



**NOTICE
GLENPOOL UTILITY SERVICE AUTHORITY
REGULAR MEETING**

A Regular Session of the Glenpool Utility Service Authority will be held at 6:00 p.m. immediately following the Glenpool City Council Meeting on February 3, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

NOTE: The Glenpool Utility Service Authority 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 GUSA Board 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: lasmith@cityofglenpool.com **PRIOR TO 6:00 PM, FEBRUARY 3, 2025.**

AGENDA

Page

- A) **Call to Order - Joyce G. Calvert, Chair**
- B) **Roll Call, Declaration of Quorum – Lesli Smith, Secretary; Joyce G. Calvert, Chair**
- C) **Management Report**
- D) **Trustee Comments**
- E) **Public Comments**
- F) **Consideration and appropriate action relating to a request for approval of the Consent Agenda.**

(All matters listed under "Consent" are considered by the GUSA Board to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Approval of the minutes from the January 6, 2025, meeting. 3 - 4
[GUSA - 06 Jan 2025 - Minutes - Pdf](#)

- 2) Approval of the sales quote received from Vermeer Great Plains for the 5 - 14
purchase of a vac trailer with valve actuator as described for a total purchase
price of \$55,228.00 using the 02-6-16-6333 Capital Purchases fund.
[2025-02-03 PW Purchase - Vermeer Vac Trailer - with attachment](#)

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

H) Scheduled Business

- 1) Discussion and possible action to approve, amend or deny the Change 15 - 24
Order#01 for the construction of the temporary construction access road in
accordance with the Temporary Construction Easement Agreement dated
February 3, 2025.
(David Agbetunsin, City Engineer)
[Staff Report - Change Order \(Final\)](#)
- 2) Wastewater Treatment Facility Project update and discussion. 25 - 36
(David Agbetunsin, City Engineer)
[WWTF GUSA Board December and January Update](#)

I) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on January 31, 2025, at 11:30am.

Signed:Lesli Smith

City Clerk



MINUTES
GUSA Meeting
Monday, January 6, 2025 Council Chambers 6:00 PM

TRUSTEES PRESENT: Tim Fox
Jacqueline Triplett-Lund
Joyce Calvert
Chris Brobst
Shayne Buchanan

TRUSTEES ABSENT:

STAFF PRESENT: David Tillotson
Lea Ann Reed
Joe Wuest

STAFF ABSENT: Lesli Smith

- A) Call to Order - Joyce G. Calvert, Chair**
Chair Calvert called the meeting to order at 7:57 p.m.
- B) Roll Call, Declaration of Quorum – Lesli Smith, Secretary; Joyce G. Calvert, Chair**
LeaAnn Reed called the roll; Chair Calvert declared a quorum present. Jana Burk Attorney, of Rosenstein, Fist & Ringold, were also in attendance.
- C) Management Report**
There was not an additional management report.
- D) Trustee Comments**
There were no trustee comments.
- E) Public Comments**
There were no public comments.
- F) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the GUSA Board to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)**
- 1) Minutes from the December 2, 2024, and Special December 19, 2024 meetings.

- 2) Approval of the updated Engagement Letter from Hinkle & Company, PC, adding federally required single audit services to the scope of the FYE June 30, 2024, audit.

Moved by Tim Fox, seconded by Shayne Buchanan

To approve the consent agenda.

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

CARRIED.

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

No items removed from the consent agenda.

H) Scheduled Business

No items in scheduled business.

I) Adjournment

The meeting was adjourned at 7:59 p.m.



To: Honorable Chairman and Trustees, Glenpool Utility Services Authority

From: Jesse Hale, Public Works Director

Date: February 3, 2025

Re: Discussion and possible action to approve or deny a quote for the purchase of a small vac trailer for water valve maintenance.

A maintenance program that has been very difficult for the distribution staff to keep up with is valve maintenance. Each valve requires three revolutions per inch of diameter plus three extras revolution. This is a very physically demanding task, especially with over 600 valves in our system. It is recommended that each valve be exercised annually. In lieu of hiring a contractor to run this program, there is a quality option available to the City. This is a vac trailer with valve exerciser option. This trailer allows for a single operator to actuate a valve several times in under 5 minutes all while tracking the number of turns (demonstrating valve size) and the torque required to make the turns. Should any valves have buildup within the valve riser, the vacuum portion of the trailer along with the high pressure on board water can clean it out to allow staff to actuate the valve. This single piece of equipment will allow one crew member to knock out the entire system within 30 workdays. As such, we can easily double our efforts and exercise valves twice or three times a year. Outside of that task, the vacuum trailer can assist on small dig sites as well as exercise fire hydrants.

This purchase has been budgeted within the approved FY24-25 budget with an estimated cost of \$60,000.

Recommendation:

Staff recommends purchasing a vac trailer with valve actuator from Vermeer for \$55,228.00 using the 02-6-16-6333 Capital Purchases fund.

Attached:

Quote from Vermeer Great Plains
Quote from Key Equipment & Supply Co
Quote from Kinlock Equipment & Supply, Inc.

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com

EV 150 VACUUM EXCAVATOR



HYDRAULIC TILT TANK. Efficiently offload debris.



40 GALLON WATER TANK. Has 40 gal (151 L) of fresh water with 4 gpm (15 L/min) @ 3,000 psi water pump.



FLOWMASTER (OPTION). The FlowMaster option can be used to hydraulically exercise water valves and hydrants, making sure they will work properly in times of need.



I BEAM TRAILER. Units are built from start to finish at our factory, including the trailer which consists of a sturdy I beam construction.



VERMEER.COM



EQUIPPED TO
DO MORE.



