

April 6, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

NOTE: 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=QzdFVjA1b0IKa1ISUFIKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

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

- **Speakers attending via ZOOM are required to complete the Request to Speak form located on our website: <https://www.glenpoolonline.com/DocumentCenter/View/2551/request-to-speak-at-open-meeting-forms-2025?bidId> = and email it to the City Clerk: lasmith@cityofglenpool.com PRIOR TO 6:00 PM CALL TO ORDER.**

AGENDA

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of a Quorum - Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation - Mike McGee, Happy Acres Cowboy Church, Kiefer**
- D) **Pledge of Allegiance - Joyce G. Calvert, Mayor**
- E) **Proclamations**
 - 1) Proclamation — Declaring April 12-18 of this year Animal Control Officers Week in the City of Glenpool.
(Jeremy Plane, Chief of Police)
 - 2) Proclamation — Declaring April 12-18 of this year Public Safety Telecommunicators Week in the City of Glenpool.
(Jeremy Plane, Chief of Police)
 - 3) Proclamation — Declaring May 10-16 of this year Police Week and May 15 Peace Officers Memorial Day in the City of Glenpool.
(Jeremy Plane, Chief of Police)
- F) **Employee Recognition**

1) Buckledown Award Presentation for Officer James Heather.

2) FBI-LEEDA Agency Trilogy Award presentation.

G) Management Report

1) Management Report - March 2026

H) Mayor Report - Joyce G. Calvert, Mayor

I) Council Comments

J) Public Comments

K) 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) To approve the minutes from the March 16, 2026, meeting.

2) To approve the Certificate and Order to County Clerk and County Treasurer for Josh Brannon, Treasurer.

3) To approve Resolution No. 2026006, updating signatories of BancFirst accounts.

4) To approve the recommendation to the Tulsa County Board of Commissioners to reappoint Jacqueline Triplett - Lund to the GEMS Board of Trustees for a term ending May 31, 2031.

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

M) Scheduled Business

1) PUD 43 Carson Trails Major Amendment No. 2 to restore development standards to those of the original PUD 43 approval; and reduce the minimum dwelling unit size from 1,500 square feet to 1,200 square feet. The request also reinstates a minimum lot width of 65-feet across all development areas.

Applicant: Carson Trails Land Fund LLC – C/O The Calara Group Applicant Representative: Megan Pasco, Tanner Consulting LLC

A. Public Hearing on the proposed Major Amendment.

B. Discussion and possible action to approve, approve with conditions, amend or deny, PUD 43 Carson Trails Major Amendment No. 2.
(Gerald Gilbert, Development Services Director)

2) Discussion and possible action to approve, amend, or deny Joint Resolution No. 2026003 approving an increase in the rates charged for water delivery, wastewater collection, stormwater management, and garbage and refuse collection and disposal services.
(Josh Brannon, Finance Director)

- 3) Discussion and possible action to approve, amend, or deny Joint Resolution No. 2026004 approving a Utility Rate Rebate Program.
(Josh Brannon, Finance Director)
- 4) Discussion and possible action to approve, amend, or deny Ordinance No. 834, aligning the billing methodology for determining separate sewer service with that already in place to determine the delivery and billing of separate water service.
(Josh Brannon, Finance Director)
- 5) Discussion and possible action to approve, amend, or deny Resolution No. 2026005, a Resolution authorizing and confirming the City of Glenpool's previously submitted application to INCOG's Energy Efficiency and Conservation Block Grant (EECBG) Program, with INCOG permitting the required resolution to be submitted after the application deadline.
(Beth Miller, Grants and Special Projects)
- 6) Discussion and possible action to approve, amend or deny the award of the Community Development Block Grant (CDBG) bid project to 3 Angels Construction LLC in the amount of \$69,660.00.
(David Agbetunsin, Chief Operations Officer)
- 7) Discussion and possible action to approve, amend, or deny the award of the 126th Bridge Deck Rehabilitation Project (Project No: 2026-14002) to Grand River Excavating Inc.
(David Agbetunsin, Chief Operations Officer)
- 8) Discussion and possible action to approve, amend or deny the Agreement between Rainbow Fireworks and the City of Glenpool, in the amount of \$31,250.00 to provide fireworks entertainment at the 2026 Red White and Boom Bash.
(Lea Ann Reed, Chief Administrative Officer)
- 9) Discussion and possible action to enter into Executive Session for the purposes of (A) 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; (B) discussing negotiations concerning employees and representatives of employee groups, specifically for the purpose of discussing possible amendments to, and terms and conditions of, a collective bargaining agreement with the International Association of Fire Fighters, Local 2990, pursuant to 25 O.S. § 307.B.2; and (C) discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of David Tillotson, an individual salaried employee, in accordance with 25 O.S. § 307.B.1. (Open Meeting Act), to wit, discussion of annual evaluation and contract provisions.
(Joyce Calvert, Mayor, Chair)
- 10) Reconvene into regular session.
(Joyce Calvert, Mayor, Chair)
- 11) Discussion and possible action to authorize City Manager David Tillotson to proceed in a manner consistent with the discussion in executive session.
(Joyce Calvert, Mayor, Chair)

N) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on 4/2/2026 at 5:30 p.m.

Signed: Lesli Smith
 City Clerk

PROCLAMATION

WHEREAS, the National Animal Control Association has designated the second week of April each year as Animal Control Officer Appreciation Week; and

WHEREAS, the various federal, state and local government officials throughout the country take this time to recognize, thank, and commend all Animal Control Officers for the dedicated service they provide to various public safety and public service agencies and departments across the country; and

WHEREAS, the City of Glenpool Animal Control Officers provide outstanding service on a daily basis to the residents of the City; and

WHEREAS, Animal Control Officers dedicate many long hours of service to this community and fulfill the Animal Control Division's commitment to providing the highest and most efficient level of customer service; and

WHEREAS, the service provided by the Animal Control Officers is in keeping with the long and distinguished tradition of the animal control profession.

NOW, THEREFORE, I, Joyce G. Calvert, Mayor, do hereby proclaim April 12-18, 2026, as

National Animal Control Officers Appreciation Week

Signed this the 6th day of April, 2026.

City of Glenpool

Joyce G. Calvert, Mayor

PROCLAMATION

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services; and,

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and,

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Glenpool Emergency Communication Center; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and insuring their safety; and,

WHEREAS, Public Safety Telecommunicators of the Glenpool Emergency Communications Center have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

NOW, THEREFORE, I, Joyce G. Calvert, Mayor, do hereby proclaim April 12-18, 2026, as

National Public Safety Telecommunicators Week

Signed this the 6th day of April, 2026.

City of Glenpool

Joyce G. Calvert, Mayor

PROCLAMATION

WHEREAS, established in 1962 by President John F. Kennedy and a joint resolution in Congress, designating May 15 as Peace Officers Memorial Day in honor of those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty, and, the week in which May 15 falls as National Police Week; and,

WHEREAS, the members of the Glenpool Police Department play an essential role in safeguarding the rights and freedoms of the citizens of the City of Glenpool; and,

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agencies and that members of our law enforcement agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and,

WHEREAS, each May, during National Police Week, the nation pauses to recognize and honor the men and women of our law enforcement agencies who increasingly provide a high level of accountable, essential, and professional public service;

NOW, THEREFORE, I, Joyce G. Calvert, Mayor, do hereby proclaim May 10-16, 2026, as

Police Week

and Friday, May 15, 2026 as

Peace Officers Memorial Day

and call upon all citizens of the City of Glenpool to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Signed this the 6th day of April, 2026.

City of Glenpool

Joyce G. Calvert, Mayor

City Manager's Report

April 6, 2026



Contents

Executive Summary	3
Human Resources	4
Finance	5
Move Glenpool Forward	13
Development Services	19
Public Works	24
Engineering.....	28
Conference Center/Community Relations	31
Economic Development/Grants.....	33
Fire Department	37
Police Department	38

Executive Summary

Mayor and Council,

Our team here in the City did an amazing job of living up to one of our core values this past month. “Create WOW Moments” is all about going above and beyond for our coworkers, residents and businesses. At the Glenpool Chamber’s annual awards banquet, City staff and Council members who attended proudly dressed in their finest 70’s styled clothes to celebrate with the Chamber and their member businesses at the “Groovin’ in Glenpool” event. It was a great night that gave our team the chance to honor those businesses and individual Chamber members who were recognized for their outstanding leadership and achievements in 2025. Thank you to everyone who came out to support the event. We recognize that we need all our partner organizations to be successful in order to effectively support a growing and vibrant community, and we appreciate all the work they do in the community to keep us moving forward.

While this monthly report discusses many projects and initiatives that are happening across the City, I would like to highlight a few of them for you here:

- We will begin testing for police officer candidates on April 18th. Interested individuals who want to apply have until April 7th to get their applications submitted.
- The Public Works department hosted their annual Arbor Day celebrations with sixth-grade students from Glenpool schools touring City Hall and planting a tree in the park.
- While revenue is down slightly this year compared to our forecasted budget, we have been able to keep our expenses in check and less than the actual revenue generated.
- The quarterly Move Glenpool Forward activity details has been added to this report.
- The Elwood Widening Design Project is underway. We had good turnout for the public input session and should have results to present to the Council in May or June.
- Congratulations to the award winners from the police department’s annual awards banquet (pg 41). I am proud of the service our police and fire provide to this community. We have an amazing public safety team in Glenpool.

I am delighted with the dedication, teamwork and professionalism demonstrated across all our departments this month. These efforts reflect our shared commitment to serving the community and creating meaningful “WOW” moments through collaboration, service, and excellence.

Creating Opportunity,



David Tillotson

City Manager

Human Resources

Open Positions

We currently have (9) open positions.

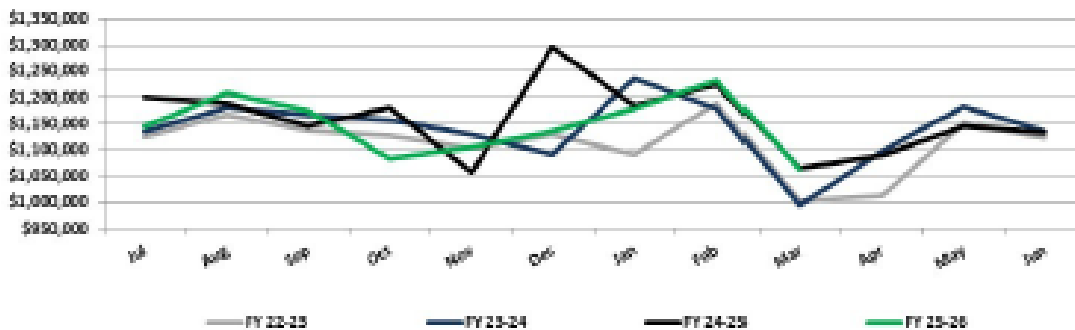
- Development Services (1)
 - City Planner – Interview process
- Engineering (1)
 - Deputy City Engineer – accepting applications
- Police Department (2)
 - Animal Control Officer – Interview process
 - Police Officer – accepting applications, closing date: April 7, 2026, at 5:30 pm
 - Testing: Saturday, April 18th
 - Oral Boards: Monday, April 20th
- Public Works: (5) Positions
 - Distribution Crew Lead (1) – Interview process
 - Streets & Parks (1) Laborer – Pre-employment screening process
 - Seasonal Parks Laborers (3) - This position has been closed and will reopen in early spring 2026.

SALES TAX

FY 25-26 Combined Sales Tax for all funds in March totaled \$1,063,876, 0.2% less than FY 24-25 revenues for the same period. Further details on March financial results will be reported next month after the accounting period is closed.



Sales Tax Revenue by Month
FY 25-26 Actual Compared to Previous 3 Fiscal Years Actual



GENERAL FUND REVENUES

FY 25-26 General Fund revenues through February totaled \$11,557,723. Current year operating revenues, less Transfers, are 2.2% less than FY 24-25 revenues through the same period. Total Revenues were 2.0% below budget through February with Sales Tax 3.7% under budget year-to-date.



GENERAL FUND EXPENDITURES

FY 25-26 General Fund expenditures through February totaled \$11,370,887. This is \$1,137,798, or 11.1%, higher than FY 24-25 expenditures through the same period, partially due to \$737,898 in street repairs expended in the current year. Total General Fund expenditures are \$520,820 below budget year-to-date.

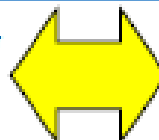


REPORT LEGEND

Better Than Expected



Expected, or Minor Variance



Monitor and Consider Taking Action

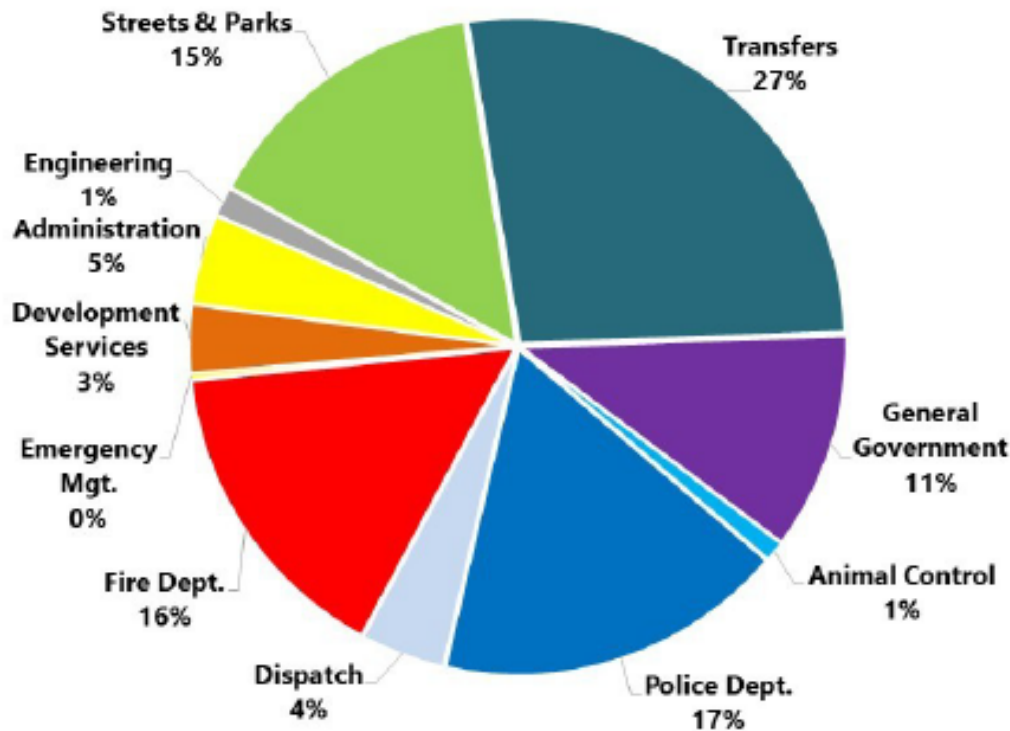


GENERAL FUND YEAR-TO-DATE EXPENDITURES

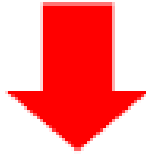
DEPARTMENT	YTD FY25-26 Budget	YTD FY25-26 Actual	Budget (Over)/Under	YTD FY24-25 Actual
General Government	\$ 1,104,024	\$ 1,094,320	\$ 9,704	\$ 920,598
Animal Control	100,122	101,416	(1,294)	95,280
Police Dept.	1,781,193	1,767,837	13,355	1,609,305
Dispatch	407,527	425,113	(17,586)	367,491
Fire Dept.	1,725,680	1,582,498	143,182	1,521,412
Emergency Mgt.	74,258	26,293	47,965	17,203
Development Services	445,800	344,616	101,185	316,204
Administration	446,160	453,216	(7,055)	520,000
Engineering	188,127	146,906	41,221	139,967
Streets & Parks	1,370,105	1,470,469	(100,364)	821,471
Transfers	2,743,369	2,741,909	1,461	2,778,024
Totals	\$ 10,386,366	\$ 10,154,593	\$ 231,773	\$ 9,106,957

Under (Over) Budget Year-to-Date: 2.2%
 Increase (Decrease) over Prior Year: 11.5%

General Fund YTD Percent Expenditures by Department



SALES TAX REVENUES—ALL FUNDS



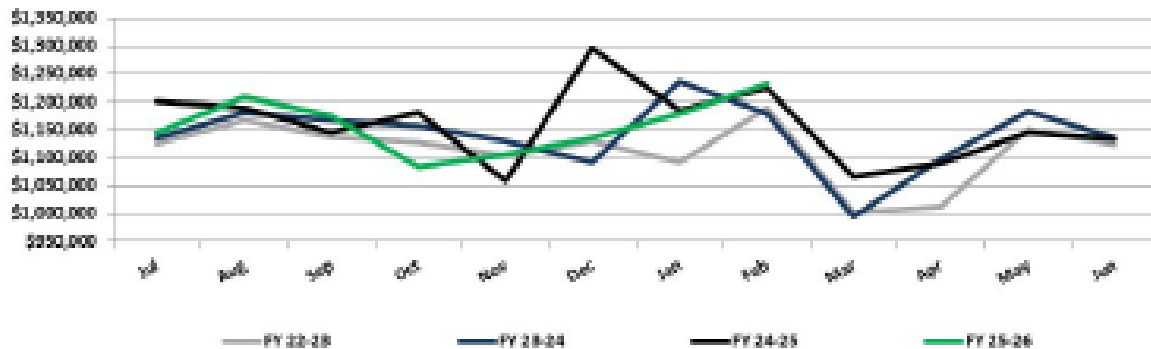
FY25-26 Sales Tax collections through February were 3.7% below budget, and 2.3% below prior year collections.

MONTH	COMPARISON TO BUDGET			COMPARISON TO PRIOR YEAR			PERCENTAGE	
	BUDGET	FY 25-26 ACTUAL	AMT INC/(DEC)	FY 25-26 ACTUAL	FY 24-25 ACTUAL	AMT INC/(DEC)	INC/(DEC) BUDGET	INC/(DEC) PRIOR YR
July	\$ 1,219,819	\$ 1,145,396	\$ (73,423)	\$ 1,145,396	\$ 1,200,807	\$ (55,411)	-6.0%	-4.6%
August	\$ 1,207,093	1,209,259	\$ 2,166	1,209,259	1,189,253	20,006	0.2%	1.7%
September	\$ 1,162,814	1,173,801	\$ 10,987	1,173,801	1,145,631	28,170	0.9%	2.5%
October	\$ 1,199,204	1,084,216	\$ (114,988)	1,084,216	1,181,483	(97,266)	-9.6%	-8.2%
November	\$ 1,072,439	1,104,537	\$ 32,098	1,104,537	1,056,590	47,947	3.0%	4.5%
December	\$ 1,315,337	1,134,689	\$ (180,648)	1,134,689	1,295,899	(161,210)	-13.7%	-12.4%
January	\$ 1,201,648	1,178,106	\$ (23,542)	1,178,106	1,183,889	(5,784)	-2.0%	-0.5%
February	\$ 1,242,591	1,231,945	\$ (10,646)	1,231,945	1,224,229	7,716	-0.9%	0.6%
March								
April								
May								
June								
TOTAL	\$ 9,619,845	\$ 9,261,949	\$ (357,896)	\$ 9,261,949	\$ 9,477,781	\$ (215,832)	-3.7%	-2.3%

Y-T-D Budget \$ 9,619,845
 Y-T-D Actual 9,261,949
 Y-T-D Variance (357,896)
 Y-T-D % Var -3.7%

Prior Year \$ 9,477,781
 Y-T-D Actual 9,261,949
 Y-T-D Variance (215,832)
 Y-T-D % Var -2.3%

**Sales Tax Revenue by Month
 FY 25-26 Actual Compared to Previous 3 Fiscal Years Actual**

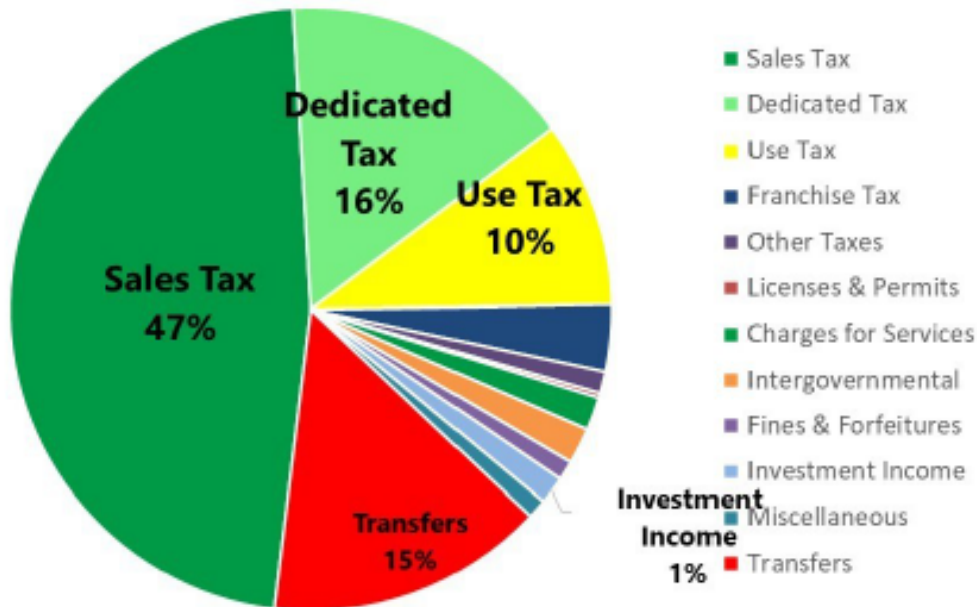


GENERAL FUND YEAR-TO-DATE REVENUES

	YTD FY25-26 Budget	YTD FY25-26 Actual	Budget Over/(Under)	YTD FY24-25 Actual
Sales Tax	\$ 5,658,692	\$ 5,445,357	\$ (213,335)	\$ 5,575,068
Dedicated Tax	1,886,231	\$ 1,815,428	(70,803)	1,858,356
Use Tax	1,068,930	\$ 1,153,951	85,021	1,037,796
Franchise Tax	400,000	\$ 410,291	10,291	379,980
Other Taxes	133,333	\$ 135,075	1,742	133,819
Licenses & Permits	51,600	\$ 29,485	(22,115)	28,337
Charges for Services	242,167	\$ 205,508	(36,659)	210,408
Intergovernmental	220,691	\$ 223,804	3,113	282,524
Fines & Forfeitures	153,667	\$ 119,951	(33,715)	164,666
Investment Income	207,063	\$ 172,215	(34,849)	266,708
Miscellaneous	46,582	\$ 120,393	73,811	140,406
Transfers	1,726,266	1,726,266	-	1,200,000
Totals	\$ 11,795,220	\$ 11,557,723	\$ (237,497)	\$ 11,278,066

Over (Under) Budget Year-to-Date: -2.0%

Increase (Decrease) over Prior Year: 2.5%



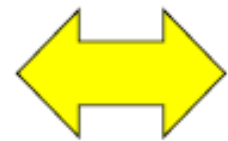
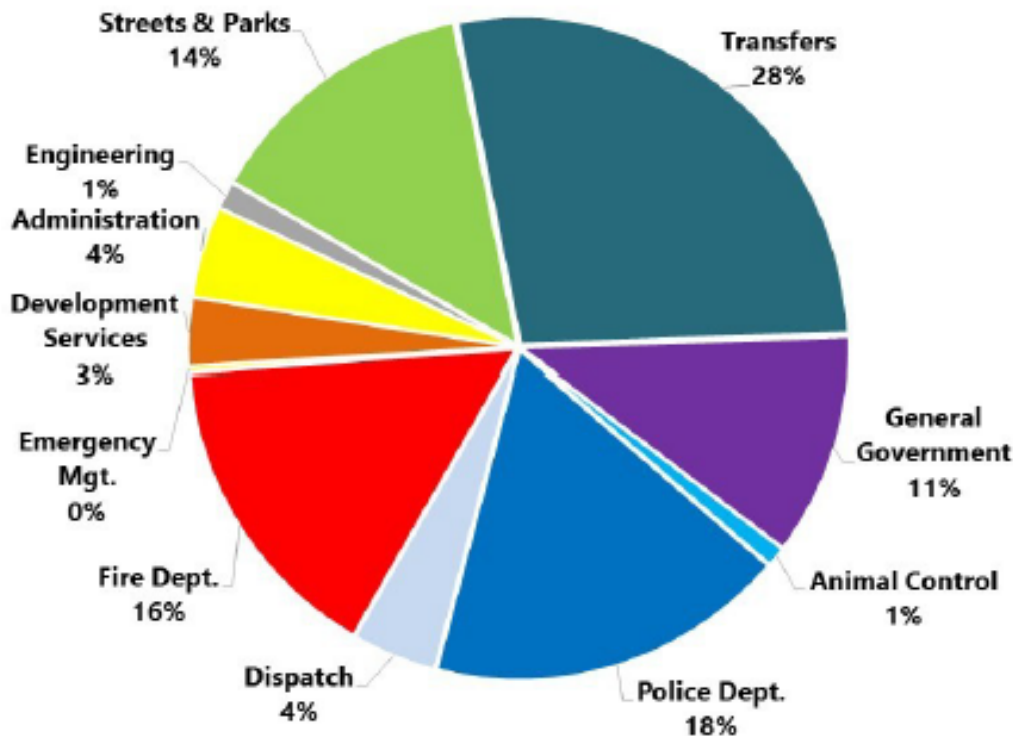
GENERAL FUND YEAR-TO-DATE EXPENDITURES

DEPARTMENT	YTD FY25-26 Budget	YTD FY25-26 Actual	Budget (Over)/Under	YTD FY24-25 Actual
General Government	\$ 1,261,742	\$ 1,234,827	\$ 26,915	\$ 1,031,503
Animal Control	114,425	110,438	3,988	108,213
Police Dept.	2,057,223	2,025,562	31,662	1,823,919
Dispatch	465,745	477,260	(11,515)	407,574
Fire Dept.	1,972,205	1,767,315	204,891	1,676,756
Emergency Mgt.	84,867	27,841	57,026	17,365
Development Services	509,486	378,665	130,821	358,729
Administration	509,897	511,718	(1,821)	588,705
Engineering	215,003	152,780	62,222	165,801
Streets & Parks	1,565,834	1,550,989	14,845	886,430
Transfers	3,135,279	3,133,493	1,786	3,168,095
Totals	\$ 11,891,707	\$ 11,370,887	\$ 520,820	\$ 10,233,089

Under (Over) Budget Year-to-Date: 4.4%

Increase (Decrease) over Prior Year: 11.1%

General Fund YTD Percent Expenditures by Department



GLENPOOL UTILITY SERVICES AUTHORITY

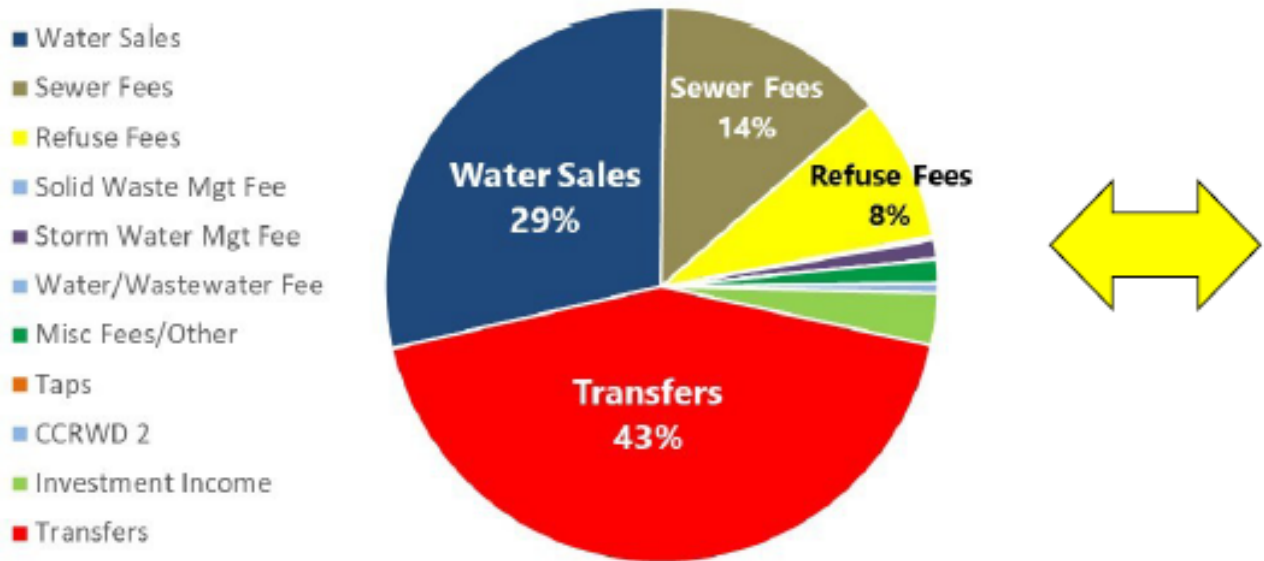
YEAR-TO-DATE REVENUES

	YTD FY25-26 Budget	YTD FY25-26 Actual	Budget Over/(Under)	YTD FY24-25 Actual
Water Sales	\$ 2,219,283	\$ 2,022,315	\$ (196,969)	\$ 2,143,498
Sewer Fees	1,016,058	944,012	(72,046)	988,890
Refuse Fees	586,923	592,322	5,399	576,751
Solid Waste Mgt Fee	14,667	13,759	(908)	13,591
Storm Water Mgt Fee	78,667	78,806	139	77,866
Water/Wastewater Fee	3,333	634	(2,699)	2,383
Misc Fees/Other	112,900	95,721	(17,179)	103,017
Taps	38,000	1,600	(36,400)	12,800
CCRWD 2	31,667	41,910	10,243	32,816
Investment Income	195,921	212,097	16,176	263,449
Transfers	2,985,946	3,015,428	29,482	3,058,593
Totals	\$ 7,283,365	\$ 7,018,602	\$ (264,762)	\$ 7,273,653

Over (Under) Budget Year-to-Date: -3.6%

Increase (Decrease) over Prior Year: -3.5%

GUSA YTD Revenues by Type



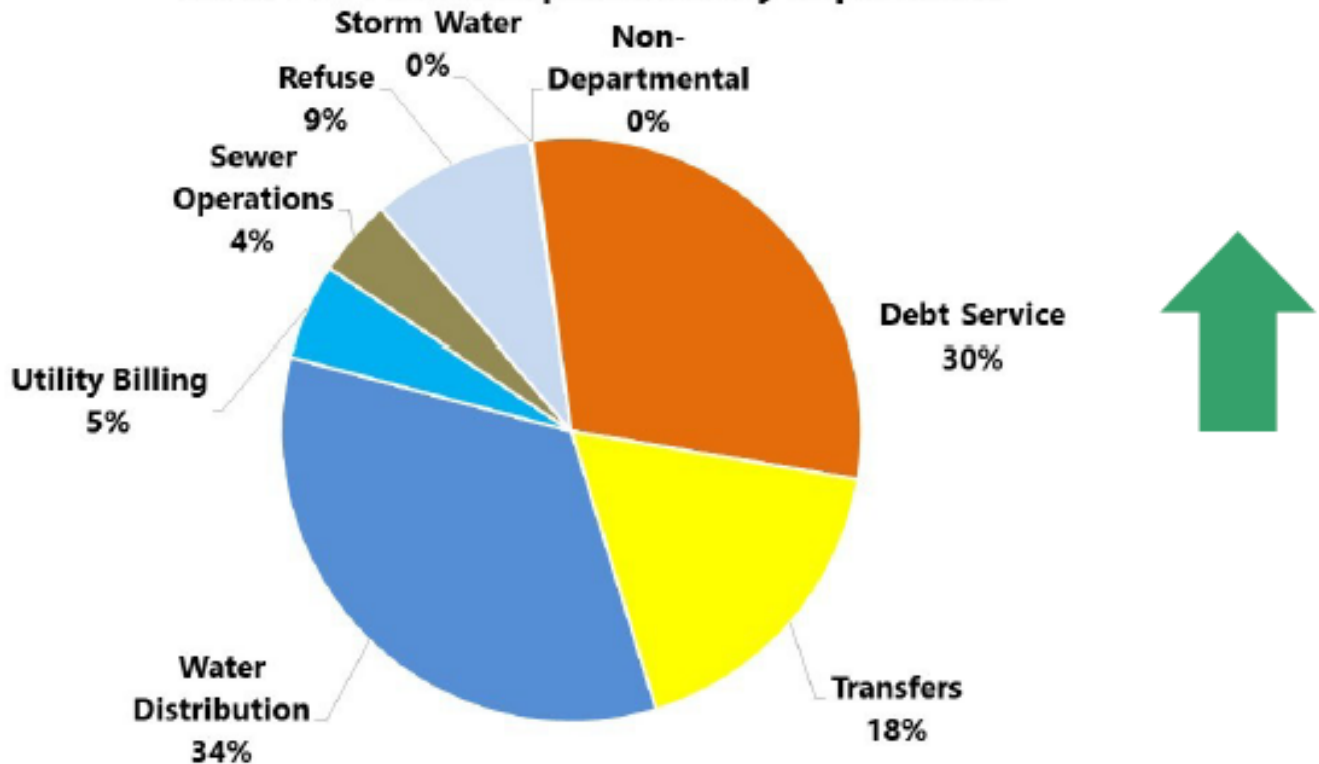
GLENPOOL UTILITY SERVICES AUTHORITY YEAR-TO-DATE EXPENDITURES

DEPARTMENT	YTD FY25-26 Budget	YTD FY25-26 Actual	Budget (Over)/Under	YTD FY24-25 Actual
Water Distribution	\$ 2,764,692	\$ 2,301,315	\$ 463,376	\$ 2,152,220
Utility Billing	350,973	356,078	(5,106)	286,620
Sewer Operations	384,040	293,932	90,108	317,829
Refuse	629,567	618,876	10,691	605,497
Storm Water	116,000	348	115,652	74,615
Non-Departmental	6,958	6,955	3	6,978
Debt Service	2,030,314	2,030,314	-	1,944,953
Transfers	1,200,000	1,200,000	-	1,200,000
Totals	\$ 7,482,543	\$ 6,807,818	\$ 674,725	\$ 6,588,712

