Southwest Crossroads. **Estimated completion Mar 2023**
11. **Beehive Phase II** – A Site Plan application for Phase II of the Beehive Care Facility located at 12570 Vancouver Ave. **Estimated completion April 2024**
12. **17 Quincy, LLC Warehouse #2** - A Site Plan application for a proposed 16,000 sf warehouse office building on a 1.56-acre site in MonTapp Addition.
13. **Miller Tippens** – A Site Plan application for a 5,000sf addition to an existing building located at 437 E 141st St. S.
14. **1st Oklahoma Credit Union** – A Site Plan application for a 5,900sf bank located at 14912 S. Broadway St.

Residential Projects Under Construction:

	Subdivision Name	Lots Approved	Under Construction	Completed	Lots Available
1	Elm Pointe II	47	0	47	0
2	The Pines	31	13	18	0
3	Glen Hills I (Phase 1-6)	84	0	82	2
4	Glen Hills II (Phase 7-11)	78	33	7	38
5	Scissortail	88	13	10	65
6	Redbud Glen	74	12	4	58
7	Twin Ponds	25	1	0	24
Totals		427	72	168	187

Planning Applications Under Review:

- A. Annexation(s): **No New Applications**
- B. Subdivision Plat(s): **No New Applications**
- C. Lot Split Application(s): **No New Applications**

Planning Applications Under Review:

D. Planned Unit Development (PUDs):

1. **Redbud Glen Major PUD Amendment** – Amendment to PUD 30C (Redbud Glen) to add approximately 31-acres to the approved PUD 30C boundaries for a total of 51.03-acres. The site is located generally on the northwest corner of S. Elwood Avenue and 151st Street.

E. Site Plan Applications:

1. **Tropical Smoothie** – A Site Plan application for a 1,682sf fast-food restaurant located at 12134 S. Waco Avenue.

F. Specific Use Permits: No New Applications

G. Variance(s): No New Applications

Approved Projects Not Under Construction

1. **Glenpool Retail** – A proposed 6,095sf retail center located at 84 West 146th Street South.
2. **McGraw Winfield Realtors** – A proposed 4,434sf office building located at 12189 South Yukon Avenue.
3. **By-Weld Industries** - A proposed metal fabrication business located on a 6.81-acre lot within the S75 Business Park Phase III. The project consists of a 16,585sf building and related site improvements.
4. **Carson Trails** – A 394-lot residential subdivision located north and east of the northeast corner of West 181st Street and South Union Avenue directly adjacent to Eden South neighborhood.
5. **Grandview Heights Apartments North Expansion** – A 120-unit apartment project on 6.8-acre site located at 12150 South Yukon Avenue. This is an expansion of the existing Grandview Heights Apartment project.

Current Residential and Commercial Building Permit Statistics

New Residential Permits Issued November 2022	0
New Commercial Permits Issued November 2022	1
Current Active Residential Permits	77
Current Active Commercial Permits	25
Residential Permits thru November 2021	73
Residential Permits thru November 2022	67
Commercial Permits thru November 2021	15
Commercial Permits thru November 2022	7
Assessment Letters Issued in November 2022	0
Total Assessment Letters Issued in 2022	11

Code Enforcement Activity for 2022

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated to Date	1,302			
Open public nuisance cases through November 2022	25			
CODE ENFORCEMENT CASES	Aug	Sept	Oct	Nov
	115	101	88	93
High grass:	11	37	14	3
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	19	5	5	5
Nuisance abatements (contractor):	-0-	-0-	-0-	-0-
Notices issued for residents with no water service:	-0-	-0-	-0-	-0-
Tulsa County Health Department citations:	-0-	-0-	-0-	-0-
Illegally placed signs:	40	16	48	70
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	29	-0-	11	7
Dilapidated structures/property notices:	-0-	-0-	1	1
Trash can/receptacle placement notices:	-0-	-0-	-0-	-0-
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	7	4	3	2
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	4	5	4	3
Stagnant water causing mosquito issues:	1	-0-	-0-	-0-
Pest issue:	2	-0-	-0-	-0-
Dilapidated fencing:	2	2	2	2
Noxious odor:	-0-	-0-	-0-	-0-

////



To: Mayor and Council

From: Jesse Hale, Public Works Director

Subject: November 2022 Street and Parks Monthly Report

The following details of all work completed as November 30th, 2022:

- Streets
 - o Crack Sealed
 - E. 135th PL: S. Elwood to S. Nyssa St
 - S. Nyssa St: E. 135th PL to E. 135th St
 - S. Nyssa PL, S. Oak St, S. Oak Circle @ E. 135th St
 - E 135th St: S. Nyssa St to S. Oak St
 - o Filled potholes
 - Eden South
 - 161st
 - Birch St from Main to 149th St
 - o Cleaned storm drains - ongoing
 - o Picked up trash along 141st, Elwood from 131st to 151st, and along Hwy 75 on Casper
 - o Cleaned up ditch along 121st
 - o Prepped dump truck with sander and plow
- Parks
 - o Black Gold
 - Replaced flag, sent in for repairs
 - American Waste replaced failed dumpster and moved dumpsters back to pad after Black Gold Days
 - Christmas lights were hung by contractor
 - o Kendalwood North
 - Cleaned up East fence line
 - o Lambert
 - Removed broken bench and hauled off brush
 - o Morris
 - Cut down and hauled away two dead trees
 - o Rolling Meadows
 - Replaced 3 swings
 - o Picked up trash and emptied trash cans daily at all city parks
 - o Serviced mowers, full prep for Spring

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

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- Community
 - o Supplied Mercy Mission with barricades for their annual Thanksgiving turkey give away
 - o Hung snowflake lights, garland, and banners along 141st
- Misc.
 - o Helped move box, table, and desk from City Hall to PD

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www.glenpoolonline.com



MINUTES
City Council Regular Meeting
Monday, November 7, 2022 Council Chambers 6:00 PM

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

COUNCIL ABSENT: Tim Fox

STAFF PRESENT: David Tillotson
Susan White
Wendy Knight
Gerald Gilbert
David Agbetunsin
Sarah Cage
Jesse Hale
Lesli Smith
Joe Wuest
Robert Glasby

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
Brian Kuester, City Attorney, was also in attendance.
- C) Invocation – Greg Conner, Faith Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Departmental Reports**
- There are 4 positions open in the Public Works department.
 - The Grants/Special Projects Coordinator will be starting work 1 week from today.
 - Introduced Joe Wuest, Economic Development Director.

[CM Report.11072022](#)

[Development Services Report - Nov 7 2022](#)

[2022-10 Streets Parks Report](#)

F) Mayor Report – Joyce G. Calvert, Mayor

- There will be a meeting November 14th, 7:00 p.m. at City Hall, regarding the corridor study.

G) Council Comments

Vice-Mayor Kearns asked that everyone get out and vote tomorrow.

Vice-Mayor Kearns also reminded everyone that Friday is Veteran's Day, and to please thank a Veteran. He said if you are a Veteran - thank you for your service.

H) Public Comments

I) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Minutes from October 17, 2022 meeting.
[City Council Regular Meeting - 17 Oct 2022 - Minutes - Html](#)
- 2) Approval of Resolution 2022009 Authorizing Application for the American Rescue Plan Act (ARPA) Grant from the Oklahoma Water Resources Board in the amount of \$2,000,000 with a required match from the City's ARPA funds of \$2,399,280.
[Staff Report - ARPA Grant Resolution \(003\)](#)
- 3) 2023 Meeting Schedule.
[2023 Meeting Schedule](#)
- 4) Surplus Kyocera copier office equipment and approving, pursuant to City Code 2-2-6.B.4, waiving the requirement for soliciting competitive bidding.
[Kyocera Printer Office](#)
- 5) Receipt and acceptance of FY21-22 Independent Accountant's Report on Applying Agreed-Upon Procedures as required by the Settlement Agreement between the City of Glenpool, Glenpool Utility Services Authority, and Creek County Rural Water District No. 2.
[Annual Audit of Compliance with Agreement of Settlement](#)
- 6) Approval of Bancfirst Letter of Credit in the amount of \$26,074.08, as

required by the Settlement Agreement between the City of Glenpool, Glenpool Utility Services Authority, and Creek County Rural Water District No. 2, and authorizing the City Manager to sign the required documents.

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the Consent Agenda.

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

CARRIED.

[Staff Report - CCRWD2 Letter of Credit](#)

J) Consideration and appropriate action relating to items removed from the Consent Agenda

K) Scheduled Business

- 1) Discussion and possible action to determine which, if any, council members attend the ICSC@Red River Conference in Dallas on January 18-20, 2023.
(David Tillotson, City Manager)

Moved by Brandon Kearns, seconded by Joyce Calvert

That no City Councilors attend the ICSC@Red River Conference in Dallas on January 18-20, 2023, and that City Manager David Tillotson attends, representing the City of Glenpool.

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

CARRIED.

Staff Report - ICSC Texas

- 2) Discussion and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within the City of Glenpool because public disclosure of the matter discussed would interfere with the development of products or services and would violate the confidentiality of such business, pursuant to 25 O.S. § 307.C.11 of the Open Meeting Act.
(David Tillotson, City Manager)

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

To enter into Executive Session at 6:08 p.m.

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

CARRIED.

- 3) Discussion and possible action to reconvene in Regular Session.
(Joyce G. Calvert, Mayor)

Moved by Chris Brobst, seconded by Brandon Kearns

To reconvene in Regular Session at 6:59 p.m.

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

CARRIED.

- 4) Discussion and possible action to approve or deny authorizing the City Manager to proceed in a manner consistent with the discussion in executive session.
(David Tillotson, City Manager)

Moved by Chris Brobst, seconded by Brandon Kearns

To authorize the City Manager to proceed in a manner consistent with the discussion in executive session.

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

CARRIED.

L) Adjournment

Mayor Calvert declared the meeting adjourned at 7:01 p.m.



To: Mayor and Council

From: David Agbetunsin, City Engineer

Date: November 30, 2022

Re: Approval of Resolution of Project Sponsorship for a TAP Application and Maintenance Commitment – 2022010 City Council

Background:

Oklahoma Department of Transportation has concluded the first screening for the Transportation Alternatives Program (TAP) grant. Based on the first screening, staff was advised to review some estimates of the project. The project estimate has been revised to \$599,600.00 with a 20% city match fund of \$119,920.00. The other TAP project application details remain the same.

Please find attached a copy of the resolution 2022010 and the revised project estimate. I have also attached a copy of the original application and resolution 2022007 which was approved on September 19, 2022.

Staff Recommendation:

Staff recommends approval of the resolution of project sponsorship for a TAP Application and Maintenance Commitment 2022010 City Council.

Attachments:

- Resolution 2022010 City Council
- Revised Project Estimate
- Resolution 2022007 City Council
- FFY 2022 TA Call for Projects Application

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

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City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

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RESOLUTION 2022010 CITY COUNCIL

**RESOLUTION OF PROJECT SPONSORSHIP
FOR A
TRANSPORTATION ALTERNATIVES PROGRAM APPLICATION
AND
MAINTENANCE COMMITMENT**

A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF GLENPOOL TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY IIJA FOR THE WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT IN THE CITY OF GLENPOOL AND AUTHORIZING THE MAYOR OF THE CITY OF GLENPOOL TO SIGN THIS APPLICATION.

Whereas, the City of Glenpool, Oklahoma, is submitting an application to the Oklahoma Department of Transportation for transportation alternatives program funds in the amount of \$599,600.00 set forth by MAP-21 and as outlined in ODOT's transportation alternatives program guidance & application packet for 2017 and 2018; and

Whereas, the City of Glenpool, Oklahoma, is participating as an eligible project sponsor in the Oklahoma Department of Transportation's transportation alternatives program set forth by IIJA; and

Whereas, federal monies are available under a transportation alternatives program set forth by IIJA, administered by the state of Oklahoma, Department of Transportation, for the purpose of creating and promoting the planning and development of active transportation facilities and programs in Oklahoma; and

Whereas, the City of Glenpool, Oklahoma, acknowledges availability of the required local match of no less than 20%; and,

Whereas, after appropriate public input and due consideration, the governing body of City of Glenpool, Oklahoma, has recommended that an application be submitted to the state of Oklahoma for the Warrior Road Safe Route to School Project (the Project).

Now, therefore, be it resolved by the governing body of the City of Glenpool, Oklahoma:

Section 1. That the City of Glenpool, Oklahoma, does hereby authorize the Indian Nations Council of Governments (INCOG) to submit an application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Glenpool, Oklahoma.

Section 2. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the Project is available.

Section 3. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the operation and maintenance of the Project will be available for the life of the project.

Section 4. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that the City of Glenpool, Oklahoma, will have title or permanent easement to the Project by the time of project letting, if necessary.

Section 5. That the chief project sponsor of City of Glenpool, Oklahoma, is authorized to sign the application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Glenpool, Oklahoma. The chief project sponsor is also authorized to submit additional information as may be required and act as the official representative of the City of Glenpool in this and subsequent related activities.

Adopted and passed by the governing body of the City of Glenpool, Oklahoma, this 5th of December, 2022.

Chief Project Sponsor: _____(print)

_____(sign)

ATTEST: <Seal>



November 15, 2022

**ODOT TRANSPORTATION ALTERNATIVES PROGRAM
WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT
WARRIOR ROAD GLENPOOL OKLAHOMA**

CATEGORY DESCRIPTION	ESTIMATED COST	SUB-TOTAL
DESIGN ENGINEERING	\$65,000.00	
CONSTRUCTION MANAGEMENT / INSPECTION	\$25,100.00	
SUB-TOTAL PROJECT SERVICES		\$90,100.00
RIGHT OF WAY ACQUISITION	\$25,000.00	
UTILITY RELOCATION	\$25,000.00	
SUB-TOTAL RIGHT OF WAY / UTILITY		\$50,000.00
ROADWAY/ SIDEWALK	\$312,200.00	
STREETLIGHT AND LANDSCAPING	\$40,000.00	
EROSION CONTROL	\$7,500.00	
SWPPP DOCUMENTATION	\$10,000.00	
SIGNING AND STRIPING	\$8,000.00	
TRAFFIC CONTROL	\$15,000.00	
MOBILIZATION	\$15,000.00	
CONSTRUCTION STAKING	\$10,000.00	
TOTAL CONSTRUCTION		\$417,700.00
MISCELLANEOUS / CONTINGENCIES @ 10%	\$41,800.00	\$41,800.00
PROJECT TOTAL		\$599,600.00

FEDERAL FUND (80% MATCH)	\$479,680.00
CITY OF GLENPOOL FUND (20% MATCH)	\$119,920.00

REVIEWED BY:

LYNDEN BURROW, P.E



ATTACHMENT LIST:

LOCATION MAP

AERIAL PHOTOGRAPHS

PHOTOGRAPHIC DOCUMENTATION

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

RESOLUTION 2022007 CITY COUNCIL
RESOLUTION OF PROJECT SPONSORSHIP
FOR A
TRANSPORTATION ALTERNATIVES PROGRAM APPLICATION
AND
MAINTENANCE COMMITMENT

A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF GLENPOOL TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY IIJA FOR THE WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT IN THE CITY OF GLENPOOL AND AUTHORIZING THE MAYOR OF THE CITY OF GLENPOOL TO SIGN THIS APPLICATION.

Whereas, the City of Glenpool, Oklahoma, is submitting an application to the Oklahoma Department of Transportation for transportation alternatives program funds in the amount of \$457,688.00 set forth by MAP-21 and as outlined in ODOT's transportation alternatives program guidance & application packet for 2017 and 2018; and

Whereas, the City of Glenpool, Oklahoma, is participating as an eligible project sponsor in the Oklahoma Department of Transportation's transportation alternatives program set forth by IIJA; and

Whereas, federal monies are available under a transportation alternatives program set forth by IIJA, administered by the state of Oklahoma, Department of Transportation, for the purpose of creating and promoting the planning and development of active transportation facilities and programs in Oklahoma; and

Whereas, the City of Glenpool, Oklahoma, acknowledges availability of the required local match of no less than 20%; and,

Whereas, after appropriate public input and due consideration, the governing body of City of Glenpool, Oklahoma, has recommended that an application be submitted to the state of Oklahoma for the Warrior Road Safe Route to School Project (the Project).

Now, therefore, be it resolved by the governing body of the City of Glenpool, Oklahoma:

Section 1. That the City of Glenpool, Oklahoma, does hereby authorize the Indian Nations Council of Governments (INCOG) to submit an application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Glenpool, Oklahoma.

Section 2. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the Project is available.

Section 3. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the operation and maintenance of the Project will be available for the life of the project.

Section 4. That the City of Glenpool, Oklahoma, hereby assures the Oklahoma Department of Transportation that the City of Glenpool, Oklahoma, will have title or permanent easement to the Project by the time of project letting, if necessary.

Section 5. That the chief project sponsor of City of Glenpool, Oklahoma, is authorized to sign the application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Glenpool, Oklahoma. The chief project sponsor is also authorized to submit additional information as may be required and act as the official representative of the City of Glenpool in this and subsequent related activities.

Adopted and passed by the governing body of the City of Glenpool, Oklahoma, this 19th of September, 2022.

Chief Project Sponsor: Sharon G. Alvert (print)

Jayce G. Alvert (sign)

ATTEST: <Seal>



FFY2022 TA CALL FOR PROJECTS APPLICATION

SPONSOR INFORMATION

Primary Sponsor: City of Glenpool
Sponsor Category: Local Government
Contact Person: David Agbetunsin
Sponsor Address: 12205 S. Yukon Ave, Glenpool OK 74033
Sponsor Phone No: (918) 209-4613
Sponsor email: dagbetunsin@cityofglenpool.com

PLANNING AND DESIGN

Project Title: Warrior Road Safe Route to School Project.

Project Description: The proposed project involves the construction of ADA compliant sidewalks, lighting and other safety-related infrastructure, traffic signs and striping, stormwater drain improvement, and beautification such as crepe myrtles at 150 feet spacing. The proposed sidewalk and improvements are on the west side of Warrior Road, extending from 146th street to 141st street. The project would extend the existing ADA compliant sidewalk from 146th street, to 141st street through the west side of Warrior Road.

Project Location - Street

Project Location: Glenpool

Project start coordinates: Latitude: 35.954061° Long: 96.003100°

This project begins at the Glenpool High School and extends 0.36 Miles North from 146th street to 141st street.

Project length: 0.36 Miles

Project components: Design, Right of Way, Utility Relocation, Construction, Beautification and Street Lighting.

Project Readiness - Environmental Study

Does the proposed project have a completed federal environmental study? No

Project Readiness - Right of Way

Is all of the proposed project within the existing Right of Way owned by the Sponsor or Co-Sponsor? Yes

Project Readiness - Utilities

Are there any known utilities that will need to be moved before construction? Yes

Project Readiness - Railroad

Is there a railroad track within or next to the proposed project? No

Project Readiness - Known Obstacles

Are there any other known obstacles such as legal, political or physical that may effect the proposed project? May need to acquire temporary right of way for construction equipment.

Population size: 5,001 – 50,000

County: Tulsa

Safety, Connectivity, and Equity Concerns

The existing sidewalk network on Warrior Road between 141st and 146th street pose safety and connectivity issues to students at Glenpool High School, the adjacent neighborhood, and other pedestrians. The existing safety concerns include unsafe street crossing, inadequate ADA sidewalks, faded crosswalks, no lighting, and no sidewalks network.

The proposed project would ameliorate the existing safety concerns and provide safer pedestrian access to the school district and the adjacent neighborhood. The proposed project would reduce redundant street crossing and provide adequate crosswalk and signs to improve safety. The proposed project includes safe street crossings to the adjacent residential neighborhood. The project would be ADA compliant.

Safety

Signage, Crosswalk improvement, school zones, buffered sidewalk, and lighting.

Community and Network Context

There are no buildings, parks, landmarks, wildlife habitats and streams impacted by the proposed project. This project does not conflict with any planned future projects on Warrior Road.

The project located in a General Residential and Neighborhood Conservation area on the Glenpool, Oklahoma Comprehensive Plan Map. The land use and zoning have been taken into consideration in the project development.

TRANSPORTATION NETWORK

Enhances Existing Transportation System

The proposed project involves the construction of a 5 feet concrete sidewalk with a 2 feet buffer, installation of traffic signage and drainage improvement along the project limit. The project would encourage the use of the ADA compliant buffered sidewalk. The proposed streetlighting would bolster a safer and well-lit environment along the school-zone. The project ties into the existing ADA compliant sidewalk network from 146th Street to 151st

street. This network of sidewalks would provide safe routes to the Glenpool High School from the adjoining neighborhoods.

Benefits to Multiple Transportation Mode Users

The proposed project benefits walking, running, bicycling and wheelchair users.

Eligible TA Activities

Sidewalks, pedestrian and bicycle signals, lighting and other safety-related infrastructure, Americans with Disabilities Act of 1990 compliance, safe routes to school eligible infrastructure.

Transportation Plan

The INCOG Connected 2045 Regional Transportation Plan highlights Warrior Road from 141st street to 151st street as a Priority Shared Lane/Sharrow. The proposed project on Warrior Road is categorized under the Existing and Planned Multi-Use Trails and Bikeways within the Transportation Management Area.