Olathe, KS
(913) 782-3655

Goddard, KS
(316) 794-3500

Brookline, MO
(417) 886-3500

Oklahoma City, OK
(405) 478-2900

Catoosa, OK
(918) 266-3300

Ship To: IN STORE PICKUP

Invoice To: CITY OF GLENPOOL
12205 SOUTH YUKON AVE
GLENPOOL OK 74033

Branch 05 - CATOOSA		
Date 01/21/2025	Time 13:55:06 (O)	Page 1
Account No. CITYO009	Phone No. 9188078851	Estimate No. 002523
Ship Via		Purchase Order
Tax ID No. LETTER		NON-EXPIRING
		Salesperson SB2

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description	** Q U O T E **	EXPIRY DATE: 02/28/2025	Amount
All EV Trailer Series Include: 27 HP Kohler EFI Gas Engine, Hours: 0 580 CFM Vacuum Pump, Baghouse, 150 Gallon Debris Tank with Hydraulic Tilt, 3000 PSI @ 4 GPM - High Pressure Water System, 5 Gallon Fuel Tank, 40 Gallon Water Tank, Anti-Freeze Tank, Air Gap, 30' x 3" Suction Hose and Suction Tool, Manual Door with Spin Wheel Lock, Water Knife and Clean-up wand. Prices includes 3 Year warranty.			55228.00

Authorization: _____	Subtotal:	55228.00
Vermeer CONTRACT NUMBER: 110421-VRM	Quote Total:	55228.00
VERMEER SELL PRICE: \$60924.60		
Sourcwell CONTRACT DISCOUNT: \$5696.60		
NEW SELL TOTAL: \$55228.00		
City Of Glenpool Sourcwell Contract Number:109713		

THANK YOU FOR THIS OPPORTUNITY.		
PLEASE CONTACT ME WITH ANY QUESTIONS.		
STEVEN BILLUPS 918.760.0776		
STEVEN.BILLUPS@VERMEERGP.COM		

www.vermeergp.com

EV 150 VACUUM EXCAVATOR

DIMENSIONS - SKID		EV 150
Length		150 in (381 cm)
Width		55 in (140 cm)
Height		46 in (117 cm)
Empty weight		1,800 lb (816 kg)
DIMENSIONS - TRAILER		
Length		196 in (498 cm)
Width		72 in (188.9 cm)
Height		60 in (152.4 cm)
Empty weight		2,100 lb (953 kg)
GVWR		3,500 lb (1,587.6 kg)
Trailer axles		(2) 3,500 lb (1,587.6 kg)
ENGINE		
Make and model		Kohler EFI gas
Enclosure		N/A
Horsepower		27 hp (20 kW)
Fuel tank capacity		5 gal (19 L)
WATER TANK		
Water tank capacity		40 gal (151 L)
Number of Tanks		1
High pressure pump flow rate		4 gpm (15 L/min)
High pressure pump		3,000 psi (207 bar)
High pressure jetter hose length		50 ft (15.2 m)
Low water shutoff		Yes
SPOIL TANK		
Spoil tank capacity		150 gal (567.8 L)
Door type		Manual wheel-locking system
Tank lift type		Hydraulic tilt
VACUUM		
Type of filters		.5 micron
Hose length		30 ft (9.1 m)
Hose width		3 in (7.9 cm)
Vacuum		580 cfm (985 m³/hr)
Vacuum blower type		PD blower
Vacuum mercury		13 in hg (.3 bar)
CONTROL PANEL		
Controls		Curbside
Gauges		Analog
OPTIONS (FOR ALL)		

- FlowMaster - also offered with auxiliary hydraulics
- Air gap

Vermeer MV Solutions, Inc. reserves the right to make changes in engineering, design and specifications; add improvements; or discontinue manufacturing at any time without notice or obligation. Equipment shown is for illustrative purposes only and may display optional accessories or components specific to their global region. Please contact your local Vermeer dealer for more information on machine specifications. Vermeer and the Vermeer logo are trademarks of Vermeer Manufacturing Company in the U.S. and/or other countries. Kohler is a trademark of Kohler Co. © 2021 Vermeer MV Solutions, Inc. All Rights Reserved. Printed in the U.S.A. Please recycle.





August 30, 2024

City of Glenpool
Attn: Mr. Jesse Hale and Jeremy McCool
12205 S. Yukon Ave.
Glenpool, OK 74033



RE: Hurco Vac 300

Gentlemen,

On behalf of Key Equipment & Supply Co. I would like to thank you for the opportunity to supply you and the City of Glenpool with budget pricing for a new Hurco Technologies Vac 300

The HURCO Vac 300 is a perfect small hydro-excavation tool. It will make quick work of your maintenance, repair, and excavation needs. We utilize top of the line components including Cat® or Kohler® engines and Gardner Denver® blowers, so you know that you will have years of hassle-free performance.

Standard Features of the Hurco Vac 300:

- 37 HP Kohler Gas Engine or 50 HP Diesel Engine
- 460 CFM Gardner Denver Lobe Type Blower @ 14" Hg. Continuous
- 4.7 GPM @ 3000 PSI Water Flow – Giant High Pressure Water Pump
- Cat Pump Pressure Sensitive Regulating Unloader Valve
- Low Water Automatic Pressure Washer Pump Shutdown
- Y-Strainer Water Filter Element
- 95 Gallon Plastic Fresh Water Tank with 1-½" Drain Valve
- 5 Gallon Anti-Freeze Tank With 1" PVC 3-Way Valve
- Large Blower Silencer Muffler for Noise Abatement - 80 db.
- 300 Gallon Spoils Tank With 6" Full Spoils Tank Check Valve And 3" Inlet Gate Valve
- Hydraulic Full Opening Rear Door Cammed Hatch Dogging System and A 3" Drain Gate Valve
- 5 Micron Washable Bag Filtration, Wet or Dry Vacuum Capability With 3" PVC Drain Valve
- 8 Gallon Fuel Cell (Meets 2012 EPA AND CARB Emissions standards)
- 6000# Torflex Rubber Torsion Axle with Electric Brakes
- (2) ST235/80 R16 Load Range E Tires
- Rear Curbside Aux. Hydraulics – 8 GPM @ 3000 PSI With 15 Gallon Oil Reservoir
- Hydraulic Oil Reservoir with Temperature and oil level gauge
- Lockable Hose Reel With 50' HP Hose & Flexible Spray Wand
- 2" Vacuum Relief Valve
- 2-½" Stainless Steel Vacuum Gauge
 - 7000# Trailer Jack, Side Crank

- Trailer Mounted Toolbox
- Reverse Air Flow Option for Standard CFM Vac
- 12-Volt Battery
- Curbside Controls
- 2-5/16" Ball Hitch
- 3" X 25' Vac Hose with Ball and Socket Fittings
- Standard Valve Box Cleanout Tool

One (1) New Hurco Vac 300 (Diesel Engine) Budget Price: \$ 65,563.50
 Freight, Delivery and Training Included*
 Pricing good for 60 days*

Thank you for considering Key Equipment & Supply Co. and Hurco Technologies. If you have any questions, or would like additional information, please, do not hesitate to contact me at (405) 812-5827 or jpandian@keyequipment.com.