Under (Over) Budget Year-to-Date: 9.0%

Increase (Decrease) over Prior Year: 3.3%

GUSA YTD Percent Expenditures by Department



FUND DASHBOARD








FUND	REVENUES	EXPENDITURES	YTD NET REVENUES / (EXPENDITURES)
GENERAL FUND	\$11,557,723	\$11,370,887	\$186,836
GLENPOOL UTILITY SERVICES AUTHORITY FUND	\$7,018,602	\$6,807,818	\$210,784
GLENPOOL INDUSTRIAL AUTHORITY FUND	\$775,111	\$745,093	\$30,018
STREETS & INFRASTRUCTURE FUND	\$691,260	\$68,298	\$622,962
PUBLIC SAFETY CAPITAL FUND	\$920,043	\$1,014,989	(\$94,946)
PUBLIC SAFETY PERSONNEL FUND	\$1,184,367	\$1,238,256	(\$53,889)
CAPITAL FUND	\$214,189	\$141,046	\$73,143
ARPA FUND	\$15,546,234	\$15,660,902	(\$114,668)
PARKS AND RECREATION FUND	\$9,105	\$492	\$8,613
HOTEL-MOTEL FUND	\$179,205	\$158,921	\$20,284

Move Glenpool Forward

FY 2025-2026 3rd Qtr (Jan-Mar) Highlights

- >>> Oak Street Lift Station Rehab: Completed upon installation of portable generator connections
- Hickory Place Stormwater Improvements: RFQ finalized; Engineering design completion expected June 2026
- Rolling Meadows Stormwater Improvements: Applying for EPA grant for construction
- Stormwater Improvement - Fern Ave: Drainage study proposal approved by Council in March 2026
- 121st St Lane Improvements & Signalization: Right-of-way acquisition & utility relocation underway
- Elwood Lane Improvements & Signalization: Received grant for design of corridor & 141st St & 151st St intersections









FY 2025-2026 3rd Qtr (Jan-Mar) Project Statuses









Project	Status
Proposition 1 (0.29%) (effective 1/1/2017) - Streets & Infrastructure Fund	
Automatic Meter Reading Conversion Kendalwood Park Rehab Lane Improvements - Warrior Road Lift Station Rehab - Oak Street Snow Plow Turf Maintenance Equipment - Parks	 Complete
Signalization & Infrastructure 151st St Stormwater Improvement - Rolling Meadows Stormwater Improvement - Vancouver Ave Lane Improvements - Elwood (141st St to 151st St) Signalization of 141st St & Elwood Lane Improvements - 121st St (Elwood to Hwy 75) Signalization of 121st St & Elwood Stormwater Improvement - Fern Ave Stormwater Improvement - Hickory Place Wastewater Treatment Plant Design/Permitting	 Active
Economic Development Projects Lift Station Rehab - Eden South South County Soccer Complex Field Lighting Stormwater Improvement - 141st St @ Hwy 75 Stormwater Improvement - Eden South Stormwater Improvement - Main/146th St @ Hwy 75	 Future
Proposition 2 (0.28%) (effective 1/1/2017) - Public Safety Capital Fund	
Firefighter Air Packs Police Mobile Computing System Public Safety Radio System	 Complete
Fire Apparatuses & Equipment Police Vehicles	 Active
Firing Range/Training Center Police Capital Improvements	 Future
Proposition 3 (0.55%) (effective 7/1/2018) - Public Safety Personnel Fund	
Hire 7 additional Firefighters Hire 5 additional Police Officers	 Complete / Ongoing*








*Additional hires continue to exceed initial goal

Move Glenpool Forward

Project Details

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Proposition 1 (0.29%) (effective 1/1/2017) Streets & Infrastructure Fund 					
Automatic Meter Reading Conversion	 Complete	\$ 850,000	\$ 24,894	\$ 874,894	\$874,894
<i>Project Description:</i> This project converts or replaces each of the 4,300 existing water meters in the city to an automatic radio read meter, increasing efficiency and accuracy in the City's utility billing. <i>Completion Date:</i> September 2017					
Kendalwood Park (North) Rehab	 Complete	\$ 200,000	\$ -	\$ 200,000	\$ 200,000
<i>Project Description:</i> This project would help to alleviate surface water flooding across the park property caused by improper grading and drainage control and would replace the existing play equipment to better serve the residents of the area. <i>Completion Date:</i> June 2024 <i>Comments:</i> New playground equipment has been installed and re-grading completed.					
Lane Improvements - Warrior Road	 Complete	\$ 750,000	\$ 974,787	\$ 1,724,787	\$ 1,724,787
<i>Project Description:</i> This project will add one additional lane of travel to Warrior Road between 146th Street and 151st Street to better facilitate school activities at the Glenpool Public Schools central campus. Additional improvements will include the reconfiguration of the intersection of Warrior Road with 151st Street to increase safety and reduce stacking. <i>Completion Date:</i> August 2021 <i>Comments:</i> Project partners: Glenpool Public Schools and Tulsa County					
Snow Plow	 Complete	\$ 150,000	\$ (46,532)	\$ 103,468	\$ 103,468
<i>Project Description:</i> This project replaces the existing snow plow/dump truck used by the City to maintain arterial roadways in extreme winter conditions and for other purposes throughout the year. <i>Completion Date:</i> November 2017					
Turf Maintenance Equipment - Parks	 Complete	\$ 30,000	\$ (6,333)	\$ 23,667	\$ 23,667
<i>Project Description:</i> The project provides funding to acquire turf maintenance equipment to be used at the South County Soccer Complex and other city parks and recreation areas <i>Completion Date:</i> August 2018					
Lift Station Rehab - Oak St	 Complete	\$ 132,500	\$ -	\$ 132,500	\$ 132,500
<i>Project Description:</i> This project will result in upgrades to the Oak Street lift station by replacing pumps and equipment, adding SCADA and a backup generator to better facilitate efficient operations of the lift station. <i>Comments:</i> The pumps and equipment have been replaced and the portable generator has been received. Staff has ordered a transfer switch and is awaiting configuration of the generator to finalize the project. <i>Completion Date:</i> March 2026					
Signalization & Infrastructure 151st St	 Active	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 690,303
<i>Project Description:</i> This project is anticipated to include signalizations and other public utility, drainage, and transportation infrastructure improvements along the Highway 75/151st Street commercial corridor to facilitate economic development. <i>Comments:</i> ODOT is currently working to finalize its Corridor Study of 151st St from Glenpool to Bixby. To date, the City has paid \$666,499 of the \$952,142 total public improvements reimbursement agreement with Saint Francis Hospital South.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Stormwater Improvement - Rolling Meadows	 Active	\$ 300,000	\$ -	\$ 300,000	\$ 141,635
<i>Project Description:</i> This project is intended to alleviate surface water runoff issues affecting residents of Rolling Meadows that abut the Taylor's Pond subdivision to the west. The project includes the installation of additional stormwater collection infrastructure in the existing utility easement between the subdivisions with the use of storm inlets used to collect surface water as it moves from west to east.					
<i>Comments:</i> The design contract was awarded and the design consultant is currently working to finalize a design for the project. Utility locates have also begun.					
Stormwater Improvement - Vancouver Ave	 Active	\$ 50,000	\$ -	\$ 50,000	\$ -
<i>Project Description:</i> This project will help alleviate the pooling of nuisance stormwaters along S. Vancouver Avenue in the Rolling Meadows subdivision. The project includes the addition of stormwater inlets on the east side of the roadway to move the collected water off of the roadway and pipe it to the ODOT right-of-way.					
<i>Comments:</i> See above, as project is being done in coordination with Rolling Meadows Stormwater Improvement project					
Lane Improvements - Elwood (141st to 151st St)	 Active	\$ 2,350,000	\$ -	\$ 2,350,000	\$ 225,720
<i>Project Description:</i> This project will add two additional lanes of travel and stormwater collection infrastructure to the rapidly growing area of south 141st Street. This project will be coordinated with the signalization project at 141st Street and Elwood Avenue.					
<i>Comments:</i> The City was awarded a \$667,160 ODOT Surface Transportation Program grant, with a City match of \$225,720. Qualifications-Based Selection of design consultant is forthcoming.					
Signalization of 141st St & Elwood	 Active	\$ 410,000	\$ -	\$ 410,000	\$ -
<i>Project Description:</i> This project will provide full signalization of the intersection of 141st Street and Elwood Avenue and will be done to accommodate the widening of Elwood between 141st and 151st Streets that is included in another project.					
<i>Comments:</i> See above, as project is being done in coordination with Elwood Lane Improvements project.					
Lane Improvements - 121st St (Elwood to Hwy 75)	 Active	\$ 635,000	\$ -	\$ 635,000	\$ -
<i>Project Description:</i> This project will be coordinated with the signalization project at 121st Street and Elwood and is intended to add capacity to 121st Street caused by increasing residential growth in Glenpool and Jenks north of 141st Street. The one mile stretch of arterial roadway will be increased to 4 lanes of directional traffic, with flood control and stormwater conveyance added in areas where historical flooding is problematic.					
<i>Comments:</i> Project partners: Tulsa County and the City of Jenks. The County is currently conducting design, ROW acquisition, and utility relocation.					
Signalization of 121st St & Elwood	 Active	\$ 150,000	\$ -	\$ 150,000	\$ -
<i>Project Description:</i> This project will facilitate better traffic flow along the growing 121st Street corridor by better controlling the traffic coming off of and going to Highway 75 from the surrounding neighborhoods. This project will be coordinated with the widening project of 121st from					
<i>Projected Start Date:</i> FY 2025-2026					
<i>Comments:</i> See above, as project is being done in coordination with 121st St Improvements project.					
Stormwater Improvement - Fern Ave	 Active	\$ 600,000	\$ -	\$ 600,000	\$ -
<i>Project Description:</i> This project will improve stormwater drainage along Warrior Road/Fern Avenue from 146th Street north to the western turn in the channel to alleviate issues with stormwater over-topping the channel during significant storm events. The project will provide additional capacity in the culvert running underneath 146th Street, widening and deepening the channel to the north.					
<i>Comments:</i> Staff is preparing a Request for Qualifications (RFQ), and the design for this project is budgeted in FY 2024-2025. This project will be completed in coordination with sidewalk projects in the area beginning in February 2025.					
Stormwater Improvement - Hickory Place	 Active	\$ 350,000	\$ -	\$ 350,000	\$ -
<i>Project Description:</i> This project will help alleviate stormwater flowing onto properties along Hickory Place and other parts of the Cinnamon Tree subdivision by installing an underground collection and piping system along the eastern boundary of the property.					
<i>Comments:</i> Staff is preparing a Request for Qualifications (RFQ), and the design for this project is budgeted in FY 2024-2025.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
Wastewater Treatment Plant Design/Permitting 	Active	\$ 550,000	\$ -	\$ 550,000	\$ -
<i>Project Description:</i> The project provides funding for the research, engineering design, permitting, and necessary land acquisition/expansion to the wastewater treatment plant <i>Comments:</i> The City is utilizing ARPA funds to complete design & permitting. Staff recommends Council consider re-allocating these funds for the construction phase of the WWTP project, or to other MGF projects as needed.					
Economic Development Projects 	Future	\$ 1,035,337	\$ -	\$ 1,035,337	\$ -
<i>Project Description:</i> This project is anticipated to provide economic assistance to the 141st Street commercial corridor to facilitate growth and business vitality. Types of projects include: small business construction/remodel assistance grants, infrastructure improvements, and utility upgrades.					
Lift Station Rehab - Eden South 	Future	\$ 280,000	\$ -	\$ 280,000	\$ -
<i>Project Description:</i> This project will upgrade the sanitary sewer lift station located at the Eden South subdivision by replacing existing pumping equipment, adding SCADA, and installing a backup generator. This lift station serves most of the city that is south of 161st Street.					
South County Soccer Complex Field Lighting 	Future	\$ 150,000	\$ -	\$ 150,000	\$ -
<i>Project Description:</i> This project provides overhead sports lighting of the soccer fields at the South County Soccer Complex. The initial phase of the project is being completed with Tulsa County Vision 2025 funding and Glenpool Utility Service Authority bond proceeds which will provide the underground conduits for the future installation of electric service to the lights. <i>Projected Start Date:</i> FY 2024-2025					
Stormwater Improvement - 141st St @ Hwy 75 	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
<i>Project Description:</i> This project will continue improvements to the areas surrounding the Coal Creek waterway by decreasing the amount and velocity of the stormwater over topping the channel north of 141st Street. <i>Projected Start Date:</i> FY 2026-2027					
Stormwater Improvement - Eden South 	Future	\$ 500,000	\$ -	\$ 500,000	\$ -
<i>Project Description:</i> The project is intended to alleviate stormwater flooding along Union Avenue and in the Eden South subdivision by increasing the carrying capacity within the existing stormwater channel on the north side of the subdivision and reducing other restrictions that channel along Union Avenue.					
Stormwater Improvement - Main St @ Hwy 75 	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
<i>Project Description:</i> This project will help alleviate stormwater flooding along the Coal Creek waterway as it approaches Main Street and to the areas north of 146th Street by removing impediments to the free flow of stormwater south of Main Street.					

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
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Proposition 2 (0.26%) (effective 1/1/2017)
Public Safety Capital Fund



Firefighter Air Packs	Complete	\$ 250,000	\$ (8,582)	\$ 241,418	\$ 241,418
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Project Description: This project will replace existing firefighting equipment that provides supplemental oxygen supply (self-contained breathing apparatus) for firefighters while operating in compromised air spaces.

Completion Date: November 2017

Police Mobile Computer System	Complete	\$ 208,000	\$ (1,359)	\$ 206,641	\$ 206,641
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Project Description: This project will place a computer terminal in each of the patrol units and acquire the necessary software and hardware to facilitate operation of the new computers. Mobile computing will increase the efficiency and effectiveness of police officers by allowing direct access to information generally provided by dispatch, and allow dispatch to focus more on coordinating the activities of the officers in the field.

Completion Date: December 2020

Public Safety Radio System	Complete	\$ 1,250,000	\$ 35,079	\$ 1,285,079	\$ 1,284,600
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Project Description: This project will allow the City's public safety agencies to move to the P25 radio system currently utilized by most of the City's mutual aid partners, allowing for better emergency response coordination. This system will replace the existing radio system with new hand held, car-mounted radios, as well as new dispatch terminals.

Completion Date: July 2017

Fire Apparatuses & Equipment	Active	\$ 4,640,000	\$ -	\$ 4,640,000	\$ 3,014,462
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Project Description: This project will replace the existing fire apparatuses, command vehicles, and fire fighting equipment over the 20-year life of the tax.

Start Date: May 2017

Projected Completion Date: December 2037

Comments: 2 Pumpers, 1 100' Aerial Platform, 2 refurbished Pumpers, 1 Fire Marshal Tahoe, and bunker gear have been acquired to date.

Police Vehicles	Active	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 1,642,673
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Project Description: This project will allow the Police Department to replace up to 5 fleet vehicles each year over the life of the tax.

Start Date: June 2017

Projected Completion Date: December 2037

Comments: 37 Police Interceptors and 2 ACO trucks have been acquired to date

Firing Range/Training Center	Future	\$ 100,000	\$ -	\$ 100,000	\$ -
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Project Description: This project will result in an outdoor firing range and training center for use by the Glenpool Police Department.

Police Capital Improvements	Future	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
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Project Description: This project will result in a stand alone courtroom/community meeting room to be constructed adjacent to the existing Utility Billing building, clearing room on the 2nd floor of the Public Safety building for additional offices and storage.

Project	Status	Allocated Budget	Budget Adjustment	Revised Budget	Expended to Date
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**Proposition 3 (0.55%) (effective 7/1/2016)
Public Safety Personnel Fund**



Financials Since Inception (FY 2017 - FY 2025)

Total Revenues	\$13,525,018
Total Expenditures	\$11,903,605
Fund Balance (as of 3/31/26)	\$1,621,413

Hire 7 Additional Firefighters



Complete / Ongoing

Project Description: This project will enhance public safety by adding a minimum of 7 additional Firefighters during the effective duration of Proposition 3.

Start Date: October 2016

Comments: Currently, 10 Fire positions are funded within this fund.

Hire 5 Additional Police Officers



Complete / Ongoing

Project Description: This project will enhance public safety by adding a minimum of 5 additional Police Officers during the effective duration of Proposition 3.

Start Date: October 2016

Comments: Currently, 7 Police positions are funded within this fund.

Development Services

Listed below are current development related activities within the City of Glenpool **through the month of March 2026**. These activities listed include Projects Under Construction, Planning Applications Under Review, Approved Projects Not Under Construction, Building Permits and Inspections, as well as Code Enforcement Activity. The most recent activities are highlighted in **red**.

Commercial/Industrial Projects Under Construction:

1. **C & C Office Complex** – A proposed 2,672 sf office building located 459 E 151st S. The existing single-family residence will be converted into an office building.

Commercial/Industrial Occupancy Permits Issued in March 2025:

1. **Corner Pediatrics (Health Clinic) – 259 E 141st St**
2. **South Country Party Co. – (Small Events/Parties) – 707 E 141st St**
3. **Premier Rheumatology (Health Clinic) – 12142 S Yukon Ave**

Earth Change Permits Issued:

1. **South 75 Business Park** – 2.5-acre site near northwest and northeast corner of 166th Street South and South Broadway Street. The owner is clearing, grading and installing drainage improvements to serve the area.
2. **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.
3. **Glenpool High School Varsity Parking Lot Addition:** Grading for an 80-space parking lot located 393 E 147th St.

Residential Projects Under Construction:

	Subdivision Name	Lots Approved or Units	Under Construction	Completed	Lots Available
1	Glen Hills I (Phase 1-6)	84	1	84	0
2	Glen Hills II (Phase 7-11)	78	0	73	5
3	Scissortail	88	1	84	2
4	Redbud Glen	74	5	54	15
5	Twin Ponds	25	0	2	23
	Totals	349	7	296	45

Planning Applications Under Review:

1. **Annexation(s): No New Applications**
2. **Comprehensive Plan Amendment(s): No New Applications**
3. **Zone Amendment(s): No New Applications**
4. **Planned Unit Development (PUD):**

A. 151-75 Crossing Planned Unit Development – A proposed Planned Unit Development (PUD 45) for a mixed-use development consisting of light industrial and commercial uses. The subject site is 76.6-acres in size and is located on the southwest corner of US Highway 75 and State Highway 67.

B. PUD 43 Carson Trails Major Amendment #2 – A major amendment to PUD 43 to revert to the original PUD approval and reduce the minimum lot size from 1500st to 1200sf.

5. **Subdivision Plat(s)** – Preliminary and Final:

A. The Lakes at Twin Ponds – A Preliminary Plat to subdivide a 94.0918-acre site into two-hundred and fifty-one (251) lots in nine (9) blocks and seven (7) reserve areas. The subject site is generally located on the south side of W 161st S and west of US75.

B. 151-75 Crossing Preliminary Plat: A Preliminary Plat for a commercial center of approximately 76.599 acres. There will be a total of seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.

C. Redbud Glen II Preliminary Plat: A Preliminary Plat to subdivide an approximately 25.729-acre site into eighty-two (82) residential lots and four (4) reserve areas. The subject site is generally located on the west side of South Elwood Avenue, approximately a quarter mile north of East 151st Street South.

6. **Lot Split Application(s): No New Applications**

7. Site Plan Application(s):

A. TSU One, Inc. - Site plans to add a shop building on an industrial site. The site is approximately 2.47 acres and is located at 700 West 138th Street South.

B Glenpool Schools Varsity Building Parking Lot Addition - A Site Plan application to construct a new parking lot with 80 standard spaces, 3 accessible spaces, and 1 accessible space. The site is located at 393 E 147th St.

C. Foundation Baptist Church - A Site Plan application for an addition to a church building. The site is approximately 0.8-acres, and the addition is approximately 450 square feet.

D. Glenpool Schools Press Box – A Site Plan application for the renovation of the Glenpool Schools Press Box.

E. Energy One Credit Union - A Site Plan application to convert and renovate a former Sonic Burger fast food restaurant into a financial institution. The site is located at 12151 S. Waco Ave.

F. Glenpool Upper Elementary School – Site Plan application for a 9,440-sf gym/safe room.

8. Specific Use Permits:

A. McDonald's LED Sign – A Specific Use Permit (SUP2026-01) for an 8'3" x 3' 6" LED sign. The subject site is located at 110 W 141st St.

9. Variance(s):

A. McDonald's LED Sign – A Variance application for an 8'3" x 3' 6" LED sign. The subject site is located at 110 W 141st St. The Variance request is for a reduction in the 2,400 ft. separation requirement from existing LED signs and setback from the driving surface of a street.

Approved Projects Not Under Construction

- 1. McGraw Winfield Realtors** – A proposed 4,434sf office building located at 12189 South Yukon Avenue.
- 2. Carson Trails** – A 497-lot residential Planned Unit Development (PUD) located north and east of the northeast corner of West 181st Street and South Union Avenue directly adjacent to Eden South neighborhood. A subdivision plat for Phase I of Carson Trails PUD-43. The plat consists of 82 residential lots and four (4) reserve areas.
- 3. 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.
- 4. Redbud Glen II** – A Preliminary Plat to subdivide a 25.729-acre site into sixty-seven (67) lots in eight (8)

blocks and four (4) reserve areas. The subject site is generally located north of E. 149th Street S. and West of S. Elwood Ave.

5. **Twin Ponds Phase II** – Preliminary Plat of a 12.29-acre site. The plat proposes subdividing the site into ten (10) lots and four (4) reserve areas. The subject site is generally located north of West 181st Street South – ½ mile west of Highway 75
6. **Housley Group Plat** – A proposed Preliminary Plat of a 14.63-acre site located on the north side of West 161st Street South, approximately a half mile east of U.S. Highway 75. The preliminary plat proposes to subdivide the site into three (3) lots.
7. **Glenpool High School Addition** – A Site Plan application for a new addition to the Glenpool High School Building. The addition is approximately 7,188 square feet and located at 14502 South Fern Street.
8. **Scissortail Phase 2 Final Plat** – A Final Plat to subdivide an approximately 40.20-acre site into one-hundred and eleven (111) residential lots and four (4) reserve areas. The subject site is located east of E. 148th St. S and north of S. Poplar St.

Items Scheduled for BOA Meeting – April 13, 2026

1. **McDonald's LED Sign** – A Variance application for an 8'3" x 3' 6" LED sign. The subject site is located at 110 W 141st St. The Variance request is for a reduction in the 2,400 ft. separation requirement from existing LED signs and setback from the driving surface of a street.

Items Scheduled for Planning Commission Meeting – April 13, 2026

1. **McDonald's LED Sign** – A Specific Use Permit (SUP2026-01) for an 8'3" x 3' 6" LED sign. The subject site is located at 110 W 141st St.

Current Residential and Commercial Building Permit Statistics

Current Active Residential Permits	11
Current Active Commercial Permits	6
New Residential Permits Issued March 2026 (New Construction)	2
New Commercial Permits Issued March 2026 (New Construction)	0
Residential Permits through March 2026 (New Construction)	3
Residential Permits through March 2025 (New Construction)	20
Commercial Permits through March 2026 (New Construction)	3
Commercial Permits through March 2025 (New Construction)	1
Assessment Letters Issued in 2025 (Total)	6
Assessment Letters Issued in 2026 (Total)	6

Code Enforcement Activity for **March 2026**

ACTIVITY DESCRIPTION:	Totals			
Complaints received and investigated Year to Date	495			
Open public nuisance cases through 2026	8			
CODE ENFORCEMENT CASES	Dec 2025	Jan 2026	Feb 2026	Mar 2026
High grass:	2	-0-	-0-	-0-
Fire damaged structures:	-0-	-0-	-0-	-0-
Illegally parked vehicles:	1	5	3	3
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:	118	55	91	236
Damage to public facilities citations:	-0-	-0-	-0-	-0-
Excessive trash & debris notices:	7	7	-0-	10
Dilapidated structures/property notices:	-0-	-0-	-1-	-0-
Trash can/receptacle placement notices:	-0-	-0-	-0-	-0-
Building demolition & removal:	-0-	-0-	-0-	-0-
Inoperable/abandoned vehicles:	1	1	-0-	1
Visual impairments caused by trees, shrubs, vehicles, basketball goals, etc. interfering with traffic flow:	-0-	-0-	-0-	-0-
Stagnant water causing mosquito issues:	-0-	-0-	-0-	-0-
Pest issue:	-0-	-0-	-0-	-0-
Dilapidated fencing:	-0-	-0-	-0-	-0-
Noxious odor:	-0-	-0-	-0-	-0-
Phone calls/inquiries	52	33	15	42

Public Works

The following details of all work completed between February 21 – March 27, 2026.

Admin / Community

- Conducted weekly recycling pickups at PW, Dawes, and GCC for delivery to the MET
- Conducted weekly meetings regarding meter repairs/replacements
- Conducted multiple interviews for Distribution and Streets & Parks laborer positions
- Finalized and carried out plans for Arbor Week celebrations
- Continued making progress on Emergency Action Plan for Public Works
- Attended STEM night at Glenpool Upper Elementary
- Worked with Engineering to develop ROW Excavation Ordinance
- Attended workshop Embracing Earth Designs
- Attended OMAG Severe Weather Conference

Streets

- Crack sealed – various areas around town
- Filled potholes – various other spots around town.
- Cleaned storm drains – Various areas around town
- Retention Ponds - began clearing outfall structure at ponds near Walmart
- Repaired Stop signs at 121 & Elwood, 146th & College, 145th & Broadway
- Installed new lag bolts on wooden bridge on 126th
- Cleared culvert on 126th multiple times. There appears to be a beaver in the area.

Parks

- Picked up trash and emptied trash cans daily at all city parks
- Began mowing for the season
- @ Morris - Installed riprap where creek has eroded under baseball field fence.
- @ Black Gold and Morris - Ground multiple tree stumps
- @ Black Gold - Installed a new Kiddie Crane, Replaced triple slide on large playset
- @ Morris – Smoothed out drive by power raking
- @ Kendalwood North – Planted Class of 2032 redbud tree
- Delivered Barricades and trash cans to GCC in preparation for car show on 3/28

Beautification

- Continued to grow seedlings in nursery
- Reinstalled Rain Barrels for season at Senior Center
- Participated in STEM night at Upper Elementary School
- Presented and facilitated Arbor Week Celebration event
- @ Senior Center – repaired sprinkler system
- Met with FD to prep for controlled burn at Wildcatter Run

Facilities Maintenance

- Electrician replaced 27 lights and 2 ballasts at Morris baseball fields
- Finished install of the new Black Gold basketball lights.
- Finished install of the new Black Gold tennis lights.
- Installed new ice maker at Dawes
- Installed new toilet at Morris women's restroom (original was cracked)
- Replace 7 lights at Morris concession area.
- Contractor finalized wiring of new awning lights at PD
- Assisted in the wiring installation of the LED boards at GCC

Wastewater Treatment Plant:

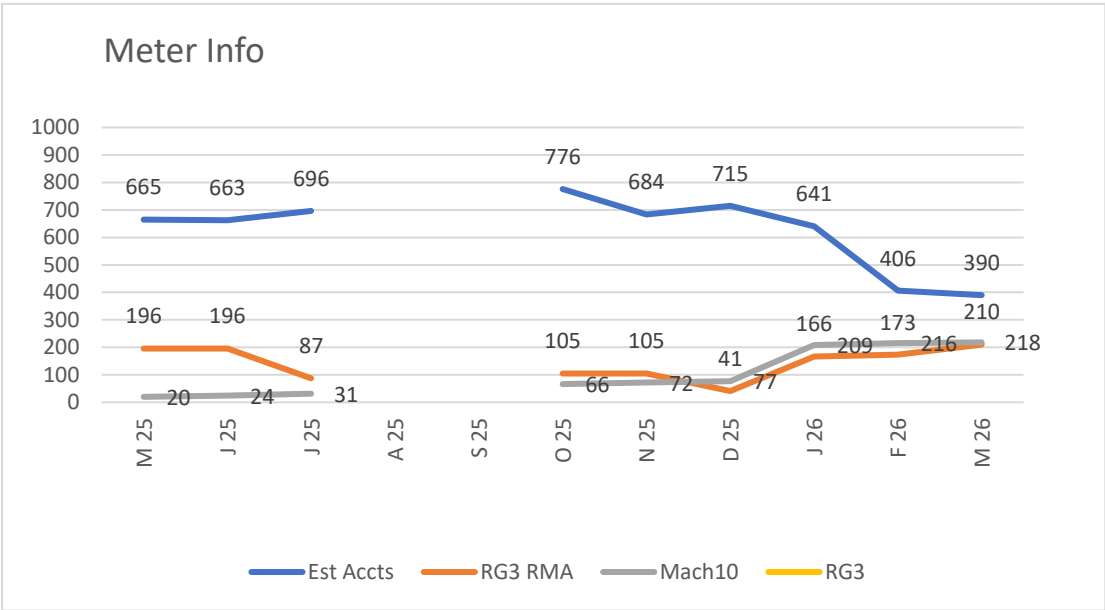
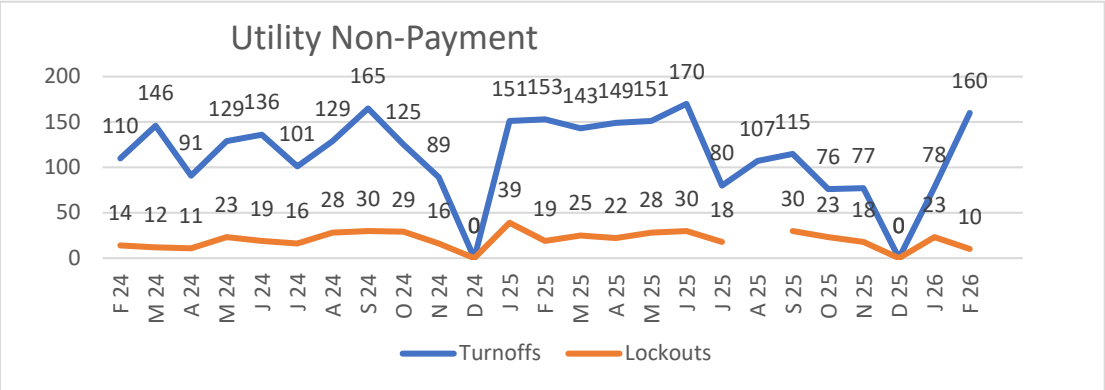
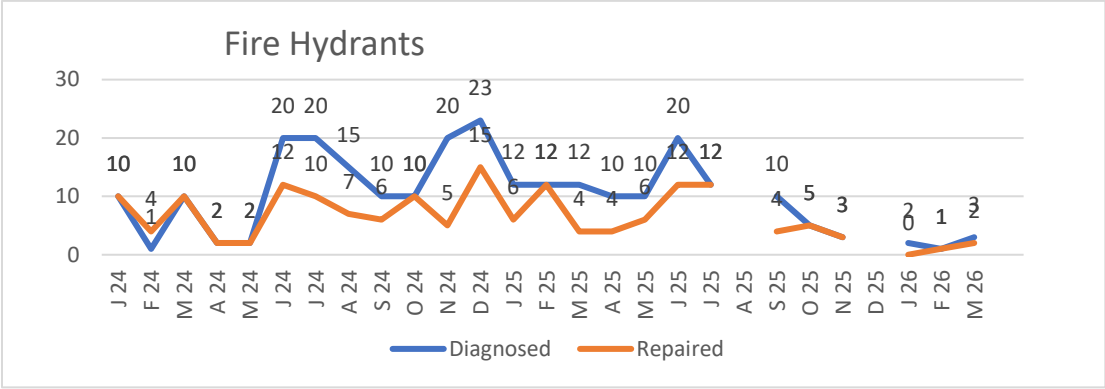
- Daily calibration and testing performed (CL, DO, pH)
- Daily readings performed
- Daily flow monitoring performed
- Weekly Biological Oxygen Demand and Total Suspended Solids samples to Green Co.
- E-coli testing sent to Green Co. Testing
- 3 of our 4" trash pumps still out for service
- Continuing to sample BOD 2 extra times a week during our Water Cleaners trial period.

Lift Stations:

- Inspected all lift stations
 - Cleaned floats
 - Cleaned around stations and wells
 - Mowed, weeded, and sprayed all stations
- Assisted WWTF operator with daily tasks while Kyle was out of office
- Small bypass pump returned to service after being repaired (currently at Elwood LS)
- Met with eLynx discuss alarm issues within SCADA
- Continued Hydrogen Peroxide injection at Newman LS
- All genset hookups are complete. Labeling to be completed by April 3rd
- GlenPark 2nd pump is installed after being rebuilt
- New light installed at Fern
- Began fence repairs at Scissortail, Rolling Meadows, Mark Allen, and Newman.

Distribution:

- 343 Utility locates
- 160 turn offs for non-payment Feb (actual date of Feb 24)
- 18 lock outs for non-payment Feb (actual date of Feb 29)
- 5 leaks repaired (0 major, 5 minor, 6 pending)
- 20 meter(s) set (5 residential, 15 commercial)
- 58 RG3 registers found to be failed
- Bi-weekly water samples taken – Passed
- Diagnosed 3 hydrants, 2 repaired
- Jetrodded 4 possible sewer backup(s) (2 on city side, 2 on customer side)

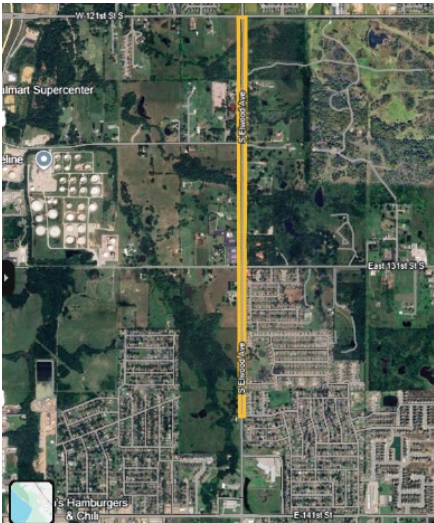


2026 Arbor Week Celebration

Continuing in our third year of celebrating Arbor Week with the GPS 6th graders, we were excited to see the kids, impart some wisdom, allow the kids to get their hands dirty, and ultimately, have some fun. Sarah Griffin has taken lead on setting up this event with lots of help from Emily James. Additionally, Jack Titchener (Conservation), Cheryl Cheadle (Blue Thumb), and Emma (Blue Thumb), helped with training. From GPS, we worked again with Ms Carr at GIS and Mr Bell. The date was March 26, 2026 for this year. Special thanks to Mayor Calvert and Vice-Mayor Lund for their appearance at Kendalwood North Park to support these kids.