New and Innovative Approaches

Are any new or innovative approaches being applied to the proposed project? If so, please explain.

N/A

Connectivity to Community Resources

The proposed route connects the subdivision east on Warrior Road to the minor arterial road on 141st street via a sidewalk network. The proposed project provides connection to grocery stores like Dollar General and Doc's County Mart. The sidewalk provides safer access to major businesses and stores on 141st business district. The proposed route provides better routes to Glenpool Public School from 141st street to 146th street.

COST BENEFIT

Enhancement of State's Travel and Tourism Efforts

N/A

Enhancement of Local Economic Opportunities

This project will also enhance the economic development of the city connecting a subdivision to 141st business district and increase tourism as well. The safety factor is paramount for kids using the sidewalks on their way to Glenpool High School, home or the 141st business district for activities. The proposed sidewalk provides connection to local businesses from the subdivision east of warrior road. The infrastructure would provide access to restaurants such as Mazzio's Italian Eatery, Mi Tierra Cocina Mexican restaurant, Pizza hut, Subway and China Café, banks like Banc First, and Mabrey bank, and grocery stores such as Dollar General and Doc's Country Mart.

MATCH FUNDING

Estimated Project TOTAL Cost
\$ 452,660.00

FEDERAL Funds Requested (80% Maximum)
\$ 362,128.00

SPONSOR Match (20% Minimum)
\$ 90,532.00

PUBLIC SUPPORT

Partnership:

This project has gained the support of Glenpool Public Schools and local businesses that are direct and indirect beneficiaries of the proposed sidewalk improvements. Attached is a letter of support from Glenpool Public Schools, Local Business, and a resident in the adjacent neighborhood. The Indian Nation Council of Government INCOG supports this project.

PROJECT DELIVERY AND MAINTENANCE

Maintenance: Yes



Regional Partners — Regional Solutions

2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.INCOG.org

September 27, 2022

Matt VanAuken
Transportation Alternatives Program Manager
Oklahoma Department of Transportation
200 N.E 21st Street
Oklahoma City, OK 73105

Dear Matt VanAuken:

TAP FFY 2022: WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT

As part of the ODOT Transportation Alternatives Program (TAP) FFY 2022, the City of Glenpool proposes the Warrior Road Safe Route to School Project. The project includes ADA compliant buffered sidewalk, crosswalks, traffic signs and striping, streetlighting and beautification. The project is from the Glenpool High School to 141st Street, Glenpool, Oklahoma, and is part of the adopted regional GO Plan.

The above project is in line with the objectives of the Transportation Alternatives Program. Indian Nations Council of Governments (INCOG) fully supports this project.

Sincerely,

A handwritten signature in black ink that reads "Rich Brierre" with a stylized flourish at the end.

Rich Brierre
Executive Director
INCOG



Glenpool Public Schools

We choose to serve our students and families!

September 7, 2022

ODOT Transportation Alternatives Program

Dear Sir,

This letter is written in support of a grant application from the City of Glenpool for a transportation alternative infrastructure in our city. Specifically, and of most interest to the school system, which I represent, the grant is requesting funds for a new sidewalk access to our school system. This new sidewalk would be very beneficial to the children of Glenpool.

Parents, children, and staff of Glenpool Public Schools who walk to school need a safe and convenient sidewalk system to access the schools. I believe the proposed sidewalk would provide better access to the school system for many children attending Glenpool Public Schools.

The grant proposes to construct a sidewalk from Glenpool Public Schools to 141st street, an urban minor arterial road. The grant proposes the construction of a sidewalk to connect the existing sidewalk system on 141st street to the school campus. This is an exciting proposal that would benefit the school system as it would provide a safe and convenient access for many of our students and citizens with disabilities who currently use the street to get to the school campus.

We support the City's application for funds for this sidewalk project and we appreciate the City's concern for the safety and quality of life of the children of Glenpool.

Sincerely,

Curtis Layton

Superintendent of Schools

September 20, 2022

476 E. 143rd Street

Glenpool, OK 74033

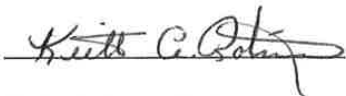
Transportation Alternatives Program
Oklahoma Department of Transportation
200 N.E 21st Street
Oklahoma City, OK 73105

Dear Sir,

The City of Glenpool desires to construct a new ADA compliant buffered sidewalk that create a safe route to school for pedestrians and bicycle traffic from 141st street to 146th street. The proposed project would also include crosswalks, street lighting and landscaping features on Warrior Road. The proposed project is adjacent to a residential neighborhood and would serve great benefits to the kids and residents of this neighborhood.

I support the City of Glenpool's endeavor to apply for the needed fund to accomplish this project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Keith Robinson", written over a horizontal line.

Keith Robinson, Chairman

Planning Commission

City of Glenpool



September 8, 2022

ODOT TRANSPORTATION ALTERNATIVES PROGRAM
WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT
WARRIOR ROAD GLENPOOL OKLAHOMA

CATEGORY DESCRIPTION	ESTIMATED COST	SUB-TOTAL
DESIGN ENGINEERING	\$15,000.00	
CONSTRUCTION ENGINEERING / INSPECTION	\$21,000.00	
SUB-TOTAL PROJECT SERVICES		\$36,000.00
RIGHT OF WAY ACQUISITION	\$25,000.00	
UTILITY RELOCATION	\$25,000.00	
SUB-TOTAL RIGHT OF WAY / UTILITY		\$50,000.00
ROADWAY/ SIDEWALK	\$270,900.00	
EROSION CONTROL	\$5,000.00	
SWPPP DOCUMENTATION	\$10,000.00	
SIGNING AND STRIPING	\$8,000.00	
TRAFFIC CONTROL	\$14,500.00	
MOBILIZATION	\$15,000.00	
CONSTRUCTION STAKING	\$10,000.00	
STREETLIGHT AND LANDSCAPING	\$15,800.00	
TOTAL CONSTRUCTION		\$349,200.00
MISCELLANEOUS / CONTINGENCIES	\$17,460.00	\$17,460.00
PROJECT TOTAL		452,660.00

FEDERAL FUND (80% MATCH)	362,128.00
CITY OF GLENPOOL FUND (20% MATCH)	90,532.00

REVIEWED BY:

LYNDEN BURROW, P.E

ATTACHMENT LIST:

LOCATION MAP
AERIAL PHOTOGRAPHS
PHOTOGRAPHIC DOCUMENTATION



12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

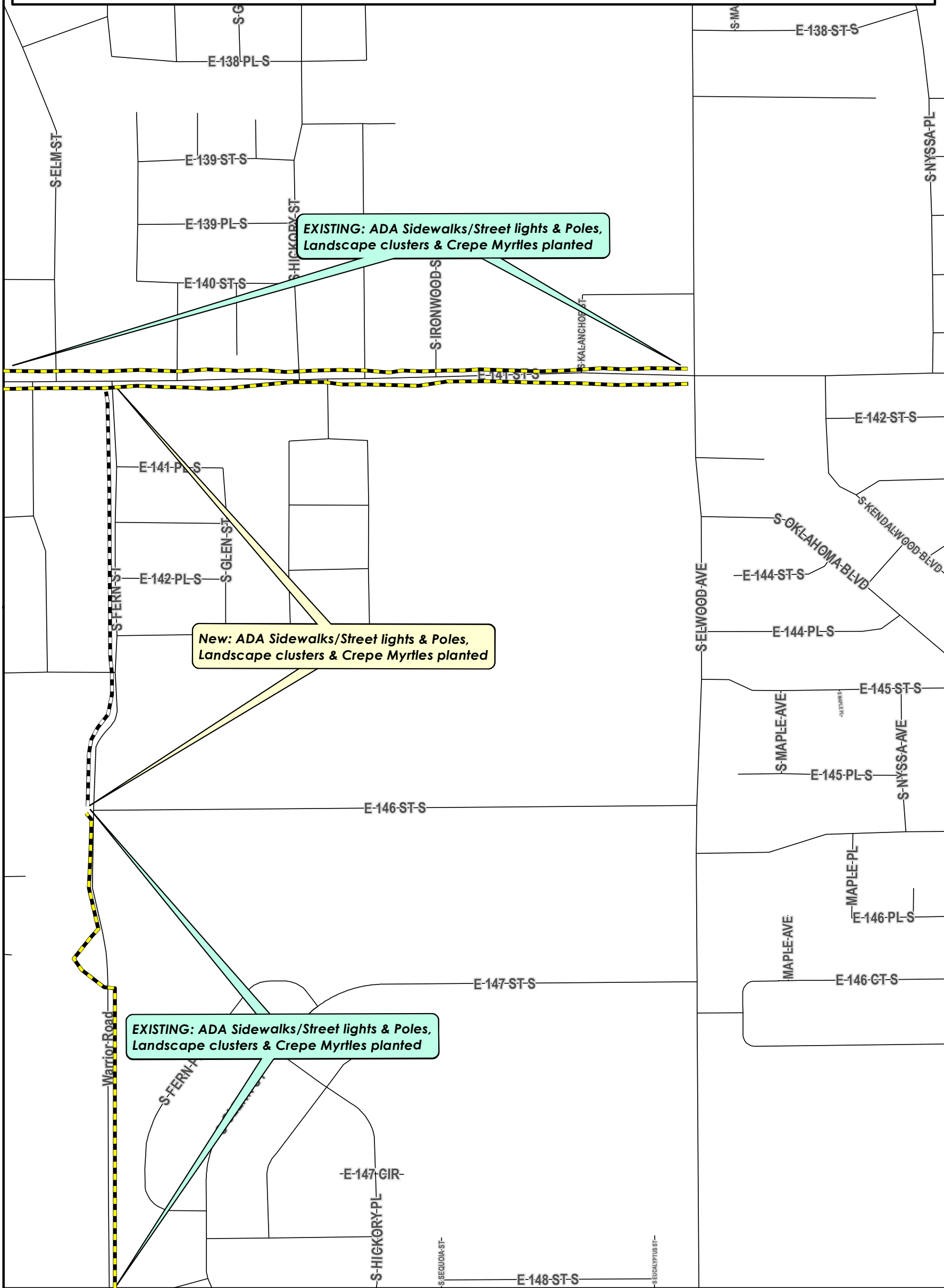
Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

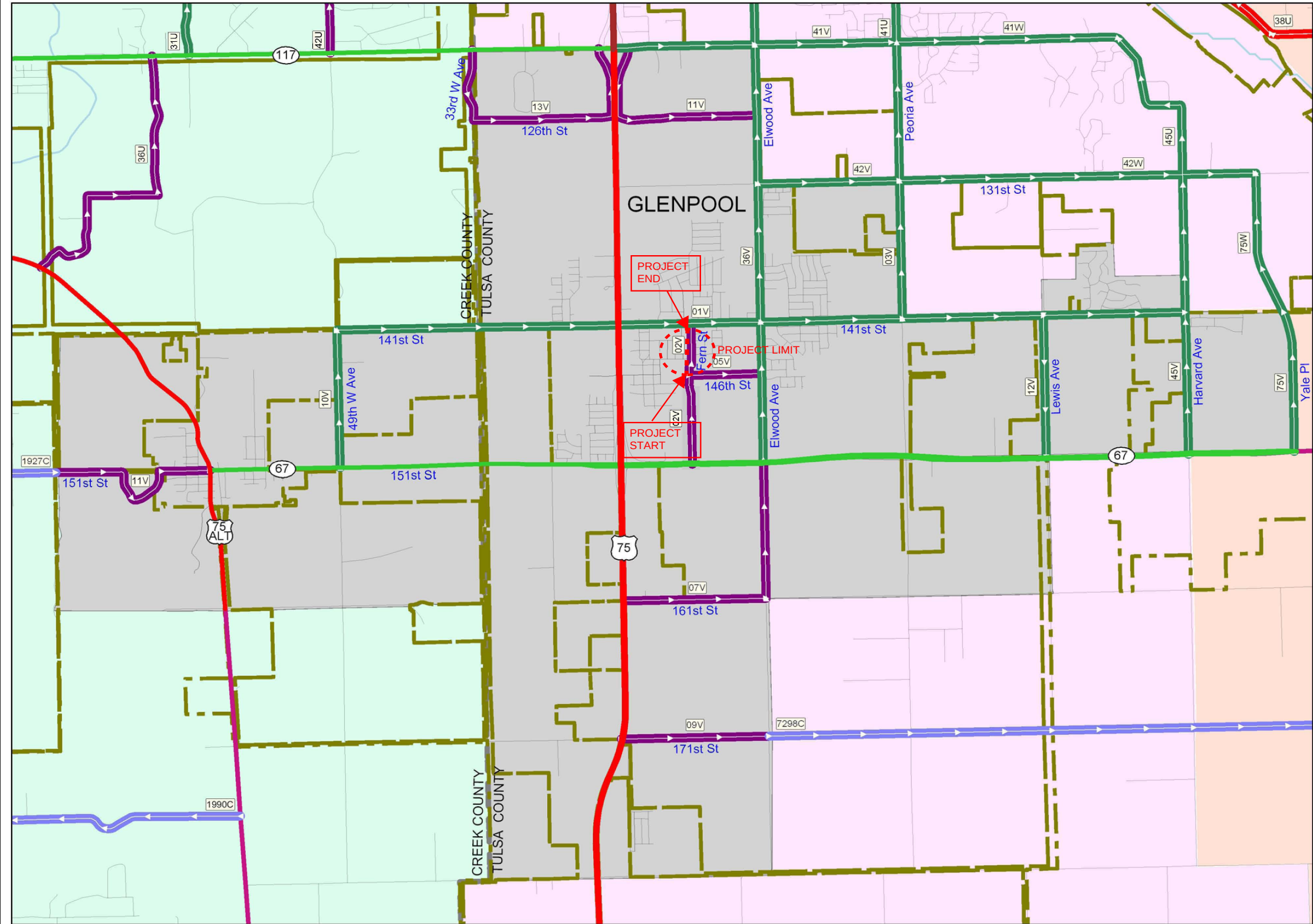
Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

WARRIOR ROAD SAFE ROUTE TO SCHOOL PROJECT

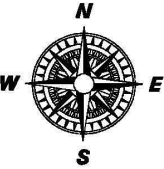




GLENPOOL

Urban Area Boundary*
and
Functional Classification

- INTERSTATE
- OTHER FREEWAY / EXPRESSWAY
- HIGHWAY PRINCIPAL ARTERIAL
- HIGHWAY MINOR ARTERIAL
- HIGHWAY COLLECTOR
- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- MAJOR COUNTY COLLECTOR
- MINOR COUNTY COLLECTOR
- LOCAL ROADS
- COUNTY BOUNDARY
- URBAN AREA BOUNDARY
- MUNICIPAL BOUNDARY
- LAKES
- MAJOR STREAMS
- 12U NLF ID UFC
- 1234C RFC NLF ID



FHWA
DATE APPROVED: October 23, 2002
By: Elizabeth Romero
Division Administrator
Federal Highway Administration
Revision Date: _____
URBAN AREA
DATE APPROVED: October 14, 2002
By: Charles Campbell
Mayor : City of Glenpool

*Based on Adjusted
2000 Census Boundary

Creek, Tulsa Counties

G:\W6\Functional Classification_V6\Statewide_2007_UFC.gws

OKLAHOMA DEPARTMENT OF TRANSPORTATION
PLANNING & RESEARCH DIVISION
GIS MANAGEMENT BRANCH
200 N.E. 21ST STREET
OKLAHOMA CITY, OKLAHOMA 73105



Existing and Planned Multi-Use Trails and Bikeways within the Transportation Management Area

Legend

GO Plan Recommendations

- Bike Lane/Buffered Bike Lane
- Bike Corridor
- Cycle Track
- Priority Shared lane/Sharrow
- Signed Route
- Sidepath/Trail

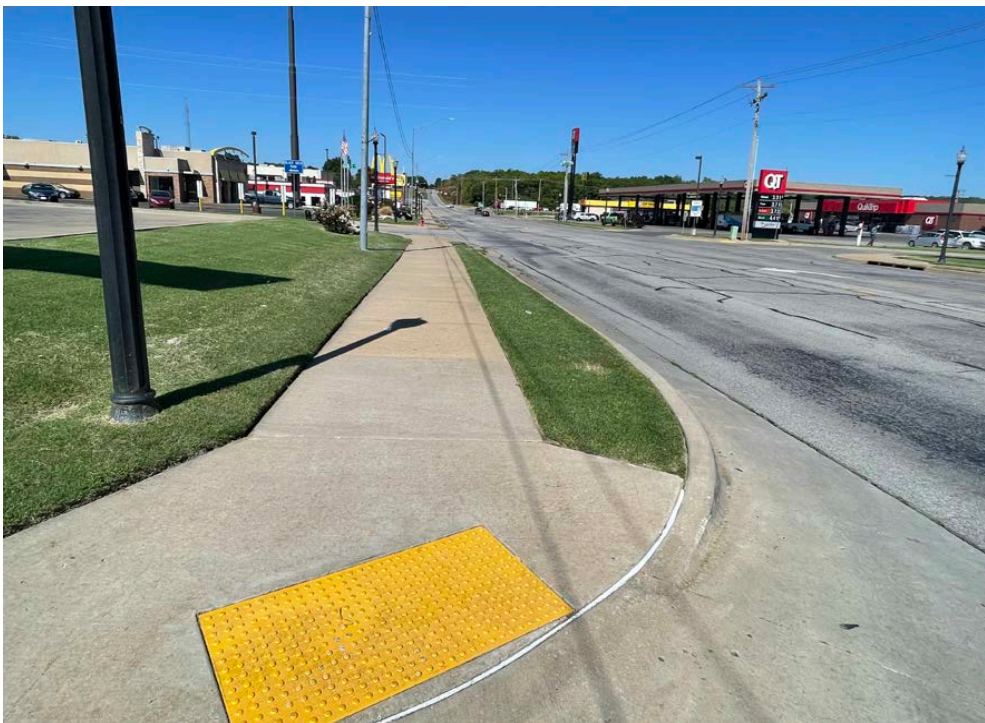
Existing Trail Type

-  Bike Lane
-  Bikeway
-  Trail
-  Unpaved Trail
-  Highways
-  Major Streets
-  Bodies of Water
-  County Boundaries
-  TMA Boundary





E. 141st Street showing ADA Sidewalk and Sign.



W. 141st Street showing ADA Sidewalk



S. Warrior Road from 144th Pl.



Existing Asphalt sidewalk, with fading crosswalk striping.
N. Warrior Road from 144th Pl.



Existing dirt Sidewalk E. Warrior Road, 146th St. -144th Pl.



Existing dirt Sidewalk with wooden pedestrian bridge E. Warrior Road,
146th St. -144th Pl.



End of Existing Sidewalk from 151st – 146th N. Warrior Road.



Existing ADA Sidewalk showing crosswalk striping.
End of Existing Sidewalk at 146th St. N. Warrior Road.



Existing Asphalt Sidewalk Eastside Warrior Road from 141st – 146th St.



Existing Asphalt Sidewalk Eastside Warrior Road - 141st.



STAFF REPORT

To: Honorable Mayor and Council

From: Susan White, Asst. City Manager

Date: December 5, 2022

Re: FY 22-23 Budget Amendment – CITY-02

Background:

Staff obtained a quote from Annett Sound for upgrades to the audio/video in the Council Chambers. All of the current equipment is original to the building and much of it has reached its end of life. Additionally, this project will add equipment to enhance the display of documents during Council meetings, as well as improve the online audience experience.

The project cost is \$20,000. Funds for this project will come from CARES Act Designated Reserve within the City's Fund Balance.

The Budget will need to be amended to move the funds from the fund balance to General Fund budget.

Staff Recommendation:

Staff recommends approval of Budget Amendment CITY-02

Attachments:

Budget Amendment CITY-02

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

**City of Glenpool
Budget Amendment**

Fiscal Year: FY22-23

Budget Transfer #:

Date Requested: 12/4/2022

Explanation: Funds to cover new audio/video upgrades for Council Chambers.

Transfer To:

Transfer From:					Transfer To:				
Fund	Account Number	Acct Name	Amount	New Budget Amount	Fund	Account Number	Acct Name	Amount	New Budget Amount
01	1-00-5409	Transfer from Fund	\$ 20,000.00	\$ 20,000.00	01	6-01-6333	Capital Purchases	\$ 20,000.00	\$ 20,000.00
Total:			\$ 20,000.00	\$ 20,000.00	Total:			\$ 20,000.00	\$ 20,000.00

Approved by the City of Glenpool: (If transfers are across funds)

Mayor

Date

Approved by the City Manager: _____ (If transfers are within the same fund)

City Manager

Date _____



MEMORANDUM
December 05, 2022

To: Honorable Mayor and City Council

From: Lt. Jeremy Plane
Interim Chief of Police

Re: Vehicle Purchase: Animal Control Truck

Background:

This item is for Council consideration and action regarding the approval and acceptance of quotes solicited and received from the Bill Knight Ford dealership and SWAB Wagon Company. The attached quotes cover the State bid price for 1 Ford F250 base model 2WD vehicle, SWAB animal control bed box and installation. Below is the breakdown of vehicle and equipment costs.