Respectfully,

Joshua Pandian

Joshua Pandian
 Oklahoma Territory Manager
 Key Equipment & Supply Co.



Sample Photo*

St. Louis Headquarters

Key Equipment & Quality Rents
 13507 Northwest Industrial Drive
 Bridgeton, MO 63044
 800-325-4323

Kansas City Branch

Key Equipment & Quality Rents
 6716 Berger Avenue
 Kansas City, KS 66111
 800-262-0149

Springfield Branch

Key Equipment & Quality Rents
 1315 Ottis Street
 Springfield, IL 62703
 217-313-7408



August 30, 2024

City of Glenpool
Attn: Mr. Jesse Hale and Jeremy McCool
12205 S Yukon Ave
Glenpool, OK 74033



RE: Hurco Spin Doctor 800 Valve Exerciser

Gentlemen,

Thank you for the opportunity to supply you with pricing for a New Hurco Technologies Spin Doctor 800 Hitch-Mount Valve Exerciser.

The Hurco Spin Doctor Valve Exerciser, with vertical and horizontal articulation, is the most versatile and powerful exerciser available. Having a scope of 0' to 9', the Spin Doctor can reach valves easily. Reach up to 13' with the Extended Reach option. Vertical range is unmatched with a range of 4' below the surface to 7' above. For Operator safety, the boom absorbs all of the torque not the Operator. Simple to use, durable, and safer for the Operator than the manual "T" handle valve wrench. Protect valves from costly damage due to excessive force by using the Feather Touch Torque Control. Torque is applied in gentle increments eliminating "slamming" of the valve. The SD800 features a Limited Lifetime Warranty on the Spin Doctor Boom. The SD800 uses a direct drive-hydraulically powered motor, that provides up to 800 ft. lbs. of torque. The Spin Doctor 800 can slip onto any 2" hitch.

Features of the Spin Doctor 800 include:

Standard Reach 0'-9'
Four Sections Valve Wrench
Head Cover
Owner's Manual
14HP Power Pack
Slick Stick Valve Stem Lubricator with Canister- Specify length required: 4', 6' or 8'
Slick Lube with Silicone (1 gallon)
Valve Star G6 - Includes Control Box with GPS, USB Transmitter, Field and Office IMS
Software for Valve Exercising (one user license). 1 year IMS App access included (optional)

Total for Hurco Spin Doctor 800 to the City of Glenpool, OK: \$ 28,370.75

Freight, Delivery, and Lifetime Training included*

Prices valid for 60 days from date of proposal*

I look forward to reviewing this proposal with you. In the meantime, if you have any questions, or would like additional information, please don't hesitate to contact me directly at (405) 812-5827 or jpandian@keyequipment.com . Thank you again for your consideration of Key Equipment & Supply Co. and Hurco Technologies.

Respectfully,

Joshua Pandian

Joshua Pandian
OK Territory Manager
Key Equipment & Supply Co.



St. Louis

Key Equipment & Quality Rents
13507 Northwest Industrial Drive
Bridgeton, MO 63044
800-325-4323

Kansas City

Key Equipment & Quality Rents
6716 Berger Avenue
Kansas City, KS 66111
800-262-0149

Springfield

Key Equipment & Quality Rents
1315 Ottis Street
Springfield, IL 62703
217-313-7408



3320 Pasadena Blvd.
Pasadena, TX 77503

Presents a Proposal Summary



Pacific Tek PV100-PT1000-D1HW-T

For



Jimmy Rowland
405.404.9259

Pacific Tek PV100-PT1000-D1HW-T
(Gas Standard Output)

STANDARD FEATURES:

- 100-Gallon Angle Mounted Debris Tank
- Drive One 26.5 HP EFI Gas Engine
- 380 CFM Blower
- 3" X 25' Vacuum Hose and 5' Pick-Up Wand Attachment
- PT1000 Valve Exerciser
- Flat Face Quick Connect Ports for Class II Hydraulic Tool Circuit (Hose Not Included)
- Swivel Head Adaptor
- Valve Exerciser LED Bar
- Ai Function
- Electric Clutch Engaged Pressure Washer 3500 PSI @ 4 GPM
- 60-Gallon Water Tank
- 50' Hose Reel
- LED Traffic Director
- Anti-Freeze Kit
- Includes 1 Telescoping 5' to 8' Alum. Valve Key
- Trailer-Single Axle 5200# GVWR
- Electric Brakes
- Powder Coated Pacific Tek Safety Yellow

ADDITIONAL OPTIONS:

Filter Element Small

Total Price F.O.B. Glenpool, OK: \$78,935.00

PROPOSAL NOTES:

1. Prices quoted herein are firm until 3.19.24.
2. KESI offers free on-site lifetime training for as long as you own the equipment.
3. Delivery is currently 24-28 weeks after receipt of order but subject to confirmation at the time of actual order placement.

SIGNED BY: _____ Date: _____

Jimmy Rowland
405.404.9259



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

From: David Agbetunsin, City Engineer

Date: February 3, 2025

Re: Discussion and possible action to approve, deny or amend the Change Order#01 for the construction of the temporary construction access road in accordance with the Temporary Construction Easement Agreement dated February 3, 2025.