Elwood Avenue at: W 121st St. to E 137th St, State JP #38920(04)

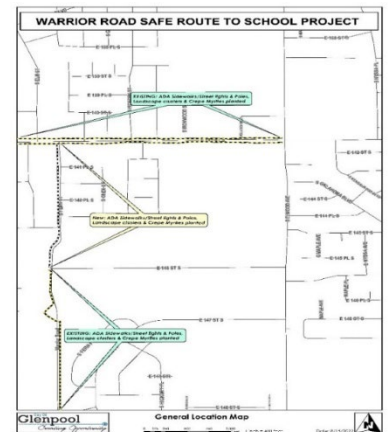


- The City of Glenpool selected Garver Engineering as the Consultant for this project.

TAP Grant Sidewalk Improvement Project on Warrior Road. JP#3802804

The Warrior Road Project aims to construct a sidewalk from 146th to 141st Street, covering survey, environmental, geotechnical, and engineering studies, culminating in final design and project plans.

- Currently at 60% plans.



Sidewalk & Beautification Phase II Project JP#28845(05)

Construction of 2 miles of sidewalks linking Glenpool School to the Glenpool Community Center along 146th street, Elwood Avenue, 141st street

The estimate for this project is summarized below:

- Contractor for the project is Timberwolf Excavating LLC.
- Construction traffic control devices have been put in place along the project corridor.
- Construction is scheduled for 280 days.

Work is progressing as scheduled, and erosion and sediment control measures remain properly installed and maintained to minimize the potential for sediment runoff. Appropriate traffic control measures are in place to help ensure the safety of both the public and construction personnel.



Stormwater Management

- The Stormwater campaign for the month of March is about preventing pollution by keeping trash and contaminants out of storm drains.
- Staff is preparing a response to DEQ’s letter dated February 24, 2026, regarding the FY 2025 Stormwater Annual Review Report for the City of Glenpool Phase II Municipal Separate Storm Sewer System, OPDES Permit Authorization No. OKR040047.

Coal Creek Monitoring

- Coal Creek monthly monitoring was completed on 2/22/2026 in partnership with Blue Thumb (Green Country Stormwater Alliance).

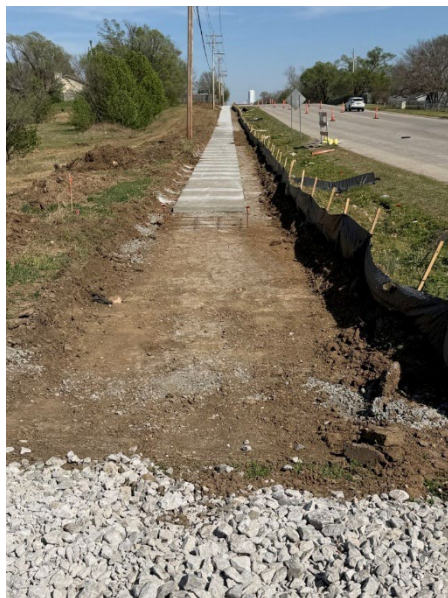
Rolling Meadows Stormwater

This project aims to address surface water runoff issues affecting residents of Rolling Meadows near Taylor’s Pond Subdivision. Crafton, Tull & Associates is the engineer of records.



Community Development Block Grant

- FY2024 grant: \$120,143 for Glen Village Addition II improvements (stormwater, sinkhole, and street repairs).
- This project was advertised February 11, 2026
- A non-mandatory pre-bid conference was held on February 19, 2026.



March 2026 Report

CONFERENCE CENTER

Throughout the month of March, the Conference Center hosted a total of 22 events. These ranged from banquets and birthday parties to trainings and community gatherings, showcasing the versatility of our facility and the variety of clients we serve.

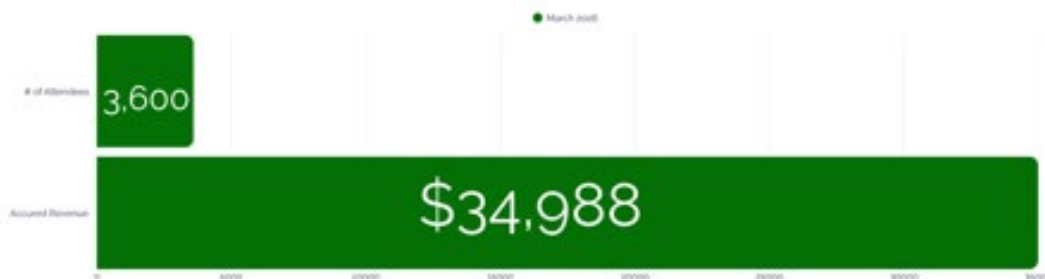
This month also marked a major facility upgrade with the installation of our new LED walls. The installation process took a little over a week to complete, but we are very pleased with the final result. Since completion, we have already received positive feedback from returning clients, particularly regarding the enhanced visual experience and added value for presentations and events.

EVENTS TO HIGHLIGHT

- **Jenks Swim Team Annual Banquet** – Welcomed back this returning group again this month for their annual banquet, continuing a strong partnership with a local organization and celebrating their season accomplishments.
- **Battle Penguin Card Show** – Hosted a very successful card show again this month with high attendance, bringing in a new audience and increasing exposure for the Conference Center.
- **Whataburger Quarterly Meeting** – Hosted a corporate quarterly meeting, providing a professional space for team collaboration and presentations, and continuing to build relationships with business clients.

Along with the events we hosted, staff stayed busy working with clients, giving tours, and booking new events. In March, we secured over 20 events scheduled for 2026 through 2028.

Overall, March was a productive month with a great mix of events and continued improvements to our facility.



Social Media Monthly Stats:

Profile ▲	Audience 📊	Net Audience Growth 📈	Published Posts 📄	Impressions 📈	Engagements 📈
Reporting Period Feb 19, 2025 – Mar 29, 2025	30,723 ▲ 6.4%	1,839 ▲ 63.8%	206 ▼ 5.5%	2,236,095 ▲ 10.7%	133,270 ▼ 5.7%
Compare To Jan 11, 2025 – Feb 16, 2025	28,879	1,123	218	2,019,770	141,286
City of Glenpool, Oklah...	10,784	60	41	242,203	10,432
Glenpool Animal Contr...	11,322	108	84	386,801	30,281
Glenpool Conference C...	2,340	7	33	7,293	408
Glenpool Police Depart...	6,277	1,664	48	1,599,798	92,149

Top City Social Media Posts:

City of Glenpool, Oklah...	City of Glenpool, Oklah...	City of Glenpool, Oklah...	City of Glenpool, Oklah...	City of Glenpool, Oklah...	City of Glenpool, Oklah...
Engagements: 1,228	Engagements: 1,171	Engagements: 1,007	Engagements: 899	Engagements: 702	Engagements: 658
Reactions: 117	Reactions: 19	Reactions: 168	Reactions: 23	Reactions: 38	Reactions: 46
Comments: 17	Comments: 10	Comments: 38	Comments: 31	Comments: 14	Comments: 4
Shares: 25	Shares: 8	Shares: 78	Shares: 24	Shares: 26	Shares: 38
Post Link Clicks: —	Post Link Clicks: 187	Post Link Clicks: —	Post Link Clicks: 762	Post Link Clicks: —	Post Link Clicks: —
Other Post Clicks: 5,848	Other Post Clicks: 877	Other Post Clicks: 770	Other Post Clicks: 609	Other Post Clicks: 604	Other Post Clicks: 578

City Comparative Performance Overview:

Profile ▲	Audience 📊	Net Audience Growth 📈	% Audience Growth 📈	Published Posts 📄	Published Carousels 📄	Published Videos 📄	Published Photos 📄
Your Profiles Average	10,784.00	60.00	0.58%	41.00	—	2.00	38.00
Competitor Profiles Average	12,325.67	222.33	1.84%	42.67	—	4.17	34.50
1 City of Rixby - Muni...	12,148	276	2.27%	39	N/A	13	25
2 City of Coweta	11,953	490	4.07%	37	N/A	0	37
3 City of Glenpool, ...	10,784	60	0.56%	41	N/A	2	38
4 City of Jenks - Muni...	12,108	176	1.20%	27	N/A	5	17
5 City of Owasso, OK ...	17,180	323	1.80%	134	N/A	7	115
6 City of Sand Spring...	12,285	121	0.99%	8	N/A	0	6
7 City of Sapulpa Gov.	8,280	116	1.43%	11	N/A	0	7

Economic Development/Grants

Economic Development

Business, Retention, & Expansion (BR&E):

- The Glenpool Economic Development Team remains committed to building strong relationships with local businesses and supporting long-term economic growth through its formal Business Retention and Expansion (BRE) program.



- On March 12, the team hosted an OIEP Lunch & Learn for Glenpool primary job businesses. The Oklahoma Innovation Expansion Program (OIEP) provides monthly cash payments in the form of payroll tax rebates to help existing Oklahoma companies offset the cost of new equipment, machinery, and facility improvements tied to capital investment. Last year, three Glenpool businesses completed the application process and received awards totaling \$255,000. The luncheon drew 15 attendees, including representatives from four companies that had not previously applied for or received an OIEP award. Following the

event, the team provided resources, support, and reminders about the application window and deadline of March 30–April 10.

- At the March 23 meeting, the Economic Development Team discussed follow-up from the OIEP luncheon and brainstormed learning opportunities and priorities for the remainder of the year.

New Business/Sites

- Housing Study Progress – Following the February 24 Housing Study Kickoff, during which Catalyst Commercial facilitated two identical stakeholder meetings to launch Glenpool’s housing market assessment, the City expanded outreach by posting the community survey on both the City of Glenpool Facebook page and the City website to gather additional public feedback. Catalyst remains on schedule and recently submitted Task 3.1: Land Cost Comparison – Summary to the City for review.
- Ongoing Site Development Discussions – Continued forward momentum with a prospective development firm, including a request for additional materials and documentation needed for review

prior to our follow-up meeting later this month.

- Landowner Meeting – Met with a Glenpool landowner who recently acquired additional acreage to discuss development concepts, zoning requirements, potential road and infrastructure considerations, alignment with the Comprehensive Plan, and opportunities for City support. A follow-up meeting is planned.
- Broker Engagement
 - Held discussions with real estate brokers representing a landowner who is exploring potential development options for their property. Conversations included zoning considerations, infrastructure needs, and potential land uses. Follow-up discussions are planned.
 - Introduced a new commercial real estate broker to discuss Glenpool land use, alignment with the Comprehensive Plan, and potential commercial development opportunities for the property.
- RFP (Request for Proposal) Submissions – To date in 2026, we have received 12 RFPs through Tulsa’s Future and submitted one site on March 3.
 - Project Response & Site Visit Coordination – Submitted a Glenpool property, along with supporting data and documentation, to the Tulsa Regional Chamber in response to an RFP for a light industrial manufacturing project. Subsequently I received notice that the site selector would be flying into Tulsa to evaluate potential locations, with this site included among the candidates. The City Manager and I met the site selector and the Chamber representative onsite, where the selector gave a positive impression of the property. Following the visit, we were informed that project costs were a concern; however, we were advised that if circumstances change, Glenpool will remain under consideration.

Travel/Training/Misc:



- On March 10th, I participated in Select Oklahoma’s Day at the Capitol to support statewide economic development initiatives, discuss key legislation affecting communities, including property tax measures and education bills aimed at strengthening reading proficiency, and assist in recognizing legislators with a strong voting record on pro-economic-development legislation.

- On March 11th, I participated in the Tulsa Future Regional Partner meeting in Owasso and introduced Jori Cowley, Glenpool Chamber President & CEO, to our regional partners. The meeting included an update on Owasso’s recent economic development activity and a helpful discussion led by GableGotwals on public transparency and records requests, a topic identified as a priority during the recent EDO Roundtable.
 - Glenpool will host the June Tulsa Future Regional Partner Meeting on June 24th from 3:00 to 4:30 p.m. at the Glenpool Conference Center, providing a great opportunity to highlight our community and current economic development efforts.
- On March 18th, I participated in the Glenpool Chamber Board Meeting for the first time in the ex officio board role representing the City of Glenpool.

Grants and Special Projects-

The most recent activities are highlighted in red.

Grants

- OMAG – SSE grant submitted 3/2/26 for \$10,000 matching 1/1 for the purchase of Jetter Trailer. Approved on 3/3/2026 for the full \$10,000.
- KOB – Keep OK Beautiful grant award of \$3,000 was received on 3/30/2026.
- JAG-LLE (reimbursable) Grant for Bullet Proof Vests for PD. This grant was submitted on 11/2/2025 and approved on 12/11/25 for \$9541.00 Approved at 1/20/26 council meeting to move forward, online signatures submitted on 1/30/2026. PD purchasing vests week of 3/30/2026. Closeout in OGX required week of 3/30/2026.
- MRDAF (Municipal Road Drilling Activity Fund) approved to sign resolution for the application on 10/6/2025 and had applied 9/30/25 for \$500,000 (25% match) for repairs of 131st Street (cannot be for engineering). The total cost is \$759,847.85 with a city match of \$259,847.85. This was approved on 2/6/26. Funding Agreement being brought to Council on 3/2/26 for signatures and final documents fully executed were received on 3/23/2026.
- EDA FY2025 Disaster Supplemental Grant - Accepted on a rolling basis. Approved to apply at the March 16th council meeting in the amount of \$1,597,362. EDA Share: \$1,277,889.60. City Match: \$319,472.40. Awaiting letter from INCOG as of 3/30/26.
- DEQ - Collection Event Grant FY26: Application approved on 4/14/2025 for \$20,350 for the Spring Collection Event in 2026. The contract, PO, and the grant guide were received on 7/21/2025. The event is scheduled for May 2, 2026.
- INCOG EECBG – Energy Efficiency and Conservation Block Grant – submitted application 3/27/26. This is a program led by INCOG to do energy efficiency study in Glenpool.
- FY25 NCHIP Grant – Fingerprinting devices for PD \$16,310.00, application through DAC due 2/16/26 but was able to get extended until 2/20/26. Submitted 2/20/26. Grant was declined on 3/23/2026 because the devices are now provided by OSBI and Glenpool is in line to receive one (timeline for that is not clear).

Special Projects

- Farmers Market
 - Vendor Meeting: April 12th, 2026 - Ongoing: Vendor communications, marketing, and event planning.
 - 2026 Market Rules/Regulations and the application are now available on the City Webpage.
 - New Season: May 9, 2026



**STEM NIGHT at the Glenpool Upper Elementary School
2/24/26**

City of Glenpool – Upcoming Event in April 2026

<u>Date</u>	<u>Event</u>
April 12, 2026,	Farmers Market Vendor Meeting
Apr 22, 2026,	Earth Day Community Cleanup

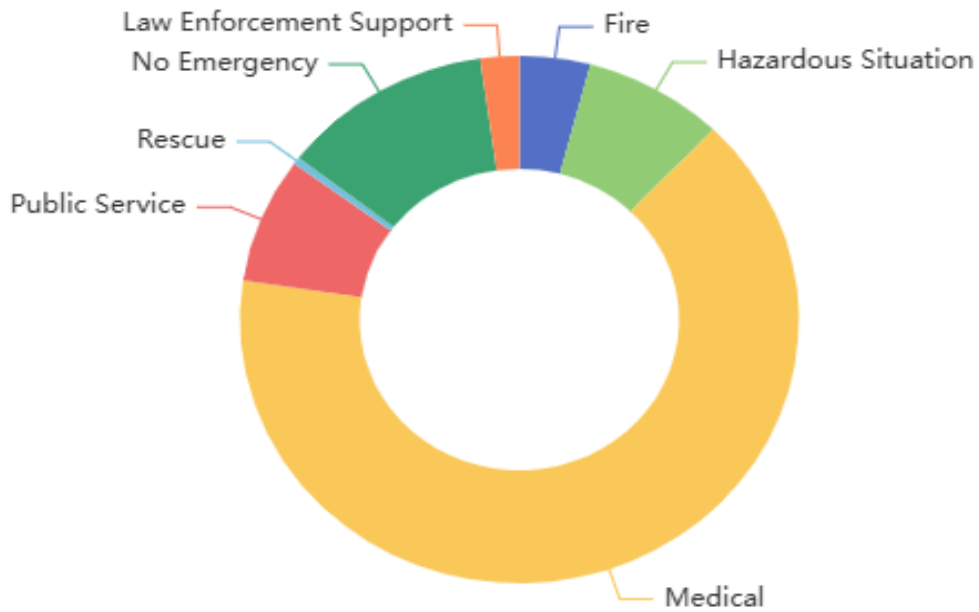
Fire Department

Glenpool Fire Department Operations February 2026

CM Report

2/20/26-3/29/26

Run Type	# of Calls	Totals Calls
EMS Runs	144	221
Fire Runs	77	
Overlapping	41	



Fire	9
Hazardous Situation	18
Medical	144
Public Service	17
Rescue	1
No Emergency	27
Law Enforcement Support	5
	221

Police Department

STAFFING

The Department currently has one vacancy and one officer attending CLEET. We will continue to accept applicants for the open position until April 7.

Animal Control has one opening and we have received several applications. We will begin interviewing next week.

TRAINING

Four officers attended the Oklahoma Bureau of Narcotics Human Trafficking training. This training will continue to help the department in combating these issues.

HIGHLIGHTS

The department held its annual awards banquet.

Officer of the year – James Heather

Supervisor of the Year – Sebastian Duque

Civilian Employee of the Year – Jaxson Sanders

Meritorious Service – Robert Glasby

Distinguished Service –

Jace Allison
Matthew Blasé
Michael Hendrickson
Thomas McKinzie
Clint Morgan
Benjamin Ossman
Jaxson Sanders
Emily Stevens

Criminal Investigation –

Sebastian Duque
James Heather
Michael Hendrickson
Eric Husong
Taylor Mitchell
Benjamin Ossman



February 24 – March 29



Calls for Service	1834
Arrest	62
DUI	13
Collisions	32
Alarm Calls	34
Animal Control	166
Burglary	1
Disturbance	15
Domestic	13
Fraud	7
Harassment	9
Larceny	13
Loud Noise	2
Motorist Assist	22
Suspicious Activity	33
Trespassing	3
Traffic Stops	859





Officer of the Year
Officer James Heather



Supervisor of the Year
Sgt/ Det Sebastian Duque



Civilian Employee of the Year
Jaxson Sanders

Always be *truthful & transparent.*

OUR CORE *Savor*
the journey.
Show that you *care.*
Create **WOW** moments. **VALUES**
Make learning a *habit.*

**OUR MISSION: DEVELOPING A CULTURE OF TRUST
TO BETTER SERVE OUR COMMUNITY**

CITY COUNCIL

MEETING MINUTES

MARCH 16, 2026

COUNCIL PRESENT:	Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan
COUNCIL ABSENT:	
STAFF PRESENT:	David Tillotson, LeaAnn Reed, David Agbetunsin, Lesli Smith.
STAFF ABSENT:	

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 a Quorum - Lesli Smith, City Clerk; Joyce G. Calvert, Mayor

Lesli Smith called the roll; Mayor Calvert declared a quorum present. Eric Wade, Attorney, of Rosenstein, Fist & Ringold, were also in attendance.

C) Invocation - Josh Mosteller, BattleCreek Church, Jenks

Kyle Cast, BattleCreek Church, Jenks gave the invocation.

D) Pledge of Allegiance - Joyce G. Calvert, Mayor

E) Proclamation- DECLARING ARBOR WEEK IN THE CITY OF GLENPOOL

Mayor Calvert read the Proclamation to all in attendance declaring Arbor Week in the City of Glenpool.

- 1) Arbor Week Proclamation for Glenpool

F) Management Report

City Manager David Tillotson gave a few updates in addition to his written report. First, the Downtown sidewalk grant has been approved by ODOT, so the project can move forward. There will be a kickoff meeting soon, and staff will keep the City Council and the public updated. Everyone is excited to begin this project.

Mr. Tillotson also reminded the Council that on Thursday, March 26, the City will hold a public meeting at the Glenpool Conference Center. The meeting will share information about widening Elwood Avenue from 151st

Street to 137th Street.

Lastly, Mr. Tillotson said the City will be working with a flat budget this year. He asked the Council to share any ideas or changes they would like as soon as possible so staff can include them in the budget planning process.

G) Mayor Report - Joyce G. Calvert, Mayor

Mayor Calvert did not have a formal report but said she is very excited about the upcoming projects and proposals. She also wanted to thank and recognize the staff for all their hard work in getting these projects done.

H) Council Comments

Councilor Lund wanted to congratulate and recognize all the Glenpool school groups that went to State competitions in their activities. She gave special recognition to the high school girls' basketball team and the high school wrestling team.

Councilor Brobst reminded everyone that the Glenpool Band will hold its annual Mattress Sale fundraiser on April 11, 2026, from 10:00 a.m. to 5:00 p.m.

I) Public Comments

There were no public comments.

J) Consideration and appropriate action relating to a request for approval of the Consent Agenda.

- 1) To approve the minutes from the March 2, 2026, meeting.
- 2) To approve FY 25-26 Budget Amendment CITY-09, appropriating \$259,847.85 from General Fund balance, to be transferred and expensed from the City's Capital Fund as the match for the ODOT Municipal Road Drilling Activity Fund Project No. 39164(04) for W. 131st Street South pavement repair, accepted and approved on March 2, 2026.

Moved by Jaci Triplett-Lund, seconded by Joyce Calvert

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	
0	

To approve the consent agenda.

CARRIED.

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

No items were removed from the consent agenda.

L) Scheduled Business

- 1) **Scissortail II Final Plat** – A proposed Final Plat of Scissortail II. The subject site is located east of E. 148th Street S and north of S. Poplar Street.

Applicant: McGUIRE BELL LAGO, LLC

Applicant Representative: Thomas L. Vogt, Jones, Gotcher & Bogan P.C.

A. Public Hearing on the proposed Final Plat.

B. Discussion and possible action to approve, approve with conditions, amend or deny, the Final Plat.

Mayor Calvert opened the public hearing at 6:09 p.m.

The Development Services Director, Gilbert, gave a summary presentation and explained what the final plan would look like. Thomas Vogt, representing Gotcher and Bogan PC and Glenwood Homes of 15 E. 5th Street, Tulsa, Oklahoma, gave his presentation to the Council and was available to answer any questions.

Public Comments: John Holman of 1322 E. 146th Place South, Glenpool, spoke against the final plat design. He shared concerns about flooding on his property, traffic and road problems, and how the new roads would connect Scissortail 2 with Scissortail 1 through Mansfield on the west side and then to Glenvillage to the north.

Mr. Vogt, representing the applicant, answered these concerns. He explained that there will be a drainage inlet between Scissortail and Glenvillage and said that all stormwater plans and road designs have been reviewed and approved by the City through the normal process.

Mayor Calvert closed the public hearing at 6:34 p.m.

Moved by Jaci Triplett-Lund, seconded by Shayne Buchanan

For	Against
------------	----------------

Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	
0	

To approve the Final Plat.

CARRIED.

- 2) **C & C Office Amended Final Plat** – A Final Plat of a 1.26-acre site. The subject site is located at 459 E 151st St. South.
 Applicant: 459 E 151st St. LLC
 Applicant Representative: Ryan McCarty, Select Design

A. Public Hearing on the proposed Final Plat.

B. Discussion and possible action to approve, approve with conditions, amend or deny, the Final Plat.

Mayor Calvert opened the public hearing at 6:35 p.m.

Development Services Director Gilbert gave a short summary of the proposed amended final plat. Aaron Hale at 10700 Meyers Lane, Choctaw, Oklahoma, representing Select Design was present to answer any questions from the Council or the public.

Public Comments: There were no public comments.

Mayor Calvert closed the public hearing at 6:42 p.m.

Moved by Jaci Triplett-Lund, seconded by Chris Brobst

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	

0	
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To approve the final plat.

CARRIED.

- 3) Discussion and possible action to approve, amend or deny the interlocal agreement between the City of Glenpool and the Board of County Commissioners of the County of Tulsa, Oklahoma for the Elwood Avenue Drainageway Repair Project.

Moved by Joyce Calvert, seconded by Shayne Buchanan

For	Against
Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
4	0

Recused	Absent
Tim Fox	
1	

To approve , the interlocal agreement between the City of Glenpool and the Board of County Commissioners of the County of Tulsa, Oklahoma for the Elwood Avenue Drainageway Repair Project.

CARRIED.

- 4) Discussion and possible action to approve, amend, or deny authorization for staff to apply to the EDA FY25 Disaster Supplemental Program for the Rolling Meadows drainage project, total estimated cost \$1,597,362, with up to 80% federal share and required local match, under a reimbursement structure.

Moved by Chris Brobst, seconded by Jaci Triplett-Lund

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	
0	

To approve, authorization for staff to apply to the EDA FY25 Disaster Supplemental Program for the Rolling Meadows drainage project, total estimated cost of \$1,597,362, with up to 80% federal share and required local match, under a reimbursement structure.

CARRIED.

- 5) Discussion and possible action to approve or deny renewal of the agreement with Centurion Health Systems, dba Mercy Regional Ambulance Services and the Glenpool Area Emergency Medical Services District (GEMS) to provide ambulance services to the GEMS.

Moved by Jaci Triplett-Lund, seconded by Joyce Calvert

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	
0	

To approve renewal of the agreement to include the 5% increase starting July 1,2026, with Centurion Health Systems, dba Mercy Regional Ambulance Services and the Glenpool Area Emergency Medical Services District (GEMS) to provide ambulance services to the GEMS.

CARRIED.

- 6) Discussion and possible action to approve a modification to the deadline in Section 7 of the Amended and Restated City Manager Employment Contract to complete the City manager’s annual evaluation and consider a performance incentive bonus and any potential changes to the Contract from “not later than the final Council meeting in March” to “not later than April 30” for the current fiscal year (FY2026) only.

Moved by Joyce Calvert, seconded by Tim Fox

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert, Chris Brobst, Shayne Buchanan	None
5	0

Abstained	Absent
None	
0	

To approve a modification to the deadline in Section 7 of the Amended and Restated City Manager Employment Contract to complete the City manager’s annual evaluation and consider a performance incentive bonus and any potential changes to the Contract from “not later than the final Council meeting in March” to “not later than April 30” for the current fiscal year (FY2026) only.

CARRIED.

M) **Adjournment**

The meeting was adjourned at 6:57 p.m.

**MODIFICATION TO THE DEADLINE IN SECTION 7
OF THE CITY MANAGER EMPLOYMENT CONTRACT**

THIS **MODIFICATION TO THE DEADLINE IN SECTION 7 OF THE CITY MANAGER EMPLOYMENT CONTRACT** (“Modification”) is made and entered into as of the 16th day of March, 2026, by and among the **CITY OF GLENPOOL, OKLAHOMA**, a municipal corporation (the “City” or “Employer”), **GLENPOOL UTILITY SERVICES AUTHORITY**, a public trust organized under the Oklahoma Public Trust Act, OKLA. STAT. tit. 60, § 176 *et seq.* (“GUSA”) and **DAVID TILLOTSON** (“Employee”). Employer, GUSA and Employee are referred to collectively as the “Parties.”

WHEREAS, on June 24, 2024, the Parties entered into an Amended and Restated City Manager Employment Contract (the “Employment Contract”); and

WHEREAS, Section 7 of the Employment Contract requires the City Council to evaluate the job performance of Employee no later than the final Council meeting in March of each year, and to contemporaneously consider (i) a performance incentive bonus for Employee, and (ii) any potential changes to the Employment Contract; and

WHEREAS, the Parties mutually desire to modify the deadline in Section 7 of the Employment Contract to allow additional time to complete the activities required therein for the current fiscal year (FY2026) only.

NOW THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound, the Parties agree as follows:

1. For the current fiscal year (FY2026) only, the deadline in Section 7 of the Employment Contract for the City Council to complete Employee’s annual evaluation and consider a performance incentive bonus and potential changes to the Employment Contract is modified *from* “not later than the final Council meeting in March” *to* “not later than April 30.” For all future fiscal years during the term of the Employment Contract or any extension thereof, the deadline in Section 7 shall be “not later than the final Council meeting in March of each year,” unless otherwise agreed in writing by the Parties.

2. No other provisions in the Employment Contract are amended or changed by this Modification.

IN WITNESS WHEREOF, the Parties hereto have executed this Modification as of the date first above written.

DAVID TILLOTSON (EMPLOYEE):

David Tillotson, City Manager

CITY OF GLENPOOL, OKLAHOMA:

Joyce Calvert, Mayor

Attest:

Lesli Smith, City Clerk

Approved as to form:

Eric D. Wade, City Attorney

**GLENPOOL UTILITY SERVICES
AUTHORITY:**

Joyce Calvert, Chair

Attest:

Lesli Smith, Secretary

Approved as to form:

Eric D. Wade, GUSA Attorney

To: Honorable Mayor and Council

From: Josh Brannon, Finance Director

Meeting Date: April 6, 2026

Department/Office: Finance

Item Name: Certificate and Order to Tulsa County Clerk and County Treasurer

Summary:

Tulsa County requires renewal of the Certificate and Order accompanied by a Treasurer's bond to be submitted upon expiration of the 2025-2026 bond. The attached renewal Certificate and bond for Josh Brannon, Treasurer, will cover 2026-2027.

Recommended Action:

Staff recommends Council approval of the Certificate of Order and submittal to the Tulsa County Treasurer's office.

Budget:

Attachments:

1. Certificate and Municipal Order (Josh Brannon - City of Glenpool)(2026)
2. Surety Bond (Josh Brannon) City of Glenpool 03-30-26

**CERTIFICATE AND ORDER
TO COUNTY CLERK AND COUNTY TREASURER**

_____ Oklahoma, _____, 20__

To the County Clerk and County Treasurer of _____ County, Oklahoma.

We, the undersigned, presiding officer and Clerk of the Governing Board of (City, Town, Multi-County, Library, Board of Education, School District, (state which) _____ of _____

("Public Body") in said County, State of Oklahoma, hereby authorize you, from and after the date hereof, for the current term or for the remainder of such current term in case of appointment to fill vacancy, such authority to continue until the end of such term, and no longer, unless sooner revoked, to pay over any public funds collected for the aforesaid Public Body in accordance with the provisions of 68 Okl.St. Ann. § 2923, to _____ Address _____, Oklahoma as TREASURER of said Public Body for the term stated; and his legal qualifications for said office are hereby certified to be truly and correctly stated as follows:

- (1) Date Elected or Re-elected _____ 20__;
- (2) Date Appointed or Re-Appointed _____, 20__ (Note 1);
- (3) Filed Surety Bond in sum of _____ Dollars (_____)
with _____ as Surety;
- (4) Bond Terms begins _____, 20__, and Expires/Renews _____, 20__;
- (5) Number of Bond _____;
- (6) Date Bond was approved by Governing Board _____, 20__ (if applicable); and
- (7) Said new Bond is in custody and control of _____ (Note 2), or was deposited with _____ for safekeeping.

Approved on _____, 20__ by _____ endorsement made.

Signed and Certified at _____, Oklahoma, this _____ day of _____, 20__.

Presiding Officer

Official Title

**ATTESTING
OFFICER'S SEAL**

ATTEST:

Attesting Officer

Official Title

Note 1: Where Treasurer is appointed for an indefinite term, provide the original date of appointment. This form must be submitted annually even if Treasurer is appointed for an indefinite term, and must be submitted at any time a bond renews or the named Surety changes.

Note 2: Treasurer should not have custody of his own bond. If Financial Secretary of City serves both as Clerk and Treasurer, Mayor or other chief officer should have custody.

Note 3: See 11 Okl.St. Ann. § 8-105, requiring bond for Treasurer of a municipality; 70 Okl.St. Ann §§ 5-114 & 5-115 requiring bond for Treasurer of a Board of Education; and 65 Okl.St. Ann. § 4-105 requiring bond for Multi-County Library.

**CERTIFICATE AND
ORDER**

OF _____
Name of Public Body

County of _____

State of Oklahoma, to the County Clerk and
County Treasurer

Qualifying _____

_____ Okla.,
as Treasurer of said Public Body.

Received and Filed this _____ day of
_____ 20 _____

County Clerk- County Treasurer

Deputy

Amount of Bond _____

Date of Bond _____ 20 _____

Bond Expires/Renews _____ 20 _____

SURETIES



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 67044153 briefly described as TREASURER/FINANCE DIRECTOR CITY OF GLENPOOL

_____ ,

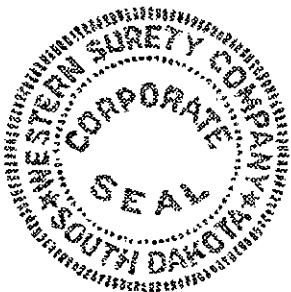
for JOSHUA MICHAEL BRANNON

_____ , as Principal,

in the sum of \$ FIFTY THOUSAND AND NO/100 Dollars, for the term beginning March 30 , 2026 , and ending March 30 , 2027 , subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 29th day of December , 2025 .