Item	Cost	Amount	Total Cost
Ford F250 Base Vehicle 2WD	\$44,843.00	1	\$44,843.00
SWAB ACO Bed Box	\$20,815.00	1	\$20,815.00
GRAND TOTAL			\$65,658.00

This purchase will replace 1 high mileage and maintenance issue animal control truck. The truck is aging and has non-functioning vehicle equipment. The city added an additional full-time animal control officer, and the division is in need of a second truck.

The funding for this purchase will come from the previously approved FY 2022/2023 Public Safety Capital Budget under item 51-6-03-6350 (Vehicles). The original amount of funds placed into the budget was \$258,760.00. Of those funds, \$183,024.80 has been encumbered for the purchase of four admin vehicles. This leaves a balance of \$75,735.20 for the purchase of a complete animal control truck.

Staff Recommendation:

Staff recommend approval of the sales quotes received from Bill Knight Ford Dealership and SWAB for the purchase of 1 Ford F250 base model 2WD vehicle and equipment as described for a total purchase price of \$65,658.00.

Attachments:

A. Purchase Quotes: Bill Knight Ford Dealership, SWAB

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;
Tim Fox, Ward 1; Chris Brabst, Ward 2; Jacqueline Lund, Ward 4
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

BILLKNIGHT

FORD
Fleet and Commercial Center

SW035
Category #25101507
Item # 1000009311
Dealer Name: Bill Knight Ford
Make: Ford
NEW ¾ Ton EXTENDED CAB
Model X2A

November 25, 2022

Hello Matthew Graves,

We are pleased to offer for your consideration one (1) or more, new 2023 Ford F250 Extended Cab (not Crew Cab) 2wd 8' bed.

Please see below for your Contract Pricing.

Base price X2A 2wd	\$43,475.00
Add 164" WB 8'bed	225.00
Add remove bed local Ford Dealer BKF	525.00
Add 4S cloth 40/console/40 seat	415.00
Add front tow hooks	38.00
Add 66s factory upfitter switches	165.00
Total	\$44,843.00

2023 PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE.

Thank you.

Greg Herring

Greg Herring
Bill Knight Ford Fleet Center
918-526-2392

9625 South Memorial Drive
Tulsa, Oklahoma 74133-6197
Phone: 918-526-2397 • Fax: 918-526-2395

ESTABLISHED 1868

TELEPHONE:
800-834-7922

SWAB WAGON COMPANY, INC.
ELIZABETHVILLE, PA. 17023

NOVEMBER 29, 2022

CITY OF GLENPOOL
12205 SOUTH YUKON AVENUE
GLENPOOL, OK 74033

ATTENTION – JEREMY PLANE

QUOTE FOR ONE (1) SWAB ARF.95 ANIMAL TRANSPORT BODY AND EQUIPMENT TO BE INSTALLED ONTO SUITABLE FORD F-250 CAB AND CHASSIS WITH SINGLE REAR WHEELS, 56" CAB-TO-AXLE DIMENSION, R-134A AIR CONDITIONING SYSTEM AND FUEL TANK FORWARD OF REAR AXLE BY SWAB WAGON COMPANY, INC. AT OUR PLANT IN ELIZABETHVILLE, PA.

BASE PRICE. \$ 15,150.00

OPTIONS REQUESTED:

REAR TEMPERATURE MONITOR.	\$ 170.00
SAFETY DOORS (SET OF SIX)	\$ STANDARD
CATCH POLE HOLDER.	\$ 120.00
AIR CONDITIONING WITH HEATING.	\$ 2,950.00
SLIDE OUT RACKS FOR ANIMAL CARRIERS.	\$ 750.00

ADDITIONAL OPTIONS REQUIRED WITH PICK UP BOX REMOVAL.

INSTALL SWAB SUPPLIED AFTERMARKET CAMERA AND CABLE. CONNECT TO FORD MONITOR AND PREFORM FIELD OF VIEW CONFORMITY TESTING TO MEET FMVSS 111 REGULATIONS.	\$ 825.00
SUPPLY AND INSTALL REQUIRED AFTERMARKET FUEL FILL KIT.	\$ 450.00
REMOVE PICK-UP BODY FROM CHASSIS. SWAB TO DISPOSE OF PICK-UP BODY.	\$ 400.00

NOTE – REAR LED /TAIL/TURN LIGHTS WILL HAVE TO HAVE THE FORD BMC RECONFIGURED BY CHASSIS DEALER ON RETURN TO GLENPOOL.
(SEE ATTACHED BULLETIN) PLEASE OBTAIN PRICE FROM DEALER TO COMPLETE THIS OPERATION.

TOTAL LESS SHIPPING. \$ 20,815.00

SHIPPING COST – DUE TO CURRENT DAILY FLUCTUATIONS IN SHIPPING COSTS AND FUEL SURCHARGES WE ARE UNABLE TO QUOTE FIRM SHIPPING COST THIS FAR IN ADVANCE OF ACTUAL SHIPMENT. SWAB WILL SEARCH FOR BEST RATE AT TIME OF SHIPMENT.

ALTERNATE DELIVERY – SWAB WILL PICK-UP DRIVER FROM GLENPOOL AT HARRISBURG PA. AIRPORT – NO CHARGE.

DELIVERY ESTIMATE - 180 TO 200 DAYS FROM RECEIPT OF PURCHASE ORDER BASED ON 11/28/22 BACK LOG OF ORDERS. DELIVERY ESTIMATE CAN CHANGE BASED ON BACKLOG OF ORDERS AT TIME OF RECEIPT OF PURCHASE ORDER OR DELAYS DUE TO SUPPLY CHAIN DISRUPTIONS.

CHASSIS DROP SHIP – FORD #88DMM4

ESTABLISHED 1868

TELEPHONE:
800-834-7922

SWAB WAGON COMPANY, INC.
ELIZABETHVILLE, PA. 17023

PAGE 2

TERMS - NET ON RECEIPT OF COMPLETED/APPROVED UNIT.

QUOTE VALID UNTIL 12/15/22.

SHOULD YOU HAVE ANY QUESTIONS PLEASE CALL ME ANYTIME AT 1-800-834-7922.

SUBMITTED BY:

Fred Margerum

FRED MARGERUM
VICE PRESIDENT
SWAB WAGON COMPANY, INC.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: DECEMBER 5, 2022

ITEM: REDBUD GLEN PHASE II

REQUEST: A ZONE AMENDMENT APPLICATION (GZ-305) AND PUD 30C (REDBUD GLEN) MAJOR AMENDMENT. THE APPLICANT PROPOSES TO REZONE THE APPROXIMATELY 30.96-ACRE SITE FROM AG (AGRICULTURAL) TO PLANNED UNIT DEVELOPMENT (PUD) 30C (REDBUD GLEN).

MAJOR AMENDMENT TO PUD 30C PROPOSES TO ADD THE 30.96-ACRE SITE INTO THE BOUNDARIES OF THE EXISTING PUD 30C (REDBUD GLEN) DEVELOPMENT AREA AND MODIFY THE PUD DEVELOPMENT PLAN TEXT. THE EXISTING PUD 30C (REDBUD GLEN) DEVELOPMENT AREA IS APPROXIMATELY 20.07-ACRES IN SIZE.

APPLICANT: REDBUD GLEN, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED NORTH OF E. 149TH STREET S. AND WEST OF S. ELWOOD AVE.

ZONING: AG (AGRICULTURAL)

COMP PLAN: GENERAL RESIDENTIAL

APPLICANT REP: ERIK ENYART, TANNER CONSULTING LLC

BACKGROUND

The proposed project is part of the approved Planned Unit Development commonly referred to as Glenpool Center South (PUD 30). The overall site currently regulated by PUD 30 is approximately 39 acres in size and is comprised of three (3) development areas. These areas are referenced as Development Area PUD 30A, PUD 30B and PUD 30C. PUD 30A is approximately 8.3-acres in size and designated for retail/commercial uses and is currently vacant and undeveloped. PUD 30B is approximately 10.9 acres in size and is designated for "mini/storage" use. PUD 30C is 20.7 acres in size and is designated for single-family residential use. The applications under consideration would expand the area for PUD 30C by approximately 30.96-acres in size to accommodate Phase II of the residential project.

Outlined in the table below are the discretionary actions that have occurred on the Glenpool Center South Planned Unit Development project area.

Date	Action	Description
Dec 14, 2015	PUD 30 (Area A, B, C) Approved by PC	PUD for 39.24-acre site (Glenpool Center South)
Jan 4, 2016	PUD 30 (Area A, B, C) Approved by CC	PUD for 39.24-acre site (Glenpool Center South)
August 9, 2016	Final Plat, Site Plan for Area B and Minor Amendment to Area B Approved PC	Final Plat for Area B (10.25-acres). Site Plan Approval for Phase I of mini-storage
August 15, 2016	Final Plat, Site Plan for Area B and Minor Amendment to Area B Approved CC	Final Plat for Area B (10.25-acres). Site Plan Approval for Phase I of mini-storage
April 8, 2019	Preliminary Plat and Major Amendment PUD 30 (Area C) was Approved By PC	Amendment to Development Standards for Area C and a Preliminary Plat for 64 residential lots.
April 15, 2019	Preliminary Plat and Major Amendment PUD 30 (Area C) was Approved By CC	Amendment to Development Standards for Area C and a Preliminary Plat for 64 residential lots.
April 8, 2019	Major Amendment to PUD 30 to increase max building area for Area B Approved by PC	Amendment to Development Standards for Area B to increase max building area from 80,000 sf to 170,000 sf.
April 15, 2019	Major Amendment to PUD 30 to increase max building area for Area B Approved by CC	Amendment to Development Standards for Area B to increase max building area from 80,000 sf to 170,000 sf. City Council also conditioned Area B to have an opaque fence as well as additional trees along northern boundary
August 10, 2020	Major Amendment to PUD 30 (Area C) and Preliminary Plat approved by the PC.	Amendment and Preliminary Plat to add 10-acres to PUD 30 (Area C) and Preliminary Plat to replace approved 64-lot with a 74-lot subdivision.
August 17, 2020	Major Amendment to PUD 30 (Area C) and Preliminary Plat approved by the PC.	Amendment and Preliminary Plat to add 10-acres to PUD 30 (Area C) and Preliminary Plat to replace approved 64-lot subdivision with a 74-lot subdivision.
April 21, 2021	Final Plat for PUD 30 (Area C) Approved by PC	Final Plat for 74-lot subdivision.
May 3, 2021	Final Plat for PUD 30 (Area C) Approved by CC	Final Plat for 74-lot subdivision.
June 13, 2022	Site Plan Approved by PC	Site Plan for Phase II of Arrowhead Mini Storage
November 14, 2022	Zone Amendment and Major Amendment to PUD 30C Approved by PC	Zone Amendment to change a 30.96-acre site from AG to PUD 30C and an Amendment to PUD 30C to add the site into the boundaries of PUD 30C

SURROUNDING LAND USES

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

	Zoning	Land Use
North	RS-3 (The Crossings at Glenpool)	Single Family Residential
South	PUD 30B (Arrowhead Mini Storage)	Mini-Storage
East	RS-3 (Single Family High Density)	Vacant Undeveloped
West	RS-3 (Single Family High Density)	Single Family Residential

PROJECT DESCRIPTION:

The applicant is requesting approval of a Zone Amendment and a Major Amendment to PUD 30C (Redbud Glen) which would be the second phase of the Redbud Glen residential subdivision. The applicant proposes to rezone a 30.96-acre site from AG (Agricultural) to Planned Unit Development 30C (Redbud Glen). The major amendment to PUD 30C (Redbud Glen) proposes to add the 30.96-acre site into the boundaries of the existing planned unit development area as well as modify the PUD Development Plan text to reflect this additional area. The existing PUD 30C (Redbud Glen) development area is approximately 20.07-acres in size. The total area that includes Phase I and Phase II will be approximately 51-acres in overall size and will be unified into one (1) gated community when completed.

Outlined within the proposed and approved PUD Text are the development standards and conceptual site plans for each Phase I and Phase II. Phase I has been platted with 74-lot subdivision and is currently under construction.

ANALYSIS:

As part of the approval for PUD 30C (Redbud Glen) Phase I, the applicant had prepared and submitted a site development plan, plats, parks and recreation schematic plans, amenity plans, and a written narrative describing the development standards proposed to govern the PUD, to demonstrate **“that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

- 1. An efficient provision of infrastructure that sustains the natural environment;*
- 2. Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
- 3. Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
- 4. Good transitioning of housing types within the development and with development adjacent to the PUD;*
- 5. Protection and preservation of natural resources and valued or sensitive land features; and*
- 6. Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

The approved PUD Text outlines features of the project commitments, intended to satisfy as well as demonstrate the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits (as listed above). As described in the PUD Development Plan Text the project proposes amenities as listed below:

- Paved walking/multiuse trails
- A neighborhood/community park with playground and basketball court within the northern stormwater detention pond Reserve Area.
- Open space.
- Landscaped entrance.
- Project fencing
- Private internal streets
- Gated entrances

As illustrated in the proposed conceptual site plan, Phase II of Redbud Glen will add approximately 30.96-acres into the boundaries of existing Redbud Glen residential subdivision. Access to Phase II will be from internal street connections with Phase I as well as a second access point on S. Elwood Avenue. Also, a connection to Ironwood within The Crossings at Glenpool to the north is also shown on the conceptual site plan. Phase I also has an internal street connection via 147th Pl. Both connections into the Crossings at Glenpool will be gated and used for emergency access only.

Included within the conceptual plan for Phase II is a large open space area abutting S. Elwood that would be comprised of active and passive recreational activities, trails and stormwater detention facilities. The final size and types of amenities will be designed and presented as part of a future platting process. The PUD text identifies the general area and size of the open space area as well as outlines intended uses.

Development Standards for Phase II will follow the same criteria established and approved as part of Phase I. Minimum lot size will be 6,900 sf. in size with a minimum lot width of 65ft. Minimum house square footage will be 1,700 sf for single story residences and 2,500 sf. for two-story homes. Exterior elevations will have a minimum of 75% brick veneer, stone veneer, or stucco. The remaining 25% or less of the exterior elevations may be wood, "Masonite" or "Hardee Board".

A PUD "should achieve a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the city to achieve the goals and objectives of the Comprehensive Plan." In evaluating the proposed PUD Development Text, staff believes the amenities illustrated on the Conceptual Site Plan for Phase II which include active and passive recreational activities, trails and stormwater detention facilities is commensurate with the request to increase the area of PUD 30C (Redbud Glen). Coupled with the existing Development Standards outlined in PUD 30C (Redbud Glen – Phase I) and proposed Development standards for Phase II staff believes the amendments would achieve "a development outcome" that "will achieve the goals and objectives of the Comprehensive Plan." Once completed Phase I and Phase II will become one (1) cohesive neighborhood.

TAC MEETING:

The Site Plan application was presented to the Technical Advisory Committee (TAC) on October 14, 2022. No additional information was required or requested by the TAC Committee.

PLANNING COMMISSION ACTION: The Planning Commission meeting on the Zone Amendment (GZ-305) and PUD 30C (Redbud Glen) Major Amendment was held on Monday, November 14, 2022. After deliberating, the Planning Commission on a 4-0 vote recommended, with conditions, that the City Council approve the Zone Amendment (GZ-305) and PUD 30C Major Amendment.

STAFF RECOMMENDATION:

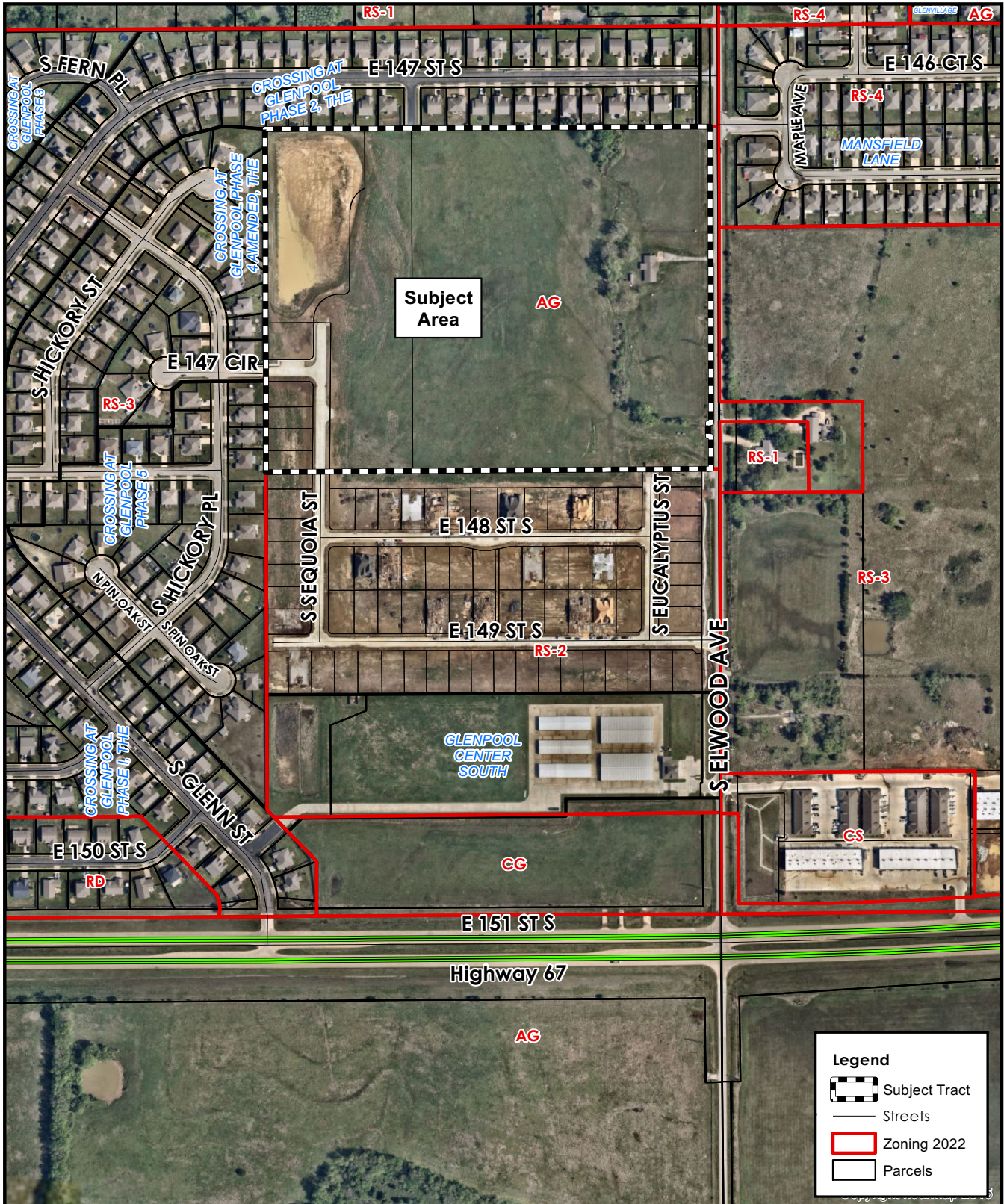
Staff recommends the City Council affirm the Planning Commission recommendation and take the following action(s):

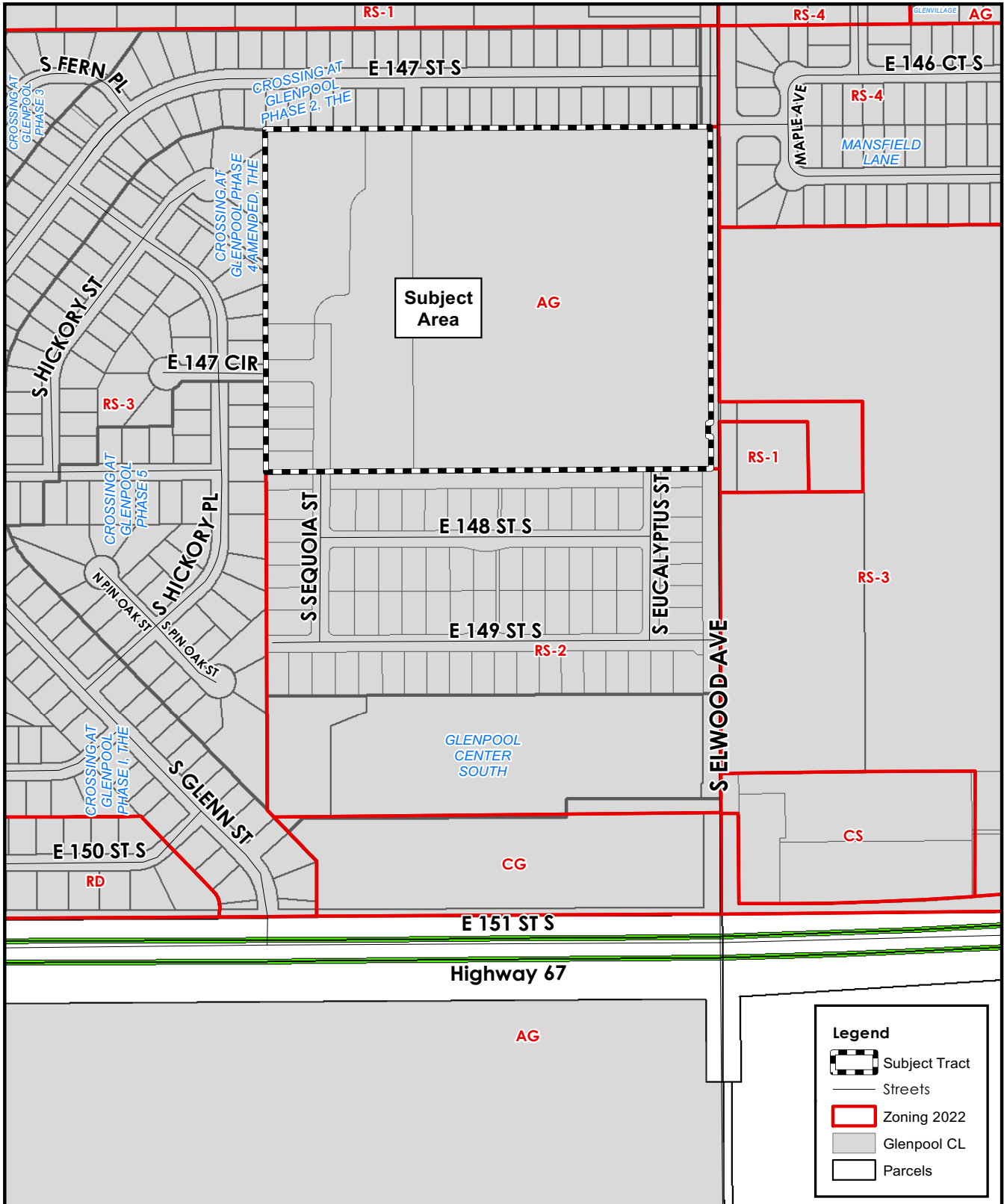
1. Approve Zone Amendment (GZ-305) and Major Amendment to PUD 30C (Redbud Glen) with the following condition.
 - A. Incorporate the proposed text amendment and the approved PUD 30C Text into one (1) text document.