Background:

The City of Glenpool is securing a temporary construction easement through the Barrett's property as shown on 'Exhibit A'. This temporary construction easement is to provide temporary access to the Wastewater Treatment Facility Site pending the purchase of the 'Permanent Access Road Property'.

The Change Order#1 covers the cost to construct the temporary access road per the Temporary Construction Easement Agreement. The change order covers the cost of the gravel pavement, a temporary fence, and the cost of restoring the site to its original condition. The change order is in the amount of \$55,398.42. This work change will be paid from the 'Contingency Allowance 1- Work Change Directives' stipulated in the WWTP Construction Contract.

Recommendation:

Staff recommend approval of the change order#1, as detailed in the cost proposal, to pay for the construction of the temporary access road.

Attachment(s):

- Temporary Construction Easement Agreement

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

Mayor Joyce Calvert, Ward 3; Vice-Mayor Jacqueline Lund, Ward 4

Tim Fox, Ward 1; Chris Brobst, Ward 2; Shayne Buchanan, At-Large

David Tillotson City Manager, LeaAnn Reed CAO, Joe Wuest COO, Lesli Smith City Clerk

www.glenpoolonline.com

CROSSLAND

HEAVY CONTRACTORS

14149 E. Admiral Pl.
Tulsa, OK 74116
918-438-2800
Jason C. Smith

To: Garver
Attn: Thomas Helvick

Glenpool WWTP Improvements
Temporary Site Access Road

Crossland Heavy Contractors, Inc. is to provide labor, materials, & equipment to complete the following scope of work:

Temporary Access Road:

- Temporary road for site access in accordance with specification section 01 50 00 & Exhibit A provided by the City of Glenpool
- Temp. road to be 300' long by 25' wide.
- Removal of topsoil
- Filter Fabric
- 8" of base rock
- Temporary fence along the new temporary access road
- Removal of temp. road and fencing once the purchase of the property on 141st has been completed.
- Replacement of top soil
- Bermuda Sod – Only for the disturbed area of the temporary road.

Exclusions:

- Access gates and any other fencing
- Sodding outside of the disturbed area
- Any utilities of any kind, water, electrical, sewer ect...
- All other items not specifically listed above.

Total Cost: \$55,398.42

This Quotation is valid for 10 days.

Please call with any questions or comments, 918-438-2800.

Regards,

Jason C. Smith

Digitally signed by Jason C. Smith
DN: cn=JCS,
E=jason.smith@heavycontractors.com,
O="Crossland Heavy Contractors, Inc.",
OU=Jason C. Smith
Date: 2025.01.30 15:04:15-0800

Jason Smith
Crossland Heavy Contractors, Inc.



Date: January 30, 2025

Attn:

Ref: Glenpool Temporary Access Rd

Proposal

Proposal for a temporary access road 25' wide by 300' long includes removing topsoil, placing fabric with 8" base rock. Removal of rock and placing topsoil back on property after access road is no longer needed.

Total: \$ 27,295.00 incl. Bonds

This proposal may be withdrawn by Davis Construction if not accepted within 30 days.

Acceptance of the Proposal by the Client will signify an agreement to proceed with the services as outlined. Any modifications or additions to the original Proposal post-acceptance may be subject to additional fees. Such modifications must be communicated in writing and agreed upon by both parties.

Client Approval signature & Date

Davis Construction signature & Date



Wood and Steel Fences - Wholesale - Retail

4235 South 33rd West Avenue
Tulsa, Oklahoma 74107

Office: (918) 446-3503

Fax: (918) 446-3210

Crossland Heavy
Glenpool Waste Water
Jeremy 405-240-3740
1-30-25

Install 610'-6' driven temp fence. 11 1/2 ga Galv chain link fence. 1 3/8" top rail. 2 3/8 terminal post, 1 5/8" line post.

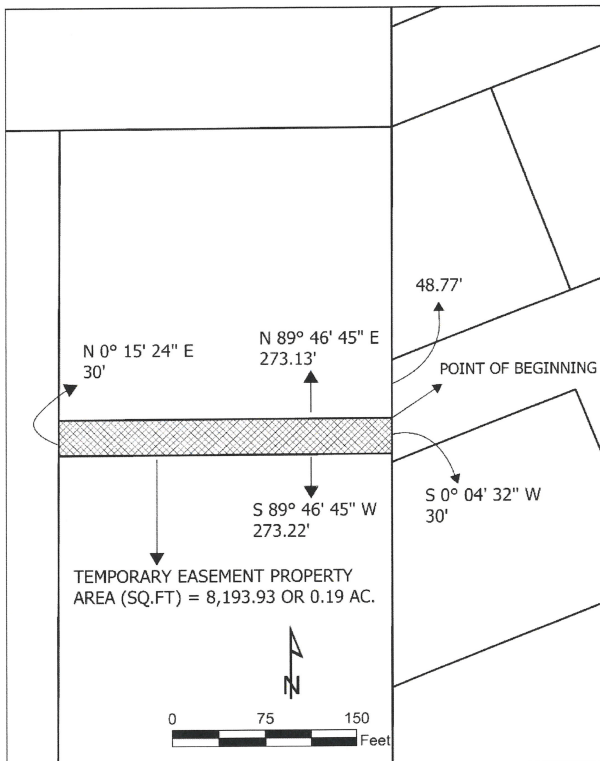
	\$10,675.00
100' -4 strand barbed wire	\$3,000.00
1-16' farm gate.	\$2,400.00

Thank You
Chase Bryan
918-549-0178

EXHIBIT "A"

GRANTOR: BARRETT, DANNY L AND KAREN

LEGAL: PRT W/2 SW BEG 667N & 220W & 396N SECR W/2 SW TH N617 E220 S617 W220
POB SEC 11 17 12 3.116ACS. LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE
12 EAST



VICINITY MAP

A temporary construction easement begins at the point of beginning, located at the southwest corner. From this point:

- It extends **S0°04'32" W** for **30 feet**,
- Then extends **S89°46'45" W** for **273.22 feet**,
- Followed by **N0°15'24" E** for **30 feet**,
- Finally, it extends **N89°46'45" E** for **273.13 feet**, returning to the point of beginning.