WESTERN SURETY COMPANY

By Larry Kasten
Larry Kasten, Vice President

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One TREASURER/FINANCE DIRECTOR CITY OF GLENPOOL

bond with bond number 67044153

for JOSHUA MICHAEL BRANNON
as Principal in the penalty amount not to exceed: \$50,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

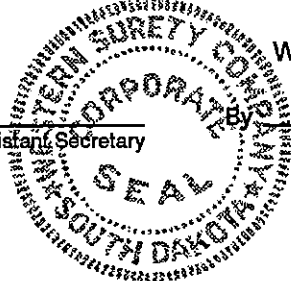
This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President Larry Kasten with the corporate seal affixed this 29th day of December, 2025

ATTEST

L. Bauder
L. Bauder, Assistant Secretary



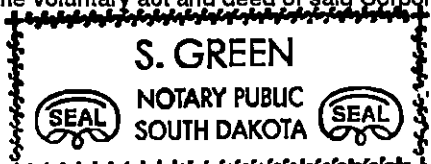
WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 29th day of December, 2025, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



S. Green
Notary Public

My Commission Expires February 12, 2027

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.





Western Surety Company

The State of Oklahoma requires we notify you of the following:

WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.



Item: K.3.

To: Honorable Mayor and Council
From: Josh Brannon, Finance Director
Meeting Date: April 6, 2026
Department/Office: Finance
Item Name: Authorizing Updated Signatories to BancFirst Accounts

Summary:

The attached resolution is required by BancFirst to update account signatories, adding Chief Operations Officer David Agbetunsin to the City of Glenpool account, and removing signatories no longer employed by the City.

Recommended Action:

Staff recommends approval of Resolution No. 2026006.

Budget:

Attachments:

1. Resolution No. 2026006



Corporate Authorization Resolution

State of Incorporation: OK	Account Number: [REDACTED]
Date of Corporate Meeting: 3/30/2026	Corporate Name and Address:
Corporate Tax ID Number: 23-7196935	CITY OF GLENPOOL
Business Telephone Number: 918-322-5409	12205 S YUKON AVE
Trade name (if different than Corporate Name):	GLENPOOL, OK 74033-6635

I, the undersigned, Secretary, custodian of the books and records of the above named corporation (the "Corporation") do hereby certify to **BancFirst**, an Oklahoma State Bank ("**BancFirst**") as follows:

A. That I am the Secretary of the Corporation. That the Corporation is duly organized, validly existing, and in good standing under the laws of the state of incorporation as stated above, and doing business at the address shown above under the tradename identified above, if different than the corporate name.

B. That on the date shown above, the following resolutions were unanimously passed and adopted by the Corporation's Board of Directors at a meeting thereof, duly and legally called and participated in by a quorum of such Board:

RESOLVED that **BancFirst** is designated as a depository for the funds of this Corporation for the above referenced account with authority to accept at any time from whatever source and in whatever form, and if not endorsed to supply any missing endorsements thereto, and to pay or otherwise honor checks, drafts, bills, acceptances, and other instruments or orders for the payment, transfer, or withdrawal of money without inquiry, without regard to the application of the proceeds, and without regard to whether an overdraft results therefrom, all in accordance with the terms and provisions of the deposit agreement or contract as may from time to time be in force and effect.

RESOLVED FURTHER that all transactions, if any, with **BancFirst** with respect to deposits, withdrawals, rediscounts, and borrowings by or on behalf of this Corporation prior to the adoption of these resolutions are hereby expressly ratified, confirmed, and approved in all respects. Any and all prior resolutions adopted by the Board of Directors of this Corporation and certified to **BancFirst** as governing the operation of all accounts of this Corporation maintained at **BancFirst**, are in full force and effect, except as amended, modified and/or supplemented by these resolutions. To an extent these resolutions vary or are inconsistent with any prior resolutions for the above reference account, said prior resolutions are hereby declared to be null and void as of the date hereof.

RESOLVED FURTHER that this Corporation agrees and hereby authorized **BancFirst**, at any time and from time to time, to charge this Corporation for the above reference account for all checks, drafts, bills, acceptances, undertakings or other instruments or orders for the payment, transfer, or withdrawal of money, that are drawn on **BancFirst**, regardless of by whom or by what means the facsimile signature(s) may have been affixed so long as they reasonably resemble the facsimile signature specimens set forth below, or the facsimile specimens that this Corporation has on file with **BancFirst** from time to time, and contain the required number of signatures, if applicable, for renting, leasing, and maintaining a safe deposit box as provided below.

RESOLVED FURTHER that,

1. These resolutions shall be continuing and in full force and effect unless and until written notice of its rescission or modification has been received by **BancFirst's** Customer Service Officer at the location where the account is maintained and thereafter acknowledged and recorded by **BancFirst** on its books and records.

2. That the following authorized agents of this Corporation named below, are authorized to make any and all other contracts, agreements, stipulations, and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with **BancFirst**, concerning funds deposited in **BancFirst**, monies borrowed from **BancFirst** or any other commercial transaction entered into between this Corporation and **BancFirst**.

3. That the following authorized agents of this Corporation named below are hereby authorized on behalf of this Corporation in connection to the above reference account to: (i) open and close said account; (ii) order any form, document, or check; (iii) change the corporate address specified above; (iv) draw and endorse checks, drafts, bills, notes, acceptances, understandings, and other instruments or orders for the payment, transfer or withdrawal of money payable to or belonging to this Corporation; (v) accept for this Corporation any and all checks, drafts, bills, notes, acceptances, understandings, and other instruments or orders for the payment of money drawn on the Corporation and receive for this Corporation any instruments, documents, securities, or other papers accompanying them; (vi) stop payment of any item drawn on the above referenced account, whether such item is signed by such person or by any other person authorized to sign, and that any stop payment order so given may be revoked only by the person so authorized in the deposit agreement or contract, then in force and effect between this Corporation and **BancFirst**; and (vii) establish preauthorized transactions.

RESOLVED FURTHER that any one person listed below is authorized to:

- 1) Open and close the above referenced account in the name of this Corporation.
- 2) Endorse checks, drafts, bills, and other orders for the payment of money and withdraw cash and funds on deposit with **BancFirst**, and make deposits to the above referenced account on behalf of the Corporation.
- 3) Stop payment of any check, draft, bill, or other order for payment of money on behalf of this Corporation.
- 4) Enter into one or more written lease agreement(s) for the purpose of renting, leasing, and maintaining a Safe Deposit Box at one or more locations at **BancFirst**. Number of authorized signatures required for this purpose: 1.

Name	Title	Signature or Facsimile Signature (if applicable)
LEA ANN REED	AUTHORIZED SIGNER	✗
MAYOWA DAVID AGBETUNSIN	AUTHORIZED SIGNER	✗
CHERYL BARNETT	AUTHORIZED SIGNER	✗
JOSHUA MICHAEL BRANNON	AUTHORIZED SIGNER	✗
LESLI ANN SMITH	AUTHORIZED SIGNER	✗
DAVID JAMES TILLOTSON	AUTHORIZED SIGNER	✗

C. I further certify that: (i) none of the foregoing resolutions have been amended, modified, or rescinded, and each of such resolutions is in full force and effect on the date hereof; and (ii) there is no provision in the certificate of incorporation, corporate charter, or bylaws of this Corporation limiting the power of the Board of Directors to make the foregoing resolutions, and that the same are in conformity with the provisions of said certificate of incorporation, corporate charter and bylaws of this Corporation; (iii) the genuine signature set opposite the respective name of each of the persons named above is true and correct in all respects; and (iv) the above and foregoing resolutions contained herein are made a permanent part of the books and records of this Corporation.

IN WITNESS WHEREOF, I have hereto signed my name and caused the seal of this Corporation to be hereunto affixed effective this _____ day of _____, _____.

(CORPORATE SEAL) ✗ _____

The foregoing resolutions are hereby confirmed Name: _____
 Title: _____ Secretary

X _____
 Name: _____
 Title: _____ President

ACKNOWLEDGEMENT

STATE OF _____)
)
 COUNTY OF _____)
)
 SS:

The foregoing instrument was acknowledged before me on this _____ day of _____, _____,
 by _____, Secretary of _____, a corporation,
 on behalf of said corporation.

My Commission Expires:

 Notary Public

Commission Number: _____

 (SEAL)

To: Honorable Mayor and Council.
From: Lesli Smith, City Clerk
Meeting Date: April 6, 2026
Department/Office: Administration
Item Name: Trustee Appointment

Summary:

The EMS District was established under Section 9C, Article X of the Oklahoma Constitution. Trustees are appointed by the County Commission to serve five-year terms. Trustee Jacqueline Triplett-Lund's current term is set to expire on May 31, 2026. The Tulsa County Commission has requested a recommendation from the Glenpool City Council and the GEMS Board of Trustees regarding the reappointment of Trustee Jacqueline Triplett-Lund for an additional five-year term, to expire on May 31, 2031.

Recommended Action:

Staff recommends approving the recommendation to the Tulsa County Board of Commissioners to reappoint Jacqueline Triplett - Lund to the GEMS Board of Trustees for a term ending May 31, 2031.

Budget:

N/A

Attachments:

None

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: APRIL 6, 2026

ITEM: PUD 43-CARSON TRAILS MAJOR AMENDMENT NO. 2

REQUEST: A MAJOR AMENDMENT NO. 2 TO PUD 43-CARSON TRAILS TO; RESTORE DEVELOPMENT STANDARDS TO THOSE OF THE ORIGINAL PUD 43 APPROVAL; AND REDUCE THE MINIMUM DWELLING UNIT SIZE FROM 1,500 SQUARE FEET TO 1,200 SQUARE FEET. THE REQUEST ALSO REINSTATES A MINIMUM LOT WIDTH OF 65 FEET ACROSS ALL DEVELOPMENT AREAS.

APPLICANT: CARSON TRAILS LAND FUND LLC - C/O THE CALARA GROUP

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF WEST 181ST STREET AND SOUTH UNION AVENUE.

ZONING: PUD 43 CARSON TRAILS

COMP PLAN: SUBURBAN RESIDENTIAL AND GENERAL COMMERCIAL

APPLICANT REP: MEGAN PASCO, TANNER CONSULTING LLC

BACKGROUND

The applicant is proposing an amendment to PUD 43 – Carson trails. The PUD has been amended once in September of 2023, which modified development standards and is currently in effect. The PUD boundaries are approximately 124.9 acres adjacent to the Eden South neighborhood.

Eden South - The subject site was originally part of the 1983 Eden South Preliminary Plat, a master-planned community covering approximately 160 acres and proposing 587 residential lots. The preliminary plat also included an L-shaped commercial lot at the southwest corner of the site. However, only a 41.5-acre portion of the preliminary plat was recorded and constructed. The commercial area was never developed, and the remaining preliminary platted area expired due to inactivity. The developed portion of Eden South totals approximately 34.3 acres and consists of 122 residential lots and a 7.2-acre tract used for stormwater detention and natural open space.

Original Approved PUD 43-Carson Trails: The original PUD 43 was approved in 2021 to master plan and plat approximately 124.9 acres of the remaining undeveloped Eden South property, including an existing 7.2-acre detention/open space tract. The master development plan established two areas:

- Area A: 51.3 acres (200 lots)
- Area B: 73.6 acres (250 lots)

The master development plan text includes standards and requirements for development, access and circulation, signage, utilities and drainage, platting and site planning, and landscaping and buffering. Key standards included:

- Minimum lot width: 65 feet
- Minimum dwelling size: 1,500 square feet
- Approximately 19 acres of common open space and amenities
- 75% masonry exterior on the units

Major Amendment No. 1 (2023): Major Amendment No. 1 modified the PUD Development Plan Text to:

- 22-acres of common open space amenities
- Private, gated streets
- Approximately 2 miles of paved walking/multiuse trails throughout,
- A neighborhood / community park with approximately 2,375-square-foot clubhouse, pool, playground, sports field, and basketball court
- Additional amenities in other Reserve Areas such as playgrounds, splash pad, and pavilion
- Fishing piers,
- Open spaces,
- Landscaped main gated entrances, and
- Uniform neighborhood perimeter fence along Union Avenue and 181st Street.

This amendment was approved in 2023 and is currently the governing PUD for the site.

Outlined below are the discretionary actions that have occurred on Eden South and Carson Trails projects.

Date	Action	Description
May 1983	Preliminary Plat Approved by PC	Preliminary Plat for Eden South (122 lots) Approved by Planning Commission
June 1983	Final Plat Approved by CC	Final Plat for Eden South (122 lots) Approved by Planning Commission
June 14, 2021	PUD 43-Carson Trails and Preliminary Plat Approved by PC	PUD 43-Carson Trails Development Plan Text Recommending Approval by Planning Commission. Preliminary Plat also approved.
July 6, 2021	PUD 43-Carson Trails Approved by CC	PUD 43-Carson Trails Development Plan Text Approved by City Council
October 17, 2022	Ordinance No. 809 Approved by CC	Ordinance Approving PUD 43 (Carson Trails)
September 18, 2023	Ordinance No. 815 PUD 43 (Carson Trails) Amendment No.1	Amend PUD Text to reduce minimum lot size, lot width, setbacks and minimum unit size and add architectural examples
February 9, 2026	PC Public Hearing on Major Amendment No.2	PC recommended approval of reverting to original PUD 43 and retaining the 1,500 square foot minimum size.

SURROUNDING LAND USES

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

	Zoning	Land Use
North	AG (Agricultural)	Vacant Undeveloped
South	AG (Agricultural)	Vacant Undeveloped
East	AG (Agricultural)	Vacant Undeveloped
West	RS-3 (Single Family High Density)	Single Family Residential (Eden South)

PROJECT DESCRIPTION

The applicant is requesting approval of Major Amendment No. 2 to largely restore the original PUD 43 development standards. The primary change from the original PUD is a proposed reduction in minimum dwelling unit size from 1,500 square feet to 1,200 square feet.

The proposal would also restore the minimum lot width to 65 feet and reinstate the original setback standards that were modified under Major Amendment No. 1.

PUD 43 – Original Approval vs. Major Amendment No. 1 vs. Proposed Major Amendment No. 2

	Original Approved PUD	Approved Amend #1 Area A	Proposed Amend #2 Area A	Original Approved Area B	Approved Amend #1 Area B	Proposed Amend #2 Area B
Land Area	51.3 ac	51.3 ac	51.3	73.6 ac	73.6 ac	73.6 ac
No. of Lots	200	167	200	250	330	250
Lot Size (Min)	6,200 sf	6,200 sf	6,200	7,200 sf	6,300 sf	7,200 sf
Land Area Per DU	7,700 sf	7,700 sf	7,700 sf	8,400 sf	8,400 sf	8,400 sf
Lot Width (Min)	65 ft	65 ft	65 ft	65 ft	55 ft	65 ft
Setbacks						
Front	25 ft	14 ft min (to house)	25 ft	25 ft	14 ft min (to house)	25 ft
Rear	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Side	10/5 ft	5 ft	10/5 ft	10/5 ft	5 ft	10/5 ft
Street Side Yard	15 ft	10 ft	15 ft	15 ft	10 ft	15 ft
Min Dwelling Size	1,500 sf	1,500 sf	1,200 sf	1,500 sf	1,149 sf	1,200 ft
First Floor Exterior	75% (Masonry)	75% (Masonry)	75% (Masonry)	75% (Masonry)	75% (Masonry)	75% (Masonry)

ANALYSIS

A Planned Unit Development (PUD) is intended to provide flexibility in development standards in exchange for a higher-quality project than would be achievable under conventional zoning regulations. The underlying zoning district for the property is RS-3 (Single-Family Residential), which serves as the baseline for comparison.

The original PUD 43 deviated from RS-3 standards in areas such as lot size, lot width, and land area per dwelling unit. These deviations were supported by the provision of approximately 19 acres of common open space and amenities, including:

- Walking and multi-use trails
- Neighborhood park with playground and basketball court
- Fishing piers
- Open play fields
- Stormwater detention as open space
- Landscaped entrances

During the original PUD review, the applicant requested reduced lot widths and smaller dwelling sizes. These requests were not approved by the City Council, which instead required a minimum lot width of 65 feet and a minimum dwelling size of 1,500 square feet across the development.

The current request proposes reducing the minimum dwelling size to 1,200 square feet while otherwise reverting to the original PUD standards. However, the applicant is not proposing any additional amenities, design enhancements, or site improvements beyond those previously approved.

Per PUD approval criteria, a major amendment must result in a development that is equal to or superior to what would be achievable under conventional zoning or the previously approved PUD. Staff believes the proposed reduction in minimum dwelling size, without corresponding improvements or amenities, represents a reduction in development standards rather than an enhancement.

The applicant is now requesting a major amendment to revert back to the original PUD 43 Development Plan Text and to reduce the minimum dwelling unit size to 1,200 square feet. Approval of this request requires determination by the Planning Commission and City Council that the deviation achieves a development outcome superior to that possible under general zoning districts or the currently approved PUD, as well as supporting the goals and objectives of the Comprehensive Plan. The applicant asserts this standard is met based on the previously approved amenity package; however, no additional amenities or design modifications are proposed with this amendment

TAC MEETING

The proposed Major Amendment was reviewed by the Technical Advisory Committee (TAC) on January 16, 2026. No additional information or revisions were requested.

PLANNING COMMISSION ACTION

At their February 9, 2026, meeting, the Planning Commission concurred with staff's position and recommended approval to the City Council Major Amendment No. 2 as modified:

1. Revert to the original approved PUD 43 - Carson Trails.
2. Retain the minimum allowable square footage of residential units to 1,500 square feet.

STAFF RECOMMENDATION

Staff finds that the proposed reduction in minimum dwelling unit size from 1,500 square feet to 1,200 square feet, without additional amenities or design enhancements, does not meet the approval criteria for a PUD major amendment.

Therefore, staff recommends denial of Major Amendment No. 2 to PUD 43 (Carson Trails) as presented.

Staff further recommend that the City Council approve either:

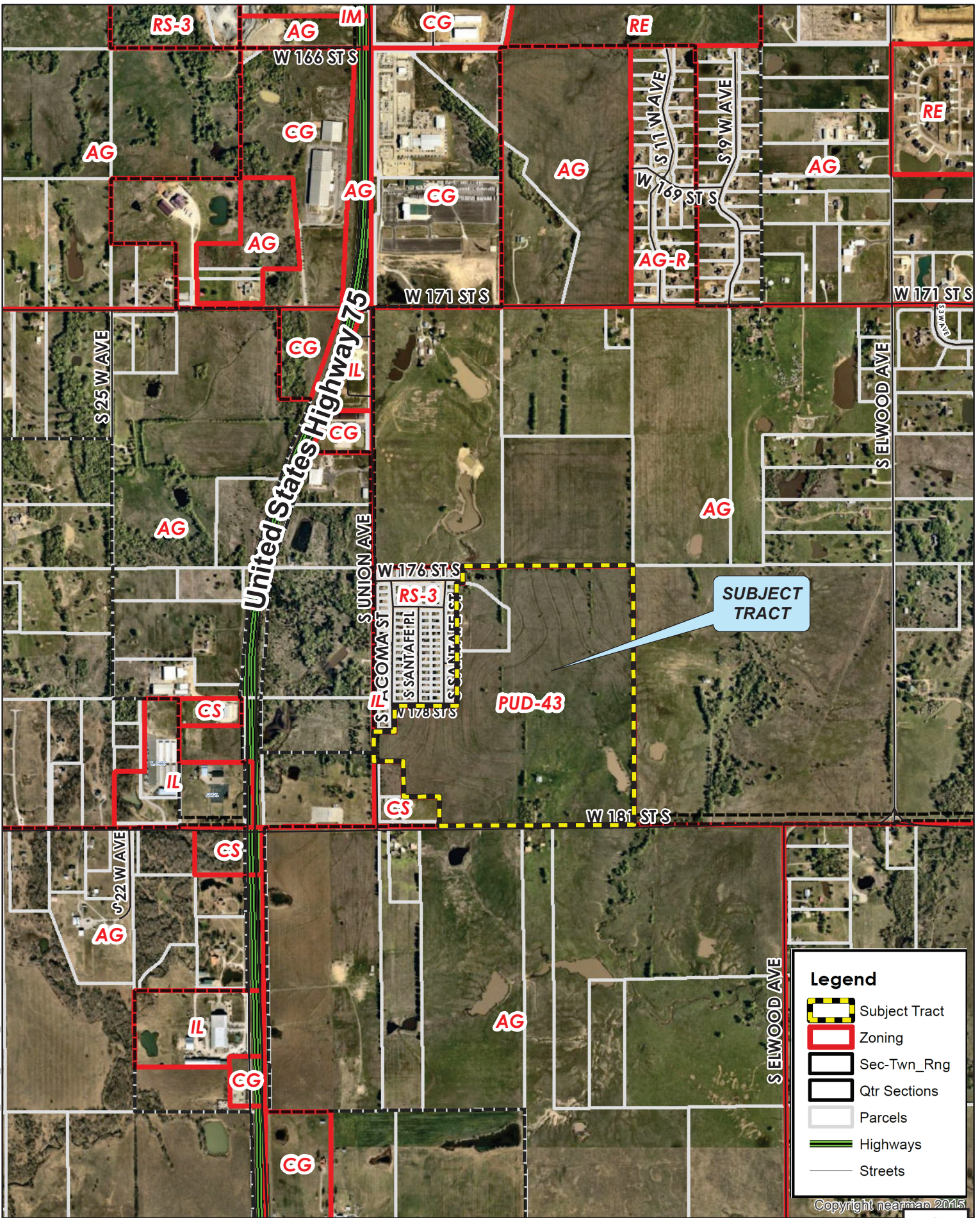
1. The originally approved PUD 43 standards; or retain
2. The currently approved PUD 43 with Major Amendment No. 1.

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Application
3. Legal Description
4. Proposed Major Amendment No. 2 to PUD 43 (Carson Trails) Development Plan Text
5. Originally Approved PUD 43 (Carson Trails) Development Plan Text








Attachment No. 1

Aerial Photo / Zoning Map



SUBJECT TRACT

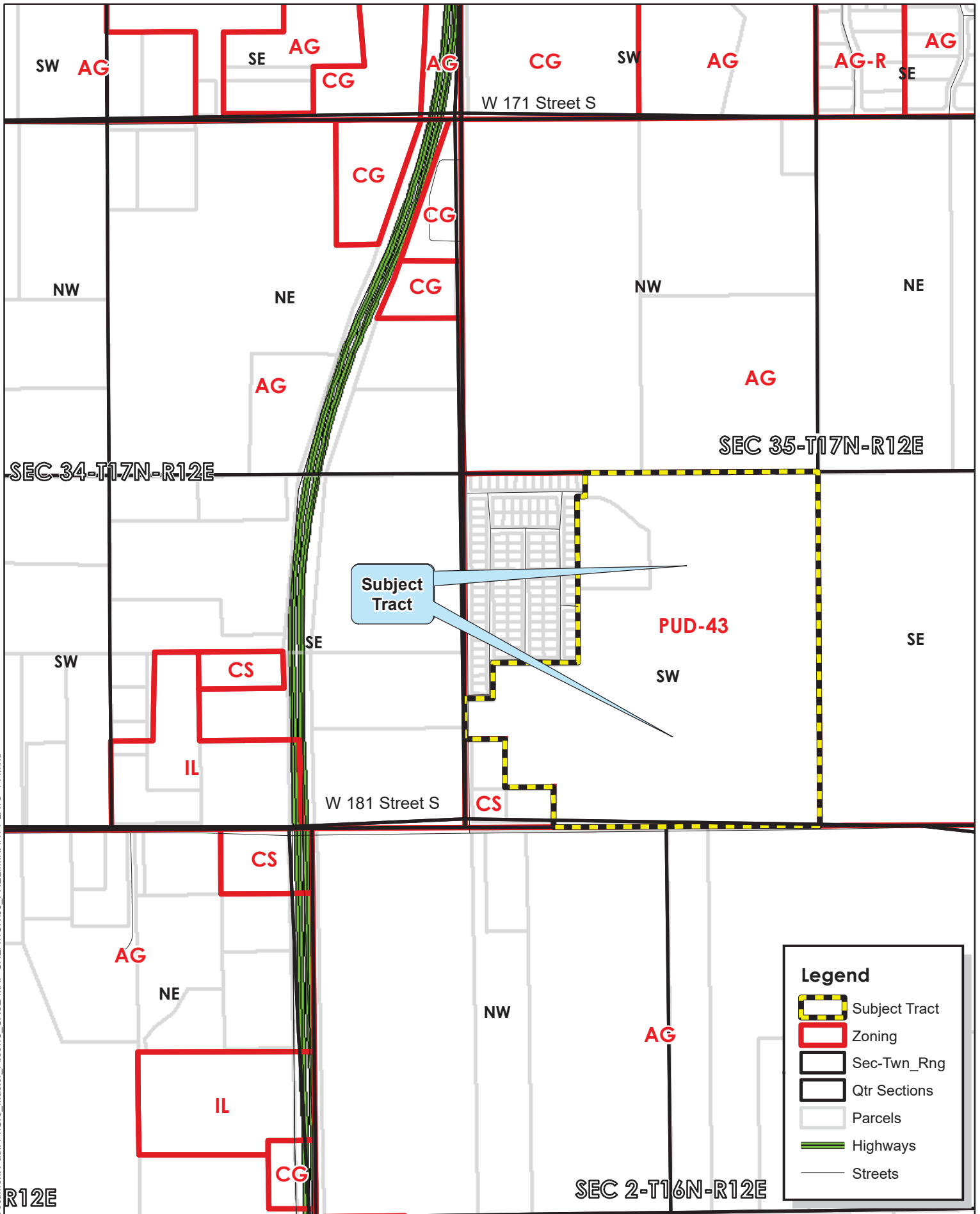
Legend

-  Subject Tract
-  Zoning
-  Sec-Twn_Rng
-  Qtr Sections
-  Parcels
-  Highways
-  Streets

Copyright nearman 2015



Document Path: P:\GIS Master_Files\15_CASE-MAP CREATION\05_PRELIMINARY PLATS--PP.mxd



Subject Tract

Legend

- Subject Tract
- Zoning
- Sec-Twn_Rng
- Qtr Sections
- Parcels
- Highways
- Streets

Attachment No. 2

Application



RECEIVED: _____
 TAC CONFERENCE: _____
 PC HEARING: _____

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	MP		COMPLETED APPLICATION
2			NOTES FROM TAC MEETING
3	MP		IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)
4	MP		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	MP		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: Megan Pasco
COMPANY/INSTITUTION: Tanner Consulting, LLC
ADDRESS: 5323 S Lewis Ave
CITY: Tulsa STATE: OK ZIP CODE: 74105
PHONE: 918-745-9929 EMAIL: mpasco@tannerbaitshop.com

B. PROPERTY OWNER

SAME AS APPLICANT: YES: NO:
NAME: Carson Trails Land Fund LLC c/o The Calara Group
COMPANY/INSTITUTION: Carson Trails Land Fund LLC
ADDRESS: 1320 N. Porter Ave.
CITY: Norman STATE: OK ZIP CODE: 73071
PHONE: 918-691-8884 (Calara Group) EMAIL: tj.guglielmo@calara.com

C. SUBJECT PROPERTY

STREET ADDRESS: NE of S. Union Ave. and W. 181st St. S.
PLAT NAME²: Unplatted (also known as Carson Trails) LOT NO. BLOCK NO.
ZONING OR PUD NO.: PUD-43 PRESENT USE: Vacant
COMPREHENSIVE PLAN DESIGNATION: General Residential (Amended with PUD-43)
PARCEL NO. 97235-72-35-32010
PARCEL NO. 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: Neegan Paseo DATE: 12.17.2025

PROPERTY OWNER SIGNATURE: Vernon McKown DATE: 12/17/25

D. APPLICATION FEES

Request for change of zoning fee:	single-family residential	<input checked="" type="checkbox"/>	\$200.00
	multi-family residential (including RD)	<input type="checkbox"/>	\$250.00
	mobile home	<input type="checkbox"/>	\$200.00
	office, commercial, industrial	<input type="checkbox"/>	\$300.00
\$1.00 per property owner on Title/Abstract report	<u>(77) X \$1.00 = 77</u>		
Posting of public hearing sign	\$50.00		
Publication in Tulsa World Legal Notices fee	Tulsa World to invoice		
TOTAL:	\$ <u>327.00</u>		

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/>.

Attachment No. 3

Legal Description

Exhibit "A"
Carson Trails
Glenpool, Tulsa County, OK
PUD-43 Amendment #2 Property Description

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

Attachment No. 4

**Proposed Amendment
to
PUD 43 (Carson Trails)
Development Plan Text**

**PUD-43 (Carson Trails)
Amendment #2**

To provide greater flexibility for future home builders, PUD-43 Amendment #2 seeks to restore the original development standards set forth in PUD-43 and reduce the minimum dwelling size.

Except as specifically provided herein, no other changes to PUD-43 are proposed by this amendment.

PUD-43 Amendment #2 Standards:

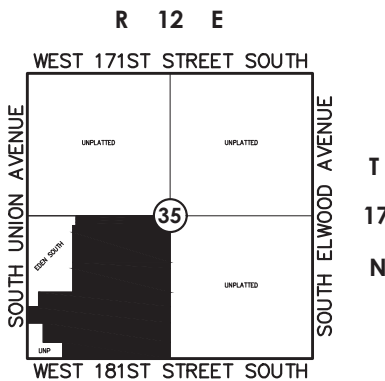
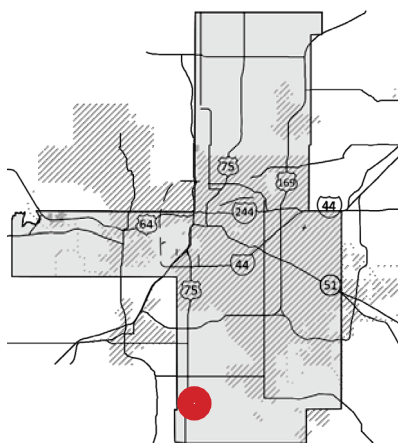
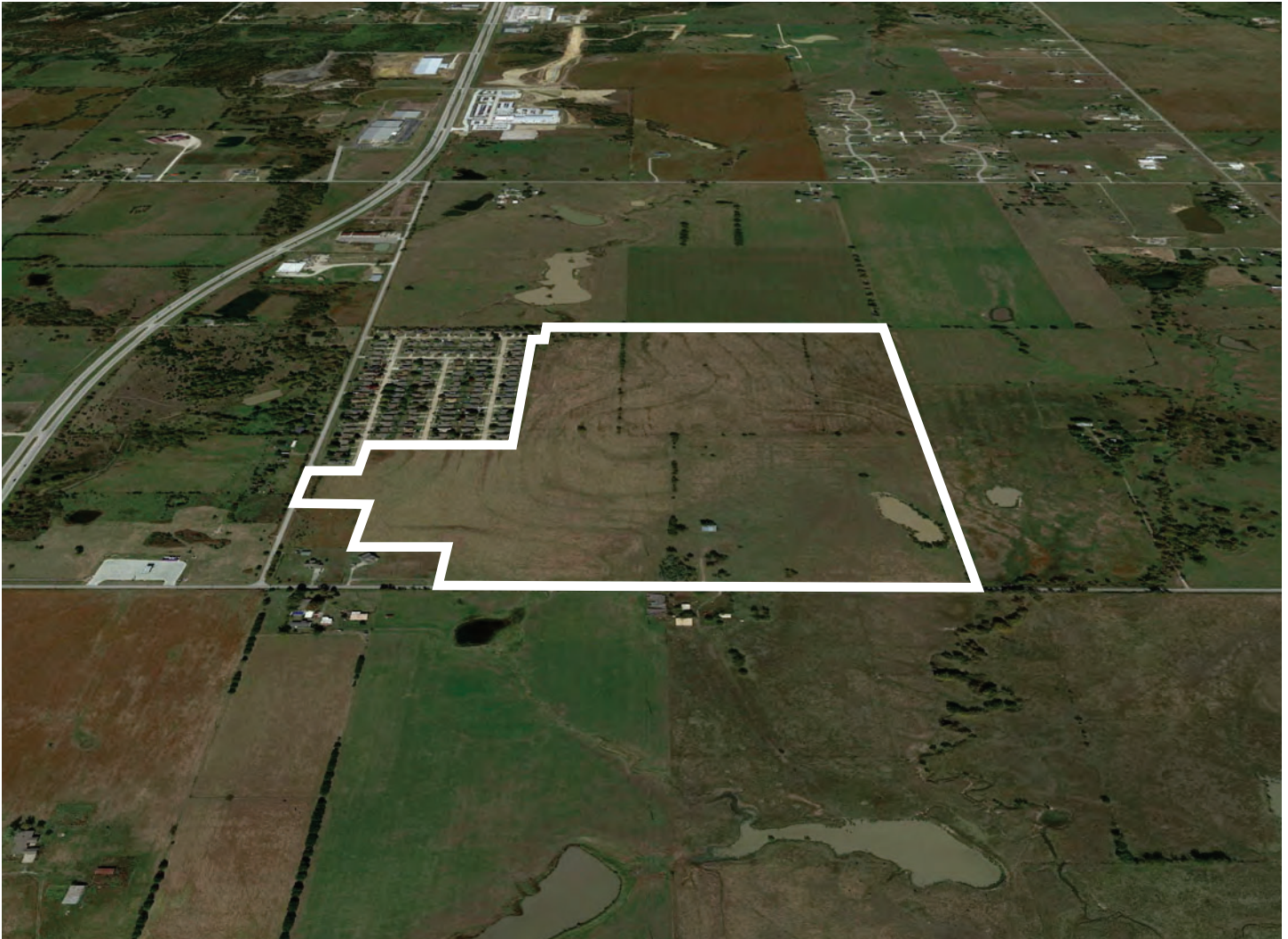
1. Abandon amendment PUD-43A (*Approved by City Council Sept. 18, 2023*)
2. Development Area A Minimum Dwelling Size – 1,200SF (*Previously 1,500SF*)
3. Development Area B Minimum Dwelling Size – 1,200SF (*Previously 1,500SF*)

Attachment No. 5

**PUD 43 (Carson Trails)
Development Plan Text
(Original Approved Text)**

Carson Trails

A PLANNED UNIT DEVELOPMENT (PUD) OF 124.166 ACRES
LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF 181ST
STREET AND SOUTH UNION AVENUE IN THE CITY OF GLENPOOL, OKLAHOMA



Location Map

Scale: 1" = 2000'



JUNE 2021

OWNER/DEVELOPER:

ELWOOD CROSSING, LLC
c/o GARET THOMPSON
822 COUNTRYWOOD WAY
SAPULPA, OKLAHOMA 74066
JAGRESOURCES3@GMAIL.COM

APPLICANT/CONSULTANT:

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

TABLE OF CONTENTS

I. PROPERTY DESCRIPTIONS 2

II. DEVELOPMENT CONCEPT 5

EXHIBIT LIST:

Exhibit A: Aerial Photography & Boundary Depiction 11

Exhibit B: Conceptual Masterplan 12

III. DEVELOPMENT STANDARDS:..... 13

III.A. Development Area A 13

III.B. Development Area B 14

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS 15

IV.A. Surrounding Zoning and Land Use 15

IV.B. Access and Circulation 15

IV.C. Signs 16

IV.D. Utilities and Drainage 16

IV.E. Environmental Analysis and Topography..... 16

IV.F. Platting and Site Plan Requirements 17

IV.G. Landscaping and Buffering 17

IV.H. Schedule of Development 17

EXHIBIT LIST:

Exhibit C: Existing Utilities 18

Exhibit D: Existing Topography & Soils 19

Exhibit E: FEMA Floodplain Map 20

Exhibit F: Existing Zoning Map 21

Exhibit G: Proposed Zoning Map 22

Exhibit H: Comprehensive Plan Map 23

Exhibit I: Overall Site Amenities & Open Space Plan 24

Exhibit J: Conceptual Park Site Plan 25

V. APPENDIX 1 PUD DEVELOPMENT STANDARDS CROSSWALK Appendix-1

I. PROPERTY DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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 A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, AND ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

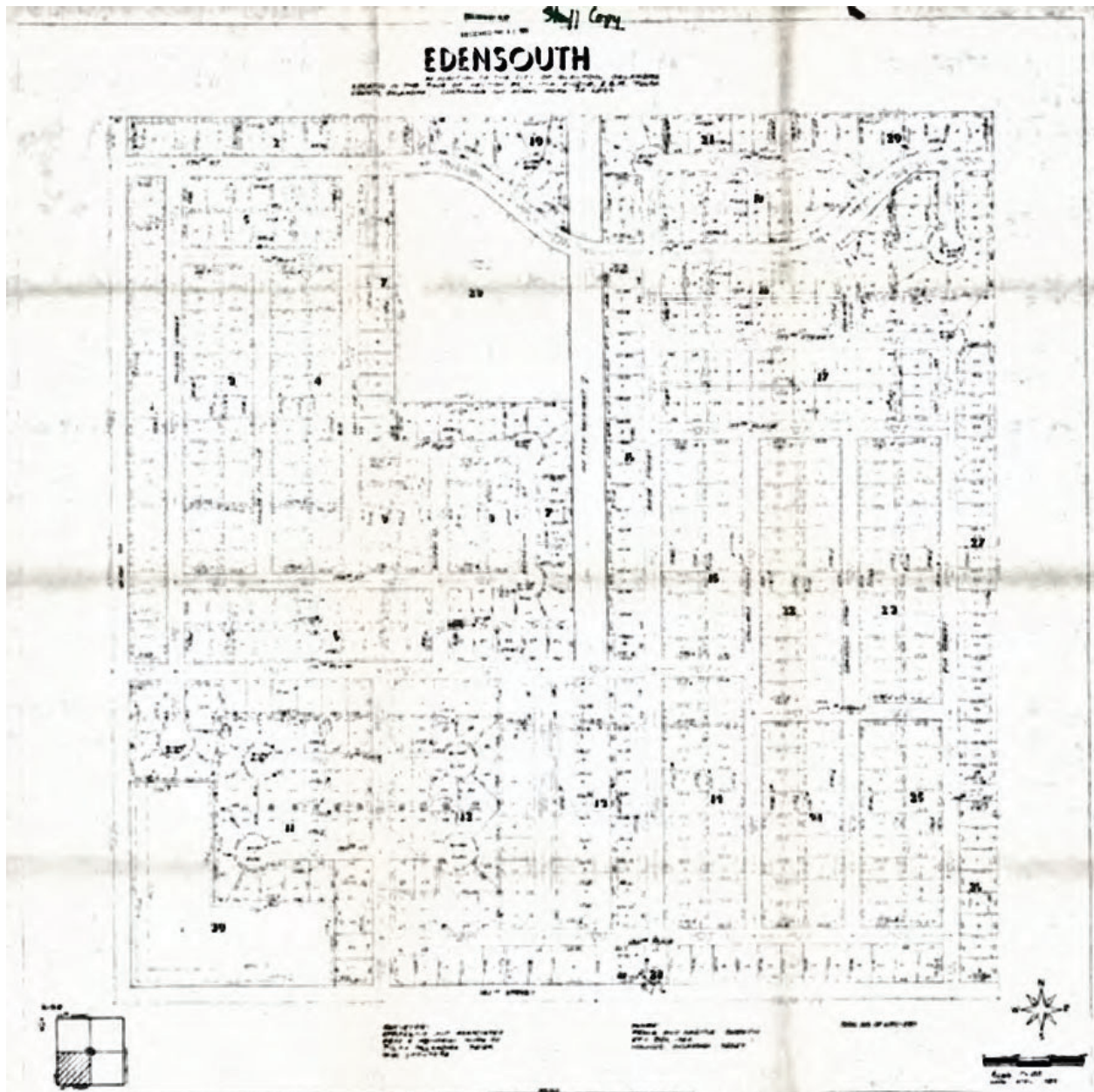
BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.

II. DEVELOPMENT CONCEPT

Carson Trails is a Planned Unit Development (PUD) of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma. The site enjoys excellent access from U.S. Highway 75, providing access to jobs, shops, restaurants, schools, and recreational and cultural amenities Glenpool has to offer.

Per the 1983 Preliminary Plat, "Edensouth" was originally a master-planned community of the entire Southwest Quarter of this Section (160 acres) and proposed 587 lots with RS-3 zoning and an "L"-shaped commercial lot at the southwestern corner of the site. A copy of the Preliminary Plat follows:



Approximately 38 years after the first phase of *Edensouth* was platted, there is renewed interest in continued single-family residential development in this area. Carson Trails is designed as a modern version of *Edensouth* with more and larger recreational amenities and higher development standards. Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Masterplan and in more detail on Exhibit I Conceptual Park Site Plan, Carson Trails is planned to have such amenities as:

- paved walking/multiuse trails throughout,
- a neighborhood / community park with playground and basketball court within the northern stormwater detention pond Reserve Area,
- fishing piers,
- playing fields,
- open spaces, and
- landscaped entrances.

Altogether, as represented, the site proposes approximately 19 acres of common open space amenities, exceeding 15% of the total site area.

Carson Trails is designed to provide a variety of home types, sizes, densities, and price points. Development Area A (adjoining *Edensouth*) is proposed as a transition area to larger lots and dwelling sizes in Development Area B (east of the overhead electric transmission lines). Development Area A inherits block size geometries from *Edensouth* (typically 107' lot depths) which result in lot sizes smaller than those proposed for Development Area B. However, modern houses are commonly larger in proportion to lot sizes than those of previous decades, achieved through relaxation of setbacks, more common use of additional stories in this Southern U.S. market, and the use of neighborhood amenity areas credited toward livability / open space requirements within each lot, as this PUD will afford. The larger Development Area B is planned to have its own identity and its own entrance from 181st Street, and may have a different neighborhood name than Development Area A.

The Glenpool 2030 Comprehensive Plan designates the site as "General Residential;" this is excepting the commercially-zoned area, which is designated "General Commercial." An amendment to the Comprehensive Plan Map is respectfully requested, if required, to redesignate this small area as "General Residential," consistent with the designation of the balance of the site parcel. Table 21: Future Land Use Designations Relative to Zoning Classifications provides that the zoning districts most closely associated with "General Residential" include (1) PUDs and (2) the highest density single-family residential district available in Glenpool, RS-3 Residential Single-Family High Density.¹ The plan proposed for the site is consistent with the following excerpt describing the "General Residential" designation, except that it will have more generous set-asides and amenities for residents than contemplated:

¹ Although the highest-density single-family zoning district available, the Glenpool Zoning Code was amended in recent years to require 75' minimum lot widths, 9,000 square feet minimum lot areas, and other bulk and area standards which rendered the original "Edensouth" master plan unworkable.

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 Masterplan showing planned amenities, the additional development standards imposed by this PUD, and the highly restrictive private covenants to be imposed by the subdivision plats address the informational items outlined in the Glenpool Zoning Code (cf. Zoning Code Section 11-3-13.C.). As planned, private covenants, conditions, and restrictions (CCRs) by separate instrument will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan, such as requiring different elevations and/or exterior finishing materials between dwellings side-by-side or facing across a street, among other measures to be detailed within the CCRs. The architectural committee is customarily composed of members designated by the developer and/or builder group and whose purpose is to promote good design and compatibility within the subdivision and to enforce the covenants. Customarily, the architectural committee will review and approve all building plans, including site plans, exterior elevations, details regarding the composition of roofing and exterior building materials, including 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 subject property is presently zoned RS-3 Residential Single-Family High Density, with CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site.

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." This PUD proposes relaxing certain bulk and area requirements with respect to the current RS-3 zoning for the majority of the site. 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.

While the minimum land area requirement of the RS-3 Residential Single-Family High Density zoning would allow 500 lots, this PUD proposes a maximum of 450 lots and the Preliminary Plat reflects even fewer (394), due to planned open space areas. Of the 587 lots included in the original Edensouth Preliminary Plat, the full build-out of the area is now planned at 516 (102 *Edensouth* and 394 Carson Trails). Note: The PUD Conceptual Masterplan was drawn with typically 65'- and 70'-wide lots but the PUD Preliminary Plat submitted concurrently with this application accurately reflects the layout, lot sizes, and total number of lots.

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 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.” The PUD provides for a transition of development standards between established housing to the west in *Edensouth* and larger lots in Development Area B.

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 Masterplan.” 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 the Carson Trails subdivision, 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 draft Restrictive Covenants are being submitted along with the Preliminary Plat and PUD Preliminary Development Plan applications. The Restrictive Covenants provide for Homeowners’ Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Upon PUD approval, 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 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:

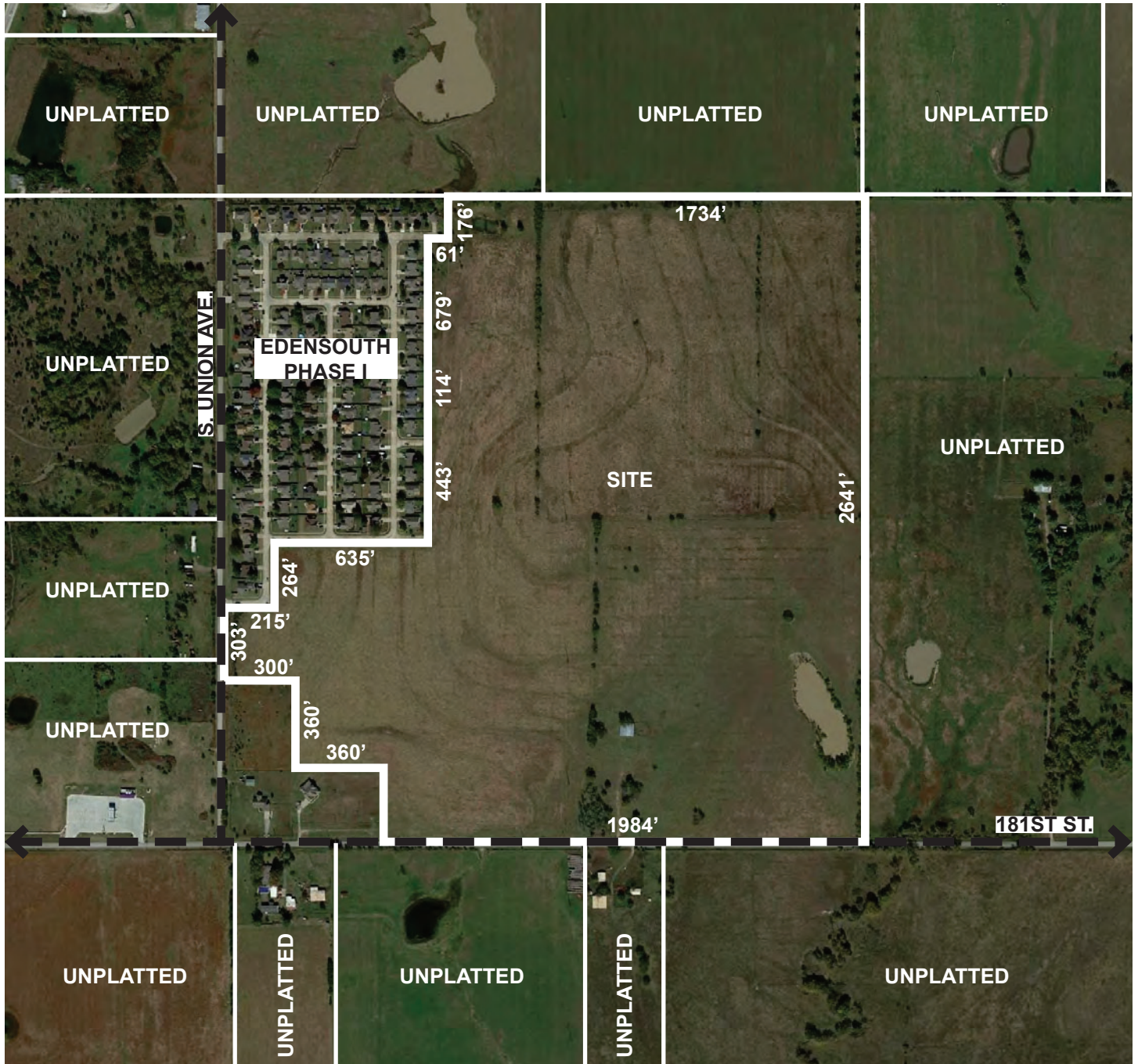
1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
 - a. Siting reserve areas and open spaces which honor the natural, rolling terrain, maintaining the character of the land, while
 - b. overlaying it with a classic 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 distribute 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 Exhibits B and I of this PUD)

Carson Trails

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Carson Trails

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A †:

Gross Land Area:	2,223,613 SF	51.323 AC
Net Land Area:	2,205,932 SF	50.641 AC
Permitted Uses: Single family dwellings and customary accessory uses, 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:	200	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	6,200 SF	
Minimum Land Area per Dwelling Unit:	7,700 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:	2,500 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	10 FT one side 5 FT other side	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,500 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.

III.B. DEVELOPMENT AREA B †:

Gross Land Area:	3,203,646 SF	73.546 AC
Net Land Area:	3,203,646 SF	73.546 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:	250	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	7,200 SF	
Minimum Land Area per Dwelling Unit:	8,400 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:	3,300 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	10 FT one side 5 FT other side	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,500 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-3 Residential Single-Family High Density, with some CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site. The subject property is vacant/agricultural, except for a small drainage facility corresponding to platted Lot 1, Block 8, *Edensouth* near the site's northwestern corner. A barn for storing hay or for similar agricultural purposes is located in the south-central portion of the site, and a large farm pond is located near the site's southeastern corner.

Existing land uses on surrounding properties are reflected on Exhibit A, and existing zoning is reflected on Exhibit F. *Edensouth* is zoned RS-3 and three (3) unplatted rural residential and vacant tracts near the site's southwestern corner are zoned CS. Beyond the Southwest Quarter of this Section, area properties are primarily vacant, agricultural, and rural residential and zoned AG. Exceptions include the Onestop Fuel station at the northwest corner of 181st Street and S. Union Ave. zoned AG and GSS / Global Sign Solutions / Global Sign Design sign fabrication and services business northwest of the site zoned AG. Much of the surrounding area is in unincorporated Tulsa County.

IV.B. ACCESS AND CIRCULATION: The subject property has 303.23 feet of frontage on South Union Ave. and 1984.11 feet of frontage on 181st Street. The subject property also has frontage on streets within *Edensouth*, including the 176th Street collector street. As planned, this collector street will be extended as a mid-section residential collector street to the site's east boundary. Another residential collector street is planned near the north-south mid-section and will extend to the site's north boundary. These collector streets will facilitate connectivity and development of the site and adjoining portions of the section.

Carson Trails exhibits a planning design that is a return to the reemerging classic neighborhood design as *Edensouth* was originally designed. Classic neighborhood design also yields 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.

To facilitate traffic calming, offset intersections and four-way, stop sign-controlled intersections are intentionally designed.

Although streets within Carson Trails are proposed to be public, private streets will also be permitted by this PUD if desired at the time of platting any specific phase. Whether public or private, 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.

Pedestrian linkages are proposed at various points to connect to the planned trail / linear park amenity corresponding to the overhead electric transmission line.

Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks. Sidewalks will be integrated with planned trails to further enhance pedestrian accessibility.

Limits of No Access (LNA) will be determined and imposed by future plats, except at approved street intersections.

IV.C. SIGNS: Subdivision entrance signage shall be permitted along both arterial street frontages 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 Property Owners' 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: Carson Trails is within the City of Glenpool water service area, per available mapping. Per City of Glenpool atlas utility mapping, there is an existing 8" waterline along the east side of S. Union Ave. and 6" and 8" waterlines within and serving *Edensouth*. Water service and fire protection will be designed and constructed during the engineering and permitting phase.

Per City of Glenpool atlas utility mapping, there are existing 8" sanitary sewerlines within and serving *Edensouth*, which subdivision also contains a lift station. It is anticipated that sanitary sewer capacity, such as the lift station, will need to be upgraded to serve "Carson Trails." As it will be a phased development, the scheduling of upgrades will be determined with the City of Glenpool at the time of design, permitting, and development.

Within "Carson Trails", an internal stormwater collection and drainage and detention facilities will be designed and constructed. As planned, the existing Lot 1, Block 8, *Edensouth*, will be enhanced with an expanded and fully functional stormwater detention pond, which will doubly serve as a neighborhood amenity. At least one (1) other stormwater detention pond will be located at the southeastern corner of the site, also serving as an amenity, presently planned to include a walking trail or sidewalk and fishing pier. Reserve Areas containing such facilities will be maintained by the Property Owners' Association to be established pursuant to the plat.

As found during surveying, electric, natural gas, telephone/communications, and cable/communications services are onsite or immediately adjacent within *Edensouth* or along Sectionline road frontages.

Exhibit C of this PUD reflects existing and conceptually proposed utility and stormwater drainage and detention facilities. The Conceptual Utility Plan (CUP) submitted with the PUD Preliminary Plat show existing and proposed utilities in greater detail.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. A minor ridgeline extends generally from the northeast to the southwest corners of the site, shedding water to the northwest and southeast corners of the site. Smaller drainage areas exit the site (1) where the southwestern tract corner intersects 181st Street and (2) near the intersection of 178th Street and S. Tacoma Ave. The entire site ultimately drains to North Duck 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 (eroded), Okema-Parsons-Pharoah Complex, 0-1% slopes, Coweta-Bates Complex, 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis-Pharoah Complex, 1-3% slopes. During engineering design and permitting phase of "Carson Trails," 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 the PUD 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. Private CCRs by separate instrument 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.

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.

IV.G. LANDSCAPING AND FENCING: Along 181st Street and South Union Avenue, a 10-foot-wide landscaped strip shall be provided within an easement or Reserve Area. Within the 10-foot-wide landscaped strip, an opaque fence shall be installed. The landscaped strip shall have large trees planted at a ratio of one large tree per 30 linear feet of arterial street frontage. If there are any overhead power lines that cause a conflict with the 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 Masterplan and Exhibit I Overall Site Amenities & Open Space Plan and in more detail on Exhibit J Conceptual Park Site Plan, interior Reserve Areas containing the overhead electric transmission line and stormwater detention are conceptually planned for neighborhood amenities such as parks, playgrounds, fishing piers, trails, playing fields, and open space, as shown. All these common areas and amenities shall likewise be maintained by the Homeowners’ Association. Amenities are subject to change during engineering design and permitting.

Prior to occupancy, one (1) large species tree shall be installed in the front yard of all residential lots. Thereafter, the owner of the lot shall be responsible to maintain at least one (1) large tree in the front yard. All required trees shall be at least two (2) inches in caliper at the time of installation.

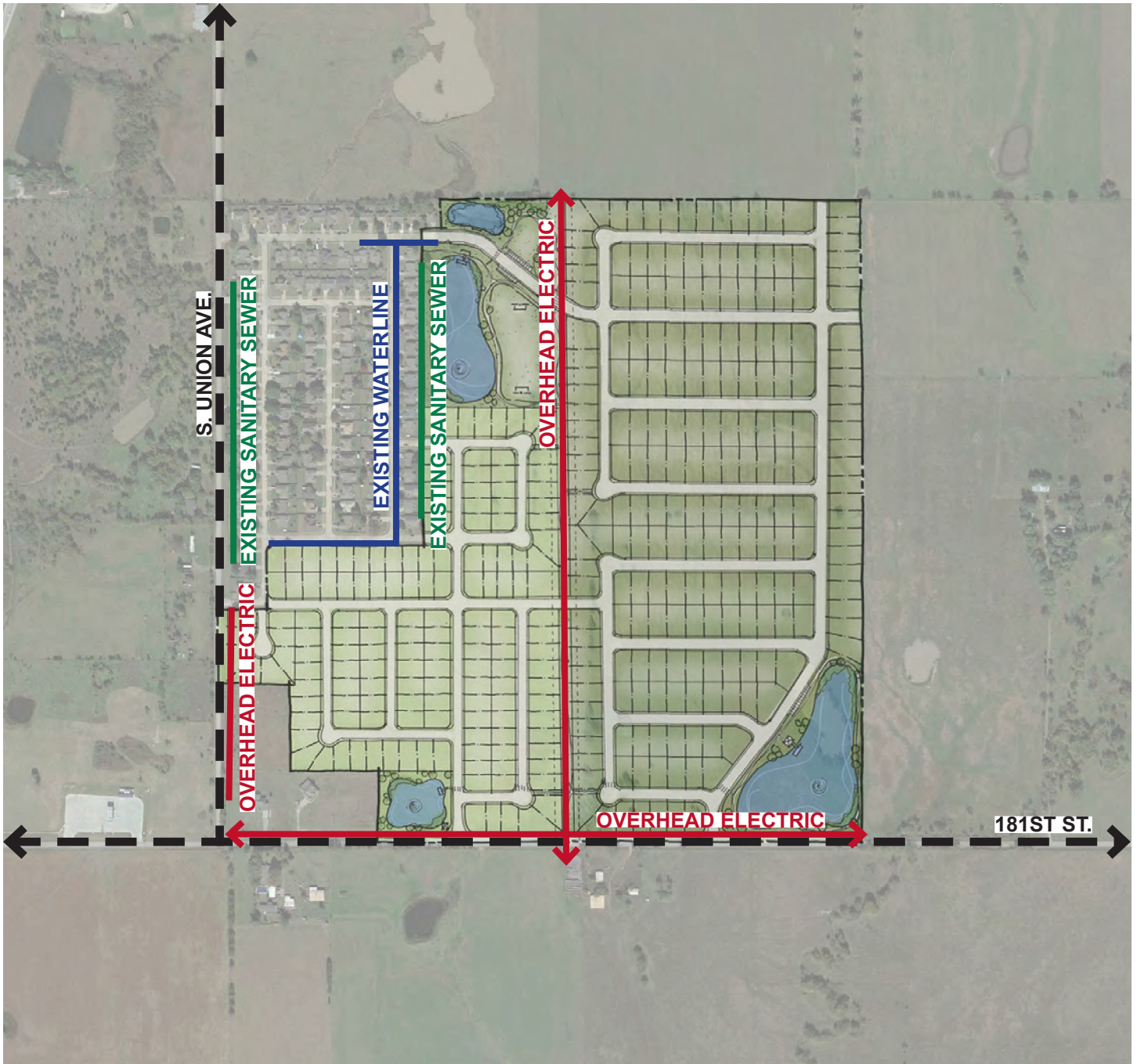
IV.H. SCHEDULE OF DEVELOPMENT: “Carson Trails” will be developed as market conditions permit. Due to the scale of the development, multiple phases are anticipated. Amenities will be constructed along with the phase containing same. As planned, the largest amenity area (existing Lot 1, Block 8, *Edensouth* and additional area to the north) will be constructed in the first phase, along with the initial site amenities within it. As future phases progress, the balance of site amenities will be added. The large amenity areas have ample room to allow, through time, further improvements beyond those initially planned.

Carson Trails

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020
EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA

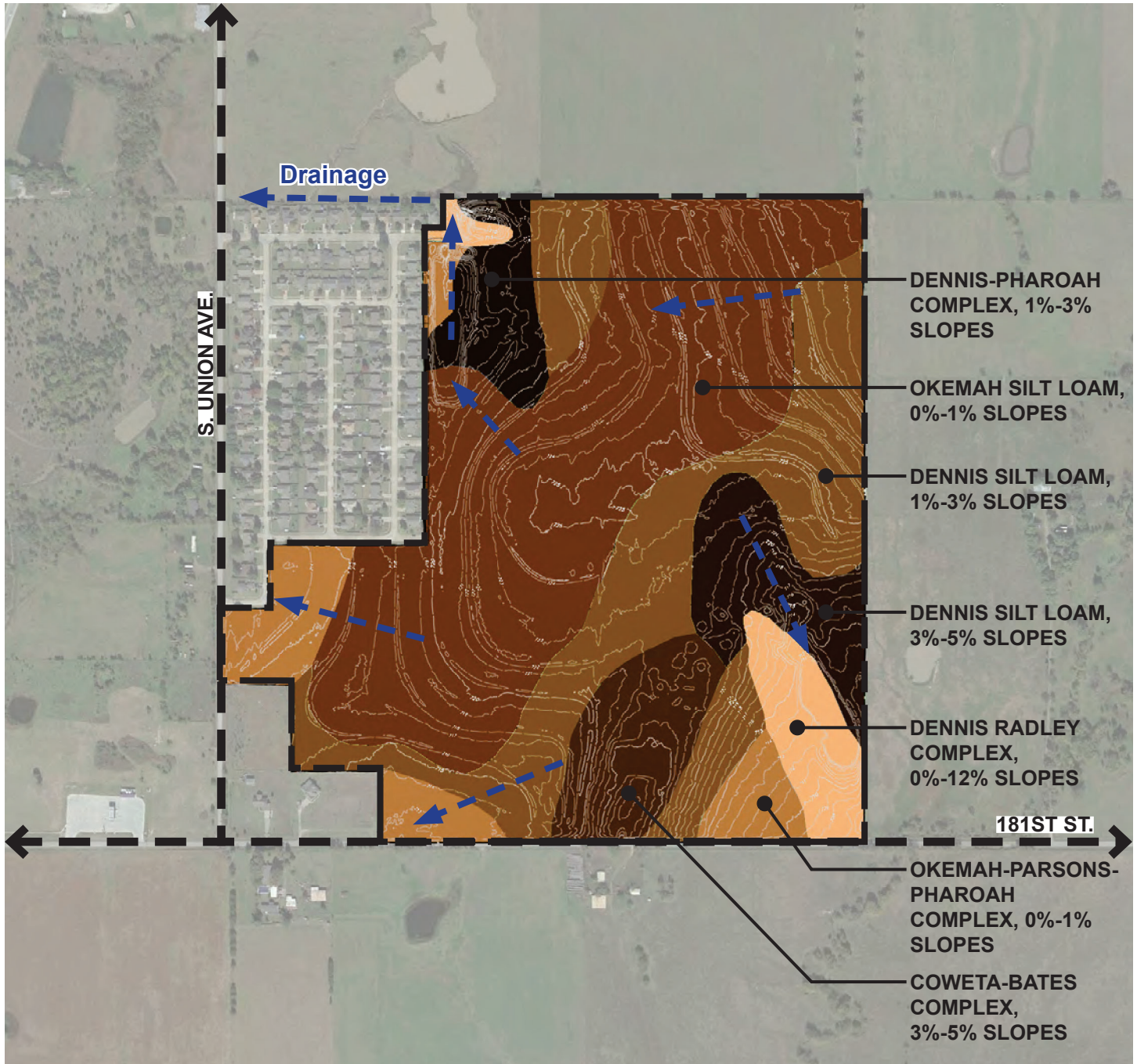


Carson Trails

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED SEPTEMBER 29, 2020
TOPOGRAPHIC DATA FROM USGS