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Applications
3. Legal Description
4. Ordinance No. 811
5. Proposed Amendment PUD 30C Development Plan Text
6. Approved PUD 30C (Redbud Glen) Development Plan Text

Aerial Photo / Zoning Map





Application(s)

APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

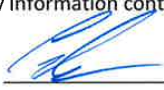
1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
6. Any change in use from one use group to another is a major amendment.

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

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

APPLICANT SIGNATURE:



DATE:

09/26/2022

PROPERTY OWNER SIGNATURE:

Alan R. Staab

DATE:

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

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

Updated: 2020/15/05
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APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1			COMPLETED APPLICATION
2			LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4		CP	PROCESSING FEE (\$250) ← SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE.¹ WAIVED DUE TO NOTICE BEING SENT W/ ZONING NOTICES & SIGNED SAME TIME
5			REVISED ☐ CONCEPT ☐ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN
6			REVISED ☐ SKETCH PLAT ☐ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7			APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8			IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

A. APPLICANT

NAME: Tanner Consulting, LLC

ADDRESS: 5323 S. Lewis Ave.

CITY: Tulsa STATE: OK ZIP CODE: 74105

PHONE: (918) 745-9929 EMAIL: eenyart@tannerbaitshop.com

TOTAL FEES
\$ 250.00

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒

NAME: Redbud Glen LLC

ADDRESS: 2502 E. 21st St. S., Suite B

CITY: Tulsa STATE: OK ZIP CODE: 74114

PHONE: (918) 582-0139 EMAIL: _____

¹ Rezoning application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.

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www.glenpoolonline.com

Updated: 2020/15/05

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C. SITE INFORMATION

PUD NO.: PUD 30A PRESENT USE: All of Redbud Glen Addition and vacant
COMPREHENSIVE PLAN DESIGNATION: General Residential
PARCEL NO. 97214721437650 PARCEL NO. All within Redbud Glen Addition
PARCEL NO. 97214721440650 PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

Annex Phase II per discussion at Predevelopment Meeting.

APPLICATION TO AMEND THE CITY'S ZONING MAP (RE-ZONE)

Prior to submitting an application, the applicant shall meet with City staff and conduct one or more Technical Advisory Committee (TAC) conferences. Minutes of a TAC conference shall be taken by the City, provided to the applicant, and become a permanent part of the application, should an application be filed, or in the official records of the City Planner if an application is not filed.

APPLICATION REQUIREMENTS:

A request to amend the zoning map shall be initiated by the filing of this application and shall be set for public hearing in accordance with all statutory requirements; the rezone application shall include:

	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1		CSG	COMPLETED APPLICATION
2		CSG	NOTES FROM TAC MEETING
3		CSG	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)
4		CSG	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN THE OFFICE OF COUNTY CLERK COMPILED BY A FULLY BONDED ABSTRACT AND TITLE COMPANY
5		CSG	PROCESSING FEE (VARIES, SEE FEE SCHEDULE) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE. ¹

In accordance with Title 11, Oklahoma Statutes, Sections 43113, 43114, 45106 and 43109.1, the requirements set out below govern the rezoning process:

- 1. Planning Commission Action.** The Planning Commission, after conducting a public hearing, receiving the comments from TAC, if applicable, the recommendation of the City Planner, and any public comments, shall make a recommendation to the City Council to approve, conditionally approve, or deny the application.
- 2. City Council Action.** The City Council, after conducting a public hearing, receiving the recommendation of the Commission and City Planner, TAC comments, if applicable, and public comments, shall take action to approve, conditionally approve, or deny the application.

¹ An application for a rezone requires the public hearing notice be published in newspaper of general circulation; the Tulsa World will contact you, the applicant, to collect the publication fee prior to publication, failure to pay could result in delay of the public hearing.



A. APPLICANT

NAME: Tanner Consulting, LLC

COMPANY/INSTITUTION: Tanner Consulting, LLC

ADDRESS: 5323 S. Lewis Ave.

CITY: Tulsa STATE: OK ZIP CODE: 74105

PHONE: (918) 745-9929 EMAIL: eenyart@tannerbaitshop.com

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒

NAME: Redbud Glen LLC

COMPANY/INSTITUTION: Redbud Glen LLC

ADDRESS: 2502 E. 21st St. S., Suite B

CITY: Tulsa STATE: OK ZIP CODE: 74114

PHONE: (918) 582-0139 EMAIL: _____

C. SUBJECT PROPERTY

STREET ADDRESS: 14650 S. Elwood Ave. & all of Redbud Glen Addition addresses

PLAT NAME²: Redbud Glen Addition and unplatted LOT NO. All BLOCK NO. All

ZONING OR PUD NO.: PUD 30A PRESENT USE: Redbud Glen Addition and vacant

COMPREHENSIVE PLAN DESIGNATION: General Residential

PARCEL NO. 97214721437650 PARCEL NO. All within Redbud Glen Addition

PARCEL NO. 97214721440650 PARCEL NO. _____

If the property has not been platted, is a legal address attached? YES ☒

² If property is not yet platted, note on application, UNPLATTED



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

APPLICANT SIGNATURE:

DATE: 09/26/2022

PROPERTY OWNER SIGNATURE:

Alan R. Staab

DATE: _____

D. APPLICATION FEES

Request for change of zoning fee:	single-family residential RS-3 ☒	\$200.00
	multi-family residential (including RD) ☐	\$250.00
	mobile home ☐	\$200.00
	office, commercial, industrial ☐	\$300.00
\$1.00 per property owner on Title/Abstract report	(136) X \$1.00 = 136	
Posting of public hearing sign	\$50.00	
Publication in <i>Tulsa World</i> Legal Notices fee	Tulsa World to invoice	
TOTAL:	\$ 380.00	

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE: <https://www.glenpoolonline.com/>.

Legal Description

LEGAL DESCRIPTION

ALL OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000); LESS & EXCEPT THAT PART LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF;

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; LESS & EXCEPT: THE NORTH 300 FEET.

Zone Change (GZ-305)
Ordinance No. 811

ORDINANCE NO. 811

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM AG (AGRICULTURAL) TO PLANNED UNIT DEVELOPMENT (PUD) 30C, AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZ-305) AND MAJOR AMENDMENT TO PUD 30C (REDBUD GLEN) , AFTER DULY NOTICED PUBLIC HEARING ON NOVEMBER 14, 2022; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

FINDINGS OF THE CITY COUNCIL:

WHEREAS, Planned Unit Development ("PUD") 30C (Redbud Glen) is treated under the Zoning Code as a distinct zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and benefits the developer by expanding development options and flexibility, and reducing uncertainty; and

WHEREAS, PUD 30C (Redbud Glen) is an alternative form to standard development that may include a mix of standard or non-standard construction types, densities, circulation patterns, amenities and land uses, subject to the requirements of a PUD 30C (Redbud Glen) zoning district approved by ordinance of the City Council; and

WHEREAS, To obtain approval of Application No. GZ-305, the applicant has submitted a site concept plan and a Development Plan Text describing the development standards proposed to govern the PUD 30C (Redbud Glen), and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield substantial community benefits as required by Sections 11-9-9, 11-9- 10, and 11-9-11 of the Zoning Code; and

WHEREAS, The subject property is designated as General Residential in the Comprehensive Plan; and

WHEREAS, The applicant is proposing a planned residential development comprised of an appropriate balance of residential types with development standards to ensure the compatibility and design integration, as encouraged by the Zoning Code; and

WHEREAS, Development of the site in accordance with this PUD 30C (Redbud Glen) and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs; and

WHEREAS, Application No. GZ-305 to change a 30.96-acre site from AG (Agricultural) to PUD 30C (Redbud Glen) and the proposed Major Amendment to PUD 30C (Redbud Glen) has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on November 14, 2022, and that PUD 30C (Redbud Glen) is the highest and best use of the subject property and is most compatible with the spirit and intent of the 2030 Comprehensive Plan.

THEREFORE, BE IT ORDAINED by the City Council for the City of Glenpool, Oklahoma:

SECTION 1: That the zoning classification of the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

ALL OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000); LESS & EXCEPT THAT PART LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF;

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; LESS & EXCEPT: THE NORTH 300 FEET.

Shall be amended to Planned Unit Development (PUD 30C), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

SECTION 2: That the approved Final Development Plan Text for PUD 30C (Redbud Glen) shall be modified into one (1) cohesive document reflecting all past amendments as well as the proposed Major Amendment, and hereby are, incorporated by reference into this Ordinance No. 811 to govern the development of the Planned Unit Development No. PUD 30C (Redbud Glen) and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool this _____.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Wendy Knight, City Clerk

APPROVED AS TO FORM:

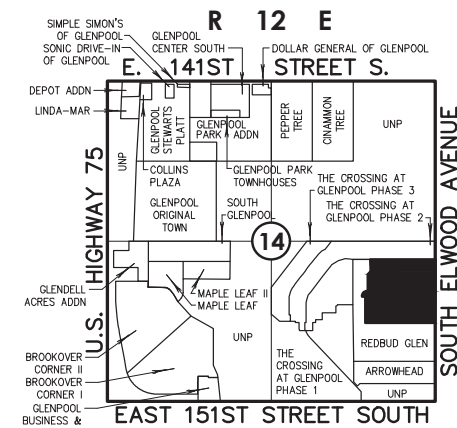
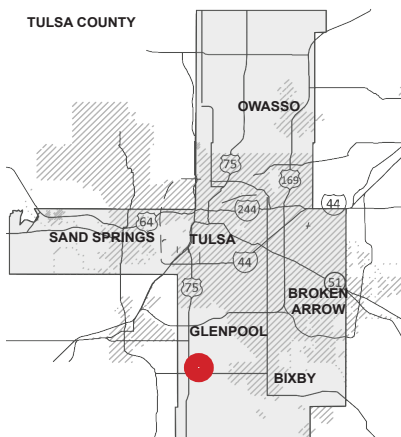
City Attorney

Proposed Amendment
PUD 30C Development Plan Text

PUD 30C

Redbud Glen

**A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 51.029 ACRES
LOCATED NORTH AND WEST OF 151ST ST. (STATE HWY 67) AND S. ELWOOD AVE.
GLENPOOL, TULSA COUNTY, OKLAHOMA**



Location Map



SEPTEMBER 2022

OWNER:
REDBUD GLEN LLC
2502 E. 21st St. S., Suite B
Tulsa, OK 74114
(918) 582-0139

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

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I. PROPERTY DESCRIPTIONS

Redbud Glen consists of 51.029 acres located north and west of the northwest corner of 151st Street and South Elwood Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS & EXCEPT: THE NORTH 300 FEET;

AND ALL OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000).

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Development Area 'C-1' consists of 20.071 acres and is more particularly described with the following statement:

ALL OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000);

LESS & EXCEPT THAT PART LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Development Area 'C-2' consists of 30.958 acres and is more particularly described with the following statement:

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF;

LESS & EXCEPT: THE NORTH 300 FEET.

II. DEVELOPMENT CONCEPT

II.A. DEVELOPMENT CONCEPT:

Redbud Glen is a Planned Unit Development (PUD) of 51.029 acres located north and west of the northwest corner of 151st Street and South Elwood Avenue in the City of Glenpool, Oklahoma.

The first known gated subdivision, Redbud Glen offers the most remarkable new homes and amenities in Glenpool. The private streets, spacious reserve areas, and restrictive covenants result in a “one-of-a-kind neighborhood with distinctive homes and enjoyable amenities” and “the area’s premier neighborhood.”

Phase I contains 25.29 acres and 74 lots and was platted as “Redbud Glen Addition” in October, 2021. Several lots have houses under construction or are recently completed as of the date of this PUD Amendment. All builders within Phase I agree to this PUD Amendment, which primarily serves to annex to the PUD the presently AG-zoned north end of Phase I and all of Phase II. Together, these areas are known as Development Area ‘C-2’. This PUD Amendment makes no changes to the development standards within Development Area ‘C-1’.

Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Site Plan, Redbud Glen has or is planned to have such amenities as:

- private, gated streets,
- paved walking/multiuse trails throughout,
- a neighborhood / community park with playground in Reserve ‘A’ of Phase I,
- second, more centrally-located neighborhood / community park with active recreation in Phase II,
- recreational open spaces,
- preserve for natural open space, and
- landscaped entrances.

There is a drainageway which crosses west under Elwood Avenue into the southeastern corner of Phase II. The drainageway then flows northerly, and passes just to the west of an existing house within the site. While the house may be removed by future development, the drainageway will be preserved as an amenity within this development.

Altogether, as represented, the site proposes over seven (7) acres of common open space amenities, exceeding 14% of the total site area.

The majority of Phase I is within Development Area ‘C’ of PUD 30A, which is a “supplemental” or “overlay” zoning district and which modifies the development standards of the underlying RS-2 zoning district. With the new Glenpool Zoning Ordinance # 746 (Approved by City Council November 14, 2017), existing PUDs can be amended following the process outlined in Ord. 746, but new PUDs replace existing zoning districts and function as their own per se districts. This PUD Amendment has been prepared according to the process outlined in Ord. 746. Additional PUD history follows in Section II.B.

The Glenpool 2030 Comprehensive Plan designates the site as “General Residential.” Table 21: Future Land Use Designations Relative to Zoning Classifications provides that the zoning districts most closely

General Residential

[illegible]

- Detached residential dwellings
- Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/institutional uses



- Parks and public spaces

- Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.
- Auto-oriented character, especially where driveways and front-loading garages dominate the front yard and building facades of homes. This can be offset by landscaping, “anti-monotony” standards that require varied dwelling appearance and floor plans on adjacent and nearby lots, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.

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The Glenpool 2030 Comprehensive Plan, through its Residential Area Goals, recognizes the need to “[p]rovide a variety of dwelling unit types, sizes, densities and price points in the residential areas to meet the needs of all citizens.” Further, Glenpool Zoning Code Section 11-3-13.B.2. recognizes that the following types of development can only be achieved by use of a PUD and are encouraged by the City: “Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development.”

By its design, as outlined in the Glenpool Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

This document is submitted for consideration in satisfaction of the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, will inform and allow the Planning Commission and City Council to determine that the proposed PUD is consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

The Conceptual Site Plan showing planned amenities, the additional development standards imposed by this PUD, and the highly restrictive private covenants imposed for Phase I, which are to be extended to Phase II, address the informational items outlined in the Glenpool Zoning Code (cf. Zoning Code Section 11-3-13.C.). The existing private covenants, conditions, and restrictions (CCRs) in the Phase I plat include the creation of an Architectural Review Committee (ARC), whose purpose is to promote good design and compatibility within the subdivision and to enforce the covenants. Additional highly restrictive CCRs were established by separate instrument and filed of record January 4, 2022 (Doc. # 2022000835, County of Tulsa records). The ARC is composed of the developer and other members designated by the developer. The ARC reviews and approves all building plans / construction standards, which customarily include site plans, exterior elevations, details regarding the composition of roofing and exterior building materials, and color schemes, prior to submittal to the City of Glenpool for Building Permit.

Development of the site in accordance with this PUD and the additional development standards imposed by the PUD will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs.

The PUD and the additional development standards imposed by the PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” Except as otherwise specified herein, this PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746.

Within Development Area ‘C-2’, while the minimum land area requirement of the RS-3 Residential Single-Family High Density zoning would allow 124 lots, this PUD proposes a maximum of 94 lots and the Conceptual Site Plan reflects even fewer (65), due to planned open space areas and the undetermined

future development area located east of the drainageway. At this time, the future development area is only zoned for single-family residential subdivision use by this PUD 30C. Any uses not supported hereby would require a rezoning and/or PUD Amendment.

PURPOSE (Glenpool Zoning Code Section 11-3-13.A.):

This PUD and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

GOALS (Glenpool Zoning Code Section 11-3-13.B.):

This PUD will result in a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan. It will create a development framework that provides both the developer and the City flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight (Section 11-3-13.B.3.). Improved development quality will be achieved via amenities which would not otherwise be required by straight zoning, such as private, gated streets, generous planned neighborhood parks, trails, and open spaces, minimum landscaping requirements, and landscaping and other decorative treatments at development entrances and along the perimeter streets.

This PUD is intended to achieve the following goal of Zoning Code Section 11-3-13.B.2., specifically "encouraged by the City": "Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development."

CONTEXTUAL PLAN (Glenpool Zoning Code Section 11-3-14.A.):

This PUD is a unique development project and provides appropriate development standards that are site and context sensitive.

The "Contextual Plan" / "Concept Plan" is represented on Exhibit B "Conceptual Site Plan." The densities associated with residential uses are listed in the development standards of this PUD.

Additional contextual descriptions are provided in the appropriate sections of this text, such as "Utilities and Drainage," "Access and Circulation," and "Environmental Analysis and Topography."

During the planning and civil engineering design for Phase II, anticipated impacts on community facilities (primarily utilities and streets) will be considered and the necessary measures will be taken to address those impacts.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] "Covenants" for the purpose of "review as to form" for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the Phase I Restrictive Covenants and CCRs filed by separate instrument, which are to be extended to Phase II, are being submitted along with this PUD Major Amendment application. The Restrictive Covenants provide for Homeowners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Upon PUD 30C approval, for Phase II, the Restrictive Covenants will further incorporate the additional development

standards imposed by the PUD in furtherance of the purposes and intent of the PUD provisions of the Zoning Code. Additionally, private CCRs include and will include highly restrictive private covenants intended to ensure a high quality development outcome through the construction of homes and in perpetuity as the neighborhood matures and integrates into the family of neighborhoods comprising the Glenpool community.

Through this PUD and the additional development standards imposed by the PUD, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
 - a. Siting reserve areas and open spaces which honor the natural drainage and rolling terrain, maintaining the character of the land, while
 - b. overlaying it with a classic neighborhood design, which will yield a huge future benefit in cost savings to the City of Glenpool. Bends in streets and corresponding utility lines (water, sanitary and storm sewer) require an increased number of fittings, i.e., elbows and "T" joints which increase the likelihood of leaks and breaks causing an increase in future utility maintenance;
2. Continuity of the roadway system which effectively distributes vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via trails and sidewalks that improve pedestrian circulation;
4. Improved development quality via generous planned neighborhood amenities and landscaping and other decorative treatments at development entrances and along the perimeter streets.

(For illustration of items 1 through 4, see Exhibit B of this PUD)

II.B. PUD HISTORY:

Planned Unit Development (PUD) 30, "Glenpool Center South," was recommended for approval by the Glenpool Planning Commission on December 14, 2015 and approved by the Glenpool City Council on January 04, 2016. Minor Amendment # 1 to PUD 30, pertaining to landscaping and screening within PUD Development Area 'B', was approved by the Glenpool Planning Commission August 09, 2016 and by the Glenpool City Council August 15, 2016. The Final Plat of "Glenpool Center South" was also approved these dates, and the plat was filed of record August 22, 2016 (Plat No. 6690). Also approved by the Glenpool Planning Commission August 09, 2016 was the PUD Detailed Site plan for Development Area 'B', which included the buildings within the first phase of the Arrowhead Self Storage of Glenpool development.

A Major Amendment to PUD 30, "PUD 30A", pertaining to the single-family residential Development Area C ("Redbud Glen") was approved by the Glenpool City Council April 15, 2019.