The temporary easement property area is 8,193.93 square feet or 0.19 acres, more or less.



TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this “Agreement”) is entered into this 3rd day of February, 2025, by **BARRETT, DANNY L and KAREN** whose legal address is 137 E Glenpool Blvd S, Glenpool, OK 74033 (collectively, the “Grantors”), and the **CITY OF GLENPOOL**, a statutory municipality of the State of Oklahoma, whose address is 12205 S. Yukon Avenue Glenpool OK, 74033 (“City” or “Grantee”) (collectively, the “Parties”).

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the further consideration of the covenants and agreements set forth below, Grantors hereby sell, convey, transfer, and deliver to the Grantee, its affiliates, contractors, consultants, subcontractors, subconsultants, materialmen, suppliers, workers, successors and assigns, a non-exclusive Temporary Construction Easement (the “Temporary Construction Easement”) for the real property described in **Exhibit A**, a copy of which is attached and incorporated by this reference (the “Temporary Easement Property”), to facilitate the City’s construction of the Glenpool Wastewater Treatment Facility project and other related improvements in the vicinity of the Temporary Easement Property (the “Project”).

This Temporary Construction Easement is granted in accordance with, and subject to, the following terms, conditions, requirements, and limitations:

1. The Temporary Construction Easement is granted for vehicular and pedestrian ingress and egress to and from the Temporary Easement Property and for Grantee’s use to do all things reasonably necessary to construct and install the Project including, but not limited to, the transport, stockpiling and storage of construction materials, soil, equipment and vehicles. Grantee shall construct a temporary fence on the North side of the Temporary Easement Property, separating it from the rest of the Grantors’ land. Upon expiration of the Temporary Construction Easement, the Grantee, at its sole cost and expense, shall restore the Temporary Easement Property to substantially the same condition it was in prior to Grantee’s use. Grantee shall not leave any rubbish or debris on or about the Temporary Easement Property. Grantee shall remove, at its sole cost, the temporary fence installed on the Temporary Easement Property prior to or upon the expiration of this Agreement. The term of this Agreement shall begin upon the date of mutual execution hereof and shall extend until March 31, 2025. Grantee may, at its sole option, extend the Temporary Construction Easement Agreement for one (1) additional thirty (30) day period (or until April 30, 2025) by giving written notice to Grantors on or before March 14, 2025, at Grantors’ legal address, 137 E Glenpool Blvd S, Glenpool, OK 74033.

2. To the extent allowed by law, the City shall indemnify and hold the Grantors harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the City and its affiliates, contractors, consultants, subcontractors, subconsultants, materialmen, suppliers, workers, successors and assigns thereof, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of Grantors.

3. Grantors covenant and agree that they are the fee owners of the Temporary Easement Property and that they have the authority to grant this Temporary Construction Easement to the City.

4. The City and its contractors shall be responsible for any damage to the Grantors’ property caused by the actions or negligence of the City, its agents, or its contractors. The City shall maintain or require its contractors to maintain appropriate liability insurance to cover any such damage, and evidence of this insurance shall be provided to the Grantors upon request.

5. Grantors reserve all rights attendant to their ownership of the Temporary Easement Property, including but not limited to the use and enjoyment of the Temporary Easement Property for all purposes not inconsistent with the terms and conditions of this Agreement, including ingress and egress to the barn structure north of the Temporary Easement Property.

6. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

7. The terms of this Agreement shall be binding upon Grantors, and Grantors' heirs, personal representatives, successors and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

8. The Temporary Construction Easement shall not be filed of record and that all rights conveyed to the City of Glenpool by this instrument shall terminate upon the expiration of the term of this Agreement, as set forth in paragraph 1.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

GRANTORS:

Danny L Barrett

Karen Barrett

GRANTEE:

CITY OF GLENPOOL

By: _____
David Tillotson
City Manager, City of Glenpool

STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by _____ as the City Manager of the City of Glenpool, Oklahoma, for and on behalf of the City.

WITNESS my hand and official seal.

My commission expires: _____
[S E A L]

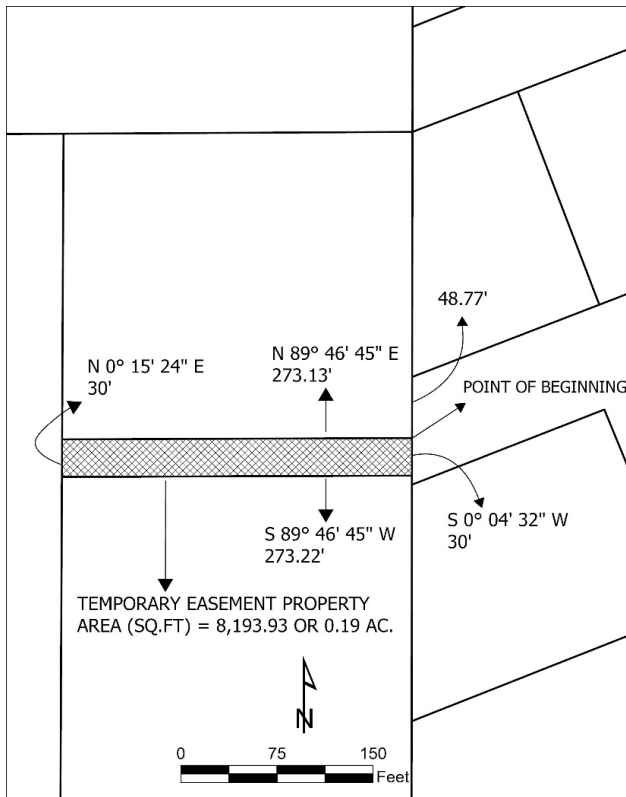
Notary Public, State of Oklahoma

EXHIBIT "A"

GRANTOR: BARRETT, DANNY L AND KAREN

LEGAL: PRT W/2 SW BEG 667N & 220W & 396N SECR W/2 SW TH N617 E220 S617 W220

POB SEC 11 17 12 3.116ACS. LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST



VICINITY MAP

A temporary construction easement begins at the point of beginning, located at the southwest corner. From this point:

- It extends **S0°04'32" W** for **30 feet**,
- Then extends **S89°46'45" W** for **273.22 feet**,
- Followed by **N0°15'24" E** for **30 feet**,
- Finally, it extends **N89°46'45" E** for **273.13 feet**, returning to the point of beginning.