Carson Trails

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0420K, EFFECTIVE 08/03/2009



***ENTIRE SITE IS WITHIN
UNSHADED ZONE X -
AREA OF MINIMAL FLOOD
HAZARD**

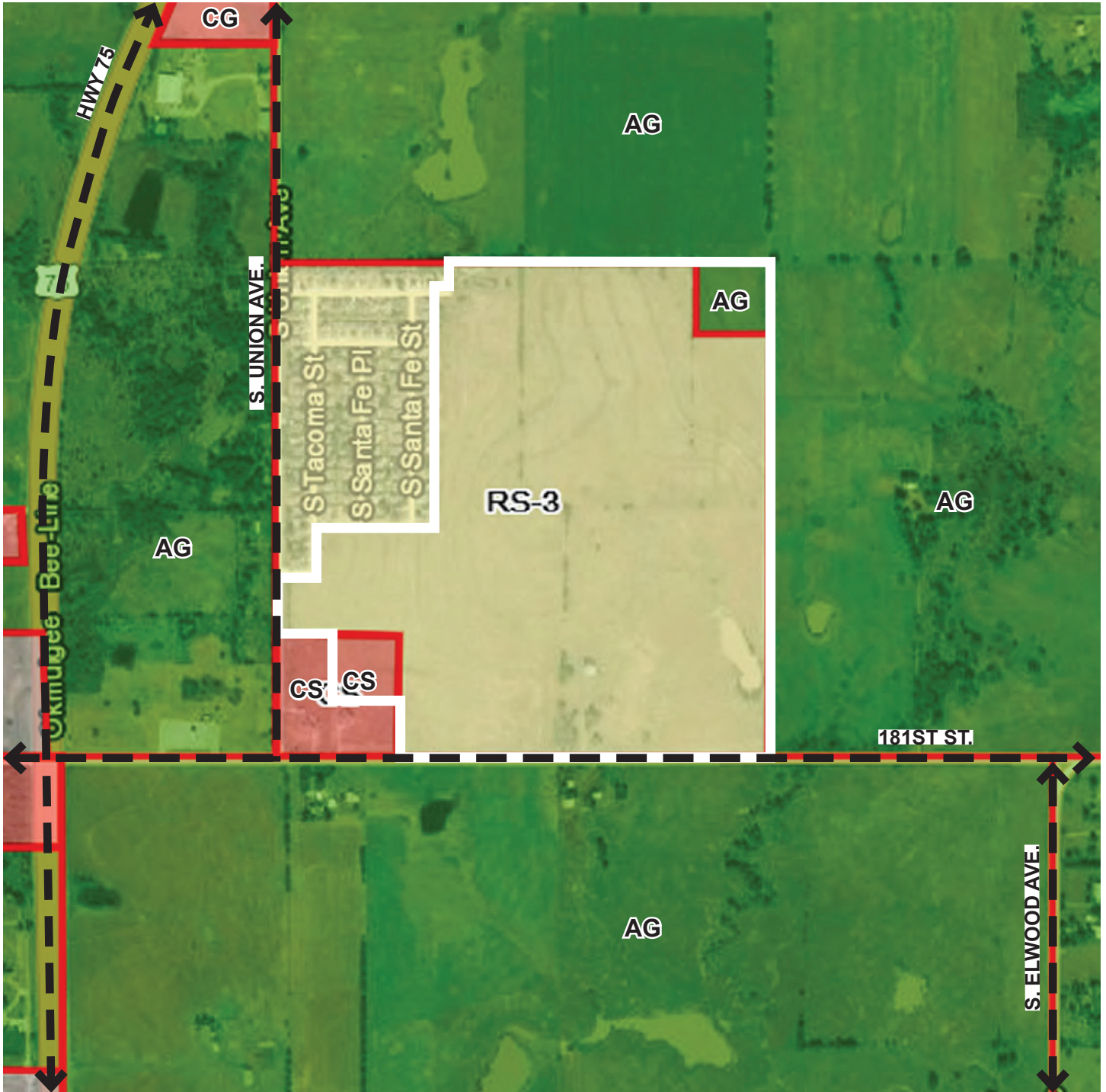


Carson Trails

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020

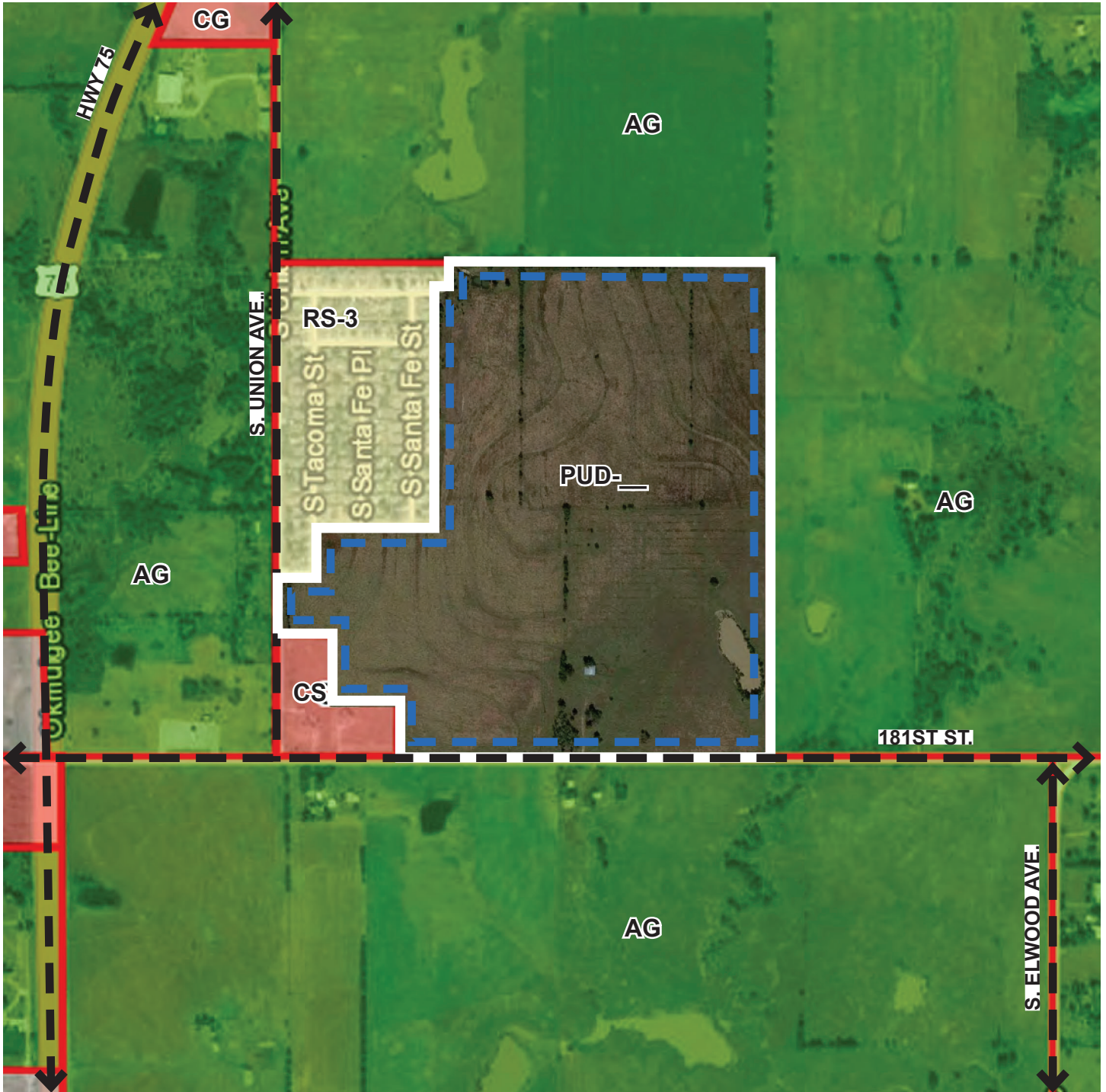


Carson Trails

EXHIBIT G

PROPOSED ZONING MAP

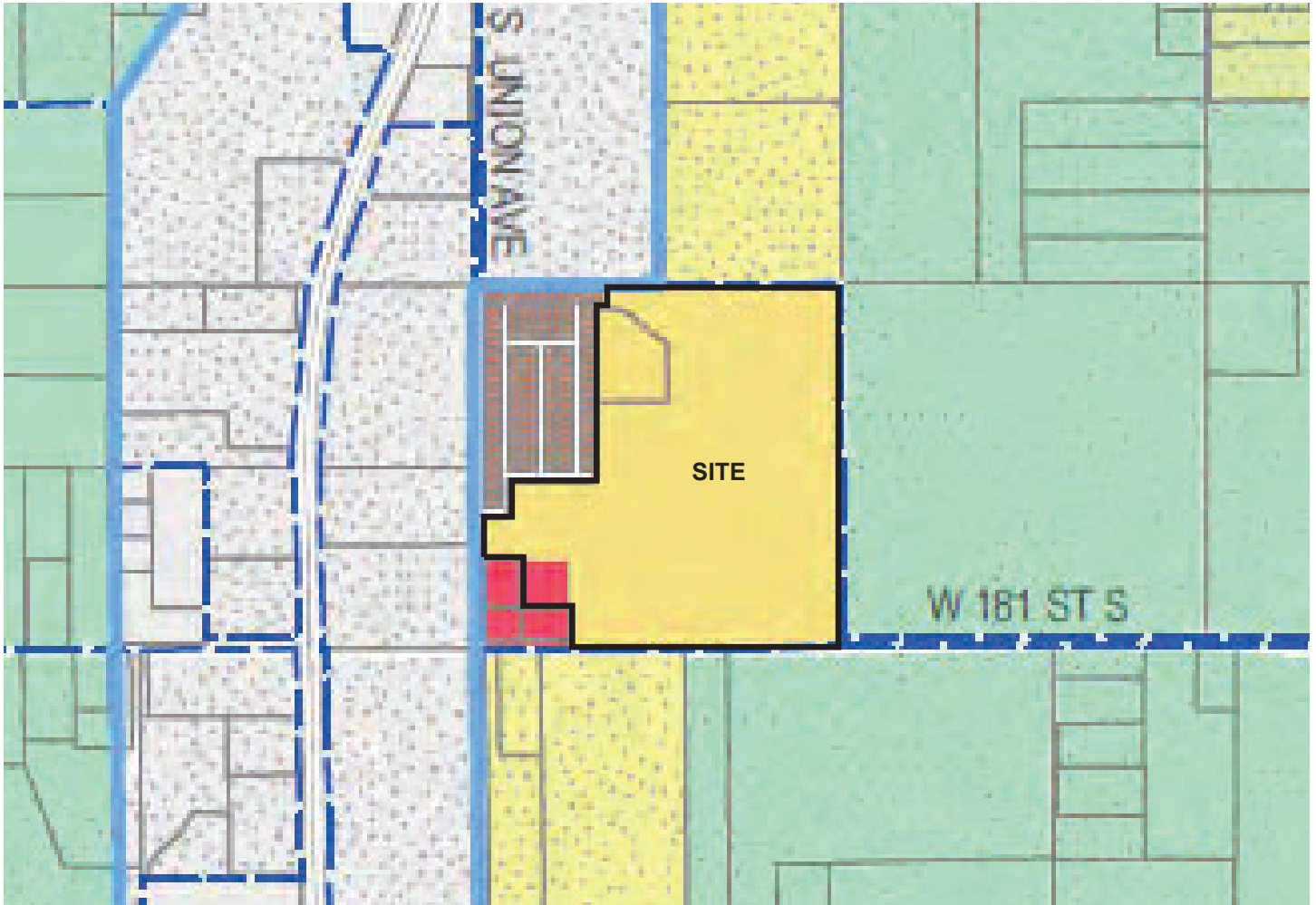
DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020



Carson Trails

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



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



EXHIBIT I

OVERALL SITE AMENITIES & OPEN SPACE PLAN

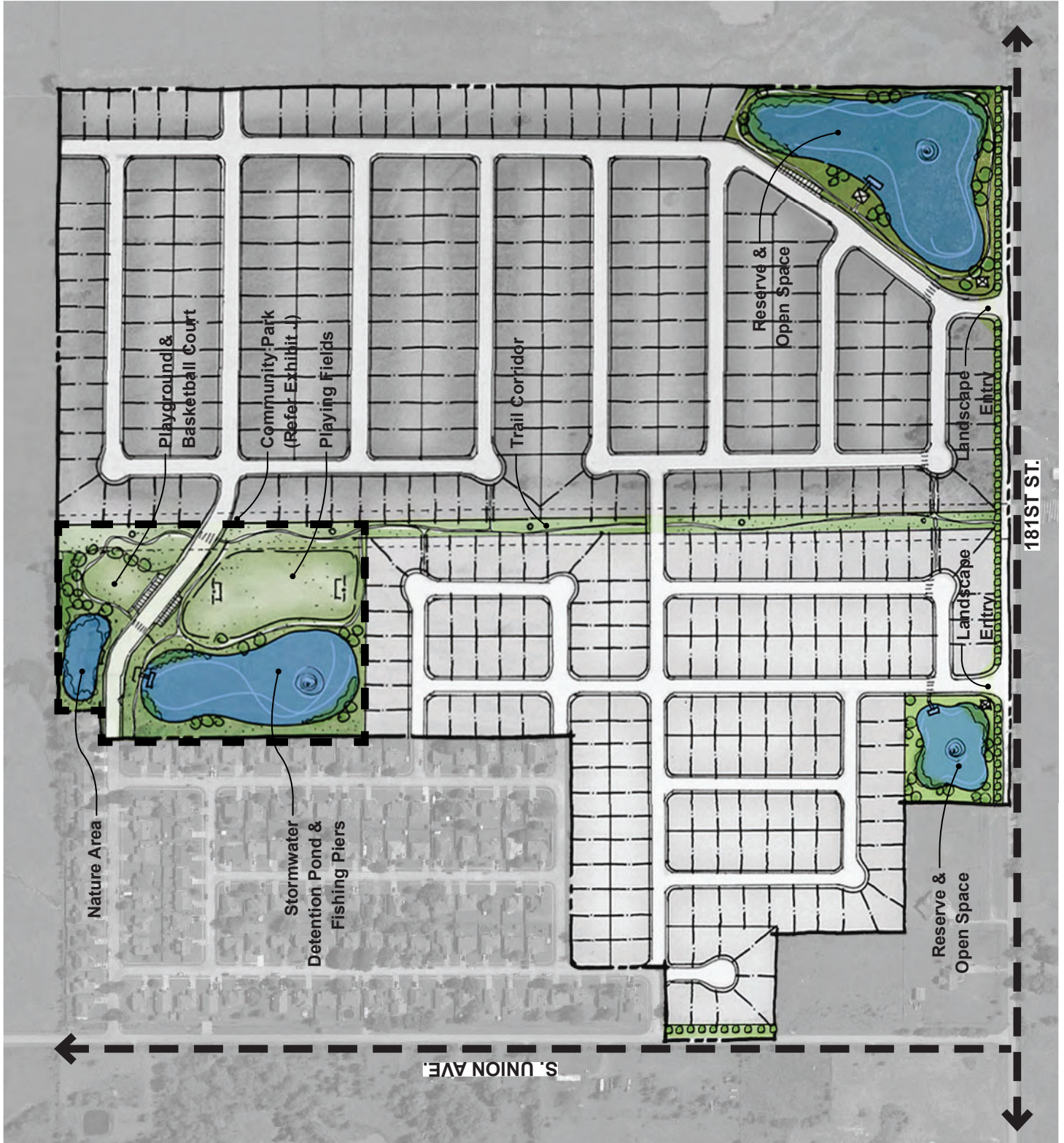


EXHIBIT J

CONCEPTUAL PARK SITE PLAN



- KEY NOTES**
1. WALKING TRAIL
 2. REST AREAS
 3. SHELTER
 4. PLAYGROUND
 5. SOCCER FIELD
 6. BASKETBALL COURT
 7. RETENTION POND
 8. NATURE AREA
 9. PARKING
 10. STREET CROSSING



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

PUD Development Standards Crosswalk

for
PUD-43
19105 Carson Trails
Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Tables 11-3-8/11-3-9 for RS-3, CS, AG	SF residential, accessory uses, neighborhood amenities, essential services	

Development Standards (Compared to RS-3)

2.	Maximum Density 500 lots	450 lots	Z.C. per min. land area per dwelling unit
3.	Minimum Lot Width 75 FT	65 FT (A & B)	
4.	Minimum Lot Size 9,000 SF	6200 SF (A) 7200 (B)	
5.	Maximum Building Height 35 FT	35 FT & 2 Stories	PUD: Architectural features 5' additional height
6.	Minimum Off-street Parking Per Table 11-6-3.1	Per Table 11-6-3.1	
7.	Minimum Required Loading Spaces 1	0	
8.	Minimum Land Area per Dwelling Unit 10,875 SF	7700 SF (A) 8400 SF (B)	Satisfied by proportion of lots to gross land area
9.	Minimum Livability Space 5,000 SF	2500 SF (A) 3300 SF (B)	May be located on lot or common open space
10.	Minimum Masonry 60%	75%	PUD first floor only
11.	Minimum Yard Setbacks Per RS-3	Per RS-3	
12.	Other Bulk and Area Requirements Per RS-3	Per RS-3	

Miscellaneous Development Standards

13.	Minimum Dwelling Size N/A	1500 SF (A & B)	
14.	Signage Serving Neighborhood Amenities Per Zoning Code	Number and size varies	PUD: must be approp. f/purpose & neigh. scale
15.	Landscaping - Arterial Frontage Minimum 10 FT	Landscaped Strip Width 10 FT	
16.	Landscaping - Arterial Frontage Minimum 1 per 50 LF	Landscaped Trees 1 per 30 LF	
17.	Landscaping - Requirements Per Lot N/A	1 tree	large species; 2 IN caliper min.; replacmt. reqd.
18.	Amenities Required No	Yes	
19.	Plat PUD Restrictive Covenants Required Yes	Yes	
20.	Private CCRs Required No	Yes	

LAST PAGE

To: Honorable Mayor and City Council
From: Josh Brannon, Finance Director
Meeting Date: April 6, 2026
Department/Office: Finance
Item Name: Joint Resolution No. 2026003

Summary:

As the Council is aware, last fiscal year the City of Glenpool and the Glenpool Utility Service Authority initiated a review of its water and sewer rates in response to increasing debt service requirements and higher operating costs, especially as they relate to the completion, operation, and maintenance of the new mechanical wastewater treatment plant. Municipal Finance Services, Inc. completed a comprehensive Water and Sewer Rate Study, and presented its findings and recommendations to the GUSA Board in December 2025. Staff then presented rate-structure options and considerations in February 2026. This Resolution incorporates the utility rates from Scenario A discussed in the February meeting, with an effective date of July 1, 2026.

Recommended Action:

Staff recommends approval of Joint Resolution No. 2026003.

Budget:

Additional revenues will be incorporated into the FY26-27 GUSA Budget.

Attachments:

1. Joint Resolution No. 2026003
2. Joint Resolution No. 2026003 Exhibit A

JOINT RESOLUTION NO. 2026003

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GLENPOOL AND THE GLENPOOL UTILITY SERVICE AUTHORITY APPROVING AN INCREASE IN THE RATES CHARGED FOR WATER DELIVERY, WASTEWATER COLLECTION, STORMWATER MANAGEMENT, AND GARBAGE AND REFUSE COLLECTION AND DISPOSAL SERVICES

WHEREAS, the Code of the City of Glenpool, at Sections 9-1-11(C) and 9-2A-1(A)(1), respectively, provides that water delivery service and wastewater collection (sanitary sewer system) service rates shall be established by the City Council; and,

WHEREAS, rates for utility services are established based upon operating expenses and revenue necessary to operate water distribution facilities, wastewater treatment and disposal facilities, stormwater management infrastructure, and provide safe potable water to the residents and businesses of Glenpool; and,

WHEREAS, garbage and refuse collection and disposal service rates are established based upon operating expenses and necessary revenue to contract effectively for such services to be performed by a licensed carrier; and,

WHEREAS, the City has absorbed two rate increases from its water supplier, the City of Tulsa/Tulsa Metropolitan Authority, since the City last increased its water delivery service rates; and,

WHEREAS, the City has absorbed one increase from its garbage and refuse collection and disposal service provider since the City last increased its garbage and refuse collection and disposal services rates; and,

WHEREAS, the current lagoon wastewater treatment plant within the City of Glenpool operated by the Glenpool Utility Service Authority (“GUSA”) is under an Oklahoma Department of Environmental Quality Consent Order requiring the construction of a mechanical wastewater treatment plant (“the project”), anticipated to cost more than \$64,000,000; and,

WHEREAS, GUSA was awarded American Rescue Plan Act (“ARPA”) grant funds totaling \$46,445,534, but anticipates additional debt service to cover the funding gap between the ARPA funds and the anticipated cost to complete the project; and,

WHEREAS, GUSA anticipates additional operating costs to operate and maintain the new mechanical wastewater treatment plant; and,

WHEREAS, the City of Glenpool, by and through its utility trust authority, the Glenpool Utility Service Authority, has determined that present water delivery, sewer, stormwater management, and garbage and refuse collection and disposal service rates charged to residents of Glenpool are less than sufficient to provide for and maintain such services to users of such services, and it is therefore an economic necessity for the City of Glenpool to increase its water delivery, sewer, stormwater management, garbage and refuse collection and disposal service rates.

BE IT THEREFORE RESOLVED by the City Council of the City of Glenpool and the Board of Trustees for the Glenpool Utility Service Authority, **THAT:**

1. Effective July 1, 2026, water delivery service rates will be as stated on Exhibit A attached hereto and incorporated herein by reference.
2. Effective July 1, 2026, wastewater collection (sanitary sewer system) service rates will be as stated on Exhibit A attached hereto and incorporated herein by reference.
3. Effective July 1, 2026, stormwater management service rates will be as stated on Exhibit A attached hereto and incorporated herein by reference.
4. Effective July 1, 2026, garbage and refuse collection and disposal service rates will be as stated on Exhibit A attached hereto and incorporated herein by reference.
5. The City of Glenpool, by and through its utility trust authority, the Glenpool Utility Service Authority, shall make every feasible effort to maintain water and wastewater costs at the minimum level necessary to meet requirements and properly manage assets of the City.
6. The City of Glenpool, by and through its utility trust authority, the Glenpool Utility Service Authority, adopts a Pass-Through Water Rate Adjustment Policy, wherein any future rate increases imposed by the City of Tulsa and/or the Tulsa Metropolitan Utility Authority on GUSA will automatically increase GUSA water delivery service rates beginning with the effective date of the Tulsa and/or TMUA adjustment. The increase would be calculated based on the percentage change in the wholesale rate, multiplied by a system loss factor equal to:
$$1 + \{(Total\ Gallons\ Purchased - Total\ Gallons\ Sold) / Total\ Gallons\ Purchased\}$$
7. All ordinances or resolutions, or parts of ordinances, or resolutions, in apparent or actual conflict with this Resolution shall be and hereby are repealed or invalidated, respectively, and rendered of no effect from the date of adoption of this Ordinance.

PASSED AND APPROVED this 6th day of April 2026.

Joyce G. Calvert, Mayor
Chair, Board of Trustees

Attest:

Lesli Smith, Clerk

Exhibit A

New Rate Schedule for Residential and Commercial Water, Sewer, Stormwater Management, and Refuse Usage

Water Rate Schedule

Residential

Base Rate (any usage up to 1,000 gallons)	\$ 22.00
Each additional 1,000 gallons	\$ 6.65

Commercial

Base Rate	\$ 42.00
Each additional 1,000 gallons	\$ 6.65

Sewer Rate Schedule

Residential

Base Rate (any usage up to 1,000 gallons)	\$ 16.50
Each additional 1,000 gallons	\$ 5.05

Commercial

Base Rate	\$ 16.50
Each additional 1,000 gallons	\$ 5.05

Stormwater Rate Schedule

Stormwater Management Fee	\$ 2.50
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Refuse Rate Schedule

1 Cart	\$ 16.61
2 Carts	\$ 27.91
3 Carts	\$ 39.10
Solid Waste Management Fee	\$ 0.50

To: Honorable Mayor and City Council

From: Josh Brannon, Finance Director

Meeting Date: April 6, 2026

Department/Office: Finance

Item Name: Joint Resolution No. 2026004 - Utility Rate Rebate Program

Summary:

The City of Glenpool and the Glenpool Utility Service Authority, in recognizing that rising utility costs can disproportionately burden account holders who rely on fixed or limited incomes, have expressed interest in implementing a utility rate rebate. This Utility Rate Rebate Program would provide a five dollar (\$5.00) per month rebate, applied as a credit on utility account billing statements, for eligible account holders. The program would rely on established eligibility criteria already recognized by federal and state law. These criteria, along with other program procedures, are set forth in Joint Resolution No. 2026004.

Recommended Action:

Staff recommends approval of Joint Resolution No. 2026004.

Budget:

Attachments:

1. Joint Resolution No. 2026004

JOINT RESOLUTION NO. 2026004

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GLENPOOL AND THE GLENPOOL UTILITY SERVICE AUTHORITY APPROVING A UTILITY RATE REBATE PROGRAM

WHEREAS, the City of Glenpool recognizes that a core function of local government is to promote the general welfare, economic stability, and quality of life of its residents, particularly those on fixed or limited income; and,

WHEREAS, the Social Security Act was enacted to provide economic security and protect individuals and families from poverty due to old age, disability, or loss of income; and,

WHEREAS, the State of Oklahoma has similarly adopted public policies that stabilize housing costs for seniors and low-income residents through property tax valuation limitations, additional homestead exemptions, and property tax refund programs; and,

WHEREAS, rising utility costs can disproportionately burden seniors, persons with disabilities, and low-income households who rely on fixed or limited incomes and have limited ability to absorb increases in monthly living expenses; and,

WHEREAS, the City Council finds that modest, targeted utility rate rebates are a reasonable and fiscally responsible means of supporting vulnerable residents while leveraging existing federal and state eligibility determinations; and,

WHEREAS, the City Council desires to implement a uniform, administratively efficient utility rate rebate program that relies on established eligibility criteria already recognized by federal and state law, rather than creating duplicative income verification requirements.

BE IT THEREFORE RESOLVED by the City Council of the City of Glenpool and Board of Trustees for the Glenpool Utility Service Authority, **THAT**:

1. Effective July 1, 2026, eligible account holders shall receive a utility rate rebate of five dollars (\$5.00) per month (“Rebate”), applied as a separately stated credit to the customer’s municipal utility account.
2. Anytime the City’s base water rate is increased, such Rebate shall be adjusted by the same percentage.
3. An applicant shall be eligible for the Rebate if the applicant is a residential Glenpool utility services account holder and can demonstrate at least one of the following:
 - a. The applicant receives a Social Security retirement, disability, or survivor benefits, as evidenced by a current Social Security award letter, benefit verification letter, or similar official documentation.
 - b. The applicant qualifies for and claims the Oklahoma Senior Valuation Limitation on their homestead property.

- i. Such homestead property address must be the same property address as stated on the utility billing account.
 - c. The applicant qualifies for and claims the Additional Homestead Exemption under Oklahoma law based on household income.
 - i. Such homestead exemption address must be the same property address as stated on the utility billing account.
 - d. The applicant qualified for the Oklahoma Property Tax Refund Program.
 - i. The property address used to claim such refund must be the same property address as stated on the utility billing account.
- 4. The account holder must reside at the address listed on the application for the Rebate.
- 5. Commercial utility accounts are not eligible for the Rebate.
- 6. Eligibility shall be determined on a per utility account basis, not per individual basis. Only one Rebate per utility account may be granted.
- 7. A Rebate, once approved, shall remain in effect through June 15th billing statements of each year. Thereafter, account holders must re-certify eligibility annually, or sooner if the qualifying condition no longer applies.
- 8. Recipients of the Rebate must notify the City if the qualifying condition is discontinued or the utility account holder changes. Failure to do so will result in termination of the Rebate and the account holder will be unable to apply for the Rebate for a period of Thirty-Six (36) months starting from the month following the discovery by GUSA of the notification failure by the utility account holder.
- 9. The City Manager or designee is authorized to:
 - a. Establish application procedures,
 - b. Approve standardized forms of documentation, and
 - c. Promulgate administrative rules consistent with this Resolution
- 10. All ordinances or resolutions, or parts of ordinances, or resolutions, in apparent or actual conflict with this Resolution shall be and hereby are repealed or invalidated, respectively, and rendered of no effect from the date of adoption of this Ordinance.

PASSED AND APPROVED this 6th day of April 2026.

Joyce G. Calvert, Mayor
Chair, Board of Trustees

Attest:

Lesli Smith, Clerk

To: Honorable Mayor and Council

From: Josh Brannon, Finance Director

Meeting Date: April 6, 2026

Department/Office: Finance

Item Name: Ordinance No. 834 - Sewer Rates and Charges - Separate Services

Summary:

The Code of the City of Glenpool, at Section 9-1-11(B), deems each unit of multi-unit buildings/apartments/living areas served through one water meter as a separate water service for calculating and applying applicable water rates. Section 9-2A-1 pertaining to Sewer Rates and Charges does not currently contain language similarly addressing the delivery of service to multi-unit accounts. This Ordinance would specify the same methodology be applied with regard to Sewer Rates and Charges as is the case with Water Rates and Charges, removing potential ambiguity and ensuring consistent application of utility rates.

Recommended Action:

Staff recommends approval of Ordinance No. 834.

Budget:

Attachments:

1. Ordinance No. 834 (Sewer Rates and Charges - Separate Services)

ORDINANCE NO. 834

ORDINANCE OF THE CITY COUNCIL OF GLENPOOL AMENDING SECTION 1, BASE AND UNIT RATES, OF TITLE 9, PUBLIC SERVICES; CHAPTER 2, SEWER SERVICE SYSTEM; ARTICLE A, SEWER RATES AND CHARGES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the Code of the City of Glenpool, at Sections 9-1-11(C) and 9-2A-1(A)(1), respectively, provides that water delivery service and wastewater collection (sanitary sewer system) service rates shall be established by the City Council; and,

WHEREAS, the Code of the City of Glenpool, at Section 9-1-11(B), as to water delivery service rates, provides:

9-1-11(B) Separate Services: When more than one (1) building of any kind, apartment or more than one (1) residential or single-family living area in any building is served through one water meter, each such building, apartment or residence shall be deemed a separate water service, and a separate minimum charge shall be made therefor and collected by the utility service department. In any such case, such minimum charge shall be the regular minimum charge at the current rates in effect at the time of billing.

; and,

WHEREAS, the Code of the City of Glenpool, at Section 9-2A-1, as to wastewater collection (sanitary sewer system) service rates does not specifically address Separate Services; and,

WHEREAS, in order to remove ambiguity and to ensure consistent application, it is prudent to specify and align sanitary sewer system service rates for Separate Services with water delivery service rates for Separate Services detailed in Section 9-1-11(B); and,

WHEREAS, rates for wastewater collection (sanitary sewer system) services are established based upon operating expenses and revenue necessary to operate wastewater treatment and disposal facilities, and provide safe potable water to the residents and businesses of Glenpool.

BE IT THEREFORE RESOLVED by the City Council of the City of Glenpool **THAT:**

1. Section 1 of Title 9, Public Services; Chapter 2, Sewer Service System; Article A. Sewer Rates and Charges, shall be amended to include as follows:

9-2A-1 Base and Unit Rates:

A. Rates Established:

...

4. Separate Services: When more than one (1) building of any kind, apartment or more than one (1) residential or single-family living area in any building is served through one water meter, each such building, apartment or residence shall be deemed a separate sewer service, and a separate minimum charge shall be made therefor and collected by the utility service department. In any such case, such minimum charge shall be the regular minimum charge at the current rates in effect at the time of billing.

2. All ordinances or resolutions, or parts of ordinances, or resolutions, in apparent or actual conflict with this Ordinance shall be and hereby are repealed or invalidated, respectively, and rendered of no effect from the date of adoption of this Ordinance.

PASSED AND APPROVED this 6th day of April 2026.

Joyce G. Calvert, Mayor

Attest:

Lesli Smith, Clerk

To: The Honorable Mayor and Council

From: Beth Miller, Grants and Special Projects

Meeting Date: April 6, 2026

Department/Office: Grants & Special Projects

Item Name: Resolution #2026005 – Authorization of Previously Submitted INCOG EECBG Application

Summary:

This item seeks approval of Resolution #2026005 authorizing the City of Glenpool to participate in INCOG’s Energy Efficiency and Conservation Block Grant (EECBG) Program. The City has already submitted its application by the March 27, 2026 deadline; however, INCOG allows the required resolution to be submitted after the application. Approval of this resolution will finalize Glenpool’s eligibility and ensure full scoring points for planning capacity. If selected, the grant will fund the development of a Community Energy Strategic Plan to analyze local energy use, identify areas of high energy burden, and outline cost-saving efficiency strategies for residents and municipal operations.

Recommended Action:

Staff recommends approval of the resolution #2026005 and authorizing the City to participate in the INCOG EECBG Community Energy Strategic Planning Program.

Budget:

There is no required match for participation in the EECBG planning grant. All planning services, technical assistance, and facilitation provided under this program are funded through INCOG.

Attachments:

1. EECBG Resolution
2. EECBG Application Completed

City of Glenpool RESOLUTION NO. 2026005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE INDIAN NATIONS COUNCIL OF GOVERNMENTS (INCOG) FOR THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM FOR THE PURPOSE OF DEVELOPING A COMMUNITY ENERGY STRATEGIC PLAN

WHEREAS, the Indian Nations Council of Governments (INCOG) has initiated an Energy Efficiency and Conservation Block Grant (EECBG) Program to assist eligible communities in the development of a Community Energy Strategic Plan (CESP); and

WHEREAS, strategic energy planning supports community resilience, reduces energy consumption, lowers fossil fuel emissions, and enhances long-term sustainability for residents, businesses, and municipal operations; and

WHEREAS, cost reductions that result from the efficient use and management of energy resources represent a responsible stewardship of public funds; and

WHEREAS, the City of Glenpool recognizes the importance of developing a data-driven, community-supported framework for future energy efficiency and conservation efforts;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA:

Section 1. The City of Glenpool is hereby authorized to submit an application to INCOG for participation in the Energy Efficiency and Conservation Block Grant (EECBG) Program for the development of a Community Energy Strategic Plan.

Section 2. The City’s Chief Operations Officer, David Agbetunsin, is hereby authorized and directed to execute all necessary documents on behalf of the City of Glenpool to implement and carry out the intent and purpose of this resolution.

APPROVED AND PASSED this 6th day of April, 2026.

CITY OF GLENPOOL, OKLAHOMA

BY: _____
Mayor

ATTEST: _____
City Clerk



Energy Efficiency Conservation Block Grant
Program Application

Community Energy Strategic Planning

Due on March 27, 2026



OKLAHOMA
Commerce

TABLE OF CONTENTS

PART I – PROGRAM INFORMATION	PAGE	3-4
INTRODUCTION		
ELIGIBLE APPLICANTS		
ELIGIBLE PROJECTS		
PROHIBITED USE OF FUNDS		
LEVERAGE		
PERIOD OF PERFORMANCE		
AWARD NOTICES		
PART II – APPLICATION SUBMISSION	PAGE	5
SUBMISSION INFORMATION		
SELECTION PROCESS		
QUESTIONS		
PART III – PROJECT EVALUATION	PAGE	6
REVIEW CRITERIA		
PART IV - APPLICATION FORMS	PAGE	7-10
APPLICATION FOR PARTICIPATION		
PROJECT INFORMATION		
RESOLUTION		

PART I – PROGRAM INFORMATION

INTRODUCTION

The Federal Energy Efficiency & Conservation Block Grant (EECBG) Program, authorized under Title V, Subtitle E of the Energy Independence and Security Act (EISA) and Section 40552 of the Infrastructure Investment and Jobs Act (IIJA), provides funds to states, local governments, and tribes in creating and implementing strategies to reduce energy use, lower fossil fuel emissions, and improve energy efficiency in ways that promote community economic development.

The Oklahoma Department of Commerce (ODOC) has been allocated \$1,859,211.00 in EECBG funds and will pass through funding to the state's 11 Councils of Government (COGs). COGs will use these funds to assist eligible applicants with the creation of Community Energy Strategic Plans (CESP).

INCOG solicited Expressions of Interest by mail to all eligible organizations on December 2, 2025.

ELIGIBLE APPLICANTS

Eligible applicants include cities, towns, counties, and Oklahoma-based federally recognized tribes located in the INCOG service boundary that have not already received a direct EECBG entitlement formula allocation from the Federal government, regardless of whether or not they decided to accept the funds.

Applications are due no later than March 27, 2026, at 5pm CT.

ELIGIBLE PROJECTS

Funding is limited to community energy strategic planning activities, which allows for the development of a Community Energy Strategic Plan (CESP) as a locally driven roadmap that identifies practical strategies to reduce energy use, lower fossil fuel emissions, and improve energy efficiency and resilience. The plan is to be developed through an inclusive, data-informed process that reflects community priorities and results in actionable, measurable goals.

Examples of eligible planning activities include, but are not limited to:

- Conducting baseline energy or emissions assessments.
- Researching, gathering, and analyzing energy burden and utility cost data.
- Engaging community stakeholders through workshops, surveys, and public meetings.
- Facilitating visioning sessions and developing local or regional energy goals.
- Identifying priority energy efficiency, conservation, and clean energy strategies.
- Preparing implementation guides with timelines, responsible parties, and funding strategies.
- Establishing performance metrics and monitoring methods to evaluate progress.

Any activities funded with EECBG must directly support the creation of a Community Energy Strategic Plan and comply with all EECBG Program guidelines and objectives.

If you have questions about activity eligibility, please call Andrew Kim at 918-579-9468 prior to filling out an application to determine if it is eligible for these funds.

PROHIBITED USE OF FUNDS

In accordance with federal regulations applicants are prohibited from using EECBG funds for the following:

- Any activity or project outside the development of a Community Energy Strategic Plan;
- Implementation or construction projects (e.g., direct installation of equipment, infrastructure improvements, or capital purchases)
- Activities or projects located outside the State of Oklahoma;
- Any costs or activities that do not comply with applicable EECBG Program, federal grant, or ODOC requirements.

LEVERAGE

Cost share or match is not required for the projects awarded under this program.

PERIOD OF PERFORMANCE

All grant deliverables shall be completed by January 31, 2027.

AWARD NOTICES

INCOG is expected to announce selected applications for funding by April 14, 2026.

PART II – APPLICATION SUBMISSION INFORMATION

SUBMISSION INFORMATION

All applications must be emailed to akim@incog.org no later than **Friday, March 27, 2026, at 5pm CT.**

In addition, we request applicants to:

- Ensure all forms are signed by the organization's authorized official.
- Include all components noted.
- Adhere to the format and length.
- Not submit any other supplementary materials such as videos, brochures, letters of support, or any supplementary material not specifically requested in the application.

INCOG will not review late or incomplete applications.

SELECTION PROCESS

Applications must be submitted to INCOG by **Friday, March 27, 2026, at 5pm CT.** Once the application is received and INCOG determines all appropriate documentation has been submitted, INCOG shall convene a staff advisory group, review all the applications deemed complete by INCOG; evaluate project proposals using the criteria set forth herein and make recommendations for funding to the INCOG Board for approval.

QUESTIONS

If you have questions concerning the forms or application process, please contact Andrew Kim at (918) 579-9468.