A second Major Amendment to PUD 30, "PUD 30B", pertaining to self storage Development Area B, was also approved by the Glenpool City Council April 15, 2019. PUD 30B increased the allowable building floor area and adjusted setbacks. No ordinance was used for the PUD Major Amendment as it was listed on the City Council agenda and approved as a PUD "Preliminary Development Plan", prior to the 2021 Zoning

Code text amendment consolidating the “PUD Preliminary Development Plan” and “PUD Final Development Plan” processes into one.

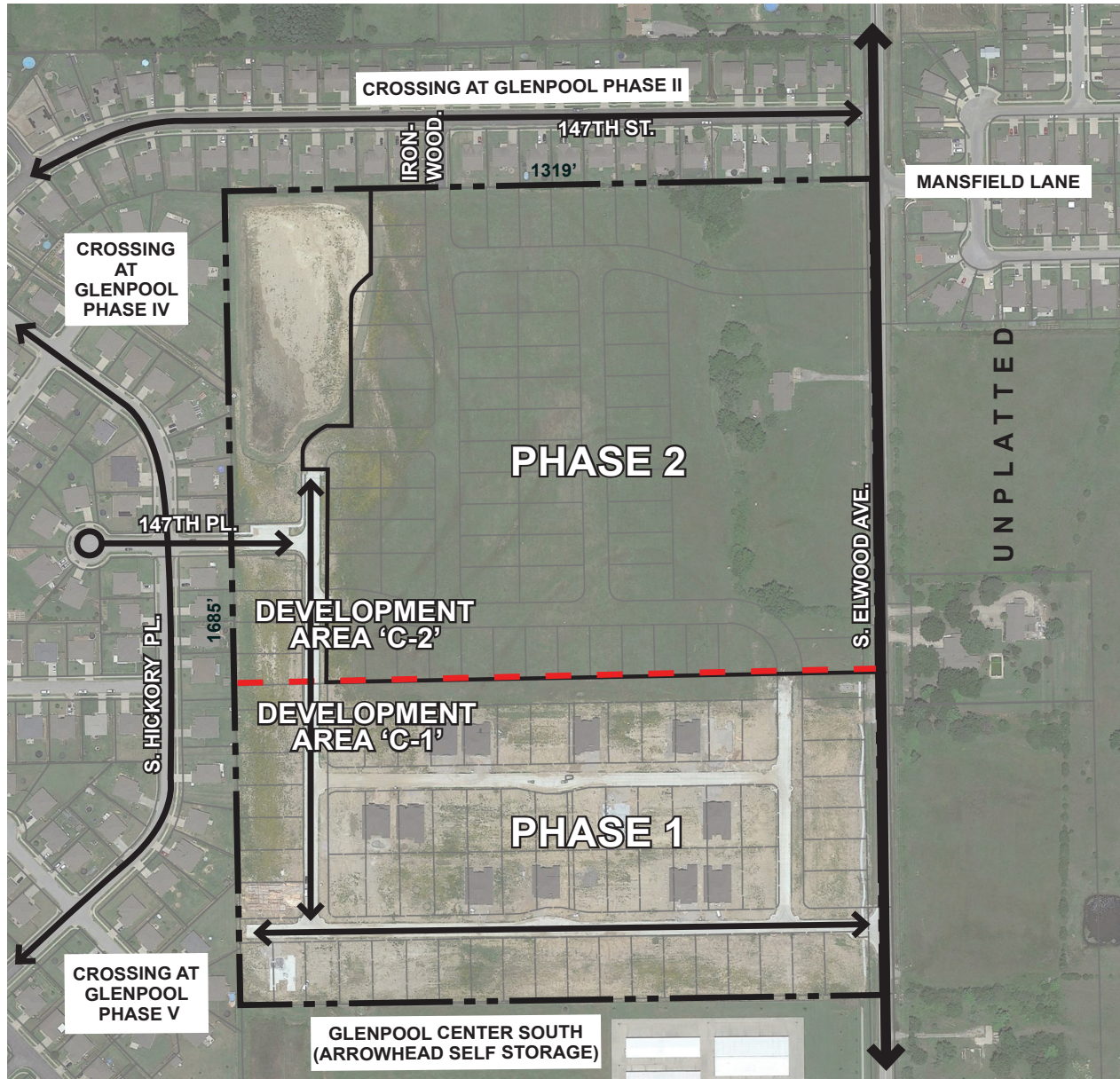
Within PUD Development Area ‘B’, Minor Amendment # 2 to PUD 30, pertaining to landscaping, buffering, decorative materials, and administrative approval authority for Alternative Compliance PUD Site and Landscape Plans, was submitted April 22, 2022 along with a PUD Detailed Site Plan for the second phase of Arrowhead Self Storage of Glenpool. The latter was approved by the Glenpool Planning Commission June 13, 2022.

PUD 30C

Redbud Glen

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

PUD 30C

Redbud Glen

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 23, 2022



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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA 'C-1' †:

Gross Land Area:	874,296 SF	20.071 AC
Net Land Area:	841,118 SF	19.309 AC

† *Within Development Area 'C-1', PUD 30A remains in effect; PUD Major Amendment PUD 30C incorporates and makes no changes to the use and development standards of PUD 30A.*

III.B. DEVELOPMENT AREA 'C-2' †:

Gross Land Area:	1,348,533 SF	30.958 AC
Net Land Area:	1,348,211 SF	30.951 AC
Permitted Uses: Single family dwellings and customary accessory uses, including private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space, and essential services, all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD.		
Maximum Number of Lots:	94	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	10,875 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1	
Minimum Required Loading Spaces:	None	
Minimum Livability Space per Dwelling Unit:	3,300 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (35 FT from Arterial Street right-of-way)	
Side Yard (Interior):	5 FT one side 5 FT other side	
Side Yard Abutting a Street: ****	15 FT (35 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,700 SF	
First Floor Exterior Materials:	75% masonry *****	

† Except as otherwise specified herein, this PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746.

* Maximum density equals the minimum land area per dwelling unit and is satisfied by the proportion of maximum number of lots to gross land area by and as calculated within this PUD. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development.

**** No access is allowed to the side street which will be designated on the subdivision plat(s).

***** See additional requirements in the Platting and Site Plan requirements section of this PUD.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The subject property is presently zoned RS-2 Residential Single-Family High Density with supplemental zoning PUD 30A "Redbud Glen" and AG Agriculture. The southerly portion of the property is a developing single-family residential subdivision platted as "Redbud Glen Addition", while the northerly balance of the site is vacant/agricultural with an existing house along the Elwood Ave. frontage.

Existing land uses on surrounding properties are reflected on Exhibit A, and existing zoning is reflected on Exhibit F. Area properties are primarily single-family residential subdivisions (Crossing at Glenpool, various phases, Mansfield Lane, etc.) zoned RS-3 and RS-4. Some land directly to the east, across Elwood Ave. is vacant, agricultural, and rural residential and zoned AG. Land to the south is zoned RS-2/CG with overlay zoning PUD 30A, and contains Arrowhead Self Storage of Glenpool phase 1 (existing) and phase 2 (under development).

IV.B. ACCESS AND CIRCULATION: The subject property has approximately 1686 feet of frontage on South Elwood Ave. and has one (1) existing and one (1) proposed street connection thereto. Two (2) stub streets within the adjoining Crossing at Glenpool subdivisions are connected to by this development. These connections will be gated for emergency access only. The proposed streets will facilitate connectivity and development of the site and adjoining neighborhoods.

Private streets are permitted by this PUD to be private and gated. Streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

To facilitate traffic calming, center median islands were designed within the first phase. Traffic will be light, due to this being a private street subdivision with gates.

Pedestrian circulation is provided by an internal trail system, which will be extended through Phase II.

As an amenity, meandering sidewalks were constructed along the S. Elwood Ave. frontage of Phase I, and will be extended along the frontage of Phase II. Sidewalks will be integrated with planned trails to further enhance pedestrian accessibility.

For Phase II, Limits of No Access (LNA) will determined and imposed by the plat, except at approved street intersections.

IV.C. SIGNS: Subdivision entrance signage shall be permitted along both the S. Elwood Ave. street frontage and shall comply with standards for same as provided in the Glenpool Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas or easements containing neighborhood amenities. Signage shall otherwise comply with the Glenpool Zoning Code.

IV.D. UTILITIES AND DRAINAGE: Redbud Glen is within the Creek County Rural Water District # 2 water service area, per available information. Per available information, Phase I is fully served by waterlines. For

Phase II, water service, fire protection, and sanitary sewer will be designed and constructed during the engineering and permitting phase.

Within "Redbud Glen", an internal stormwater collection and drainage and detention facilities was designed and constructed. Additional drainage work remains to be performed and will be studied, engineered, permitted, and constructed along with Phase II. Within Phase I, Reserve 'B' will fully function as a stormwater detention facility, which will doubly serve as a neighborhood amenity. At least one (1) other such combined facility / amenity is planned for Phase II as shown on Exhibit B. Reserve Areas containing such facilities will be maintained by the Homeowners' Association to be established pursuant to the Phase I and II plats.

As found during surveying, electric, natural gas, telephone/communications, and cable/communications services are onsite or immediately adjacent within platted developments or along S. Elwood Ave.

Exhibit C of this PUD reflects existing and conceptually proposed utility and stormwater drainage and detention facilities.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. A minor ridgeline extends generally from the northwest to the southeast corners of the Phase II site, shedding water to the northwest and northeast sides of the Phase II north line. The entire site ultimately drains to Coal Creek.

As represented on Exhibit E FEMA Floodplain Map, no portion of the subject property is located within a Special Flood Hazard Area or the Regulatory Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Okemah Silt Loam, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis-Pharoah Complex, 1-3% slopes. During engineering design and permitting phase of Phase II, a geotechnical report will be performed to recommend paving sections and subgrade design, development constraints associated with these soils types will be assessed and designs informed accordingly. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued for any building within Phase II until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. The Phase I private CCRs by separate instrument will be extended to Phase II. The Phase II plat or extended CCRs will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan. After the build-out phase, the architectural committee is customarily relayed to the Homeowners' Association to monitor the restrictive covenants for future improvements to existing homes.

The subdivision plat will serve as the site plan for all the single-family residential lots within the subdivision. Any neighborhood amenity buildings or structures will follow all applicable site plan review requirements as outlined in the Glenpool Zoning Code.

For Phase II, the masonry requirements of this PUD, including allowable materials, specific areas subject to and excluded from requirements, and related particulars are all as per Glenpool Zoning Code Section 11-4-11 in effect as of the date of the approval of this PUD, provided that Hardie Board / cementitious fiber shall be permitted to satisfy the masonry requirement as within Phase I.

IV.G. LANDSCAPING AND FENCING: Landscaping and fencing matching Phase I shall be extended along the Elwood Ave. frontage of Phase II. If there are any overhead power lines that cause a conflict with large trees, small trees may be used. All fencing, irrigation, and landscaping in the landscaped strip areas shall be maintained by the mandatory Homeowners' Association. Any landscaping that fails shall be replaced by the Homeowners' Association.

As reflected on the Exhibit B Conceptual Site Plan, interior Reserve Areas are conceptually planned for neighborhood amenities such as private streets, parks, playgrounds, active recreation, natural area preservation, trails, playing fields, and open space, as shown. All these common areas and amenities shall be maintained by the Homeowners' Association. Amenities are subject to change during engineering design and permitting.

IV.H. SCHEDULE OF DEVELOPMENT: "Redbud Glen" will be developed as market conditions permit. If Phase II is phased, amenities will be constructed along with the phase containing same, provided that the large open space amenity will be constructed in the first phase, along with the initial site amenities within it. The large amenity areas have ample room to allow, through time, further improvements beyond those initially planned.

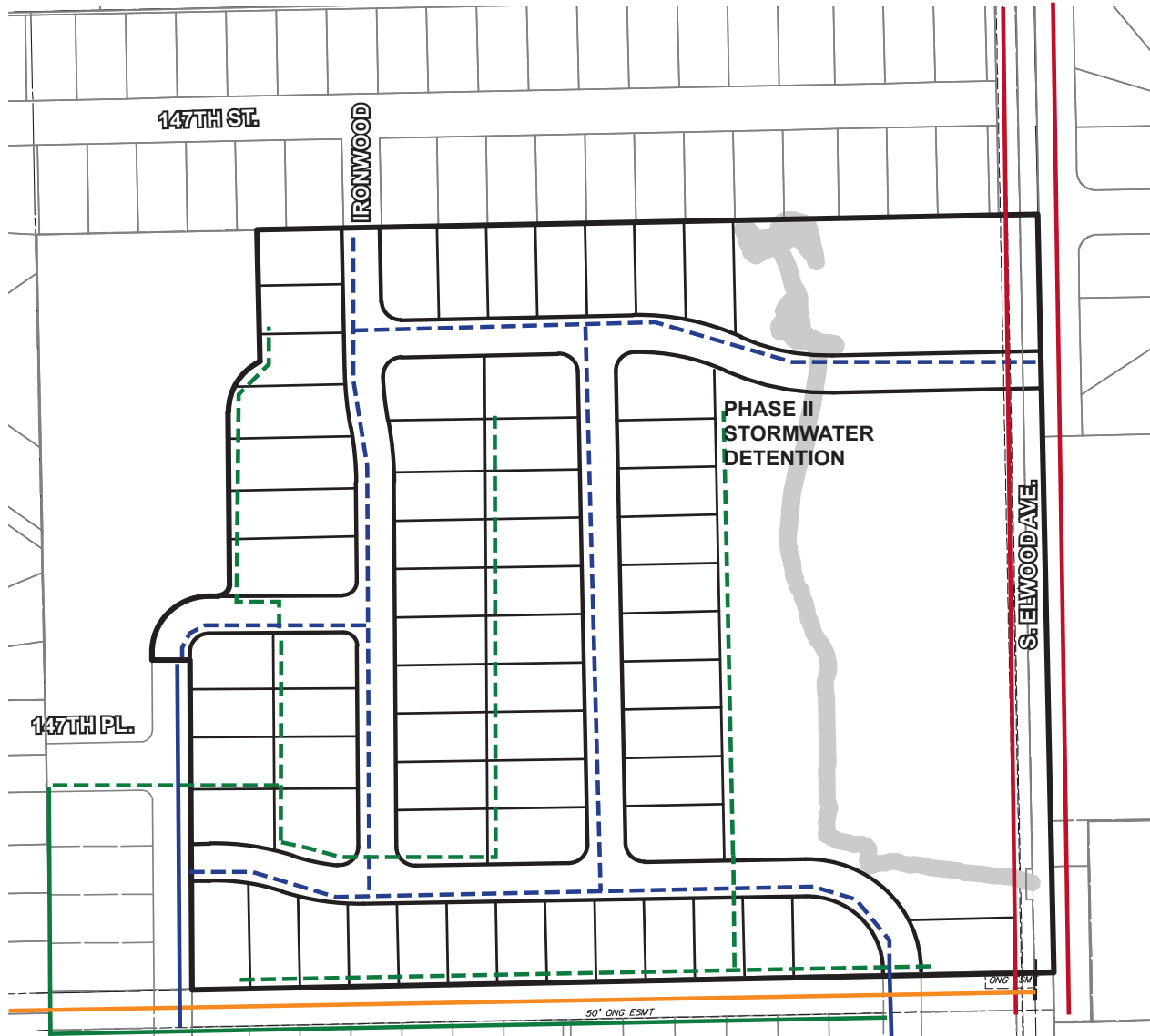
PUD 30C

Redbud Glen

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 23, 2022
EXISTING UTILITIES PER PHASE 1 APPROVED CONSTRUCTION PLANS



LEGEND

— EXISTING WATER LINE
- - - PROPOSED WATER SERVICE
— EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER

— EXISTING OVERHEAD ELECTRIC
— EXISTING GAS

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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

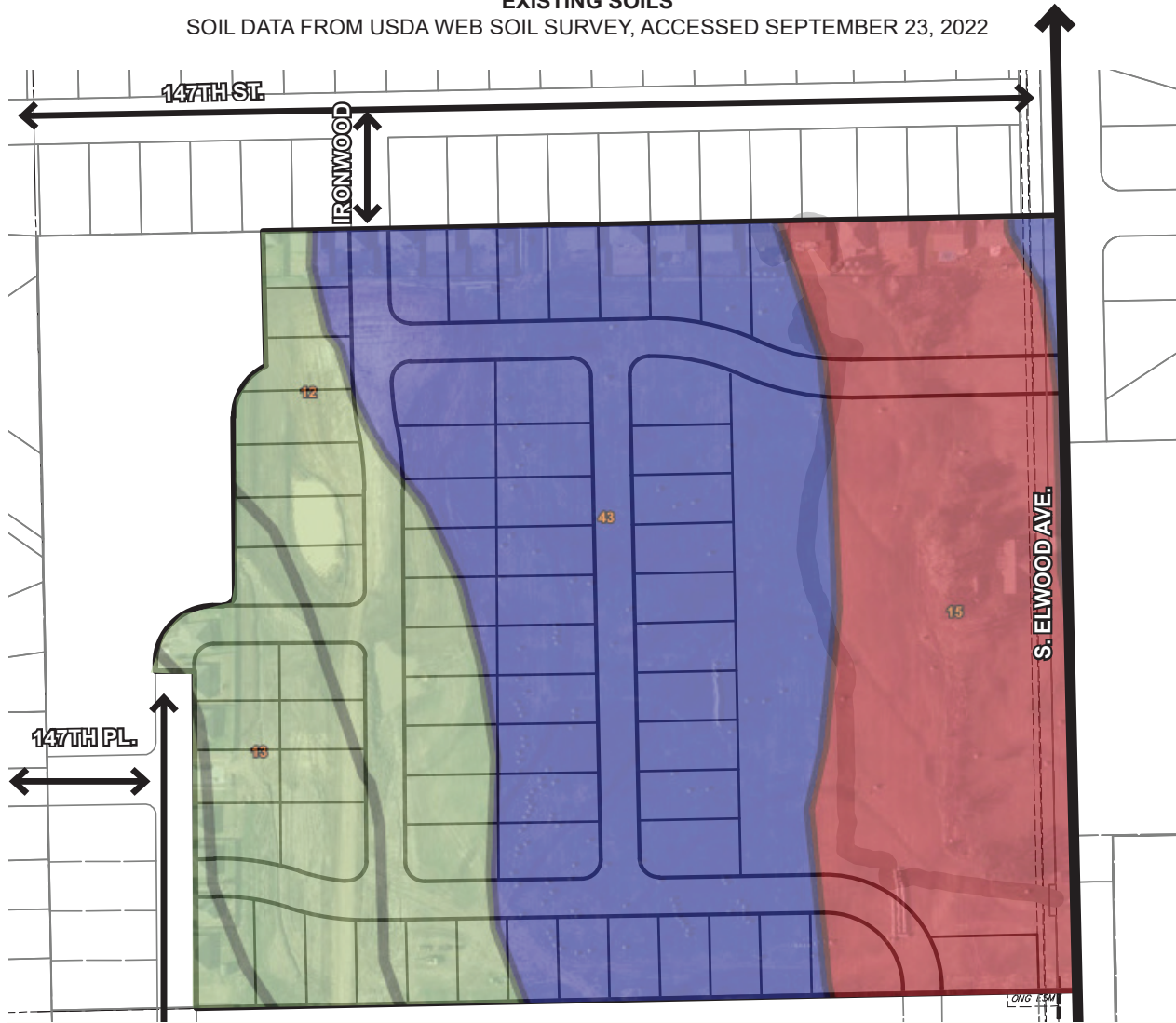
PUD 30C

Redbud Glen

EXHIBIT D

EXISTING SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED SEPTEMBER 23, 2022



Tables — AASHTO Group Index — Summary By Map Unit				
Summary by Map Unit — Tulsa County, Oklahoma (OK143)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	24	13.5	21.9%
13	Dennis silt loam, 3 to 5 percent slopes	24	5.9	9.6%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	23	14.4	23.4%
16	Dennis-Radley complex, 0 to 12 percent slopes	23	0.1	0.2%
43	Okemah silt loam, 0 to 1 percent slopes	27	27.6	44.8%
Totals for Area of Interest			61.6	100.0%

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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