The temporary easement property area is 8,193.93 square feet or 0.19 acres, more or less.

February 3, 2025

To: Chair and Board of Trustees, Glenpool Utility Service Authority (GUSA)
Mayor and Council, City of Glenpool

From: David Agbetunsin, City Engineer

Period: December 1, 2024 – January 31, 2025

WASTEWATER TREATMENT FACILITY PROJECT UPDATE

Wastewater Treatment Plant (WWTP)

The City of Glenpool has been awarded an American Rescue Plan Act (ARPA) grant for a new mechanical wastewater treatment facility (WWTF). The City currently owns and operates a Lagoon System Wastewater Treatment Plant. The proposed project involves constructing a 3.0 MGD Sequencing Batch Reactor (SBR) Mechanical Wastewater Treatment Plant (WWTP) located in the SW1/4, NW1/4 of Section 11, T17N, R12E, Tulsa County.

Project Program Management Summary

Consultant/Project Program Manager (PPM) – S2 Engineering PLLC	Cost to Date (\$)	Contact Amount (\$)	S2E Engineering PLLC
Task			Progress (%)
Project Administration	120,361.40	198,200.00	61%
Design Consultant Selection Phase	28,488.00	28,488.00	100%
Regulatory Approval/Permits	57,954.00	57,954.00	100%
Public Communication Phase	45,767.03	58,302.00	78%
Detailed Design Phase	101,390.00	101,390.00	100%
Bidding Phase	18,288.45	19,251.00	95%
Construction Phase	-	245,291.00	0%
Plant Startup	-	58,541.00	0%
New Site Property and Topographic Survey	39,316.22	44,978.00	87%
Site Flood Plain Permitting NoRise Analysis	24,862.50	26,766.00	93%
Conditional Letter of Map Revisions (CLOMR), if needed	-	31,316.00	0%
Letter of Map Revisions (LOMR), if	-	34,024.00	0%
Environmental Information Document	40,568.91	42,662.00	95%
ARPA Grant Administration Coordination	6,850.00	52,604.00	13%
TOTAL	483,846.51	999,767.00	48%

Appendix 1 contains invoices corresponding to payments made so far. These invoices align with the agreement established on 05-01-2023 between S2 Engineering PLLC and Glenpool Utility Services for the provision of Project Program Management Services.

Professional Engineering Design

Garver LLC is rendering professional engineering services as per the agreement executed on August 7, 2023. Invoices pertaining to payments made in accordance with this agreement are provided in Appendix 2.

Engineer Consultant – Garver LLC	Cost to Date (\$)	Contact Amount (\$)	Garver LLC
Core Tasks			Progress (%)
Project Management & Admin	25,904.15	74,011.85	35%
Geotechnical Coordination	6,115.00	6,115.00	100%
Preliminary Design	927,669.00	927,669.00	100%
Final Design	1,238,962.54	1,238,962.54	100%
Bidding & Equipment Procurement Services	123,239.41	126,760.00	97%
Construction Administration	12,976.95	642,218.00	2%
Construction Observation	0.00	665,258.40	-
O&M Manual And Startup Training	0.00	127,461.00	-
TOTAL	2,334,867.05	3,808,455.79	59%

Clean Water State Revolving Fund (CWSRF)

The Clean Water State Revolving Fund is a low-interest loan program that assists communities with wastewater and pollution control projects.

- Glenpool Utility Services Authority applied for \$35,000,000.00 CWSRF.
- The loan was approved by the OWRB Board on December 17, 2024

Permit to Construct

- The Permit to Construct was issued on October 21, 2024, by the Oklahoma Department of Environmental Quality.

Construction Updates

- Bids were opened November 12, 2024, at 2:00PM.
- Crossland Heavy Contractors Inc was the only respondent to the bid.
- The Notice of Award was issued December 19, 2024
- The agreement was signed January 14, 2025, with an effective date of December 19, 2024.
- Notice to Proceed was issued on December 19, 2024.
- Staff is working with the Barrett to secure a temporary construction easement.

CONTRACTOR	BASE BID
Engineer's Estimate	\$62,140,752.00
Crossland Heavy Contractors, Inc	\$58,809,985.00

Groundbreaking Ceremony

- The groundbreaking ceremony is scheduled for February 5, 2025, at the Wastewater Treatment Facility at 10:30AM

Schedule

- Construction is scheduled to be completed by December 2025.

Recommendation

This report is for information purposes only.

APPENDIX



Invoice

Date	Invoice #
12/7/2024	06-1229

Bill To
Mr. David Agbetunsin City Engineer, City Of Glenpool 12205 S. Yukon Ave. Glenpool, OK 74033

Service Start Date : May 1, 2023	
P.O. No.	
Period Ending	11/30/2024

GLENPOOL WASTEWATER TREATMENT FACILITIES PROJECT PROGRAM MANAGEMENT SERVICES

Agreement Reference: GUSA / May 1, 2023

Core Task Description	(%) Billed	LS Fee	Amount Billed
OCTOBER 2024			
Core Task A: Project Administration	0.04	198,200.00	7,928.00
Core Task C: Regulatory Approval/Permits	0.02	57,954.00	1,159.08
Core Task D: Public Communication Phase	0.12	58,302.00	6,996.24
Core Task F: Bidding phase	0.1	19,251.00	1,925.10
NOVEMBER 2024			
Core Task A: Project Administration	0.02	198,200.00	3,964.00
Core Task C: Regulatory Approval/Permits	0.02025	57,594.00	1,166.28
Core Task D: Public Communication Phase	0.1	58,302.00	5,830.20
Core Task F: Bidding phase	0.75	19,251.00	14,438.25

Total \$43,407.15

CORE TASKS FEE SUMMARY	
Core Tasks Lump Sum Fee	\$767,415.00
Billed To Date	\$372,248.88
Amount Remaining	\$395,166.12

Balance Due (This Invoice) \$43,407.15

For any questions on this invoice, call Accounting at 918-995-2391.
Please mail check to S2 Engineering, PLLC, P.O. Box 2347, Broken Arrow, OK 74013-2347. Thank You!