PART III – PROJECT EVALUATION

REVIEW CRITERIA


Applications will be reviewed by INCOG scored using a weighted rubric prioritizing communities with demonstrated energy challenges and planning capacity. Is there a staff member who can be designated as the primary point of contact and support the effort? While optional, communities that are able to provide a resolution of support to accompany their application will automatically receive full points for Local Capacity for Planning & Engagement. The local gas or electric utility provider being a beneficiary trust of the city or town will result in the most point for the metric regarding Local Impact of Providing Utility Service. Lastly, INCOG will prioritize communities based on socioeconomic and energy burden data using the U.S. Census, Low- and Moderate-Income Survey Data, DOE Low-Income Energy Affordability Data Tool, and local utility data. Each metric will be assigned a point value as identified in the table below. The total point scale will range from 0 to 100.

Evaluation Metric	Points Possible
Residential Energy Cost Burden	25
Community Income Levels (LMISD '16-20)	25
Local Capacity for Planning & Engagement (with Resolution)	20
Local Impact on Providing Utility Services	15
Regional Impact & Collaboration Potential	15

PART IV - FORMS

APPLICATION FOR PARTICIPATION

**Indian Nations Council of Governments (INCOG)
EECBG Community Energy Strategic Planning**

APPLICANT INFORMATION				
Applicant Name:	City of Glenpool			
Address:	12205 S Yukon Ave			
City:	Glenpool	ST:	OK	Zip Code: 74033
Contact Name:	Elizabeth Miller			
Email:	emiller@cityofglenpool.com			
Phone Number:	918-209-4646	Fax Number:		
CERTIFYING OFFICIAL				
All information in this application and exhibits is true and complete to the best of my knowledge and is submitted to INCOG for the purpose of applying for participation in the EECBG Community Energy Strategic Planning Program .				
Certifying Official's Signature:				
Certifying Official's Name (printed):	David Agbetunsin			
Title:	Chief Operations Officer			
Organization:	City of Glenpool			

PROJECT INFORMATION

For the following section, provide a brief description (5-8 sentences) for each review criterion as it pertains to your community

RESIDENTIAL ENERGY COST BURDEN

Describe the prevalence of energy burden in your community

Glenpool residents experience varying levels of energy burden driven by electricity rates, seasonal demand, and differences in housing stock efficiency. Households in older neighborhoods or rental units may face higher energy costs due to outdated HVAC systems and insufficient insulation. Rising utility rates from OG&E have contributed to higher monthly energy expenses for families with fixed or lower incomes. These factors create affordability challenges and highlight the need for a structured evaluation of energy usage patterns within the community. Through the CESP, Glenpool will conduct baseline energy assessments and analyze utility cost data to identify the neighborhoods with the highest burdens, consistent with eligible planning activities identified by INCOG. This approach will allow the City to develop targeted recommendations that can reduce future energy costs for residents and improve long-term affordability.

COMMUNITY INCOME LEVELS

Describe the socioeconomic conditions present in your community

Glenpool includes a mix of income brackets, with some census tracts meeting low to moderate income thresholds. These households are more vulnerable to fluctuations in utility costs and may disproportionately experience higher energy burdens. Income disparities across the community highlight the importance of equitable access to future energy efficiency programs. As part of the CESP, Glenpool will analyze socioeconomic indicators, Low- and Moderate-Income Survey Data (LMISD), and Census data, all of which align with INCOG's evaluation metrics. This planning effort will ensure that future strategies address affordability concerns and reflect the needs of Glenpool's economically impacted residents

LOCAL CAPACITY FOR PLANNING & ENGAGEMENT

Describe the extent of staff availability for program planning & engagement

Glenpool has sufficient staff capacity to participate in the planning process, with Elizabeth Miller serving as the primary point of contact and coordinating with INCOG. While the City has not traditionally conducted formal community workshops, Glenpool can support public engagement through online surveys and digital outreach, which fits within INCOG's eligible planning activities. City departments such as Community Development and Public Works can assist by providing data and reviewing planning materials as needed. Overall staff capacity is limited, so INCOG's technical assistance will be essential for carrying out the analytical and facilitation components of the plan. City leadership is supportive of participating at a manageable level, and a resolution of support will be submitted after the deadline as permitted. This structure ensures Glenpool can fully engage in the planning effort without exceeding existing staffing constraints.

LOCAL IMPACT ON PROVIDING UTILITY SERVICES

Describe the current relationship between local utility services and your community

Electric service in Glenpool is provided by OG&E, while the City manages water, wastewater, and other essential municipal services that rely on affordable and reliable energy. Utility costs represent a significant portion of operational expenses for public facilities, equipment, and infrastructure. As part of the CESP, Glenpool will review its municipal energy use and evaluate opportunities for future cost savings and efficiency improvements. Collaboration with OG&E will support access to the data needed for baseline assessments, one of the eligible activities in INCOG's program guidelines. This planning process will help Glenpool identify strategies that benefit both residents and municipal operations.

REGIONAL IMPACT & COLLABORATION POTENTIAL

Describe how program participation provides mutual benefit to the region

Glenpool's participation in the CESP will contribute to INCOG's regional energy planning efforts by creating consistent data, identifying shared energy challenges, and supporting opportunities for collaborative strategies across jurisdictions. As a growing community within the Tulsa metropolitan area, Glenpool's future energy needs relate directly to regional development, infrastructure planning, and grid resilience. Working through INCOG ensures alignment with broader regional goals and enhances the City's competitiveness for future grants. The CESP will also help identify potential regional partners for future implementation projects that benefit multiple communities. INCOG's scoring criteria prioritize regional collaboration and local planning readiness, and Glenpool's participation directly supports these goals.

To: The Honorable Mayor and Council
From: David Agbetunsin, Chief Operations Officer
Meeting Date: April 6, 2026
Department/Office: Administration
Item Name:

Summary:

Background:

The City of Glenpool received the Community Development Block Grant (CDBG) for the Kendalwood Boulevard Inlet and Street Rehab project in the amount of \$120,143.00 as shown in the agreement approved on 02/03/2025.

This project was advertised in Tulsa World on February 11, 2026. One bid was received from 3 Angels Construction in the amount of Sixty-Nine Thousand, Six Hundred and Sixty Dollars (\$69,660.00). The bid response has been reviewed by City Staff and INCOG staff and found to be responsive.

Recommended Action:

Staff recommends the approval of the bid award to 3 Angels in the amount of \$69,660, and grant the City Manager the authority to sign project related documents as permitted by law.

Budget:

Sixty-Nine Thousand, Six Hundred and Sixty Dollars (\$69,660.00).

Attachments:

1. 3 Angels Construction Bid Document 03.05.2026
2. Bid Tabulation 03.05.2026
3. 15 - Agreement - BOCC - City of Glenpool, Oklahoma CMF# 20250192



CITY OF GLENPOOL

**STREET AND STORMWATER IMPROVEMENTS IN
GLENN VILLAGE ADDITION II**

FUNDED BY

**TULSA COUNTY COMMUNITY DEVELOPMENT BLOCK
GRANT**

FEBRUARY 2026

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

**CONSTRUCTION CONTRACT DOCUMENTS
FOR
CDBG-FUNDED PROJECTS**

INDEX OF CONTENTS

ADVERTISEMENT FOR BIDS	3
SAM-System for Award Management.....	7
BID PROPOSAL.....	10
BID SCHEDULE	12
“EXHIBIT 1”	14
BUSINESS RELATIONSHIPS AFFIDAVIT	15
NON-COLLUSION AFFIDAVIT.....	16
PAYROLL AFFIDAVIT.....	17
CLAIM OR INVOICE AFFIDAVIT	18
BID BOND	19
NOTICE OF CONTRACT AWARD	21
CONTRACT	23
GENERAL CONDITIONS	25
SUPPLEMENTAL GENERAL CONDITIONS.....	38
PERFORMANCE BOND	43
STATUTORY BOND	45
MAINTENANCE BOND	46
INSURANCE REQUIREMENTS	47
Wage Rate.....	48
STATE OF OKLAHOMA HOLD HARMLESS CLAUSE.....	54
CERTIFICATION OF COMPLIANCE WITH AIR AND WATER ACTS.....	55
SPECIAL CONDITIONS PERTAINING TO HAZARDS, SAFETY STANDARDS AND ACCIDENT PREVENTION.....	56
EXHIBIT “C”	57
RELEASE OF CLAIMANTS	58
SECTION 3 PLAN.....	58
ATTORNEY’S CERTIFICATE OF APPROVAL OF CONTRACT AND BONDS	69
NOTICE TO PROCEED	70
BYRD ANTI-LOBBYING AMENDMENT CERTIFICATION	71
PROJECT TECHNICAL DETAIL	73

ADVERTISEMENT FOR BIDS

The City of Glenpool
12205 South Yukon Avenue
P.O. Box 70
Glenpool, Oklahoma 74033
Telephone No: 918 322 5409

Separate sealed BIDS for the street and stormwater improvements in Glenn Village Addition II (The Project) will be received by the City of Glenpool Development Services Department at 12205 South Yukon Avenue, Glenpool, Oklahoma until 2:00 p.m. on the 5 day of March 2026. At such time and place all bids received will be publicly opened and read aloud.

The Project generally consists of:

repairing a storm drain inlet, replacing curb and gutter, and rehabilitating pavement

All BIDDERS must be aware that BIDS prepared and submitted for all WORK specified in the CONTRACT DOCUMENTS must comply fully with the provisions contained in the following:

Wage and Hour provisions contained in the Davis-Bacon Act
Federal Labor Standard Provisions – U.S. Department of Labor, 29 CFR 5
Section 3 of the Housing and Urban Development Act of 1974 as amended 12 U.S.C. 1701U Section 109 of the Housing and Community Development Act of 1974
Certification of Non-Segregated Facilities
Minority and Women Business Enterprise Provisions.
Surety Companies executing bonding must appear on the official Treasury Department list and be licensed to conduct business in the State of Oklahoma.

The City of Glenpool is exempt from the payment of any sales or use taxes, and pursuant to 68 O.S. SS 1356 (I), direct vendors to the City of Glenpool are also exempt from those taxes. A bidder may exclude from his bid all sales taxes that he will not have to pay while acting for and on behalf of the City of Glenpool. The CONTRACT DOCUMENT Package may be examined at:

The City of Glenpool
Engineering Department
12205 South Yukon Avenue
Glenpool, Oklahoma 74033

A non-mandatory pre-bid conference will be held at the office of the City of Glenpool Engineering Department located at 12205 South Yukon Avenue on Thursday the 19th day of February 2026 at 2:00 p.m. Copies of the CONTRACT DOCUMENT package may be obtained at the office of the City of Glenpool Engineering Department without cost.

OWNER'S Representative: _____

David Agbetunsin

INFORMATION FOR BIDDERS

Bids will be received by The City of Glenpool (Herein called the "Owner".) at 12205 South Yukon Avenue, Glenpool, Oklahoma until 2:00 p.m. CST on the 5th day of March 2026 and then at said office publicly opened and read aloud.

Each Bid must be submitted in a sealed envelope, addressed to: The City of Glenpool Engineering Department. Each sealed envelope containing a Bid must be plainly marked on the outside as Bid for: "Street and Stormwater Improvement in Glen Village II" and the envelope should bear on the outside, the Bidder's name, business address, and the name of the project (Street and Stormwater Improvement in Glen Village II) for which the Bid is submitted. If forwarded by mail, the sealed envelope containing the Bid must be enclosed in another envelope addressed to the Owner: City of Glenpool, 12205 South Yukon Ave., Glenpool, Oklahoma 74033.

All Bids must be completed by using the Bid forms contained in the Project Bid and Contract Document Package. All blank spaces provided for Bid prices must be filled in, in handwritten ink or typewritten. The Bid form must be fully completed on each individual project listed and described and shall be fully executed when submitted. Only one copy of the Bid form is required.

The Owner may waive any informalities or minor defects or reject any and all Bids. Any Bid may be withdrawn prior to the above-scheduled time for the opening of Bids or authorized postponement thereof. Any Bid received after the time and date specified shall not be considered. No Bidder may withdraw a Bid within 60 days after the actual date of the opening thereof. Should there be reasons why the contract cannot be awarded within the specified period, the time may be extended by mutual agreement between the Owner and the Bidders.

Bidders must satisfy themselves of the accuracy of the estimated quantities for each project described in the Bid Schedule and the Project Descriptions contained in the Project Bid and Contract Document Package as well as all project conditions to be encountered with the Work by examination of the various sites and a review of the drawings, photographs, and written description of the Work, including any Addendums. After Bids have been submitted, the Bidder shall not assert that there was a misunderstanding concerning the quantities of Work, the nature of the Work to be done, or existing site conditions on or under which the project is to be constructed.

Prior to bidding, the Owner shall provide Bidders with all information that is pertinent to and delineates and describes the property and premises owned by the City of Glenpool and any construction permits to be acquired to fulfill the work described in the Bid.

The contract documents contain the provisions required for the construction of the project. Information obtained from an officer, agent, or employee of the Owner - or any other person, shall not affect the risks or obligations assumed by the Bidder (Contractor) or relieve the Contractor from fulfilling any of the conditions of this Contract.

Each Bid must be accompanied by a Bid Bond payable to the Owner or a certified cashier's check made payable to the Owner for five percent (5%) of the total amount of the Bid.

As soon as the bid prices have been compared, the Owner will return the bonds or cashier's checks to all Bidders except the three lowest responsible Bidders. When the final Contract agreement has been executed, the bonds or cashier's checks of the two remaining unsuccessful Bidders will be returned. The Bid Bond or cashier's check of the successful Bidder will be retained until the Payment, Performance, and/or Statutory Bonds have been executed and approved, after which the Bid Bond or the cashier's check will be returned to the Bidder.

A Performance Bond and a Payment/Statutory Bond, each in the amount of 100 percent of the contract price and each with a corporate surety approved by the Owner, will be required for the faithful performance of the Contract.

Attorneys-in-fact who sign Bid Bonds, Payment Bonds and Performance Bonds must file with each bond a certified copy of their Power of Attorney bearing the effective date.

The party to whom the Contract is awarded will be required to execute the agreement and obtain the Performance Bond and Statutory Bond within ten (10) calendar days from the date when Notice of Award is delivered to the Bidder. The

Notice of Award shall be accompanied by the necessary agreement and bond forms. In case of failure of the Bidder to execute the agreement, the Owner may consider the Bidder in default, in which case the Bid Bond accompanying the proposal shall become the property of the Owner.

The Owner, within ten (10) days of receipt of acceptable Performance Bond, Statutory Bond and Contract agreement signed by the party to whom the agreement was awarded, shall sign the Contract, and return to such party an executed duplicate of the agreement. Should the Owner not execute the Contract within such period, the Bidder may, by written notice, withdraw the signed Contract. Such notice of withdrawal shall be effective upon receipt of the notice by the Owner.

The Notice to Proceed shall be issued within ten (10) days of the execution of the Contract by the Owner. Should there be reasons why the Notice to Proceed cannot be issued within such period, the time may be extended by mutual agreement between the Owner and Contractor. If the Notice to Proceed has not been issued within the ten-day period or within the period mutually agreed upon, the Contractor may terminate the Contract without further liability on the part of either party.

The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request.

The Owner reserves the right to reject any Bid if the evidence submitted by or investigation of such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Contract and to complete the work contemplated therein.

A conditional or qualified Bid will not be accepted.

As a part of the bid on this project, the successful Bidder will be required to meet all requirements of the Underground Facilities Damage Prevention Act when engaged in any WORK under this CONTRACT.

Further, the Bidder agrees to abide by the requirements and provisions of:

- a. The Underground Facilities Damage Prevention Act (63 O.S. 42.1 et seq.).
- b. Wage and Hour provisions contained in the Davis-Bacon Act
- c. Federal Labor Standard Provisions - U.S. Department of Labor, 29 CFR 5
- d. Section 3 of the Housing and Urban Development Act of 1974 as amended 12 U.S.C. 1701U
- e. Section 109 of the Housing and Community Development Act of 1974
- f. Certification of Non-Segregated Facilities
- g. Minority and Women Business Enterprise Provisions.

Award of Bid will be made to the lowest responsible and best Bidder for the entire project package or, at the discretion of the Owner, for individual projects within the overall Project Work that fall within the overall project budget.

No individual project item listed in the Project Bid and Contract Document Package shall be awarded to any Bidder other than the lowest and best Bidder having submitted a Bid on the entire package of projects listed.

Upon any decision of the Owner to award Work on selected individual project item(s) in lieu of the entire package of project in order to remain within the funds available for the project, the successful low and best Bidder for the entire project package will be notified of such and be given a listing of the project items actually selected and shall be attached to the Notice of Intent to Award.

The low Bidder shall supply the names and addresses of major material suppliers and subcontractors when required to do so by the Owner.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the Contract throughout.

Each Bidder is responsible for inspecting the site and for reading and being thoroughly familiar with the contract documents. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.

When alternate Bids are taken, they will be listed in numerical order with the highest priority being number one, second priority being number two, etc.

When alternates are used, the low bidders will be selected by the lowest and best Bid, considering all Bids, which include the selected alternate Bids.

The alternates will be listed in consecutive priority order to remain with the funds available for the project.

The low Bidder shall supply the names and addresses of major material suppliers and subcontractors when required to do so by the Owner.

Inspection trips (if any) for prospective Bidders will leave from the office of:

The City of Glenpool Engineering Department

12205 South Yukon Avenue, Glenpool, Oklahoma 74033.

The Project Manager:

David Agbetunsin

SPECIAL NOTES TO BIDDERS:

- I. As a part of the Bid on this project, the successful Bidder will be required to meet all requirements of the Underground Facilities Damage Prevention Act when engaged in work within the public or private rights-of-way.
- II. The City of Glenpool (Owner)) reserves the right to delete individual items from this project if sufficient funds are not available to complete all of the work specified in the bid documents.
- III. All Bidders must be registered with the Federal System for Award Management (SAM). To register, follow the instructions on the following pages. Note: Do not register separately as an individual and company. Using the same information to register as both an individual and company has caused problems with the system. You may register as an individual if you are a sole proprietor or self-employed. Note: It takes 7-10 business days to process applications.
This system consolidates several previous Federal registrations including Central Contractor Registry (CCR) and the Excluded Parties List System (EPLS) into one website. If a Contractor was previously in these systems, they must still register in www.sam.gov to transfer their company's information.

SAM-System for Award Management

What is SAM?

The System for Award Management (SAM) www.sam.gov has combined federal procurement systems and the Catalog of Federal Domestic Assistance into one new system. This consolidation is being done in phases. The first phase of SAM includes the functionality from the following systems:

- Central Contractor Registry (CCR)
- Federal Agency Registration (Fedreg)
- Online Representations and Certifications Application
- Excluded Parties List System (EPLS)

Users of SAM include contracting officials, grant applicants, contractors, and the public. Those required to register in SAM include:

Vendors and subcontractors: Those doing business with the federal government "will be able to log into one system to manage their entity information in one record, with one expiration date, through one streamlined business process. Federal agencies will be able to look in one place for entity pre-award information. Everyone will have fewer passwords to remember and see the benefits of data reuse as information is entered into SAM once and reused throughout the system."

To create an account and access SAM as a new user:

Step 1: Go to www.sam.gov.

Step 2: Click on "Create a User Account."

Step 3: Complete the requested information, and then click "Submit/Create."

Step 4: Select "Individual User Account."

Step 5: You will receive an email confirming you have created a user account in SAM. You can now register an entity, search For Official Use Only (FOUO) information, and (if you are a designated government official) enter exclusions into the system.

Step 6: If you are an organization, business, government agency or grantee (known in SAM as an "entity"), you must also register your entity in SAM.

To register in SAM as an entity:

Step 1: Login to SAM with your user ID and password.

Step 2: Gather all of the required information needed to complete your registration.

Step 3: Click on "Register New Entity" from the left side navigation pane.

Step 4: Complete and submit the online registration. It is estimated that it will take approximately 30 minutes to complete registration if you already have all the necessary information on hand, depending upon the size and complexity of your entity.

Step 5: You will receive an email confirming that your registration is in process. Note that new registrations can take an average of 7-10 business days to process in SAM. SAM must send out some information for validation with outside parties before your registration can be activated; this includes TIN validation with the IRS and CAGE validation/assignment with DoD. This timeframe may be longer if the information you provide is flagged for manual validation by either party. If you notice your registration has had a 'Submitted' status for longer than 10 business days, and you have not otherwise been contacted to correct or update information, please contact the Federal Service Desk at 866-606-8220 or <https://www.fsd.gov>.

What information do I need to register my entity in SAM?

Depending on the type of registration you need, categories of information needed may include the following:

Core Data - Includes, but is not limited to, an entity's DUNS and/or DoDAAC, name, address, CAGE or NCAGE code*, taxpayer or employer ID numbers (TIN or EIN), general information, financial information, and details about any proceedings in which the entity may currently be involved. Core Data is mandatory for all registration types.

Assertions - Includes, but is not limited to, data about the types of goods and services the entity provides, the entity size, NAICS Codes, optional Electronic Data Interchange (EDI) and disaster-relief data.

Representations and Certifications - Details related to an entity's small business status, responses to commonly used Federal Acquisition Regulation (FAR) and Defense Federal Acquisition Regulation Supplement (DFARS) provisions/clauses, and Architect-Engineer Responses (SF330 Part II).

Points of Contact (POC) - Types include, but are not limited to, contacts for accounts receivable, electronic business and government business. POC information is mandatory for all registration types.

Before you start, please be sure you also have gathered the following information:

Your Data Universal Numbering System (DUNS) number from Dun & Bradstreet, and the name and address associated with that DUNS

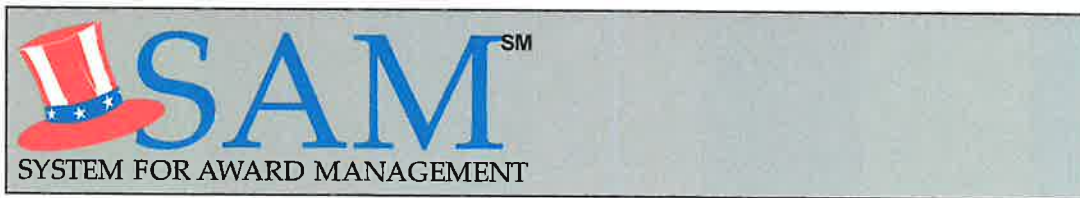
Your Taxpayer Identification Number and the name associated with that TIN (from your W-2 or W-9)

Your Contractor and Government Entity (CAGE) Code, if you already have one (if you don't, one will be assigned to you during registration)

Your Electronic Funds Transfer information, such as your financial institution's ABA Routing Number and your account number, along with the bank phone or fax number

You will be unable to submit your registration online unless all the mandatory information is provided.

*The Commercial and Government Entity (CAGE) Code is a five-character ID number used extensively within the federal government, assigned by the Department of Defense's Defense Logistics Agency (DLA). You do not need to have a CAGE code prior to registration, as one will be automatically assigned to you as a part of your entity's registration in SAM.



SAM System Registration Certification

IAC-6SAFSD20762572

I hereby certify that 3 Angels Construction LLC is/has

(Company name)

Currently in the SAM.gov. system

Completed registration in SAM.gov system (attach e-mail registration verification)

Signed *Ronald Rusk*
(Name and Title) *Rusk*



Date 3-5-2024



Revolutionary FAR Overhaul Impacts to SAM.gov
[Show Details](#)
Aug 15, 2025



[See All Alerts](#)

**Records Retention Policy Impacts Old SAM
Registration Data**
[Show Details](#)
May 21, 2025



[Home](#) [Search](#) [Data Bank](#) [Data Services](#) [Help](#)



Documentation Successfully Submitted

Reference Number

INC-GSAFSD20762572

We should review your documents in
1.5-3.5 business days.*

After we look at your documents, we will tell you how to
complete your validation.

*This is an estimate of how many business days it will take us to respond. Business days do not include weekends or U.S. federal holidays.

[Close](#)

BID PROPOSAL

The Contract proposal of 3 Angels Construction LLC (hereinafter called "Bidder"), organized and operating under the laws of the State of Oklahoma doing business as in hereby issued to the City of Glenpool, Oklahoma (hereinafter called "Owner"). This date: 3-5, 2026.

In compliance with the Advertisement for Bids, Bidder hereby proposes to perform all Work generally consisting of: repairing a storm drain inlet, replacing curb and gutter, and rehabilitating pavement located at Glenn Village Addition II.

The project includes the provision of all materials, equipment, and labor necessary to fully complete the project in accordance with the Contract Document, within the time set forth therein, and at the total price stated below:

Total Project Bid Price:

*Lump Sum in Words: Sixty Nine thousand Six Hundred Sixty Dollars & 00/100

*Total Bid Price: 69,660.⁰⁰

By submission of this Bid, the Bidder certifies that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence Work under this Contract within ten (10) calendar days of the date to be specified in the Notice to Proceed and to fully complete the project within:

Ninety (90) consecutive calendar days (Base Project Bid).

No Bidder may withdraw a Bid within 30 days after the actual opening thereof.

Bidder acknowledges receipt of the following ADDENDUM:

1 - 2-26-2026

Bidder agrees to perform all Work described in the Contract Documents for the lump sums listed for each specified project and for the total lump sum of listed all projects as specified in the attached Bid Schedule and as stated above.

*Note: Bids shall not include sales tax or other similar taxes.

Bid Submitted By: (Bidder)

3 Angels Construction LLC
Company Name

7173 W. 310 RD
Preston OK 73447

Address & Contact Information

Company Representative:

Reynaldo Ramirez
Name (Signature)

Reynaldo Ramirez
Name (Print)

As: Title President & Owner



Attest:

By: Signature Secretary
As: Melissa Ramirez

Issue Date: February 26, 2026

**BID ADDENDUM FOR CDBG BID PACKET – GLENN VILLAGE II STREET AND
STORMWATER REPAIR CITY OF GLENPOOL, OKLAHOMA.**

Dear All,

This Addendum is issued to all prospective bidders for the CDBG Glenn Village II Street and Stormwater Repair Project and shall become part of the Contract Documents.

Revision to Bid Documents:

The previously included Tulsa County Davis-Bacon Wage Determination classified under Heavy Construction is hereby replaced in its entirety with the applicable Highway Construction wage determination.

Bidders shall utilize the Highway wage rates for all labor classifications applicable to this project. The updated wage determination is attached to the bid packet and must be acknowledged in the bid submission.

Please incorporate this change into your bid preparation. Should you have any questions, contact our office prior to the bid deadline.

Sincerely,

David Agbetunsin

Chief Operating Officer

(918) 209 4630

dagbetunsin@cityofglenpool.com

BID SCHEDULE

2025 CDBG Grant-Funded Street and Stormwater Improvement in Glenn Village Addition II Project

Date: 3-5-26

Scope of Work:

This project includes street and stormwater infrastructure improvements in the Glenn Village Addition II, specifically at the intersection of South Kendalwood Boulevard and East 145th Place.

Site 1: Infrastructure Rehabilitation and Drainage Improvements

The City of Glenpool is seeking bids to address manhole infiltration, undermining, stormwater inlet degradation, and asphalt settlement, as outlined in Exhibit 1: *Location Map*. Specific issues include improper sealing of manhole rings and surrounding structural failures.

Manhole Repairs

- Excavate around Manhole #8 and Manhole #9 to expose Manhole joints.
- Reseal the interior and exterior of each manhole using engineer-approved non-shrink waterproof grout.
- Test and inspect for infiltration, visible cracks, or damage.
- Apply crack sealant around the manhole structures and grout all storm-drain pipe connections.
- Reset and reinstall the manhole cover firmly on the manhole riser.
- Back fill around the manhole with engineering fill and compact to 95% density in 8-inch lifts. Sod every disturbed area on the side.

Storm Inlet Repairs

- Excavate around Inlet Structures “D” and “E”, as identified in the construction plans.
- Seal all visible cracks and joints around the pipes and inlet walls using non-shrink waterproof grout.
- Ensure a positive drainage slope is maintained throughout the repaired structures.
- Backfill and compact to 95% standard proctor density.
- Reset curb inlet according to the construction plans standards and details.

Pavement and Base Reconstruction

- Sawcut and remove asphalt pavement as shown on “Exhibit 1”.
- Remove existing asphalt and excavate subgrade material to a depth of 13 inches.
- Compact subgrade to a minimum of 95% Standard Proctor Density.
- Install 6 inches of ODOT Aggregate Base Type A, compacted to 95% density.
- Apply tack coat.

- Pave with:
 - 4 inches of ODOT Superpave Type S4 (bearing course), and
 - 3 inches of ODOT Superpave Type S3 (surface course).

Sidewalk Replacement

- Remove and replace concrete sidewalks affected by construction activities.
- Sidewalks shall comply with City of Glenpool standards and ADA requirements.
- New sidewalks shall be constructed with 4-inch-thick concrete, 5 feet in width.

Curb and Gutter Specifications

Remove and replace 35 Linear Feet of Curb and Gutter, as shown on “Exhibit 1” and Construction Plans.

All public streets with asphaltic concrete surfacing shall include Portland cement concrete curb and gutter on both sides, with the following dimensions:

- Minimum width (top of curb): 6 inches
- Minimum curb height: 6 inches
- Taper from curb to gutter: 1 inch
- Minimum total width (back of curb to outside face of gutter): 24 inches

Only barrier-type curb profiles are permitted; mountable curbs are not allowed.

Sidewalk Concrete Requirements

All public sidewalks shall be constructed with non-reinforced Class “A” Portland cement concrete containing 5–7% entrained air and achieving a minimum 28-day compressive strength of 3,000 psi.

General Notes

- All work shall conform to OSHA standards and safety regulations.
- The contractor is responsible for maintaining site safety and public access during construction.

Total Lump Sum in Words: Sixty Nine thousand Six Hundred Sixty Dollars
and no/100

Total Price: \$ 69,660.⁰⁰

Bidder’s Company Name: 3 Angels Construction LLC

Authorized Signature: *Reynaldo Ramirez*

Printed Name: Reynaldo Ramirez



“EXHIBIT 1”

BUSINESS RELATIONSHIPS AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

Reynaldo Ramirez, of lawful age, being first duly sworn upon oath, states that (s)he is the agent authorized by the Bidder to submit the attached Bid. Affiant further states that the nature of any partnership, joint venture or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the architect, or other party to the project is as follows:

Note

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the architectural or engineering firm or other party to the project is as follows:

None

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

None

(if none of the business relationships hereinabove mentioned exist, Affiant should state so)

Reynaldo Ramirez

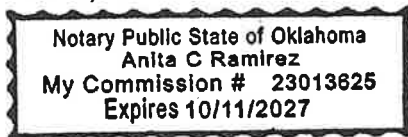
Affiant

Subscribed and sworn to before me this 5th day of MARCH, 2026.

Anita Ramirez

Notary Public

My Commission Expires:
10/11/2027



NOTE: This form is to be submitted with the Bid.

NON-COLLUSION AFFIDAVIT

STATE OF Oklahoma)

) ss.

COUNTY OF TULSA)

Reynaldo Ramirez

of lawful age, being first duly sworn upon oath, states that he, or she, is the agent authorized by the Bidder to submit the attached Bid. Affiant further states that the Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding or with any State official or employee as to quantity, quality, or price in the prospective contract or any other terms of said prospective contract or in any discussions between Bidders and any State official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

Reynaldo Ramirez

Affiant

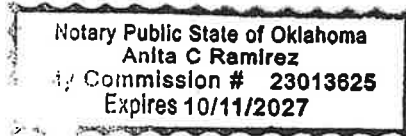


Subscribed and sworn to before me this 5th day of MARCH, 2026.

Anita Ramirez
Notary Public

My Commission Expires:

10/11/2027



NOTE: This form is to be submitted with the Bid

PAYROLL AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Reynaldo Ramirez, of lawful age, being first duly sworn upon oath, states that (s)he is the agent authorized by the Bidder to submit the attached bid. Affiant further states that (s)he has submitted the required payroll information to the Wage and Hour Division of the Employment Standards Administration of the United States Department of Labor. Affiant further states that (s)he is in compliance with the requirements of Title 40 O.S. 1981, §196.9a(b), as amended.

Reynaldo Ramirez
Affiant

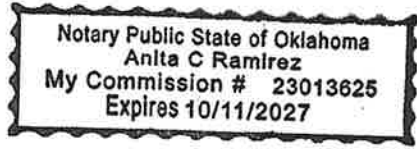


Subscribed and sworn to before me this 5th day of March, 2026.

Anita Ramirez
Notary Public

My Commission Expires:

10/11/2027



NOTE: This form is to be submitted with the bid.

BID BOND

**Travelers Casualty and Surety Company of America
Hartford, CT 06183**

KNOWN ALL BY THESE PRESENTS, That we, 3 Angeles Construction LLC,
as Principal, and Travelers Casualty and Surety Company of America, as Surety, are
held and firmly bound unto The City of Glenpool, as
Obligee, in the sum of 5% Of The Bid Amount
Dollars (XXXXXXXXXX) for the payment of which we bind ourselves, and our
successors and assigns, jointly and severally, as provided herein.

WHEREAS, Principal has submitted or is about to submit a bid to the Obligee on a
contract for Street and Stormwater Improvements in Glenn Village II
("Project").

NOW, THEREFORE, the condition of this bond is that if Obligee accepts Principal's bid,
and Principal enters into a contract with Obligee in conformance with the terms of the
bid and provides such bond or bonds as may be specified in the bidding or contract
documents, then this obligation shall be void; otherwise Principal and Surety will pay to
Obligee the difference between the amount of Principal's bid and the amount for which
Obligee shall in good faith contract with another person or entity to perform the work
covered by Principal's bid, but in no event shall Surety's and Principal's liability exceed
the penal sum of this bond.

Signed this 26 day of February, 2026.



3 Angeles Construction LLC
(Principal)

By: [Signature]

Travelers Casualty and Surety Company of America

By: [Signature]
Ryan Adams, Attorney-in-Fact



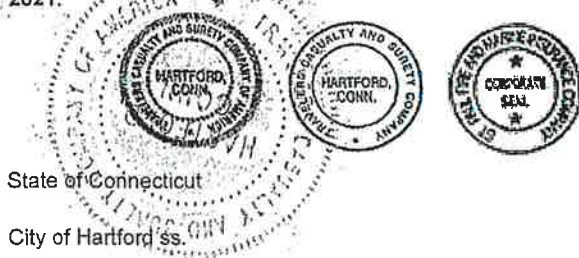


Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Ryan Adams** of **TULSA, Oklahoma**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut
 City of Hartford ss.