PUD 30C

Redbud Glen

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0428L, EFFECTIVE 10/16/2012



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PUD 30C
SEPTEMBER 2022

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NOT TO SCALE

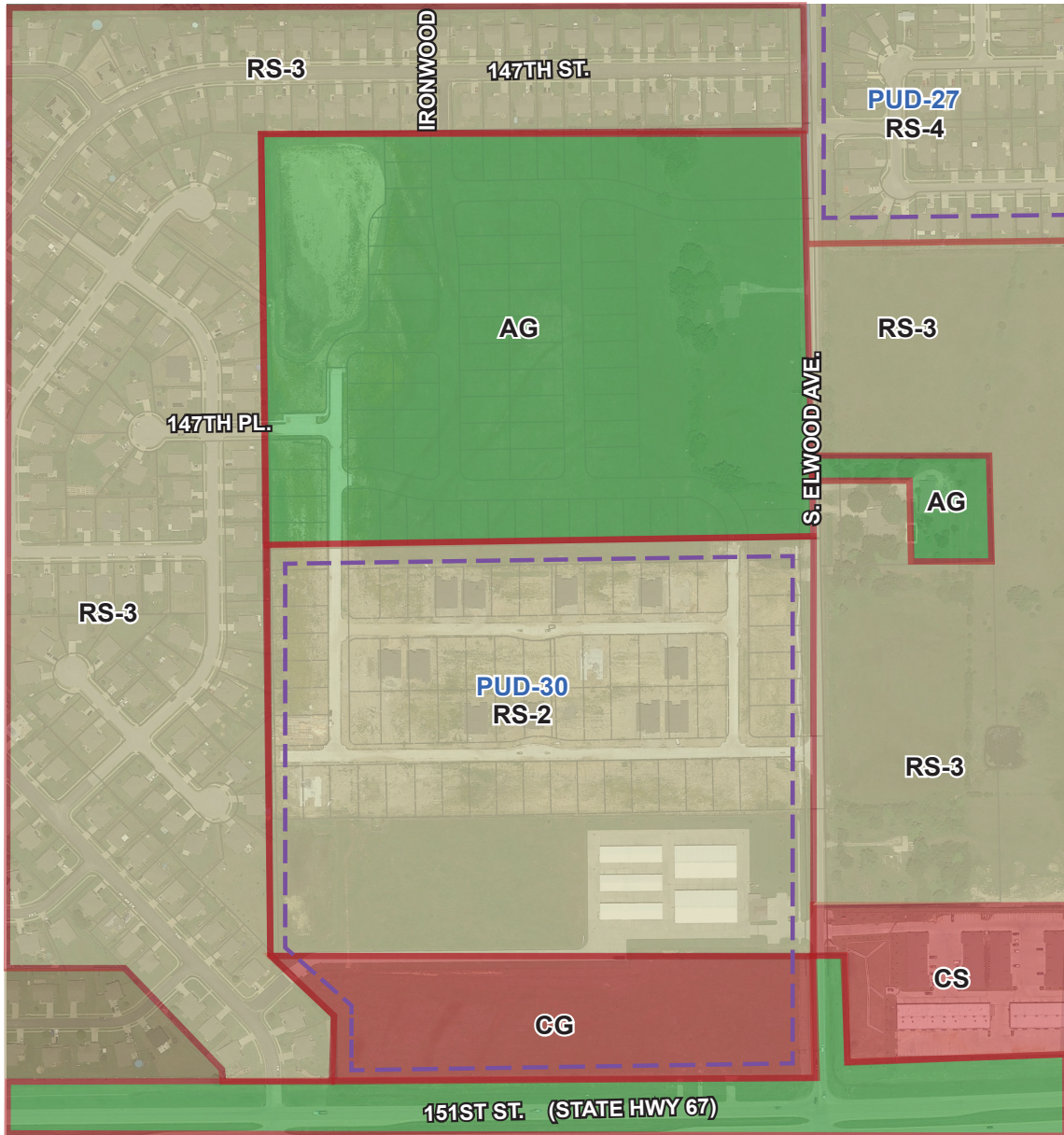


NORTH

PUD 30C

Redbud Glen

EXHIBIT F EXISTING ZONING MAP



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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

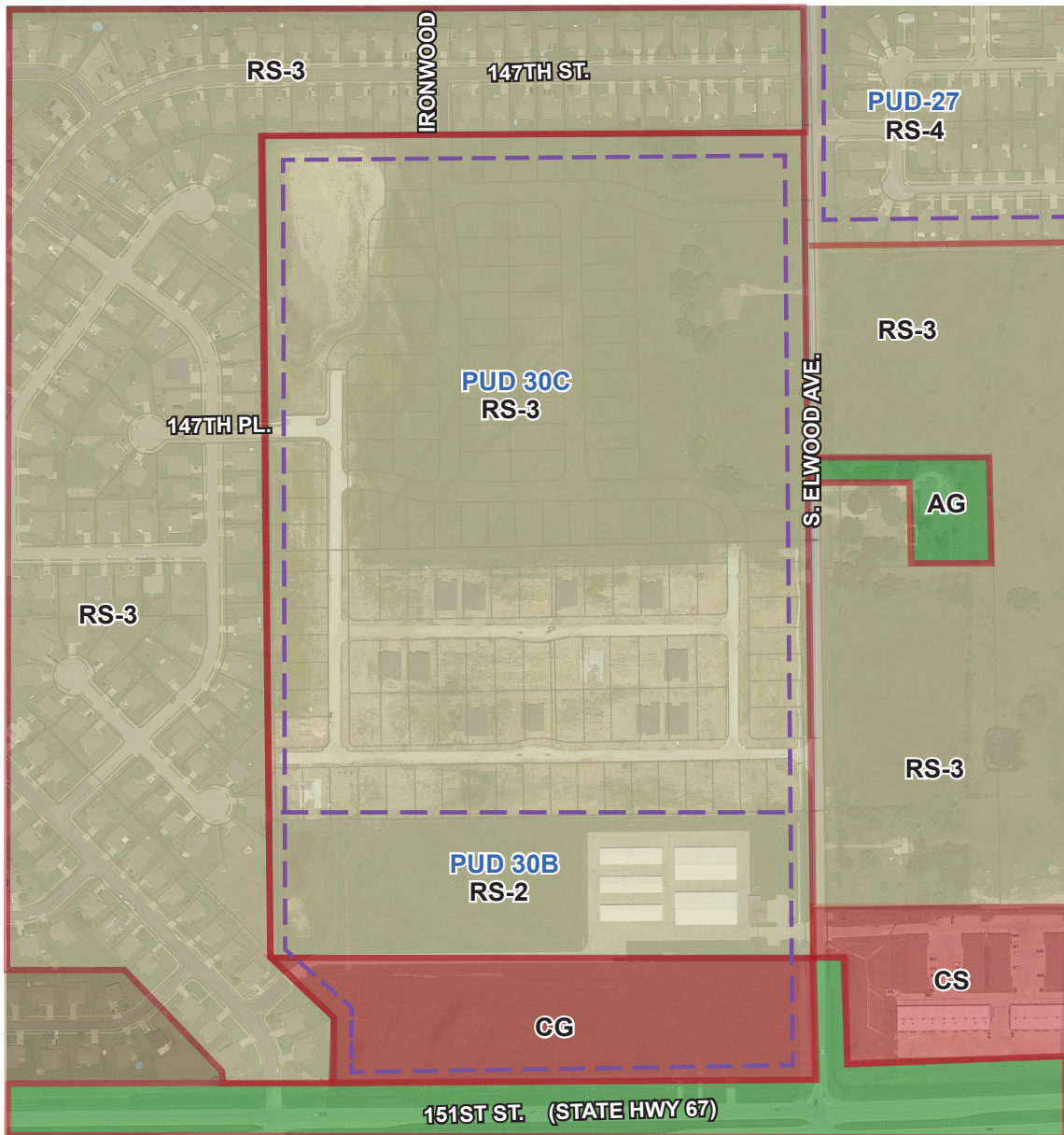
NOT TO SCALE



PUD 30C

Redbud Glen

EXHIBIT G PROPOSED ZONING MAP



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PUD 30C
SEPTEMBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



PUD 30C

Redbud Glen

EXHIBIT H

COMPREHENSIVE PLAN MAP 2017 GLENPOOL COMPREHENSIVE PLAN



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary

ADOPTED
11/14/2017



Private Development Standards / PUD Notes

Date: November 03, 2022

Subject: 22108 Redbud Glen II

1. From PUD 30A; observed recorded plat modifications in blue

Private Development and Requirements

The Architectural Review Committee (ARC) shall be formed to review and approve plans for all construction on lots in Redbud Glen. The ARC shall also be responsible for interpreting the development and construction standards contained in the restrictive covenants. The Glenpool Zoning Code Section 11-3-16B requires all restrictive covenants provide a separate document submittal for the purpose of "review as to form", to ensure the proper ownership, maintenance, continuity, and conservation of open spaces within the PUD. Alan R. Staab shall be one member of the ARC, with one additional member to be designated by the developer. All proposed residential buildings shall be reviewed by the ARC prior to building permit application to the City of Glenpool.

All lots shall be for single-family residential lots use only.

Minimum house square footage shall be 1700 SQ. FT. for single story residences, and 2500 SQ. FT. for two story residences.

~~All homes shall be 70% masonry on the first floor front elevation of the home. Materials other than masonry shall be approved by the Architectural Review Committee (ARC) and shall be of sufficient quality to maintain the standards of the neighborhood. Hardie Board may be used to satisfy the masonry requirement.~~

All homes shall be 75% brick, brick veneer, stone, stone veneer, or stucco, provided that the remaining exterior may be constructed of wood, Masonite, or hardie [sic] board.

No mill-finished windows shall be permitted on any home in Redbud Glen.

Exposed stem walls shall be covered with brick, stone, or stucco.

All homes shall have minimum garage space for two automobiles.

No pre-existing or off-site built buildings may be moved onto any lot. All out buildings of any nature must be approved in writing by the Architectural Review Committee (ARC) and shall be constructed on-site.

Any fence separating a lot from another lot shall be of wood, stone, brick, or wrought iron. The ARC shall first approve any painted fence as to color. Fences shall not exceed 6' in height without the prior approval of the ARC.

All retaining and decorative walls shall be of stone, brick, or other compatible material to the masonry used on the home. No railroad tie walls will be permitted under any circumstance.

Unless approved by the Architectural Review Committee (ARC), Homes shall have a roof pitch of at least 6/12 ~~on 75% of the roof area. A roof pitch of less than 6/12 may be approved by the architectural committee if consistent with the design features of the home, except for those related to covered porches and covered patios.~~

All lots shall be professionally landscaped on the front and street facing side elevations upon completion of the home. All front, side, and back yards shall be fully sodded upon completion of the home. All yard and landscape areas shall be fully irrigated. Each lot upon completion of construction shall have a minimum of two trees planted that are a minimum of 2.5" caliper each. Landscape plans must be approved by the ARC.

All roofs shall be covered with roofing material having a 30-year or more rating (such as "Tamko Heritage Thirty Weathered Wood"), or slate or tile if approved by the ARC. Any waiver of this restriction by the ARC must be dated and in writing. All roof flashing and valleys shall be made of bronze, copper, or painted material. All roof vents are to be painted to blend in with the color of the roofing material.

All fireplace chimneys shall be veneered with brick, stone, or stucco and have copper chimney cap or painted metal cap approved by the ARC.

No antennas shall be permitted except a 20-inch satellite dish, the location of which shall be approved by the ARC.

Except for customary and usual "for sale" signs and customary and usual name and address signs, no sign of any kind shall be placed or maintained on any part of any lot, or on any structure except with the written consent of the ARC.

No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock or poultry of any kind shall be raised, bred, or kept at any residence or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors.

No commercial structures shall be erected, maintained, or operated on any lot except for real estate sales. Management and construction offices, which may, with the prior written consent of the developer, be erected, maintained, and operated on any lot or in any building or structure now or hereafter erected on

any lot, provided the offices are used solely in connection with the development of the property or the construction of improvements on the property, or the management, rental, or sale of any part of the property, or of improvements now or hereafter erected thereon and provided that such offices shall be removed upon completion of sales or construction as the case may be.

Recreational vehicles, boats, trailers, campers, and other large recreational equipment shall not be stored on any lot for a period exceeding 24 hours.

No inoperative vehicle or machinery shall be stored on any lot, and each lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed, or mowed to prevent growth of weeds or tall grass.

No exterior clothes dryer or clothes drying line shall be erected, installed, or maintained on any lot or on any structure thereon.

Residences with the same front architectural elevation shall not be visible one to the other.

No lot within subdivision shall be further divided or lot split without approval of ARC and City of Glenpool, Oklahoma, as required by law.

All lots shall use a standard mailbox as selected by the Architectural Review Committee.

Above ground pools are prohibited.

All homes within the subdivision shall include professional installation of a gutter and downspout system, unless otherwise approved by the ARC.

All common areas, private streets, stormwater detention ponds and park/playground area, shall be maintained by the Home Owner's Association (HOA).

Approved
PUD 30C (Redbud Glen)
Development Plan Text

REDBUD GLEN

PUD 30A



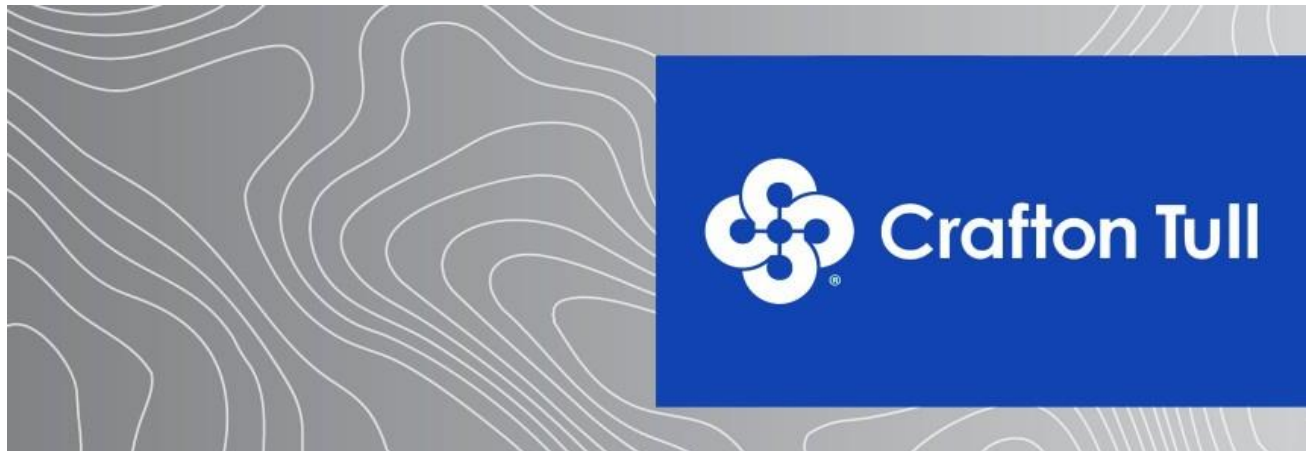
Single-Family Residential

Planned Unit
Development



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Final Development Plan

Development Plan

The proposed Redbud Glen is located at 423 W. 151st St. S.; the northwest corner of the intersection of 151st St. S. and S. Elwood Ave. The property is presently part of PUD 30, a 48.29-acre mixed-use development with three development areas 'A', 'B', 'C'. Development Area 'B', the middle portion of the property, has been platted as Glenpool Center South. This was developed with the first phase of the Arrowhead Self Storage. The approximate 30.1 acres of unplatted land to the north of PUD 30 is Residential Development Area "C" and is now being modified by this new PUD 30A. The remaining unplatted land to the south contains approximately 7.6 acres corresponding to Commercial Development Area "A" within PUD 30 and is unmodified by this PUD 30A.

The proposed project is a gated, single-family residential neighborhood; the proposed plan provides two public green spaces with amenities and sidewalks that will be maintained by the Home Owners Association (HOA) throughout the addition to accommodate active/passive recreation and pedestrian/bicycle circulation.

Streets will be private and therefore will be maintained by the HOA. All streets will be designed to comply with the City of Glenpool standards for residential streets. All streets will have curb and gutter with stormwater inlets. Storm water will be collected in the detention pond in the northwest corner of the property. The HOA will maintain the stormwater detention pond.

Access and Circulation

Access to the development area will be from South Elwood Avenue and South Hickory Circle. The main entrance to the gated community will be located on South Elmwood Avenue. One road stubout to the north of the property will have emergency access gates. The streets will be private in the gated residential neighborhood. Reference the site circulation plan found in Exhibit "G"

Topography

The Existing Topography can be found in the attached Exhibit "J", with an elevation high point of (751 FT) above mean sea level and a low point of (724.50 FT) above mean sea level. The project is located in Fema Flood Zone "X". The property is considered to be located in a minimal flood hazard area according to the attached FEMA Firmette Flood Hazard Map located in Exhibit "H".

Bulk and Area Requirements

The residential density does not exceed the maximum density. According to the permitted dwelling units equation, permitted dwelling units = gross area of property located within a residential district divided by minimum land area per dwelling unit permitted in the applicable district.

Overall Summary of Density and Lot Size

Gross site area = 30.1 acres (1,311,156 sq. ft)

Minimum dwelling size in current zoning = 12,325 sq. ft / unit

Maximum dwelling units allowed = 1,311,156 sq. ft / 12,325 sq. ft / unit = 106 units

Dwelling units proposed = 73

This formula is based on the formula outlined in the Zoning Code in effect at the time of PUD 30 approval (Zoning Code, Title 11 of City Code, as adopted by Ordinance # 665 September 17, 2012, and as amended).

Current and New Proposed Zoning Comparison

BULK AND AREA REQUIREMENTS	PUD-30	PUD-30A
Maximum Number of Lots:	73	73
Lot width (min.ft.):	85	65
Lot area (min. sq. ft.)	11,000	6,900
Land area per d.u. (min. sq. ft.):	12,325	12,325
Structure height (max. ft.)	35	35
Livability space per d.u. (min. sq. ft.)	6,000	5,000
External boundaries: (min. ft.)		
Right-of-way line abutting South Elwood Avenue	35	35
North boundary line	25	20
South boundary line	20	20
West boundary line	20	20
Front yard (min. ft.):	30	25
Interior rear yard- abutting an arterial (min. ft.):	35	35
Interior rear yard- abutting all other streets (min. ft.):	25	20
Interior side yard- one side yard (min. ft.):	10	5
Interior side yard- other side yard (min. ft.):	5	5

Living Area Requirements

No one story residence having less than 1,700 square feet of living area shall be erected on any lot within the development area. No two story residence having less than 2,500 square feet of total living area and less than 1,500 square feet of living area on the first floor shall be erected on any lot within the development area. The purpose is to develop larger houses with more amenities. House layouts are displayed in Exhibit "E".

Private Development and Requirements

The Architectural Review Committee (ARC) shall be formed to review and approve plans for all construction on lots in Redbud Glen. The ARC shall also be responsible for interpreting the development and construction standards contained in the restrictive covenants. Zoning Code Section 11-3-16B requires all restrictive covenants provide a separate document submittal for the purpose of "review as to form", to ensure the proper ownership, maintenance, continuity, and conservation of open spaces within the PUD. Alan R. Staab shall be one member of the ARC, with one additional member to be designated by the developer.

All lots shall be single-family residential lots only.

All homes shall be 70% masonry on the first floor front elevation of the home. Materials other than masonry shall be approved by the Architectural Review Committee (ARC) and shall be of sufficient quality to maintain the standards of the neighborhood. Hardie Board may be used to satisfy the masonry requirement.

No mill-finished windows shall be permitted on any home in Redbud Glen.

Exposed stem walls shall be covered with brick, stone, or stucco.

All homes shall have minimum garage space for two automobiles.

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Homes shall have a roof pitch of at least 6/12 on 75% of the roof area. A roof pitch of less than 6/12 may be approved by the architectural committee if consistent with the design features of the home.

All lots shall be professionally landscaped on the front and street facing side elevations upon completion of the home. All front, side, and back yards shall be fully sodded upon completion of the home. All yard and landscape

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No animals, livestock or poultry of any kind shall be raised, bred, or kept at any residence or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors.

No commercial structures shall be erected, maintained, or operated on any lot except for real estate sales. Management and construction offices, which may, with the prior written consent of the developer, be erected, maintained, and operated on any lot or in any building or structure now or hereafter erected on any lot, provided the offices are used solely in connection with the development of the property or the construction of improvements on the property, or the management, rental, or sale of any part of the property, or of improvements now or hereafter erected thereon and provided that such offices shall be removed upon completion of sales or construction as the case may be.

Recreational vehicles, boats, trailers, campers, and other large recreational equipment shall not be stored on any lot for a period exceeding 24 hours.

No inoperative vehicle or machinery shall be stored on any lot, and each lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed, or mowed to prevent growth of weeds or tall grass.

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Above ground pools are prohibited.

All homes within the subdivision shall include professional installation of a gutter and downspout system, unless otherwise approved by the ARC.

All common areas, private streets, stormwater detention pond, and park/playground area, shall be maintained by the Home Owner's Association (HOA).

Conceptual Utility and Drainage Plan

Utilities and Drainage

All necessary utility infrastructure necessary to sustain the community, such as water, sanitary sewer, electric, gas, telephone, and cable are readily available or will be extended as needed to meet the needs of the community.

An existing 12-inch waterline is located on the southwest corner of the PUD 30 tract. The existing waterline belongs to Creek County Rural Water District # 2. A new 8" waterline will be brought across the Arrowhead Storage property into the southwest side of the subdivision. New 6" waterlines will be installed in the neighborhood and connect to the existing 6" waterline on the west side of Elwood Ave. The waterline will be sized to provide fire flow and domestic flow to sustain the proposed neighborhood.

Existing sanitary sewer mains are located along the western property line. Lots 3-7 of Block 2 will be serviced off the existing sanitary sewer main. New sanitary sewer mains will tie into the existing main and will service the rest of the subdivision.