Client Total Balance \$43,407.15



Invoice

Date	Invoice #
12/7/2024	06-1230

Bill To
Mr. David Agbetunsin City Engineer, City Of Glenpool 12205 S. Yukon Ave. Glenpool, OK 74033

Service Start Date : May 1, 2023	
P.O. No.	
Period Ending	12/7/2024

GLENPOOL WASTEWATER TREATMENT FACILITIES
PROJECT PROGRAM MANAGEMENT SERVICES
TARGETED TASKS
Agreement Reference: GUSA / May 1, 2023

Targeted Task Description	Hours / Qty	Bill Rate	Amount Billed
TT3: Environmental Information Document (For the Periods September, October and November)			
EID Revisions & Document Submittal to OWRB- Principal	3	200.00	600.00
EID Revisions & Document Submittal to OWRB- Sr. Project Manager	10	175.00	1,750.00
EID Revisions & Document Submittal to OWRB- Administrative	2	80.00	160.00
EID Public Hearing, Followup Coordination & FONSI- Principal	11	200.00	2,200.00
Total			\$4,710.00

TARGETED TASKS FEE SUMMARY	
Targeted Tasks NTE Fee	\$232,350.00
Billed To Date	\$111,597.63
Amount Remaining	\$120,752.37

Balance Due (This Invoice) **\$4,710.00**

Please mail payments to:
S2 Engineering, PLLC
P.O. Box 2347
Broken Arrow, OK 74013

For questions, contact:
(918) 995-2391



750 SW 24th Street Ste 200
Moore, OK 73160
405-329-2555

www.GarverUSA.com

INVOICE

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

December 10, 2024
Project No : 2300438
Invoice No: 2300438-13

Project: Glenpool Wastewater Treatment Facility Design

Professional Engineering Services through November 29, 2024

	Percent Complete	Contract Amount	Total Billed to Date	Previous Billings	Current Billing
Lump Sum Services					
Task 1 - Project Management & Admin	31%	\$74,011.85	\$22,943.67	\$22,943.67	\$0.00
Task 2 - Geotechnical Coordination	100%	\$6,115.00	\$6,115.00	\$6,115.00	\$0.00
Task 3 - Preliminary Design	100%	\$927,669.00	\$927,669.00	\$927,669.00	\$0.00
Task 4 - Final Design	100%	\$1,238,962.54	\$1,238,962.54	\$1,238,962.54	\$0.00
Hourly Services					
Bidding & Equipment Procurement Services		\$126,760.00	\$105,750.79	\$53,573.36	\$52,177.43
Construction Administration		\$642,218.00	\$288.48	\$0.00	\$288.48
Construction Observation		\$665,258.40	\$0.00	\$0.00	\$0.00
O&M Manual and Startup Training		\$127,461.00	\$0.00	\$0.00	\$0.00
Application Engineering		\$437,367.00	\$0.00	\$0.00	\$0.00
Totals		\$4,245,822.79	\$2,301,729.48	\$2,249,263.57	\$52,465.91

Total Amount This Invoice \$52,465.91

Authorized by: _____

Cole Niblett PE
Project Manager

Remit Payment To:

For delivery via regular US postal service:
Garver, LLC
P.O. Box 736556
Dallas, TX 75373-6556

For delivery via overnight courier service:
JPMorgan Chase (TX1-0029)
Attn: Garver, LLC P.O. Box 736556
14800 Frye Road, 2nd Floor
Fort Worth, TX 76155

Attachment to Invoice: 2300438-13

December 10, 2024

Garver Project: 2300438

Glenpool Wastewater Treatment Facility Design

Period Ending:11/29/2024

Bidding & Equipment Procurement Services

Personnel	Hours	Pay Rate	Amount
Archer, Gregory	0.75	\$84.14	\$63.11
Becerra, Humberto	2.50	\$34.66	\$86.65
de la Garza Azpeitia, David	2.50	\$34.79	\$86.98
Flippo, Tanner	0.50	\$42.07	\$21.04
Gatling, Christopher	1.00	\$89.19	\$89.19
Helvick, Thomas	48.00	\$46.31	\$2,222.88
Martin, Kipp	6.00	\$81.34	\$488.04
Niblett, Michael	42.00	\$72.12	\$3,029.04
Nickels, Hillary	0.50	\$30.09	\$15.05
Richers, Caleb	2.00	\$64.91	\$129.82
Ross, Benjamin	49.50	\$70.68	\$3,498.66
Shoemaker, Leona	2.50	\$36.94	\$92.35
Tate, Russell	50.00	\$87.27	\$4,363.50
White, Jonathan	22.00	\$81.55	\$1,794.10
Wiseman, Laura	2.00	\$42.32	\$84.64
Labor			\$16,065.05
Overhead at 194.03% of Labor			\$31,171.02
Profit at 10% of Labor and Overhead			\$4,723.61

Reimbursable Expenses	Amount
Mileage :	\$217.75
Reimbursable Expenses Total	\$217.75

Due This Invoice:	
	Bidding & Equipment Procurement Services \$52,177.43

Construction Administration

Personnel	Hours	Pay Rate	Amount
Gatling, Christopher	1.00	\$89.19	\$89.19
Labor			\$89.19
Overhead at 194.03% of Labor			\$173.06
Profit at 10% of Labor and Overhead			\$26.23

Due This Invoice:	
	Construction Administration \$288.48



6100 S Yale Ave. Suite 1300
Tulsa, OK 74136

TEL 918.250.5922

www.GarverUSA.com

Progress Report Glenpool WWTP Improvements

To: Glenpool Utility Service Authority
From: Cole Niblett, PE
Copies to: Garver File 2300438
Period Ending: November 29, 2024

Please allow us to give a brief progress report of our work on the above referenced project.