By:
 Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
 My Commission expires the 30th day of June, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 26th day of February, 2026

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



BID TABULATION
COMMUNITY DEVELOPMENT BLOCK GRANT
STREET AND STORMWATER IMPROVEMENT IN GLEN VILLAGE ADDITION II
March 5, 2026
2:00PM

S/N	NAME OF BIDDER	TOTAL BID PRICE
1	3 ANGELS CONSTRUCTION	\$69,660.00

MEMO

APPROVED
2/3/2025



DATE: January 29, 2025
FROM: Matney M. Ellis
Procurement Director
TO: Board of County Commissioners
SUBJECT: Agreement – City of Glenpool, Oklahoma

A handwritten signature in black ink, appearing to read "Matney M. Ellis", with a long horizontal flourish extending to the right.

Submitted for your approval and execution is the attached agreement between the Board of County Commissioners of the County of Tulsa, Oklahoma and the City of Glenpool, Oklahoma, for the replacement of storm drain inlets and the reconstruction of pavement to address a sinkhole affecting the surrounding roadway at the intersection of South Kendalwood Blvd. and East 145th Pl. This project will utilize funds from the Tulsa County Community Development Block Grant Urban County in the amount of \$120,143.00 through June 30, 2025, as further described in the attached.

Respectfully submitted for your approval and execution.

MME / dcc

SUBMITTED FOR: The February 3, 2025 BOCC meeting agenda.

CMF# 20250192



INCOG

a voluntary association of local governments serving Creek, Osage, Rogers, Tulsa and Wagoner Counties

2 West 2nd Street, Suite 800 Tulsa, Oklahoma 74103-3123 918.584.7526 www.incog.org

APPROVED
2/3/2025

MEMORANDUM

TO: Andrew Mihelich, Assistant District Attorney

FROM: Preslie Anderson, Community Development Planner

DATE: January 15, 2025

RE: CDBG URBAN COUNTY FY 2024 CONTRACT WITH PARTICIPANT CITIES

The ten Tulsa County communities who are participating members in the CDBG Urban County program each enter into sub recipient contracts with the County for an allocation of CDBG funds to be used to fund individual projects within their jurisdictions. Each of the contracts are written on a template which contains required federal compliance standards. The template for Public Infrastructure construction projects contains required language pertaining to construction regulations (Davis-Bacon; Labor Standards) for the projects which will do infrastructure construction.

Attached for your review and approval are contracts for infrastructure projects in the City of Sapulpa, City of Glenpool, and the City of Sand Springs. The DA's office has previously approved contracts for this type of project for the Urban County program, so I hope this makes your review easier. The attached contract is identical to the ones previously approved.

Contracts:

FY 2024 City of Sapulpa- Fife Avenue Resurfacing CDBG \$130,547.00

FY 2024 City of Glenpool- Kendalwood Boulevard Inlet and Street Rehab CDBG \$120,143.00

FY 2024 City of Sand Springs- 5th Street Waterline Replacement CDBG \$95,098.00

(Go-By FY2022 CMF# 20230741)

Please review, approve, and send to the BOCC at your convenience.

Attachments

CMF# 20250192

Contract For Public Improvements For Community Development Block Grant Program

This Contract for Community Development Block Grant ("CDBG") funds is made and entered into by and between Tulsa County ("COUNTY"), and the City of Glenpool ("CITY").

This Contract shall be in effect as of the date signed below and shall be in effect through the 30th day of June, 2025. If the funds are not exhausted at the end of the contract period, the Contract period may be extended by mutual agreement of both parties.

WHEREAS, the Housing and Community Development Act of 1974, as amended (24 U.S.C. 93-383 et seq.), (the "Act"), provides that Community Development Block Grant, ("CDBG"), funds may be used for the support of activities that provide decent housing and suitable living environments and expanded economic opportunities principally for persons of low- and moderate-income; and,

WHEREAS, CDBG Regulations 24 CFR 570.307(a) allow counties having a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas to qualify as an urban county; and,

WHEREAS, a Cooperation Agreement between the County and the City has been executed for the purpose of participation in the Tulsa County Urban County Community Development Block Grant Program for Federal Fiscal Years 2023-2025 and,

WHEREAS, the City desires to enter into a Contract with Tulsa County, as lead entity of the Tulsa County Community Development Block Grant Urban County Program (CFDA 14.218) pursuant to Title I of the Housing and Community Development Act of 1974, as amended; to receive an allocation of FY2024 Tulsa County CDBG Urban County funds for the purpose of public improvements (**B-24-UC-40-0001**);

NOW THEREFORE, the parties do mutually agree as follows:

I. Scope of Services

The City shall be responsible for the oversight of projects to meet the objectives of the Community Development Block Grant program in accordance with the terms and conditions as set forth herein.

The City agrees to perform those duties, obligations, and representations contained in its application to Tulsa County and to be bound by the provisions of its application, all amendments thereto and all correspondence relating thereto, which were submitted to and accepted by Tulsa County in contemplation of this contract, said application being incorporated herein and made a part hereof by reference.

Project:

The project consists of the replacement of storm drain inlets and the reconstruction of pavement to address a sinkhole affecting the surrounding roadway. This project is located at the intersection of South Kendalwood Boulevard and East 145th Place. Driveways, sidewalks, and ADA ramps will also be replaced and repaired where necessary. All work will take place within the existing utility and street rights-of-way.

II. Budget

The City shall be allocated \$120,143.00 from Fiscal Year 2024 Tulsa County CDBG Urban County funds for infrastructure improvements.

III. Performance Measurement

The project must be under construction with a Notice To Proceed issued no later than 180 days from the date of approval of this contract by the County. Failure to commence construction within the timeframe may result in withdrawal of CDBG funds by the County for noncompliance of timely expenditure of funds.

IV. Method Of Payment

- a. Payment will be made to the City on a reimbursement of paid invoices basis. The City shall submit a "Request for Funds" form to the program administrator, INCOG for approval and payment by Tulsa County.
- b. City will maintain proper financial records for the project, which the County reserves the right to inspect on a periodic basis.
- c. In no event will the total compensation to be paid hereunder exceed the expressly agreed maximum sum of One Hundred Twenty Thousand One Hundred Forty-three dollars and No Cents (\$120,143.00) for all services required.

V. Reversion of Assets

After reconciliation of the project books and submittal of remaining unpaid claims to the County, the City shall return any unused CDBG funds within 30 days of the date this agreement terminates or expires.

GENERAL TERMS AND CONDITIONS

Subcontract Notification Provision

None of the work and services covered by this contract may be subcontracted without written consent of the County. Any work or services subcontracted hereunder shall be specified by written agreement and shall be subject to each provision of this agreement. In no event will the City incur any obligation on the part of the County.

Modification

This contract is subject to such modification as may be required by federal or state law or regulations. The work and services to be performed and the total contract amount may be modified only upon written agreement of both parties.

Disputes, Interpretation, Remedies

- a. In the event the parties fail to agree on interpretations of this contract, the details of such disagreement shall be forwarded to the legal counsels of both parties for review and recommendation and such recommendations forwarded to HUD, who shall make the final determination.
- b. Neither forbearance nor payment by the County shall be construed to constitute waiver of any remedies for any default or breach by the City that exists then or occurs later.

Severability Clause

If any provision under this contract or its application to any person or circumstance is held invalid by any court of competent jurisdiction, such invalidity does not affect any other provision of this contract or its application that can be given effect without the invalid provision or application.

Hold Harmless Clause

City shall, within limitations placed on such entities by any law, hold harmless the United States government, its agents, officers, and employees and the County, its agents, officers, and employees from all claims and actions, and all expenses defending same, that are brought as a result of any injury or damage sustained by any person or property which injury or damage is legally determined to be caused by any act or omission of City committed within the performance of its duties under this contract. City shall, within limitations placed on such entity by any law, hold harmless the United States government, its agents, officers, and employees and the County, its agents, officers and employees from any claim or amount recovered as a result of infringement of patent trademark, copyright, or from any claim or amounts arising or recovered under Workers' Compensation Laws, to the extent such claims arise out of acts committed in furtherance of this contract. In any agreement with any sub-recipient or any agent for City, City will specify that such sub-recipient or agents shall hold harmless the United States government, its agents, officers, and employees, and the County its agents, officers and employees for all the herein before described expenses, claims, actions, or amounts recovered, which is legally determined to be caused by this sub-recipient or agent in the performance of their duties relating to this contract.

Personnel

- a. The City represents that it will secure all personnel required in performing the services under this contract. Such personnel shall not be employees of or have any contractual relationship with the County.
- b. The City has full responsibility for payment of worker's compensation insurance, unemployment insurance, social security, state and federal income tax and any other deductions required by law for its employees.

- c. All services required hereunder will be performed by the City or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.

Termination of Contract for Cause

If, through any cause, the City shall fail to fulfill in a timely and proper manner its obligations under this contract, or if the City shall violate any of the covenants, agreements, or stipulations of this contract, the County shall thereupon have the right to terminate this contract by giving written notice to the City of such termination and specifying the effective date thereof, at least 15 days before the effective date of such termination. In such event, the City shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the City shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the contract by the City.

Termination of Contract for Convenience

Either the City or the County may terminate this contract at any time by giving at least 15 days notice in writing to the other party. If the contract is terminated as provided herein, the City will be paid for the services provided and all allowable expenses incurred up to the termination date.

Conflict of Interest

No member of the governing body of the City, and no other officer, employee, or agent of the City who exercises any function or responsibility in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this agreement, and the City shall take appropriate steps to assure compliance.

Interest of City and Employees

The City covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the project area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The City further covenants that in the performance of this agreement no person having any such interest shall be employed.

Reports and Information

The City, at such times and in such forms as the County may require, shall furnish the County such periodic reports as it may request pertaining to the work or services undertaken pursuant to the contract, costs and obligations incurred or to be incurred in connection therewith and any other matters covered by this contract.

City shall furnish the County narrative reports and financial reports related to the elements of this contract in the forms and at such times as may be required by the County or federal grantor agencies.

Compliance with Local Laws

The City shall comply with all applicable laws, ordinances, and codes of the state and local governments.

Copyright

No reports, maps, or other documents produced in whole or in part under this contract shall be the subject of an application for copyright by or on behalf of the City.

Records and Audits

City shall retain all books, documents, papers, records, and other materials involving all activities and transactions related to this contract for at least five (5) years from the date of submission of the final expenditure report or until all audit findings have been resolved, whichever is later. City shall, as often as deemed necessary by the County, permit authorized representatives of the County and its Auditors, the U.S. Department of Housing and Urban Development, the federal or state Department of Labor, and the U.S. Comptroller General to have full access to and the right to fully examine all such materials.

The City shall comply with 2 CFR Part 200 requirements, where applicable. The OMB guidance is hereby made a part of this contract. The City shall provide a copy of its annual audit to the County for the periods of these CDBG funds within the earlier of 30 days after the City's receipt of the auditor's report or nine months after the end of the audit period.

Federal Funds in Excess of \$750,000

If the City expends \$750,000 or more in a year in Federal awards from all sources, the City shall comply with 2 CFR 200 Subpart F requirements and have a Single Audit conducted. The OMB guidance is hereby made a part of this contract. The City shall provide a copy of its Single Audit to the County for the periods of these CDBG funds within the earlier of 30 days after the City's receipt of the auditor's report or nine months after the end of the audit period.

Anti-Kickback Regulations

The City shall comply with all applicable anti-kickback regulations covered under the Department of Labor Regulation 29 CFR, Part III.

Equal Employment Opportunity

The City shall comply with the following equal opportunity requirements as part of CDBG assurances:

a. **Civil Rights Act of 1964, Title VI**

City shall comply with Title VI of the Civil Rights Act of 1964, which provides that no person in the United States shall on the grounds of race, religion, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives federal financial assistance.

b. **Housing and Community Development Act of 1974, Section 109**

City shall comply with Section 109 of the Housing and Community Development Act of 1974, which provides that no person in the United States shall on the grounds of race, color, religion, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded under the Act.

c. Housing and Urban Development Act of 1968, Section 3

City shall comply with Section 3, which provides that to the greatest extent feasible, training and employment opportunities shall be made available to lower-income residents of the unit of local government or metropolitan area (or non-metropolitan county) in which the project is located and that contracts be awarded to small businesses located within or owned in substantial part by residents of the same metropolitan area (or non-metropolitan county) as the project.

d. Affirmative Action

City shall take affirmative actions steps to contract with small and minority owned firms and women business enterprises in a part of the requirements of 24 CFR Part 85.36 or 24 CFR Part 570, Sub-part J. Affirmative Actions steps include, but are not limited to, the following:

1. Including qualified small, minority and women business enterprises on solicitation lists.
2. Assuring that small, minority and women business enterprises are solicited whenever they are potential sources.
3. When economically feasible, dividing total requirements into smaller tasks or quantities to permit maximum small, minority and women business enterprises participation.
4. Where the requirement permits, establishing delivery schedules which will encourage participation by small, minority and women business enterprises.
5. Using the services and assistance of the Small Business Administration, the Office of Minority Business Enterprise of the U.S. Department of Commerce and the local minority business development center that assists with management and technical aspects and maintains a directory of minority contractors, suppliers and vendors.

Labor Standards

The City shall comply with the requirements of:

- a. Davis-Bacon Act (40 USC Section 276a-276a-5), which requires payment of the prevailing wage for the locality to workers on construction contracts over \$2,000. Housing rehabilitation projects of fewer than eight units are exempt. Regulations are at 29 CFR, Part 5. The City further certifies that it shall include in its bidders' packages the U.S. Department of Labor Wage Determination List and a statement

that the Contractor and any subcontractors must comply with these wage rates in performance of the work required.

- b. Copeland (Anti-Kickback) Act (18 USC Section 874, 40 USC Section 176c), which applies to all contracts covered by Davis-Bacon and provides that workers must be paid weekly, with only permissible deductions allowed. Regulations are at 29 CFR, Part 3;
- c. Contract Work Hours and Safety Standards Act (40 USC Section 327, et seq.) which requires overtime compensation. Regulations are at 29 CFR, Part 5.
- d. Build America, Buy America Act (BABA), enacted as part of the Infrastructure Investment and Jobs Act (IIJA, P. L. 117-58), signed into law on November 15, 2021. This Act requires that certain products and materials must be produced in the United States for federally assisted infrastructure projects estimated at over \$250,000.

Acquisition and Relocation

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (P.L. 91-646, P.L. 100-17) Section 305 of Title III and Section 210 of Title II require State and local recipients to comply with real property acquisition and relocation requirements set forth in said Act. Regulations are at 49 CFR, Part 24.

Age Discrimination Act of 1975

City shall comply with the provisions of the Age Discrimination Act of 1975, which prohibits discrimination on the basis of age in the delivery of services and benefits supported by federal funds.

Americans With Disabilities Act of 1990

City shall comply to the extent required with the provisions of the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabled status in any publicly funded program and activity.

Rehabilitation Act of 1973, Section 504

City shall comply with the provisions of Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of handicap in any programs or activities receiving federal financial assistance.

IN WITNESS WHEREOF, the City and County have executed this contract as of the date first written above.

City of Glenpool, Oklahoma

By Joseph G. Calkins the Honorable City Mayor

ATTEST:
Leslie Smith

City Clerk

Approved:
[Signature]

City Attorney



Tulsa County Board of Commissioners

By [Signature] Chair

ATTEST:

[Signature]
County Clerk



Approved As To Form:

[Signature]
Assistant District Attorney

To: The Honorable Mayor and Council
From: David Agbetunsin, Chief Operations Officer
Meeting Date: April 6, 2026
Department/Office: Administration
Item Name:

Summary:

The 126th Bridge Deck Rehabilitation Project consists of replacing the existing wooden bridge deck with a Contech Bridge Plank system. This system utilizes corrugated metal plates topped with an asphalt driving surface, in accordance with Contech specifications.

Quotes were solicited from three contractors: Grand River Excavating Inc., 3 Angels Construction LLC, and LAM Construction LLC. The City received one responsive quote from Grand River Excavating Inc. in the amount of \$26,327.00.

In addition, the City will procure the required corrugated metal plates from Railroad Yard at a cost of \$8,919.40, to be funded from GL#01-6-13-6235.

The total estimated project cost is \$35,246.40.

Recommended Action:

Staff recommends approval of the award to Grand River Excavating Inc. in the amount of \$26,327.00 for the 126th Bridge Deck Rehabilitation Project, to be paid from GL# 01-6-13-6235 (Engineering Contract Services).

Budget:

\$26,327.00 to be paid from GL# 01-6-13-6235 Engineering Contract Services.

Attachments:

1. City of Glenpool 2026-14002
2. Contractor Qualification
3. Grand River Excavation Inc COI 25
4. Traffic Safety Plan
5. City of Glenpool SO#143735

Contractor Qualification Bridge Related

District #2 County Commissioner in Delaware County for 4 years. Managed maintenance and construction activities on 15 county road system bridges.

Road Foreman for Delaware County District #3. Managed all construction and maintenance activities on 35 county road system bridges.

Built a Contech BridgeCor arch segmental bridge to replace 3 60" culverts that had rusted thru.

Will be doing a Big R 30' x 24' Bridge this summer.

Poured floor, headwall, and deck for a 12' x 12' expansion to an existing bridge in Latimer County District #3.

Have Completed 10 plus wood deck to concrete deck conversions of county bridges.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/16/2025

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

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

PRODUCER Affordable Contractors Insurance, LLC 8501 N Scottsdale Rd Suite 270 Paradise Valley AZ 85253		CONTACT NAME: Tim Allred PHONE (A/C No. Ext): (888) 652-4513 E-MAIL ADDRESS: info@acisaves.com FAX (A/C, No): (888) 274-7438	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: KINSALE INSURANCE COMPANY	NAIC # 38920
INSURED Grand River Excavation, Inc. 39808 South 670 Road Jay OK 74346		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			0100370888-0	05/17/2025	05/17/2026	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person)	\$ Excluded
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY	\$ 1,000,000	
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE	\$ 2,000,000	
	<input type="checkbox"/> ANY AUTO						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
	<input type="checkbox"/> OWNED AUTOS ONLY							\$	
	<input type="checkbox"/> HIRED AUTOS ONLY							\$	
	<input type="checkbox"/> SCHEDULED AUTOS							\$	
	<input type="checkbox"/> NON-OWNED AUTOS ONLY							\$	
	UMBRELLA LIAB						COMBINED SINGLE LIMIT (Ea accident)	\$	
	<input type="checkbox"/> OCCUR						BODILY INJURY (Per person)	\$	
	EXCESS LIAB						BODILY INJURY (Per accident)	\$	
	<input type="checkbox"/> CLAIMS-MADE						PROPERTY DAMAGE (Per accident)	\$	
	DED							\$	
	RETENTION \$							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTHER		
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	\$	
							E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	

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

HOLDER NAMED ADDITIONAL INSURED

CERTIFICATE HOLDER**CANCELLATION**

COPY

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

AUTHORIZED REPRESENTATIVE

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Traffic Safety Plan

“ Road Closed To Thru Traffic “

1 at W 121st & Casper St

1 at W 126th st & S Elwood Ave

2 Halfway between 1391 W 126th St

2 at the driveway of 1333 W 126th St

“ Road Work Ahead “

1 500' before bridge on both sides

4 reflective cones placed 25' before bridge on both sides

Signs will only be moved for construction and city vehicles.



The Railroad Yard
 PO Box 2283
 Stillwater, OK 74076
 (405) 377-8763

We Deal In Steel®

Sales Order

Order Number: 0143735
Order Date: 3/27/2026
Salesperson: 2ADV
Customer Number: CITY127

Sold To:

City of Glenpool
 12205 South Yukon Ave
 Glenpool, OK 74033

Ship To:

City of Glenpool
 12205 South Yukon Ave
 Glenpool, OK 74033

Confirm To: David A 918-209-4630 918-209-4630

Customer P.O.	Ship VIA	F.O.B.	Terms
	RRY TRUCK		NCA

Item Code	Unit	Ordered	Shipped	Back Order	Price	Amount
BPLNK6212G 12ga GLV 6x2 24" Bridge plank	LF	10.000	0.000	0.000	846.4000	8,464.00
MISC ITEM 3ga 3 7/8" x 12" side dam	EACH	4.000	0.000	0.000	39.1000	156.40
MISC ITEM 2x2x1/4 dip galv angle x 20'	EACH	2.000	0.000	0.000	149.5000	299.00

	Net Order:	8,919.40
	Less Discount:	0.00
	Freight:	0.00
	Sales Tax:	0.00
	Order Total:	8,919.40
	Less Deposit:	0.00
	Order Balance:	8,919.40
NONTAX		
CHECK		
Ck. No:		
Card Last 4:		

No refunds or returns on special order items or railroad ties. There will be a 3% convenience fee on all credit or debit card transactions
 No returns after 30 days. All returned stock items are subject to a 5% restocking fee and must be in as-sold condition (**subject to management approval**).
ATTN BUYER: NEW LIMITED SERVICE, SURPLUS, STRUCTURAL GRADE, REJECT & USED MATERIALS ARE SOLD: "AS IS", WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH ARE EXPRESSLY DISCLAIMED. BUYER IS RESPONSIBLE FOR VERIFYING ORDER BEFORE ACCEPTANCE. SIGNATURE BY BUYER OR REPRESENTATIVE CONSTITUTES ACKNOWLEDGMENT AND FINAL ACCEPTANCE.

To: The Honorable Mayor and Council
From: Lea Ann Reed, Chief Administrative Officer
Meeting Date: April 6, 2026
Department/Office: Administration
Item Name: Rainbow Fireworks Agreement staff report

Summary:

The City of Glenpool will be hosting the annual Red, White & Boom Bash this year on June 27, 2026. Staff has coordinated with Rainbow Fireworks, Inc., a licensed and experienced fireworks provider, for the past five years on this event. They have provided a proposal and contract for a professionally produced fireworks display designed to deliver approximately 21 to 26 minutes of continuous entertainment, including a choreographed finale.

Rainbow Fireworks, Inc. will provide all materials, licensed personnel, equipment, transportation, and insurance coverage necessary to safely conduct the display in accordance with applicable federal, state, and local regulations. The total contract amount is \$31,250.00, with a required 50% deposit of \$15,625.00 upon execution of the agreement and the remaining balance due within ten (10) days following the event. The funds will be taken from FY 25/26 general fund budget line 01-6-01-6214.

Recommended Action:

Staff recommends approval of the Agreement between Rainbow Fireworks, Inc. and the City of Glenpool in the amount of \$31,250.00 for fireworks services at the 2026 Red, White & Boom Bash.

Budget:

Attachments:

1. Rainbow Fireworks Cover Ltr - City of Glenpool 2026
2. Rainbow Fireworks 2026 Proposal for City of Glenpool
3. 2026 Contract - City of Glenpool Rainbow Fireworks



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546
Office: 620-663-7714
1-888-886-1008
Fax: 1-800-884-1218

Email: info@fireworks-display.com
Website: www.fireworks-display.com
BATFE # 5-KS-00621

March 17, 2026

City of Glenpool
Attn: Lee Ann Reed
12205 S. Yukon Ave
Glenpool, OK 74033 USA

I am enclosing the FIREWORKS PRODUCTION CONTRACT for the celebration on June 27, 2026. We are very excited to be your fireworks provider. We love being in the entertainment business through the production of a fireworks show for your organization. Our pledge is to provide you with the most awesome and entertaining show for your budget.

Please read through the contract, and if you have any questions about the process or the contract, do not hesitate to contact me on one of the above numbers. If everything is acceptable, please sign and return a copy of the contract to us along with the required 50% deposit.

The contract must be returned with a signature before any product is delivered to the display site.

Sincerely,

Caritha Lemen

Caritha Lemen
Display Fireworks Admin. Asst.
Rainbow Fireworks, Inc.

Cc: File
Enclosures



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546
Office: 620-663-7714
1-888-886-1008
Fax: 1-800-884-1218
Email: info@fireworks-display.com
Website: www.fireworks-display.com
BATFE # 5-KS-00621

March 17, 2026

City of Glenpool
Attn: Lee Ann Reed
12205 S. Yukon Ave
Glenpool, OK 74033 USA

RE: 2026 Proposal for City of Glenpool

June 27, 2026 \$31,250.00

Aerial Shells

380 each – 3” Assorted Color Shells
245 each – 4” Assorted Superior Color Shells
112 each – 5” Assorted Deluxe Color Shells
63 each – 6” Assorted Long Hanging Color Shells

Cakes

2 each – 49 Shot Multi-shot Cakes
1 each – 80 Shot Multi-shot Cake
6 each – 100 Shot Multi-shot Cakes
4 each – 120 Shot Multi-shot Cakes
1 each – 130 Shot Multi-shot Cake
2 each – 150 Shot Multi-shot Cakes
1 each – 258 Shot Multi-shot Cake
1 each – 280 Shot Multi-shot Cake

- The show will provide approximately **21 - 26** minutes of continuous entertainment with a defined opening and a phenomenal finale. We use high quality shells that are all crowd pleasers.
- The proposal for this show will provide shell breaks that add to **800** and with **2,226** cake breaks. This will make the effects approximately **126 shots per minute**.

This will include:

- Specialty shells that vary from single or double hearts, golden spiders, smiling faces, mickey mice, different color willows, golden horsetail, palm trees, blue mushrooms, and brocade crowns.
- Multiple types of cakes: fan-shape, z-shape, w-shape, mixed effects, and straight.
- A trained operator with a license issued by the State
- Electronic firing
- All equipment and materials needed for the show

- Transportation to the site
- A \$5million certificate of general liability insurance
- A \$5million certificate of auto liability insurance
- Permits or licensing if needed

Please call me on 918-938-2183, if you have any questions.

Sincerely,

Dale Ragains

Dale Ragains
General Manager
Rainbow Fireworks, Inc



Stephanie & Jason Ukele
76 Plum Avenue Inman, KS 67546
Office: 620-663-7714
1-888-886-1008
Fax: 1-800-884-1218

Email: info@fireworks-display.com
Website: www.fireworks-display.com
BATFE # 5-KS-00621

FIREWORKS PRODUCTION CONTRACT

This FIREWORKS PRODUCTION CONTRACT (“Contract”) is entered into this 17th day of March 2026 by and between **Rainbow Fireworks, Inc.**, designated herein as the “**SELLER**” and **CITY OF GLENPOOL**, [12205 S. Yukon Ave, Glenpool, OK 74033] designated herein as the “**PURCHASER**” of one Display Fireworks, UN0335, Explosives 1.3G Production (the “Production”) to be held at (Lat 35°56’20.47”N Long 96°0’22.81”W) at (9:30 pm) on the 27th day of June, 2026 (the “Production Date”). **SELLER** and **PURCHASER** may be referred to individually as a “Party” and collectively as the “Parties.” The Parties hereby agree to the terms and conditions set forth herein and as more fully described below.

SELLER’S OBLIGATIONS:

SELLER shall secure, prepare, and deliver the Production as outlined in **Exhibit A**, unless otherwise modified in accordance with the terms herein. **SELLER** reserves the right to modify the content, sequence, duration, or specific products used in the fireworks display in the event of product unavailability, supply chain disruptions, shipping delays, safety concerns, or other circumstances beyond **SELLER’S** reasonable control. Any such modifications shall be consistent, to the extent reasonably possible, with the overall character and quality of the agreed-upon display. **PURCHASER** acknowledges that the exact products and sequences listed in Exhibit A or discussed as part of the Production are subject to change under such conditions and that such modifications shall not constitute a breach of this Contract. The Parties acknowledge that the Show Fee (defined below) is based on the availability of specific pyrotechnic materials at market rates at the time the Contract is signed, and that those materials may subsequently become unavailable or subject to increased cost due to factors beyond **SELLER’S** reasonable control, including without limitation supplier shortages, shipping delays, regulatory changes, or increased raw material costs. In the event any such materials become unavailable at the original contracted price, **SELLER** shall promptly notify **BUYER** in writing and, to the extent reasonably possible, provide **BUYER** with an updated Show Fee to provide a substantially similar Production as outlined in Exhibit A. Upon receipt of such notice, **BUYER** shall elect, in writing, within five (5) business days, to either approve the updated Show Fee and pay the Supplemental Deposit (equal to 50% of the updated Show Fee, minus the previously paid Deposit) for the originally contemplated Production; or authorize **SELLER** to modify the Production at **SELLER’S** discretion to remain within the original budget. If **BUYER** fails to respond within five (5) business days of said notice, **SELLER** may proceed with a modified Production within the original budget, at **SELLER’S** discretion.

SELLER shall provide the services of a Pyrotechnic Operator to take charge of, set up, and fire the display, along with such help as he or she deems necessary to perform the fireworks display safely (the “Assistant(s)”), and in accordance with all applicable Federal, State or Local laws.

SELLER shall inspect the site after the display of the Production for unexploded fireworks (“duds”) and dispose of any hazardous material per applicable safety regulations. **PURCHASER** shall instruct event attendees and staff not to approach or disturb any such material and to immediately report its location to the **SELLER’S** operator.

SELLER shall maintain a general liability insurance policy with aggregate coverage of at least \$5,000,000. **SELLER** shall name **PURCHASER**, the event sponsor, and landowners as additional insureds on the policy. A certificate of insurance shall be provided to **PURCHASER** upon request.

BUYER’S OBLIGATIONS:

PURCHASER shall:

1. Provide and maintain secured minimum safety distances established by **SELLER** following an on-site inspection;
2. Ensure the presence of adequate security or law enforcement to enforce safety zones;
3. Arrange for a fire truck and qualified fire personnel to be present throughout the duration of the Production’s display and until the **SELLER** has cleared the area.

PURCHASER agrees to pay the total contract price of \$31,250.00 for ONE (1) DISPLAY FIREWORKS, UN0335, EXPLOSIVES 1.3G PRODUCTION (“Show Fee”). **PURCHASER** shall pay to **SELLER** a non-refundable deposit (the “Deposit”) equal to fifty percent (50%) of the Show Fee, or \$15,625.00, upon execution of this Contract. **PURCHASER** shall pay the remaining balance of \$15,625.00 within ten (10) days after the date of the display (the “Final Payment”). It is hereby agreed that in the event the Final Payment is not paid within ten (10) calendar days after the date of the Production, a late fee of 1.5% per month (or the highest rate permitted by law) shall accrue on any unpaid balance after the due date, or 18% annually on the unpaid balance until the total is paid. In the event **SELLER** is required to take legal action to enforce any provision of this Contract or to collect any amounts due hereunder, **SELLER** shall be entitled to recover from **PURCHASER** all reasonable attorneys’ fees, court costs, and other expenses incurred in connection with such enforcement or collection efforts, in addition to any other relief to which **SELLER** may be entitled.

MISCELLANEOUS TERMS AND CONDITIONS:

In the event of postponement due to inclement weather or other conditions beyond the control of either Party, **PURCHASER** shall notify **SELLER** by no later than 12:00 PM on the day of the scheduled Production display. If the event is rescheduled to occur no more than 365 days after the scheduled Production display, or as otherwise agreed by the Parties, no additional deposit shall be required. If the **PURCHASER** cancels the display in its entirety or does not reschedule the Production display to occur within 365 days of the scheduled Production display, **PURCHASER** shall forfeit fifteen percent (15%) of the total Show Fee as an expense and labor reimbursement fee, and **SELLER** shall return any remaining prepaid amounts to **PURCHASER**.

SELLER shall not be liable for any failure or delay in performance resulting from acts beyond its reasonable control, including but not limited to acts of God, weather, government actions, labor disputes, pandemics, supply chain interruptions, transportation delays, or fire or explosion.

In no event shall **SELLER’S** liability under this Contract exceed the total amount paid by **PURCHASER**. **SELLER** shall not be liable for any incidental, consequential, or punitive damages.

PURCHASER acknowledges that fireworks displays involve inherent risks and agrees to assume all responsibility for ensuring the safety and security of the display site, including but not limited to enforcement of safety perimeters, control of crowds, and provision of required emergency services. To the fullest extent permitted by law, **PURCHASER** agrees to indemnify, defend, and hold harmless **SELLER**, its employees, officers, contractors, agents, and insurers from and against any and all claims, liabilities, damages, injuries, losses, costs, and expenses (including reasonable attorneys’ fees) arising out of or related to: (a) **PURCHASER’S** failure to comply with the terms of this Contract; (b) the condition or adequacy of the display site or facilities provided; (c) the actions or omissions of **PURCHASER**, its guests, vendors, agents, or invitees; and (d) any third-party claims arising from the event, except to the extent caused by the gross negligence or willful misconduct of **SELLER**.

PURCHASER grants **SELLER** the right to photograph, video record, or otherwise capture images or footage of the fireworks Production display for promotional, educational, marketing, or commercial purposes. **SELLER** shall have the right to use, reproduce, publish, and distribute such images or footage—including any venue likenesses or crowd scenes—in any media now known or hereafter developed, without compensation to **PURCHASER**. **PURCHASER** represents and warrants that it has the authority to grant such rights and that such use will not violate the rights of any third parties. If **PURCHASER** requires a media blackout or other restrictions, such limitations must be agreed to in writing by the Parties prior to the event date.

If any provision of this Contract is held to be invalid, illegal, or unenforceable in any respect under applicable law, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and shall remain in full force and effect.

This Contract and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of Kansas. The proper venue for any action brought under this Contract shall be the District Court for McPherson County, Kansas. This Contract constitutes the entirety of the agreement between the parties. Any modification to this Contract must be by written agreement signed by both parties.

Witness whereof, we have caused our signatures to be affixed to this document, on this _____ day of _____, 2026.

SELLER:

RAINBOW FIREWORKS, Inc.

By: Stephanie Ukele

Authorized Agent

PURCHASER:

CITY OF GLENPOOL

By: _____

Authorized Agent



Item: M.11.

To: The Honorable Mayor and Council

From: Joyce Calvert, Mayor, Chair

Meeting Date: April 6, 2026

Department/Office: Administration

Item Name:

Summary:

Recommended Action:

Budget:

Attachments:

None