All streets will have stormwater inlets. Stormwater will be discharged from the site in two locations. The first location is in the northwest corner. Stormwater collected in the curb inlets will be conveyed to the detention pond. The second locations is in the northeast corner. Stormwater collected in the curb inlets will be discharged into the existing ditch in the northeast corner of the property.

Soils

USDA Web Soil Survey was used in identifying the soil types within the development. Soils identified on site are Dennis silt loam, Dennis-Pharoah complex, and Okemah Silt loam. The information on the existing soil survey can be found in Exhibit "C" of this proposal. Soils shall be stabilized within building and parking lot construction in accordance with any geotechnical report recommendations.

Design Elements

Amenities

Included in this development is a 0.27-acre common open space located in the northwest corner of the property. It is designated in the proposed development plan to be used for a community playground and gathering space. A budget of \$50,000 will be used to provide equipment for the playground and public spaces. Details of the amenities are shown in Exhibit “B”.

Landscape Plan

In order to create character in the community, the perimeter will have decorative fences made of stucco or wood panels with decorative rock columns on the exterior sides and rear of the property. The front fence, running along Elwood Ave. will be made of wood with decorative rock columns. The exterior boundary on the Elwood Ave. side will provide pedestrian and bicycle linkage between existing and future development. A three-foot fence and landscape easement, between the exterior of the front fence and the front sidewalk will have thirteen new trees planted. The perimeter fences and the trees will create a positive appearance for the community and those traveling through Elwood Ave. All tree sizes will comply with zoning regulation 11-14-4C, item 7. The fence, the front gate, call box, turn around lane, and any other features related to the front gate, detailed pictures is shown in Exhibit “E”. The entry way will be designed to meet stacking requirements that will accommodate the future widening of Elwood Ave.

Development Schedule

The installation of public improvements will commence with the public utility installation (sanitary sewer and water) as well as the public streets, curb & gutter, and storm sewer. The front east fence, gate entrance, and landscaping will be installed during the public infrastructure improvements. The installation of other amenities (playground, walking trails, interior landscaping, pavilion) will be phased as the individual lots are developed and filled in. Bonds will be provided to the City for the cost of such improvements based on the Engineer’s Opinion of Cost.

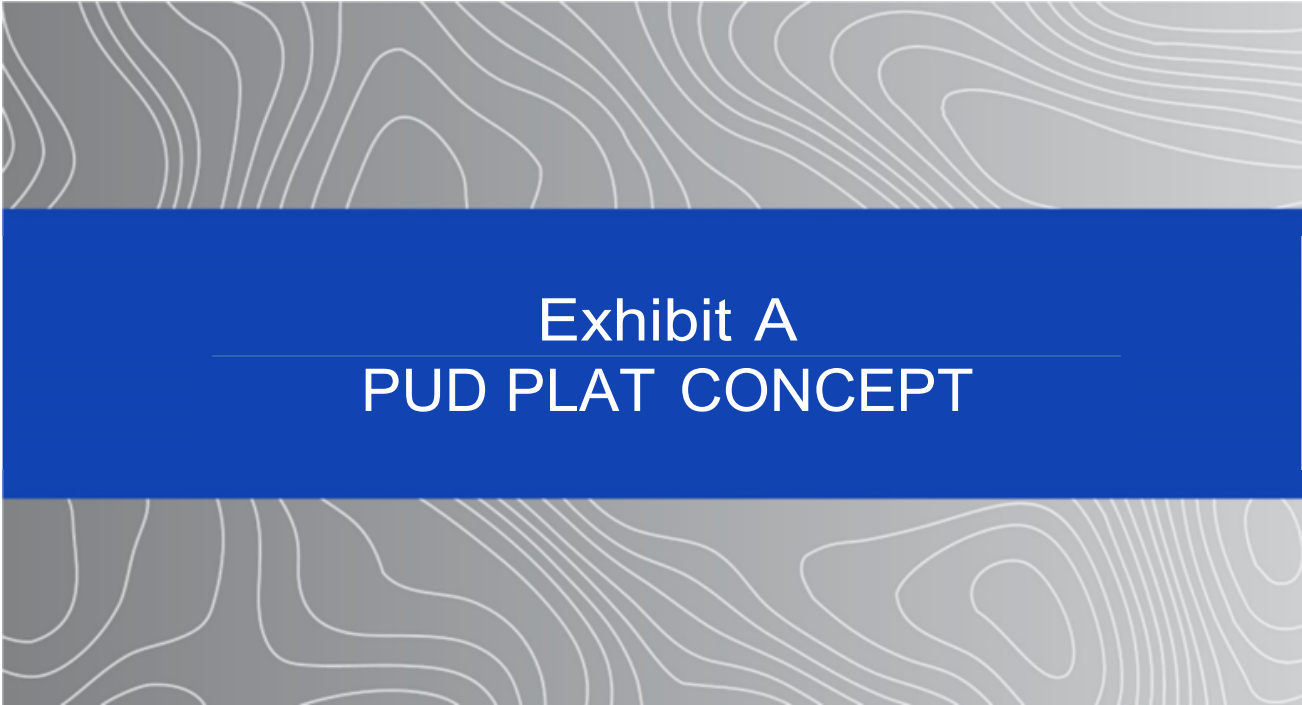
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit A PUD PLAT CONCEPT

Map of the project location in the University Heights area of Cleveland. The map shows the intersection of East 141st St and East 151st St, with U.S. Highway 75 to the west and South Elmwood Ave to the east. The project location is marked with a circle containing the number 14. The map also shows the Glenpool Pool and the Glenpool Center South. The University Heights area is labeled 'UNP'.

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14) TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION FOURTEEN THENCE NORTH 1°07'06" WEST AND ALONG THE EAST LINE OF SAID SECTION FOURTEEN FOR A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°52'54" WEST, AND ALONG THE NORTH LINE OF "GLENPOEN, CENTER SOUTH", A SUBDIVISION WITHIN THE CITY OF GLENPOEN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6860, FOR A DISTANCE OF 1319.44 FEET TO A POINT ON THE EAST LINE OF "THE CROSSINGS AT GLENPOEN, PHASE 1", A SUBDIVISION WITHIN THE CITY OF GLENPOEN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6867, THENCE NORTH 107°29'25" WEST AND ALONG THE EAST LINE OF SAID "THE CROSSING AT GLENPOEN, PHASE 1" FOR A DISTANCE OF 661.62 FEET; THENCE NORTH 88°47'42" EAST A DISTANCE OF 1319.51 FEET TO POINT ON THE EAST LINE OF SAID SECTION FOURTEEN; THENCE SOUTH 107°05'45" EAST AND ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 663.62 FEET TO THE POINT OF BEGINNING.

S 01°07'05" E ALONG THE EAST LINE OF THE SE/4, SECTION
14, T17N, R12E, I.M.

BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
F/E	FENCE EASEMENT
L/E	LANDSCAPE EASEMENT
E.X	EXISTING
(R)	RECORD MEASUREMENT
30 FT	SQUARE FEET
C.C.R.W.D	CREEK COUNTY RURAL WATER DISTRICT #2
1111	STREET ADDRESS

CURRENT OWNER:
GOLD TEAM REALTY GROUP, LLC
ALAN STAAB
2502 EAST 21ST STREET, SUITE B
TULSA OK, 74114

ENGINEER/SURVEYOR:
CRAFTON TULL
220 E. 8th ST.
TULSA, OK 74119
PH 918.584.0347

SUBJECT TRACT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

FIRM PANEL: 40130409K

EFFECTIVE DATE: 08/03/2019

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY EASEMENT

UTILITY EASEMENT
/DRAINAGE EASEMENT
BY SEPARATE
DOCUMENT

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL CURB DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
6. CURB SHALL MATCH TO CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
7. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICLE TRAFFIC TO AND FROM THE SITE.
8. REFER TO UTILITY PLAN FOR UTILITY INFORMATION.
9. ALL PRIVATE STREETS ARE LOCATED WITHIN RESERVE AREAS TO BE DEDICATED TO THE HOA. RESERVE AREA "C" ON THIS PLAN.

PROPOSED SIDEWALK

STANDARD ASPHALT PAVING
RESERVE AREA "C"

5' CONCRETE PROPOSED SIDEWALK
TO BE BUILT BY DEVELOPER

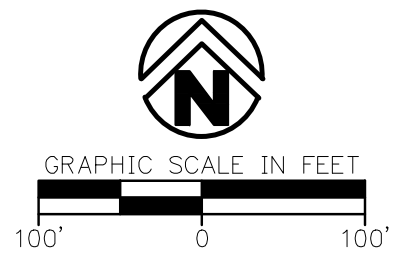
5' GRAVEL PROPOSED PATH TO
BE BUILT BY DEVELOPER

201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2020



REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18400500
ISSUE DATE: 6/23/2020
CONTACT: JERRY J. KELSO
CHECKED BY:

ISSUED FOR
CONSTRUCTION

© 2020 Crafton, Tull & Associates, Inc.

SITE PLAN

C-101

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
9. ALL PRIVATE STREETS ARE LOCATED WITHIN RESERVE AREAS TO BE DEDICATED TO THE HOA. RESERVE AREA "C" ON THIS PLAT.

LEGEND (EXISTING)

SYMBOLS	LINEWORK
○ FOUND IRON PIN	EASEMENT
☆ LIGHT POLE	CURB
	ASPHALT
	RIGHT OF WAY
	ROAD CENTERLINE

BL
U/E
D/E
F/E
L/E
EX
RV
SQ FT
C.C.R.W.D

LEGEND

BUILDING LIMIT LINE
UTILITY EASEMENT
DRAINAGE EASEMENT
FENCE EASEMENT
LANDSCAPE EASEMENT
EXISTING
RECORD MEASUREMENT
SQUARE FEET
CREEK COUNTY RURAL WATER DISTRICT PROPOSED PATH TO BE BUILT BY DEVELOPER

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	EASEMENT
☆ LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

PROPOSED SIDEWALK
STANDARD ASPHALT PAVING
RESERVE AREA "C"
5' CONCRETE PROPOSED SIDEWALK TO BE BUILT BY DEVELOPER



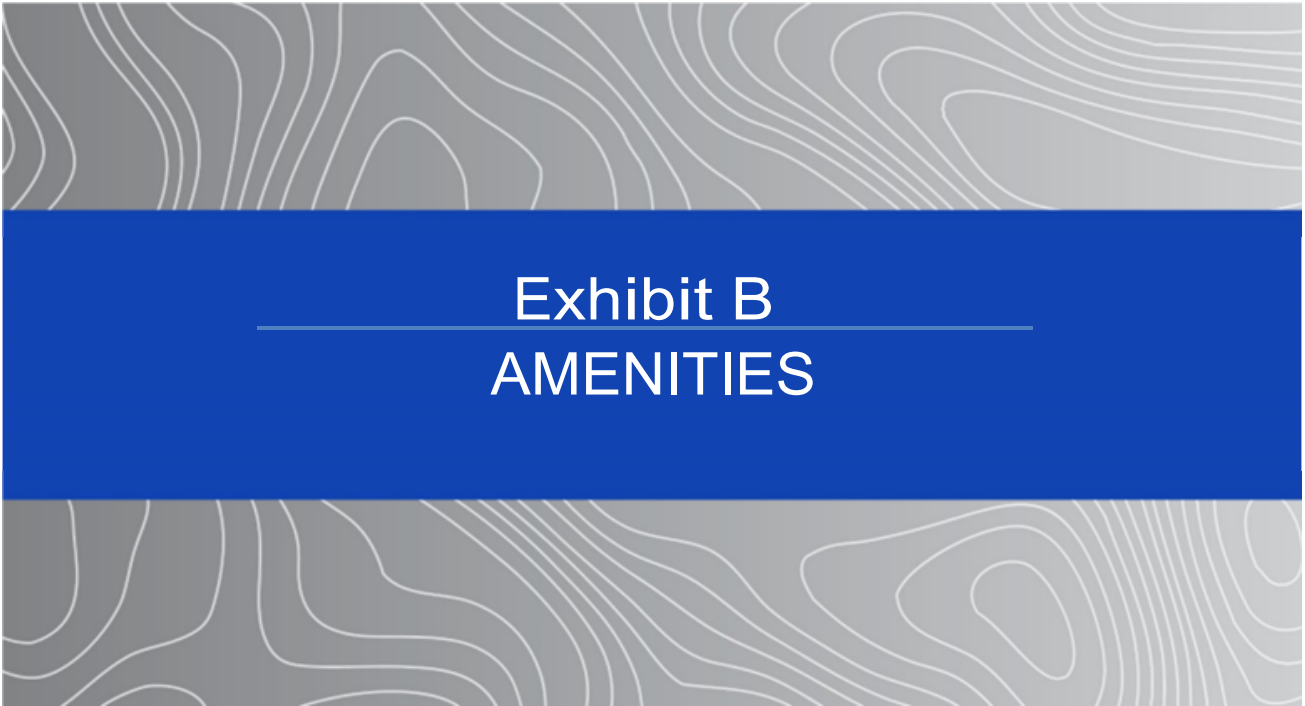
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit B" and "AMENITIES" is written in white, centered within this blue band. A thin white horizontal line is positioned just above the word "AMENITIES".

Exhibit B AMENITIES

OPTION 1:
AGE 2-12 PLAY STRUCTURE

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2



Glenpool Neighborhood Park Playground – View A
Glenpool, Oklahoma

OPTION 1: AGE 2-12 PLAY STRUCTURE

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2

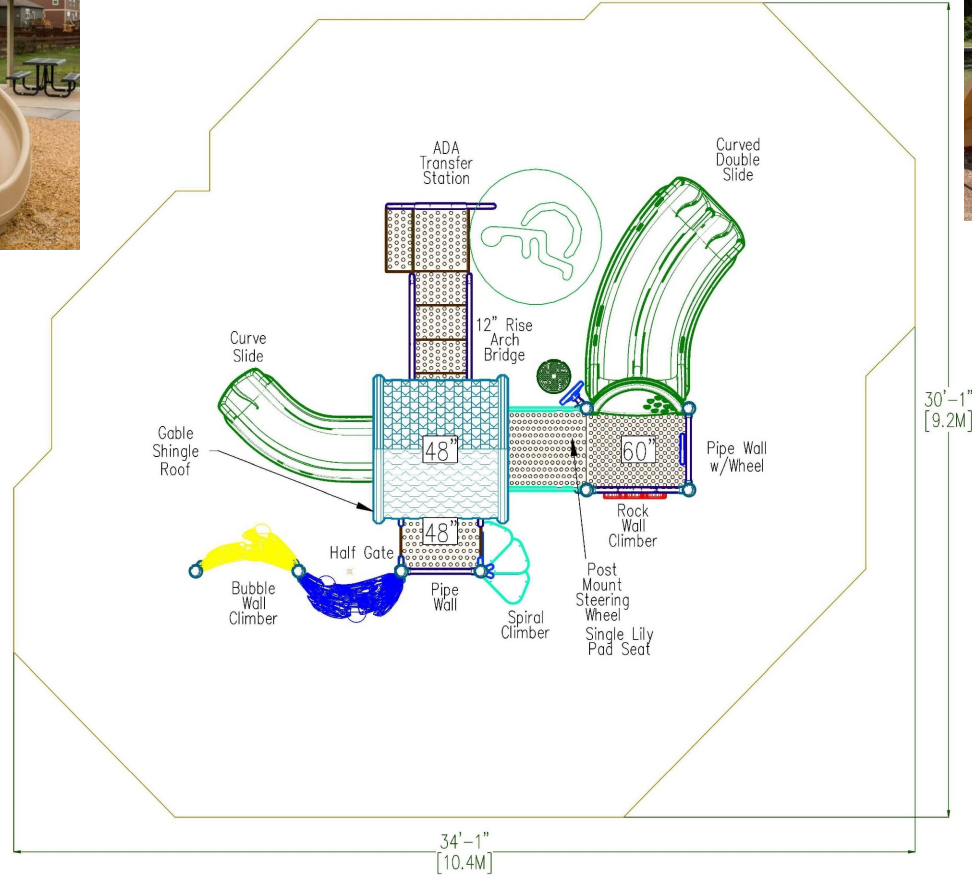


Glenpool Neighborhood Park Playground – View B

Glenpool, Oklahoma

17

**OPTION 1:
AGE 2 – 12 PLAY STRUCTURE**



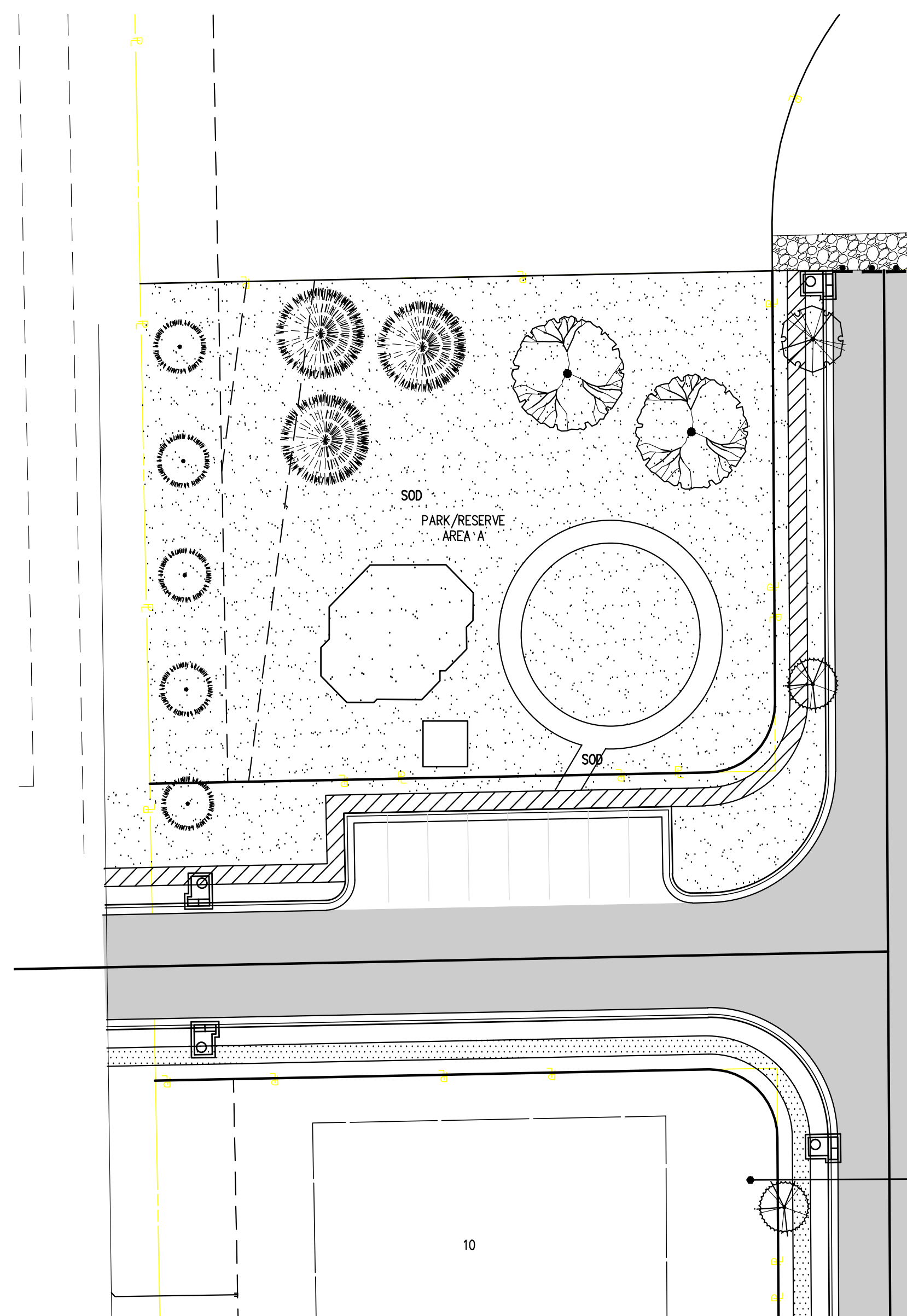
Glenpool Neighborhood Park Playground – Top View