Recent Accomplishments

- Issue final Addendum
- Open Bids
- Review Bids
- Review Schedule of Values
- Issue Recommendation of Award Letter

Need from Others

- None

Planned Assignments for Next Reporting Period

- Attend Council Meeting to be presented should any questions regarding the recommendation arise. (12/2/24)
- Attend Council Meeting to be presented should any questions regarding the funding and approval to award the bid arise. (12/19/24)
- Set up Project Management Software with Contractor
- Review Submittals
- Schedule Pre-Work (1/9/25)
- Schedule Groundbreaking (1/10/25)



750 SW 24th Street Ste 200
Moore, OK 73160
405-329-2555

www.GarverUSA.com

INVOICE

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

January 8, 2025
Project No : 2300438
Invoice No: 2300438-14

Project: Glenpool Wastewater Treatment Facility Design

Professional Engineering Services through December 27, 2024

	Percent Complete	Contract Amount	Total Billed to Date	Previous Billings	Current Billing
Lump Sum Services					
Task 1 - Project Management & Admin	35%	\$74,011.85	\$25,904.15	\$22,943.67	\$2,960.48
Task 2 - Geotechnical Coordination	100%	\$6,115.00	\$6,115.00	\$6,115.00	\$0.00
Task 3 - Preliminary Design	100%	\$927,669.00	\$927,669.00	\$927,669.00	\$0.00
Task 4 - Final Design	100%	\$1,238,962.54	\$1,238,962.54	\$1,238,962.54	\$0.00
Hourly Services					
Bidding & Equipment Procurement Services		\$126,760.00	\$123,239.41	\$105,750.79	\$17,488.62
Construction Administration		\$642,218.00	\$12,976.95	\$288.48	\$12,688.47
Construction Observation		\$665,258.40	\$0.00	\$0.00	\$0.00
O&M Manual and Startup Training		\$127,461.00	\$0.00	\$0.00	\$0.00
Application Engineering		\$437,367.00	\$0.00	\$0.00	\$0.00
Totals		\$4,245,822.79	\$2,334,867.05	\$2,301,729.48	\$33,137.57

Total Amount This Invoice \$33,137.57

Authorized by:

Thomas Helvick PE
Project Engineer

Remit Payment To:

For delivery via regular US postal service:

Garver, LLC
P.O. Box 736556
Dallas, TX 75373-6556

For delivery via overnight courier service:

JPMorgan Chase (TX1-0029)
Attn: Garver, LLC P.O. Box 736556
14800 Frye Road, 2nd Floor
Fort Worth, TX 76155

Attachment to Invoice: 2300438-14

January 8, 2025

Garver Project: 2300438

Glenpool Wastewater Treatment Facility Design

Period Ending:12/27/2024

Bidding & Equipment Procurement Services

Personnel	Hours	Pay Rate	Amount
Agnoli, Aaron	10.50	\$38.74	\$406.77
Chang Guzman, Ivan	12.00	\$40.39	\$484.68
Disheroon, Noah	12.00	\$32.69	\$392.28
Helvick, Thomas	4.00	\$46.31	\$185.24
Lovett, William	28.50	\$24.56	\$699.96
Niblett, Michael	13.00	\$72.12	\$937.56
Ross, Benjamin	18.00	\$70.68	\$1,272.24
Shoemaker, Leona	11.50	\$36.94	\$424.81
Tate, Russell	4.00	\$87.27	\$349.08
Walker, Mark	2.50	\$39.10	\$97.75
Labor			\$5,250.37

Overhead at 194.03% of Labor **\$10,187.29**

Profit at 10% of Labor and Overhead **\$1,543.77**

Reimbursable Expenses	Amount
Mileage :	\$507.19
Reimbursable Expenses Total	\$507.19

Due This Invoice:

Bidding & Equipment Procurement Services **\$17,488.62**

Construction Administration

Personnel	Hours	Pay Rate	Amount
Becerra, Humberto	2.50	\$34.66	\$86.65
Blythe, Kamryn	1.00	\$24.00	\$24.00
Gatling, Christopher	0.50	\$89.19	\$44.60
Helvick, Thomas	21.00	\$46.31	\$972.51
Jackson, Alexander	16.00	\$60.10	\$961.60
Jimenez, Cecilia	2.50	\$32.69	\$81.73
Martin, Kipp	15.50	\$81.34	\$1,260.77
Niblett, Michael	2.00	\$72.12	\$144.24
Niblett, Michael	1.00	\$77.64	\$77.64
Nickels, Hillary	3.00	\$30.09	\$90.27
Puttbach, Charissa	5.00	\$35.81	\$179.05
Labor			\$3,923.06

Overhead at 194.03% of Labor **\$7,611.91**

Profit at 10% of Labor and Overhead **\$1,153.50**

Due This Invoice:

Construction Administration **\$12,688.47**



6100 S Yale Ave. Suite 1300
Tulsa, OK 74136

TEL 918.250.5922

www.GarverUSA.com

Progress Report Glenpool WWTP Improvements

To: Glenpool Utility Service Authority
From: Thomas Helvick, PE
Copies to: Garver File 2300438
Period Ending: December 27, 2024

Please allow us to give a brief progress report of our work on the above referenced project.

Recent Accomplishments

- Attend Council Meeting to be presented should any questions regarding the recommendation arise. (12/2/24)
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- Set up Project Management Software with Contractor
- Review Submittals and RFIs

Need from Others

- None

Planned Assignments for Next Reporting Period

- Review Submittals and RFIs
- Attend Pre-Work (1/9/25)
- Attend Groundbreaking