Glenpool, Oklahoma

18

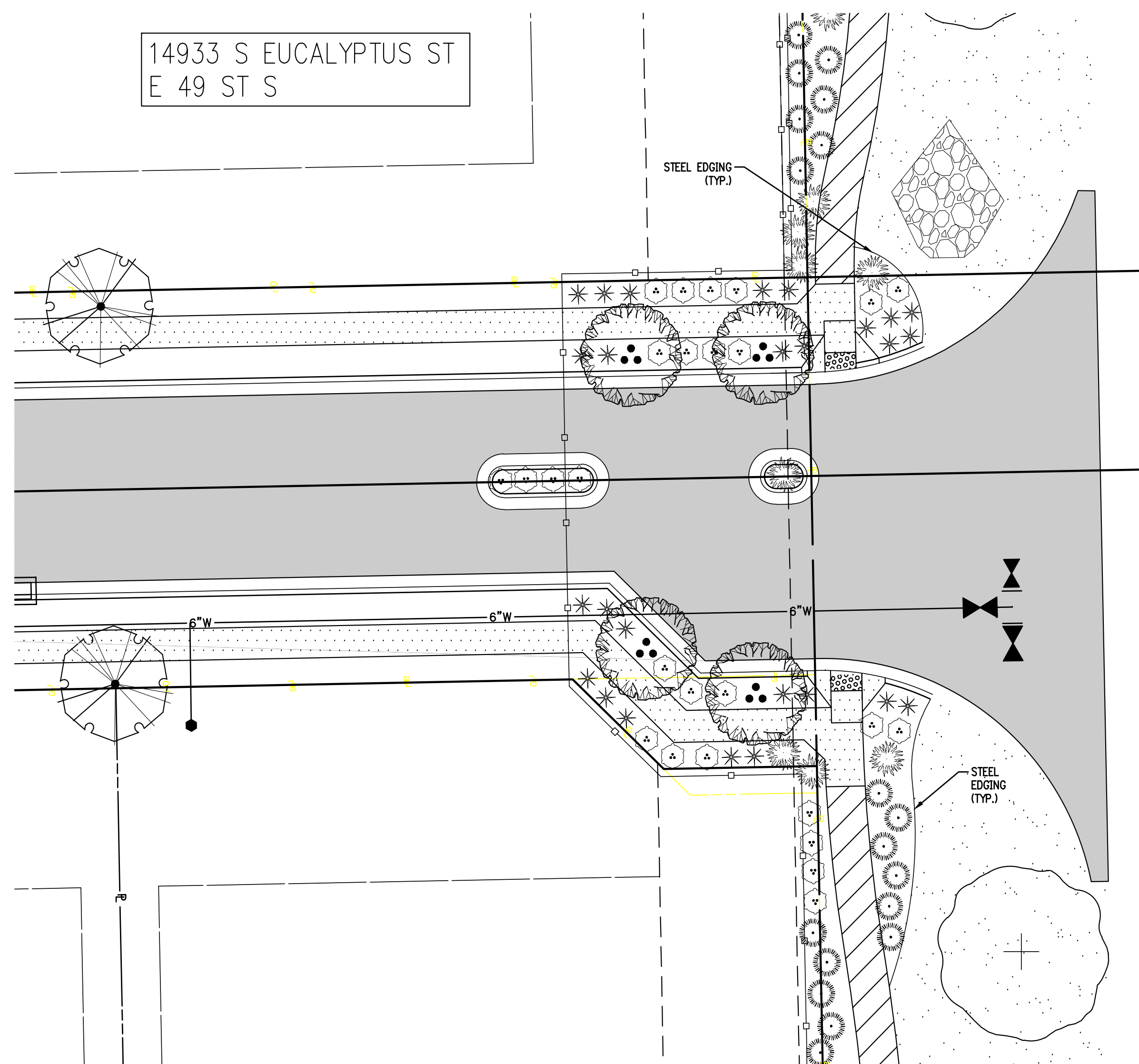
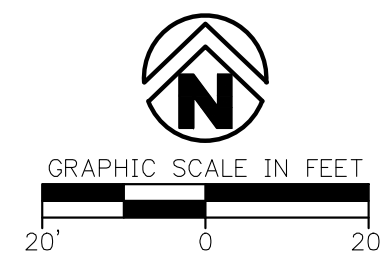


SCISSORTAIL GLEN, Glenpool, OK
Image Board #one



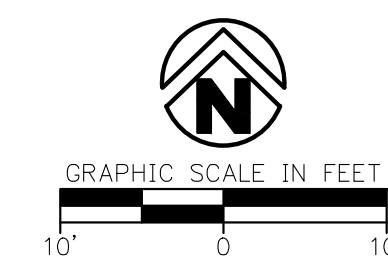
PLANT SCHEDULE RESERVE "A"			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	PINUS TAEDA / LOBLOLLY PINE	2' CAL.	5
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2-3 1/2" CAL, 10-12' HT.	2
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL, MIN. 8'-10' HT. MIN.	3
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	16.285 SF

RESERVE AREA "A"
LANDSCAPE PLAN



PLANT SCHEDULE ENTRY				
TREES	BOTANICAL / COMMON NAME	CONT	QTY	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8' HT. MIN.	4	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	26	
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL. 18" HT. MIN.	6	
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	22	

ENTRY
LANDSCAPE PLAN



REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

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PROJECT NO: 18400500

ISSUE DATE: 6/23/2020
CONTACT: JERRY L. KEL

CHECKED BY: _____

ISSUED FOR

ISSUED FOR
CONSTRUCTION

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10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

RESERVE AREA.

ENLARGEMENT

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

103

L-104

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit C

USDA NRSC Soil Survey





Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	8.9	45.8%
13	Dennis silt loam, 3 to 5 percent slopes	2.3	11.8%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	5.4	27.8%
43	Okemah silt loam, 0 to 1 percent slopes	2.8	14.5%
Totals for Area of Interest		19.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulsa County, Oklahoma

12—Dennis silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tgsq

Elevation: 460 to 1,260 feet

Mean annual precipitation: 37 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Interfluves

Landform position (two-dimensional): Foot-slope, summit Landform position (three-dimensional): Base slope, interflue

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (non-irrigated): 2e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Eram

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Foot slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Kenoma

Percent of map unit: 2 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Pharoah

Percent of map unit: 1 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

13—Dennis silt loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thf0

Elevation: 600 to 1,000 feet

Mean annual precipitation: 41 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Hillslopes

Landform position (two-dimensional): Back-slope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 3e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder, back-slope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Collinsville

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Back-slope Landform position

(three-dimensional): Side slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Shallow Sandstone Upland (R112XY105OK)

Hydric soil rating: No

Eram

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Foot-slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Parsons

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

15—Dennis-Pharoah complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wqf6

Elevation: 560 to 980 feet

Mean annual precipitation: 39 to 43 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 70 percent Pharoah and
similar soils: 20 percent Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dennis

Setting

Landform: Interfluves
Landform position (two-dimensional): Foot slope, summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 10 inches: silt loam
BA - 10 to 20 inches: silty clay loam
Bt1 - 20 to 25 inches: silty clay
Bt2 - 25 to 62 inches: silty clay
C - 62 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high
(0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability
classification (non-irrigated): 2e Hydrologic Soil Group: C/D
Ecological site: Loamy Upland (R112XY103KS)
Hydric soil rating: No

Description of Pharoah

Setting

Landform: Paleoterraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Old clayey alluvium over residuum weathered from shale

Typical profile

Ap - 0 to 7 inches: silt loam

BA - 7 to 12 inches: silty clay loam
Bt1 - 12 to 23 inches: silty clay Bt2 - 23 to 47 inches:
silty clay Bt3 - 47 to 59 inches: clay
BC - 59 to 79 inches: clay

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 13.0

Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 4w Hydrologic Soil Group: D

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Minor Components

Parsons

Percent of map unit: 10 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

43—Okemah silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2vwfz

Elevation: 610 to 920 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 57 to 64 degrees F

Frost-free period: 190 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Okemah and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Okemah

Setting

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Clayey and loamy colluvium or alluvium over clayey residuum weathered from shale

Typical profile

A1 - 0 to 14 inches: silt loam

A2 - 14 to 18 inches: silty clay loam

Bt - 18 to 47 inches: silty clay

BC - 47 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (non-irrigated): 1

Hydrologic Soil Group: C/D

Ecological site: Loamy prairie (Northeast) PE 62-80 (R112XY059OK)

Hydric soil rating: No

Minor Components

Pharoah

Percent of map unit: 5 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan prairie PE 62-80 (R112XY010OK)

Hydric soil rating: No

Summit

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Back-slope, foot slope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, convex

Across-slope shape: Concave

Ecological site: Loamy Upland (Draft) (PE 35-42) (R112XY015KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position (three-dimensional):

Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Summit Prairie (R112XY011MO)

Hydric soil rating: No

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit D" and "FEMA Firmette" is written in white, centered within this blue band. A thin white horizontal line is positioned just below the text "Exhibit D".

Exhibit D

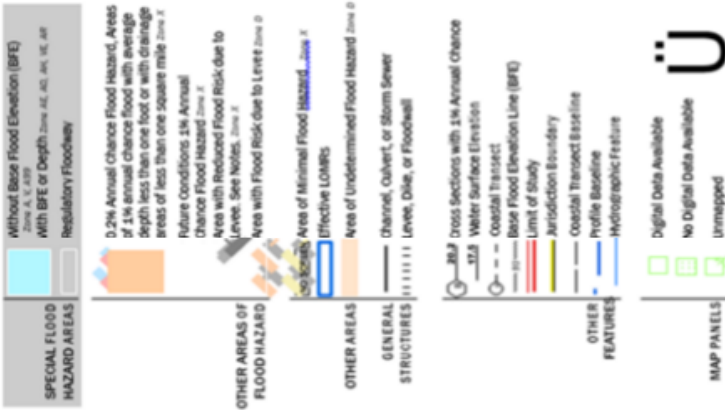
FEMA Firmette

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is of void as described below. The basemap shown complies with FEMA's [accuracy standards](#).

The flood hazard information is derived directly from the authoritative NFPA, with services provided by FEMA. This map was encoded on [12.18.2018 at 4:14:06 PM](#) and does not reflect changes or annotations subsequent to this date and time. The NFPA and effective information data should be become superseded by the data over time.

This map image is valid if the one or more of the following map elements do not [change](#): imagery, flood zone labels, legend, scale bar, map caption data, community identifiers, FIRM panel number, and FIRM effective date. Map images for [unmapped](#) and [unmodified](#) areas cannot be used for regulatory purposes.

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Exhibit E
**ENTRY WAY CONCEPT
AND FENCING**

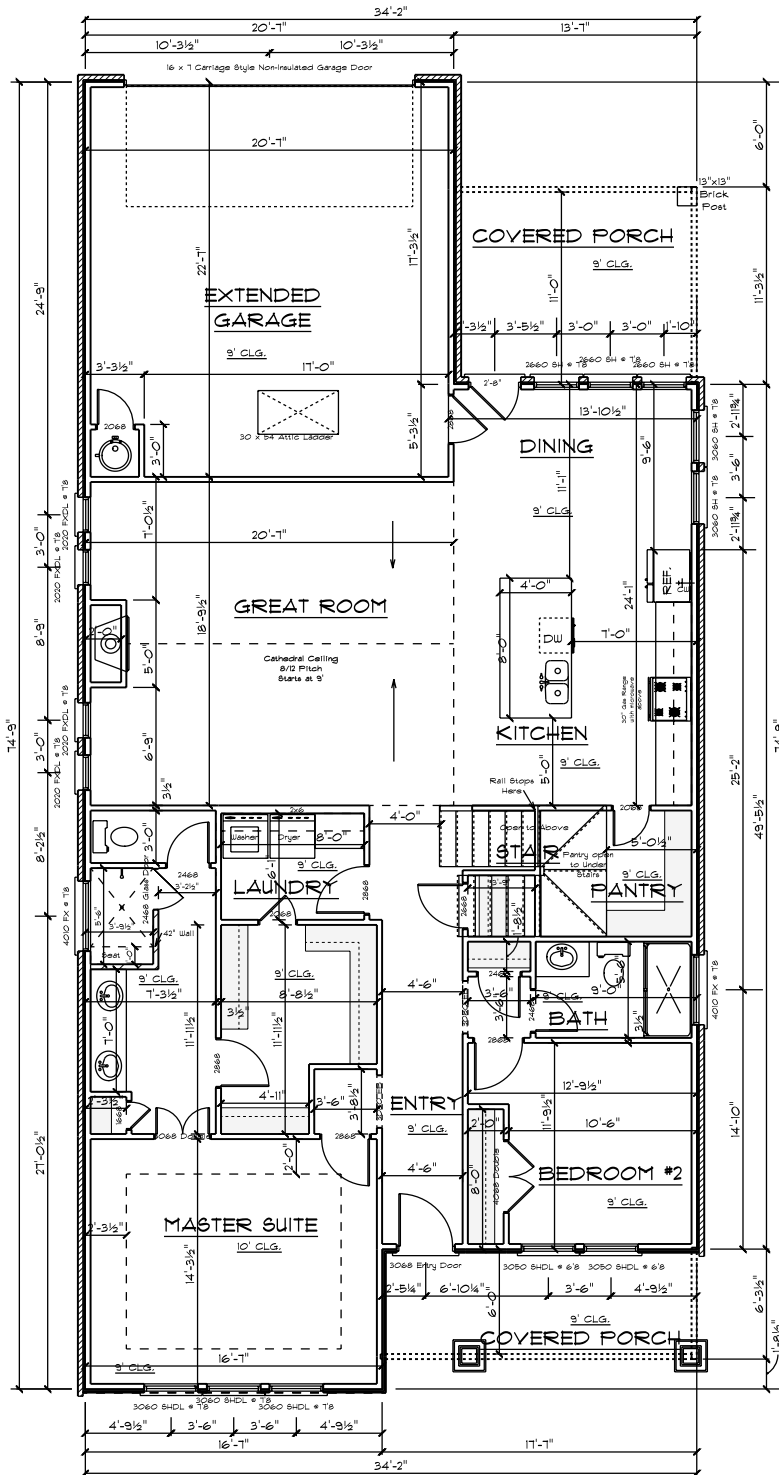


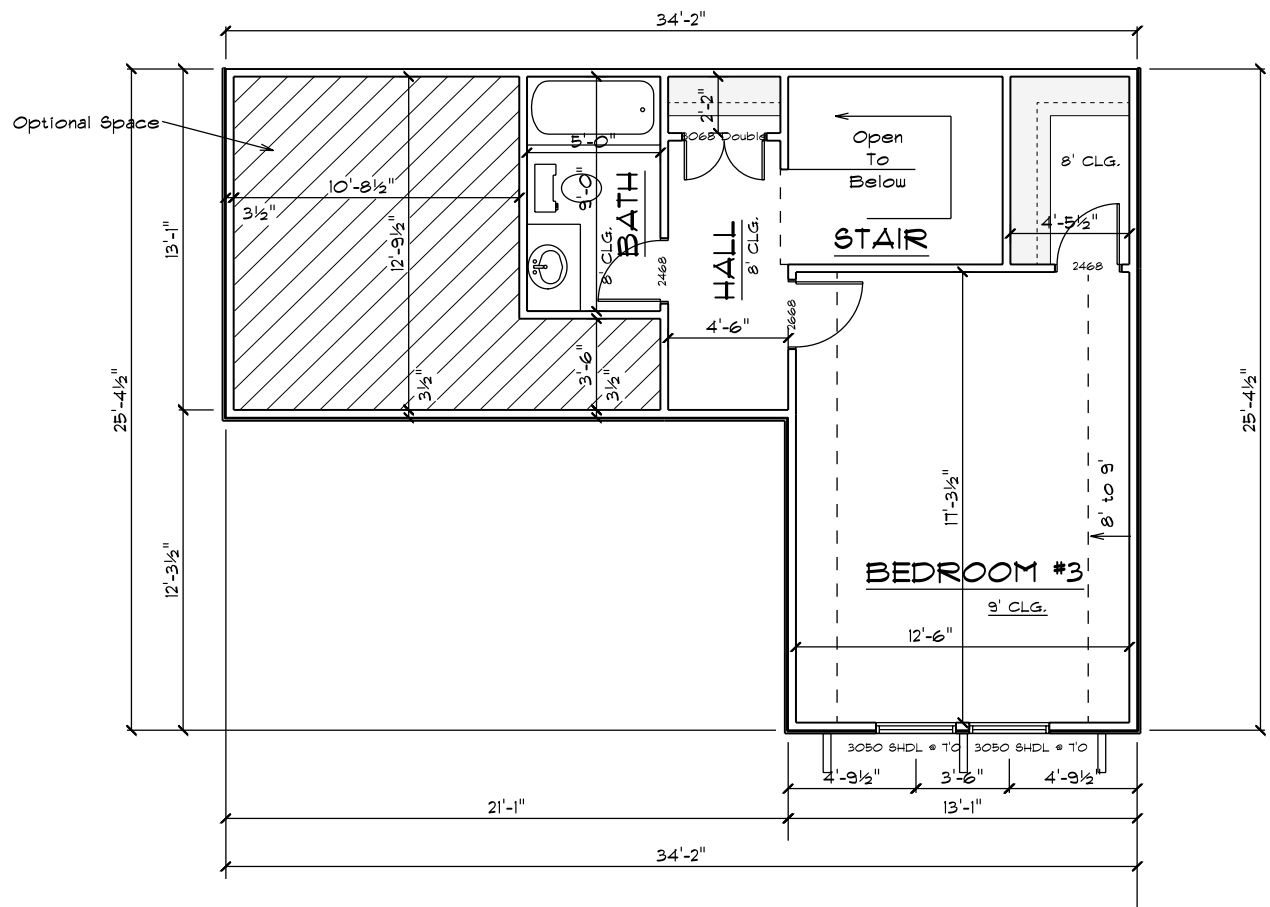


The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit F" and "House Layouts" is written in white, centered within this blue band.

Exhibit F

House Layouts





393 SF
Optional 171 SF

1960



English Tudor



American Craftsman



Hill Country

2168



Craftsman



Farmhouse

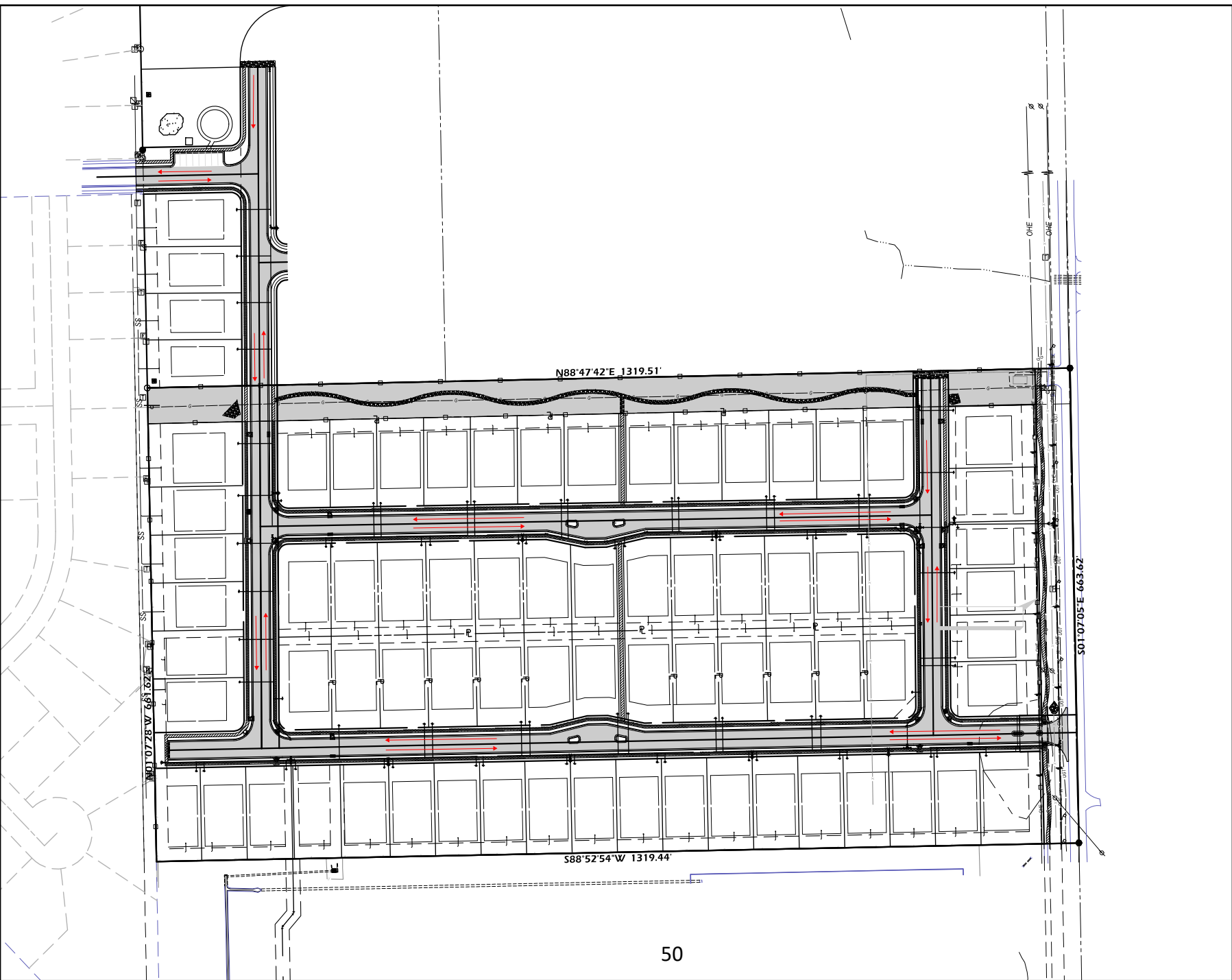


Tudor

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit G

Tentative Circulation Plan



The image features a topographic map with grey contour lines on a light grey background. A solid blue horizontal bar is centered across the middle of the map. The text "Exhibit H" and "Topographic Map" is written in white, sans-serif font within this bar. A thin white horizontal line is positioned just below the text "Exhibit H".

Exhibit H

Topographic Map

